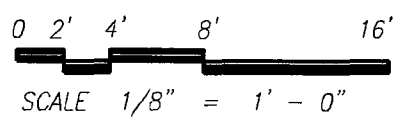
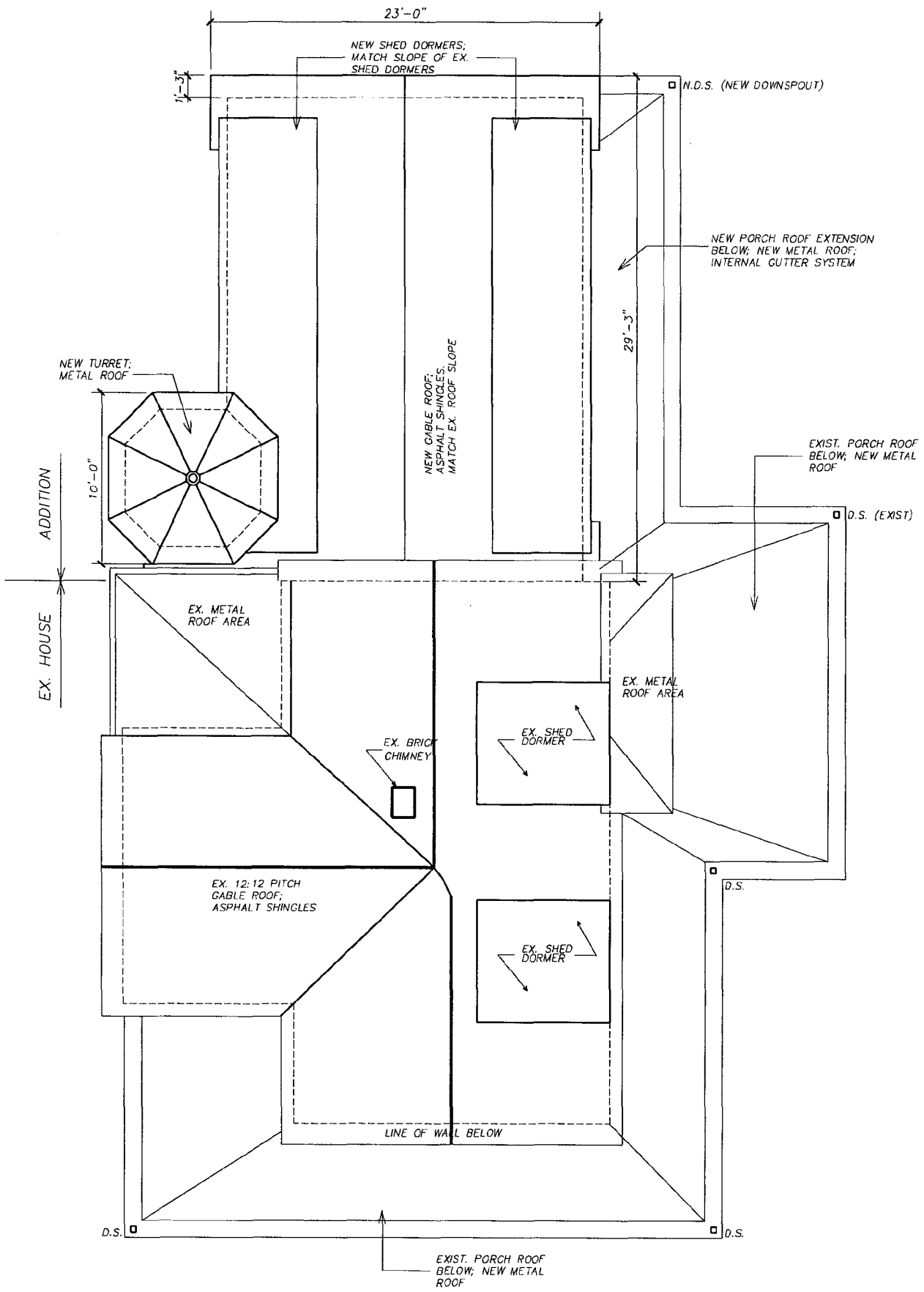
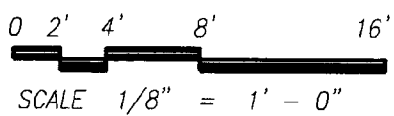
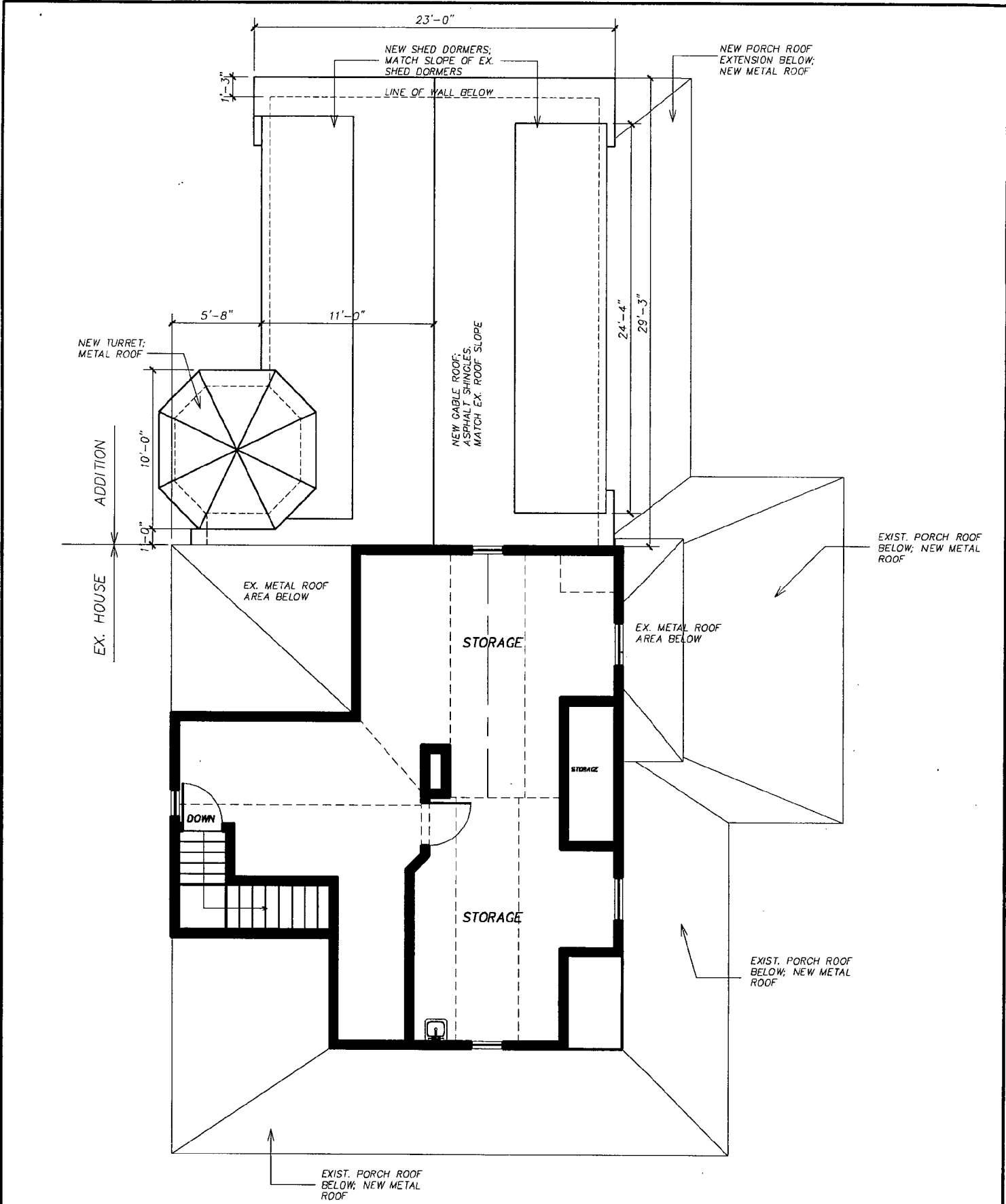


31/06-06E 3905 Washington St
Kensington Historic District, 31/06



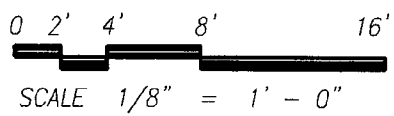
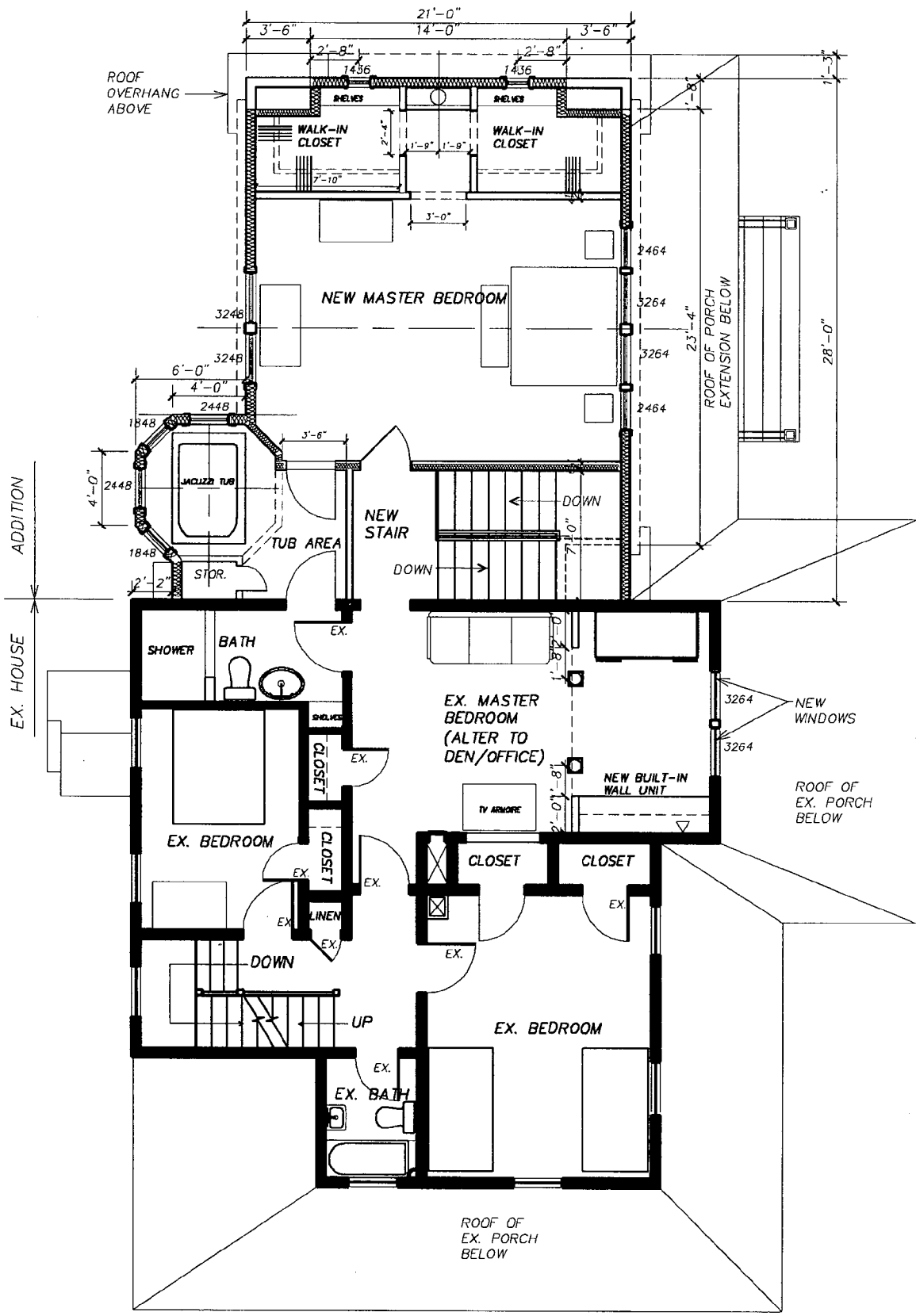
ROOF PLAN
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006



ATTIC LEVEL PLAN
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006



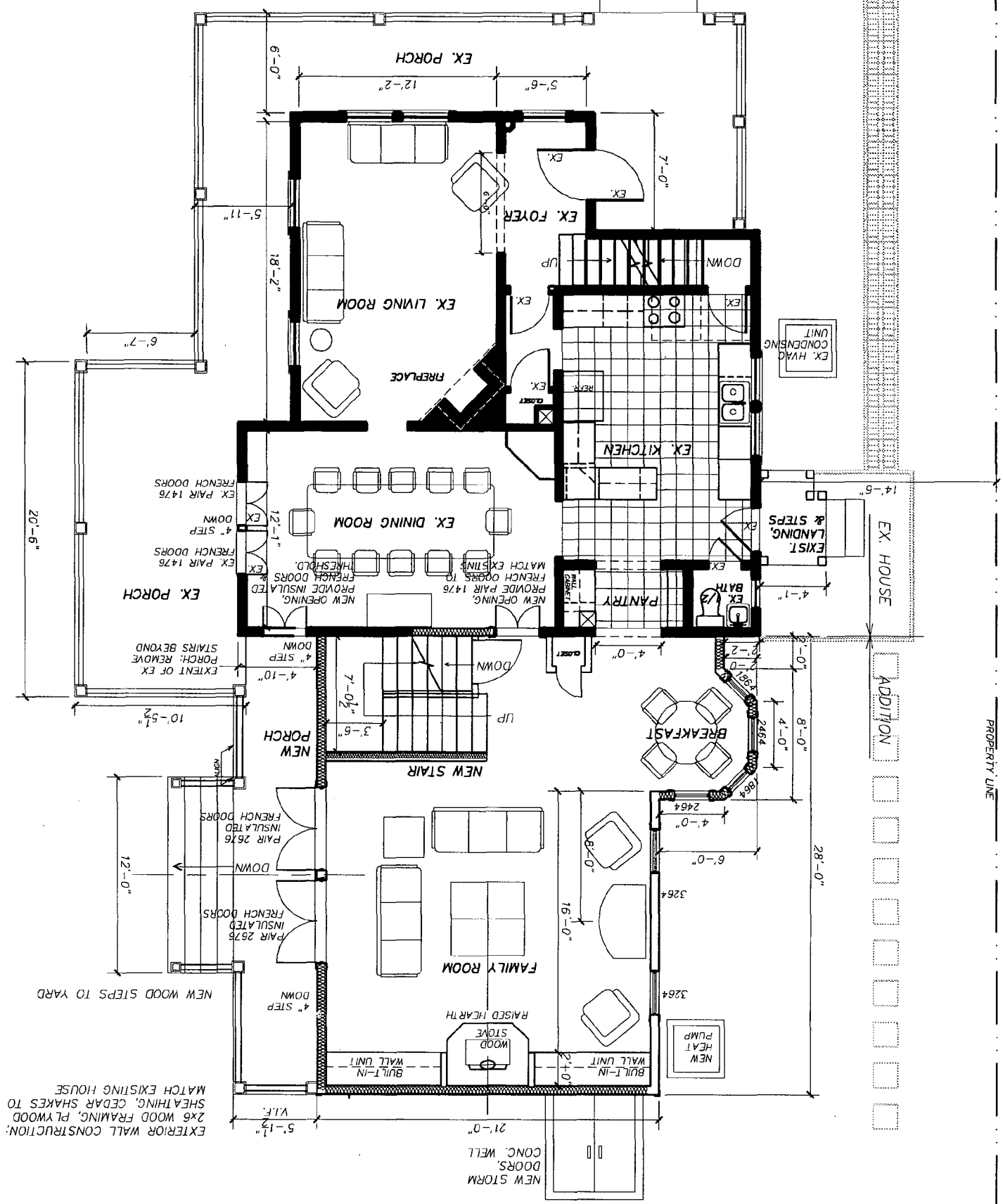
SECOND FLOOR PLAN
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006

FIRST FLOOR PLAN
8905 WASHINGTON STREET
KENNINGTON, MARYLAND

MARCH 2006

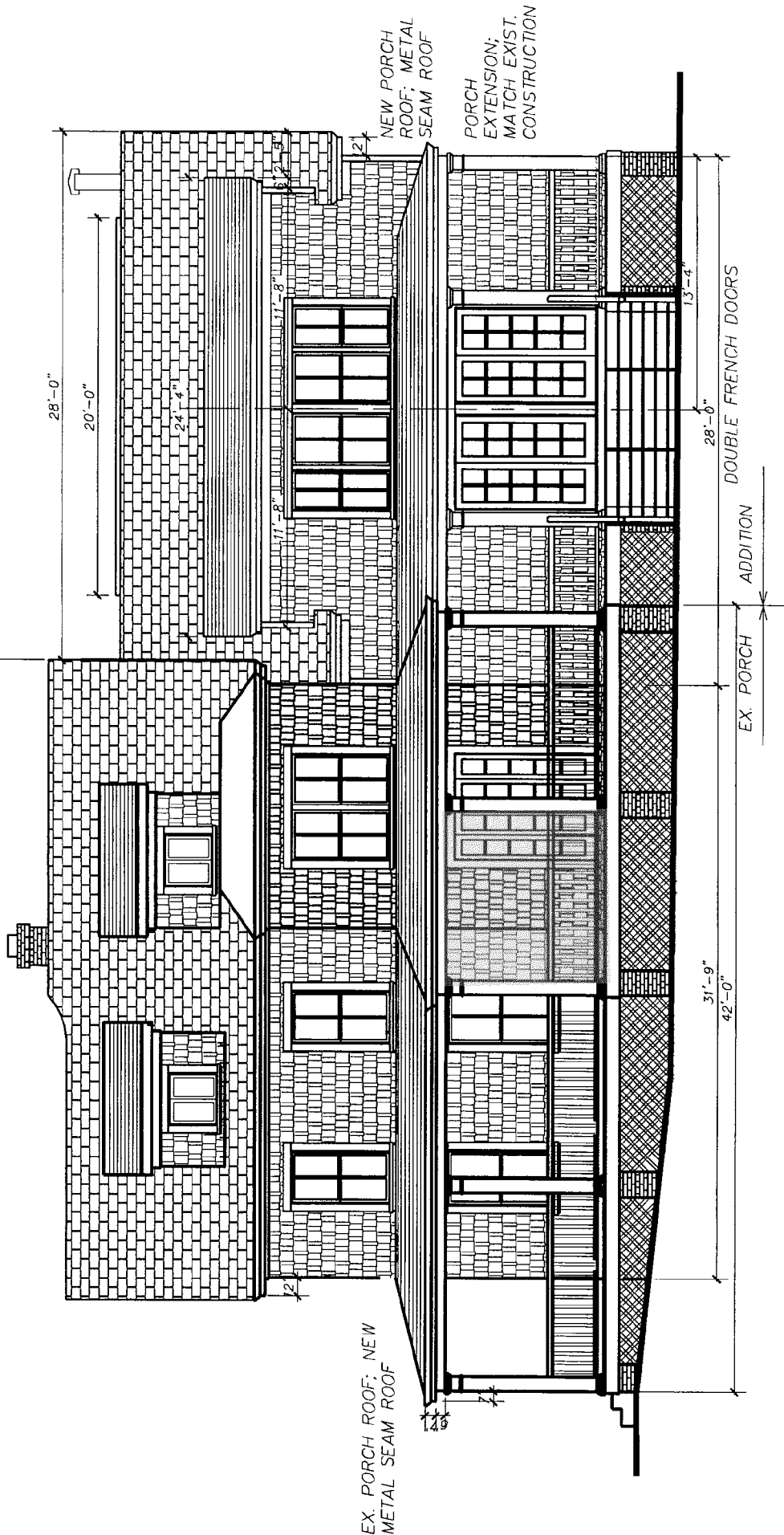
SCALE 1/8" = 1'-0"
 0 2' 4' 8'



PROPERTY LINE

EX. HOUSE
 ADDITION

EX. HOUSE ADDITION



EX. PORCH ROOF; NEW METAL SEAM ROOF

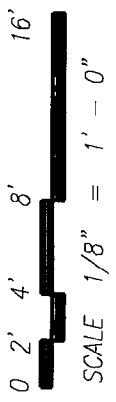
NEW PORCH ROOF; METAL SEAM ROOF
PORCH EXTENSION; MATCH EXIST. CONSTRUCTION

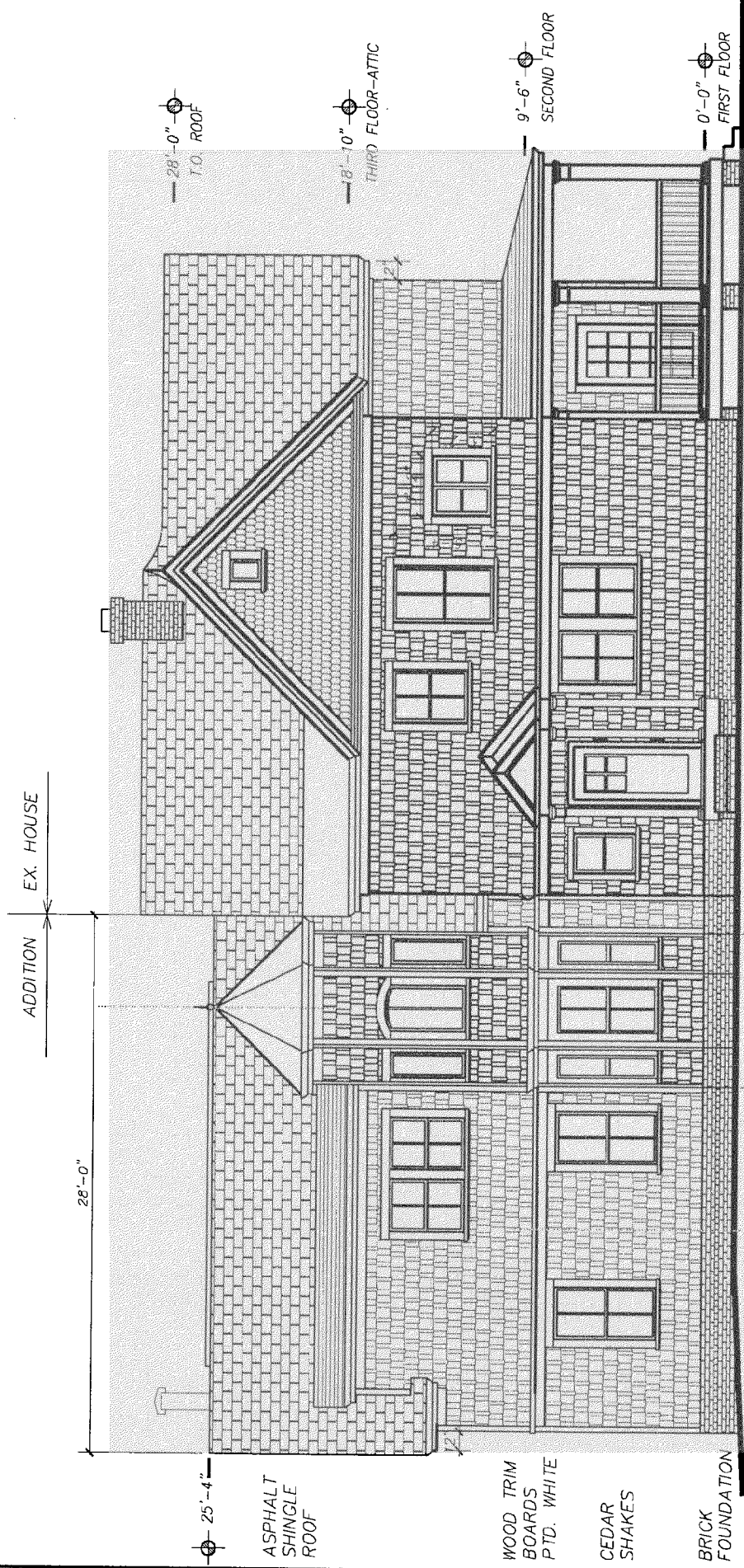
DOUBLE FRENCH DOORS

EX. PORCH ADDITION

EAST ELEVATION - NEW
(CONNECTICUT AVENUE)
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006



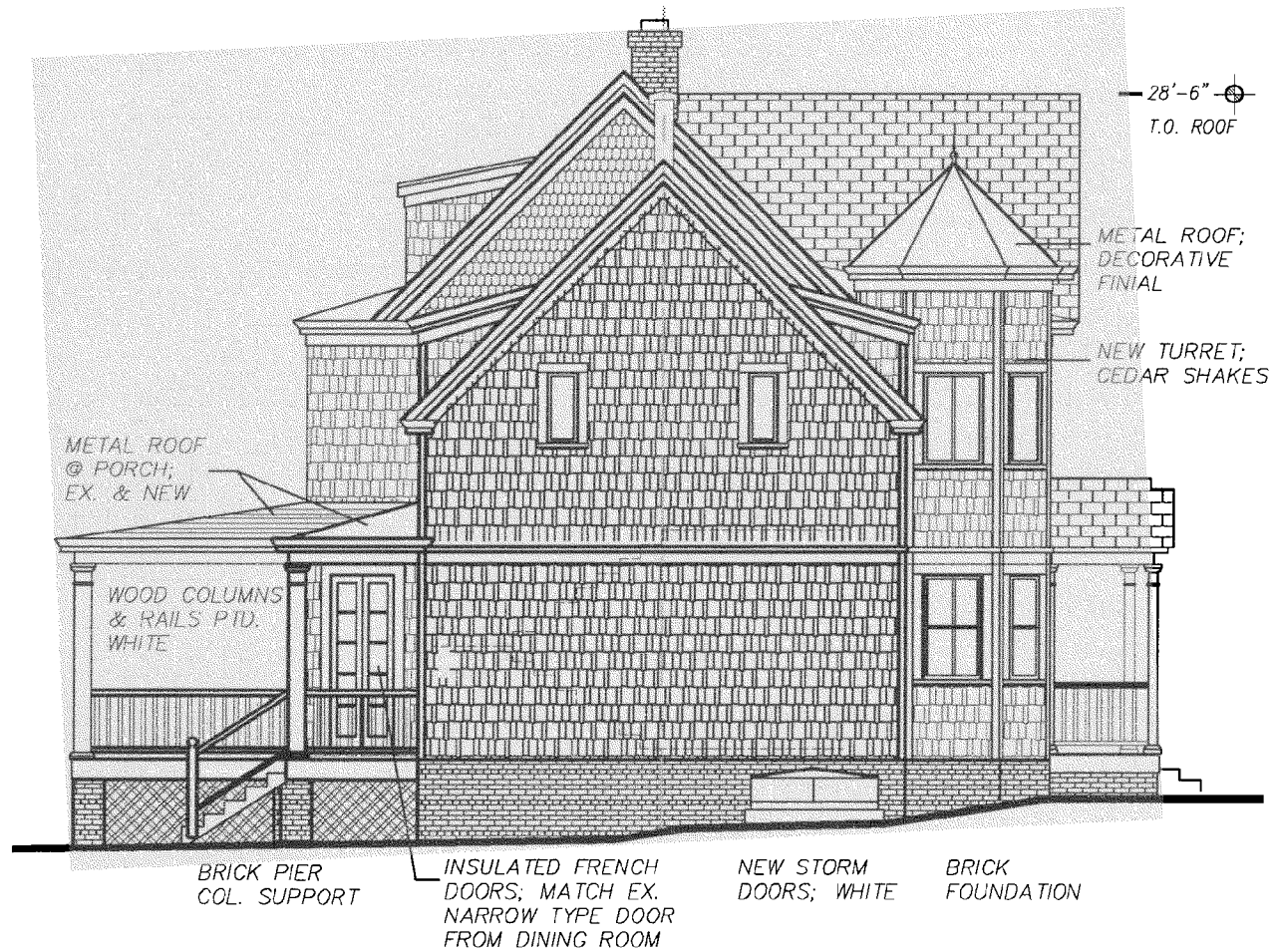


0 2' 4' 8' 16'

SCALE 1/8" = 1' - 0"

WEST ELEVATION-NEW
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006



0 2' 4' 8' 16'
 SCALE 1/8" = 1' - 0"

**NORTH ELEVATION-NEW
 3905 WASHINGTON STREET
 KENSINGTON, MARYLAND**

MARCH 2006

Photos Pulled
for
Continuance

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3905 Washington St, Kensington	Meeting Date:	5/10/2006
Resource:	Primary 1 Resource Kensington Historic District	Report Date:	5/3/2006
Applicant:	Michael Uhlman & Judy Beach-Uhlman	Public Notice:	4/26/2006
Review:	HAWP	Tax Credit:	None
Case Number:	31/06-06E	Staff:	Tania Tully
PROPOSAL:	Rear addition		
RECOMMENDATION:	Continue		

STAFF RECOMMENDATION:

Staff is recommending that the HPC continue this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary 1 Resource within the **Kensington Historic District**
STYLE: Folk Victorian, Shingle Style
DATE: c.1888

The shingle style Victorian at 3805 Washington Street sits on relatively level land that is roughly 10 feet above the public right-of-way. The property consists of two lots and part of the porch crosses the lot line. The house is sited at the southwest corner of the combined lots, leaving a large rear yard and one large side yard. Though surrounded by a number of large trees and much vegetation, the yards are quite open. An existing, but little used drive enters the rear yard off of Connecticut Avenue.

The 2-½ story house is sided in wood shingles with decorative shingles in the gables. The windows are a mix of original and early wood replacements, but are primarily 2/2 double hung. A porch with square columns and simple railing wraps the east and south sides of the house while still maintaining the modest quality and feel of the house. The north and east sides of the property are flanked by a parking lot and Connecticut Avenue, respectively. Nearby properties include primary and secondary resources. (Photos 28-30 and 39-43)

HISTORIC CONTEXT

Excerpted from *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*.

The Kensington Historic District is a well-preserved, turn-of-the-century garden suburb with Victorian era residences, curvilinear streets, and a vital commercial district. The community has its origins in a railroad stop known as Knowles Station, named after the major land holding family in the area. Beginning in 1890, Washington developer Brainard Warner purchased and subdivided property along the Metropolitan Branch, transforming the community from a small passenger stop to a park-like suburban community. He named his subdivision Kensington Park, after a London suburb, and established a library, town hall, and Presbyterian church. Under Warner's persuasion, the Knowles Station depot and post office eventually

changed to the Kensington moniker.

Noted Baltimore architect E. Francis Baldwin designed the Kensington Railroad Station in 1891. The station is similar in design to Baldwin’s Germantown and Dickerson stations. A polygonal ticket window bay faces the tracks. The east end, now enclosed, served as an outdoor waiting area.

Warner founded a library for Kensington residents, donating the land and constructing the building. Noyes Library is named for Crosby Noyes, editor and publisher of the Washington Evening Star, who assembled its book collection. With its opening in 1893, Noyes Library became a social and educational hub of Kensington. Today, Noyes is the only children’s library in the Montgomery County Library System.

Inviting friends to join him in the country, away from the heat and congestion of Washington, Warner established his own summer residence on a large, circular parcel of land at the heart of the community. The Warner Residence, also historically known as Hadley Hall, is sited at the southern end of the historic district, at 10231 Carroll Place. The substantial structure is now the Carroll Manor Nursing Home. Kensington residences are designed in a variety of architectural styles popular during the Victorian period, including Queen Anne, Shingle, and Colonial Revival. These houses, built in the late 1800s and early 1900s, are clustered around the railroad station.

Residents of the growing community incorporated the Town of Kensington in 1894, with its own governing body. The suburb’s appeal strengthened when Warner and others organized a trolley line along Kensington Parkway to Chevy Chase, to connect with the Capital Traction Line to Washington. Supplementing train service, the streetcar, operating from 1895-1933, made Kensington even more accessible in the pre-automobile era.

The National Guard built the Kensington Armory in 1927. The Armory is one of the few remaining unaltered National Guard Armories of which several were built throughout the state. With its castellated parapets and drill-hall section buttresses, the fortress-like structure remains today a Kensington landmark, today in use as the Kensington Town Hall and Community Center.

PROPOSAL:

- Construct a 640 sq ft rear addition. (Circles 11-17)
 - Cedar shingles with 7” exposure
 - Painted Azek polyurethane trim boards
 - Aluminum clad wood 2/2 TDL double-hung windows
 - Brick veneer foundation
 - Aluminum gutters and downspouts
 - Metal porch and turret roofs
 - Asphalt shingle roof all else

Lot Size: 16,478 SF (Circles 9 & 10)

Existing footprint:	842.32 SF	Lot Coverage:	
Proposed Addition Footprint:	639.48 SF	Existing	5.11%
Total Proposed Footprint:	1481.80 SF	Proposed	8.99%

- Change 2nd story bay window on east elevation from a single window to a pair.
- Add French doors to east side of rear elevation
- Remove gable window on rear elevation
- Relocate one cherry tree
- General repair and rehabilitation of historic house (These items do not require a HAWP, but are tax credit eligible)
 - Repair/replace in kind damaged and rotted wood shingles
 - Paint
 - Repair wood windows

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6

"In regard to the properties identified as secondary resources--that is visually contributing, but non-historic structures or vacant land within the Kensington District--the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district."

Vision of Kensington: A Long-Range Preservation Plan

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

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation (Circle 5)**STAFF DISCUSSION**

It should be noted that new additions on historic structures should be avoided, if possible, and considered only after it is determined that needs cannot be met by altering secondary, non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged or destroyed.

Staff commends the applicants for including maintenance and rehabilitation of the historic house as part of the overall project. The care of the historic house will be a large part of the success of any addition. This proposal has been submitted as a HAWP application. However, because of the relative size of the addition, the house's status as a Primary Resource, and the number of conditions a recommendation of approval would require, staff is recommending that this HAWP application be continued. Staff's evaluation of the proposal with regard to the *Standards* follows.

Compatibility/Differentiation

The new addition has been designed to match the historic house in the choice of materials, the use of details, and the overall character of the historic house. Although bordering on replication, the applicant made efforts to differentiate the addition from the historic house. These features include its height, which is 1-½ stories, and significantly lower than the historic house, the use of a turret on the west elevation, and the use of non-traditional window pairings on the east elevation. The main mass of the addition is narrower than the historic house, set back from the east elevation, and all four corners of the historic house remain intact. Despite these differences, the proposal is perhaps too integrated. Staff suggests using a different muntin pattern for the windows in the addition as one way to more clearly differentiate the old from the new.

Impact on Historic Fabric

As proposed, the addition impacts a lot of historic fabric on the rear of the house. It is common for staff to recommend a hyphen or other connector with rear additions in order to decrease the amount of historic fabric that is lost. A radical change in the design would be required to add a hyphen and the addition may then extend farther into the rear yard. If the addition remains as proposed, staff recommends not allowing other changes to the historic fabric. This would preclude changing the window on the east elevation of the existing house or adding a new door on the rear façade.

Footprint/Location

The proposed footprint of the addition is 640 sq ft, increasing lot coverage to 9%. In comparison to the footprint of the historic house – 842 sq ft – the footprint seems large, but the size of the lot and the massing of the addition diffuse potential staff concerns.

General Design Suggestions

Other general suggestions include narrowing the stairs leading to the French doors on the new addition in order to create a less grand appearance. The front door of the historic house is tucked away and modest, and this entrance should not compete with the historic entrance. The minimal number of windows on the rear façade of the addition is stark compared to the rest of the house and although staff understands the intent – to buffer some of the noise from Connecticut Avenue and the view of the parking lot – something needs to be added to break up this elevation. This could include more windows, or perhaps a chimney for the wood stove. Staff would not have recommended a turret in the addition had this been presented schematically, but it does not necessarily conflict with the Standards. The turret adds to the asymmetrical design of the house, is a Victorian element, and is not attached to the historic house. On the other hand, this particular Victorian house includes Classical Revival features and is rectangular in its geometry. This may be too radical a change.

STAFF RECOMMENDATION:

Staff recommends that the Commission **continue** the HAWP application. Although staff is generally supportive of the proposal, the number of comments and suggestions is too great to allow for a recommendation of approval. In summary, staff is suggesting that the HPC make comments and suggestions that will help the applicant bring the design more in keeping with the applicable *Standards*. Sanborn maps and aerial photographs are included on Circles 33-38 to aid the Commissioners in their review.

Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 proportions, 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.



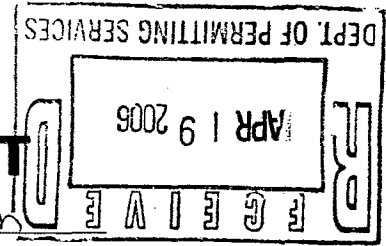
RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

A/P# 418246 T

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Person: Mike Uhlman
Daytime Phone No.: 301-621-4600

Tax Account No.: 01020060
Name of Property Owner: Michael S. Uhlman Jody Beach-Uhlman
Address: 3905 Washington St Kensington MD 20895
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3905 Street: Washington Street
Town/City: Kensington Nearest Cross Street: Connecticut Avenue
Lot: P2 Block: Y2 Subdivision: 15
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 125,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

4/18/06
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 418246 Date Filed: 4-19-06 Date Issued: _____
Emc

SEE REVERSE SIDE FOR INSTRUCTIONS

6

APP# 418246

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:

The existing structure is a late Victorian period house in the shingle style and was built in 1888. It is a relatively modest home without any significant historical features, other than it's location within the historic district. The most attractive feature, however is the large wrap around porch. The house sits on top of a hill overlooking Connecticut Avenue to the east and Washington Street to the south. A parking lot completely covers the adjacent property to the north. The adjacent property to the west contains a non-historic house constructed in the 1980's in the pseudo-colonial style that was popular at the time. The driveway entrance is off of Connecticut Avenue and runs behind the house.

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

It is our intention to maintain the Victorian shingle style. The proposed addition will incorporate a turret on the west elevation. It will extend the wrap around porch on the east elevation to further tie the new and old together. Both features will have metal roofs, which will be extended onto the existing porch as well. The main roof line will maintain the existing 12:12 pitch. The exterior will match the existing house with the cedar shake shingles stained brown. One cherry tree (less than 6" in diameter) will be relocated to a different area of the backyard. No trees will be removed.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the 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, (301/279-1355).

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.

7

March 30, 2006

**RE: HAWP Application
Materials Specifications for Addition @ 3905 Washington Street, Kensington, MD**

TO: Historic Preservation Committee
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850
240-777-6370

FROM: Michael Uhlman/Judy Beach-Uhlman
3905 Washington Street
Kensington, Maryland 20895

Materials Specifications:

Exterior cladding- No. 1 grade clear cedar shakes with 7" exposed per row, stained dark brown to match existing building cladding.

Trim- Azek type molded polyurethane trim boards; painted white; various sizes to match existing fascia, rake boards and window trim.

Windows- Aluminum clad insulated true divided light wood windows, custom single vertical mullion @ double hung units to match existing windows, white finish.
Marvin Windows or equal.

Roof- Asphalt shingles, brown to match existing
Metal seam roof at turret and porch, painted red.

Foundation- Masonry foundation to have red standard sized brick veneer where exposed, to match existing foundation wall.

Metal Downspouts/Roof Edges- Pre-finished aluminum, white to match existing.

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

MICHAEL S. UHLMAN

JUDITH A. BEACH-UHLMAN
June 27, 1997

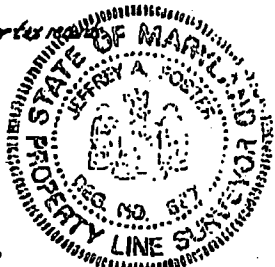
Lot 31

Lot 32

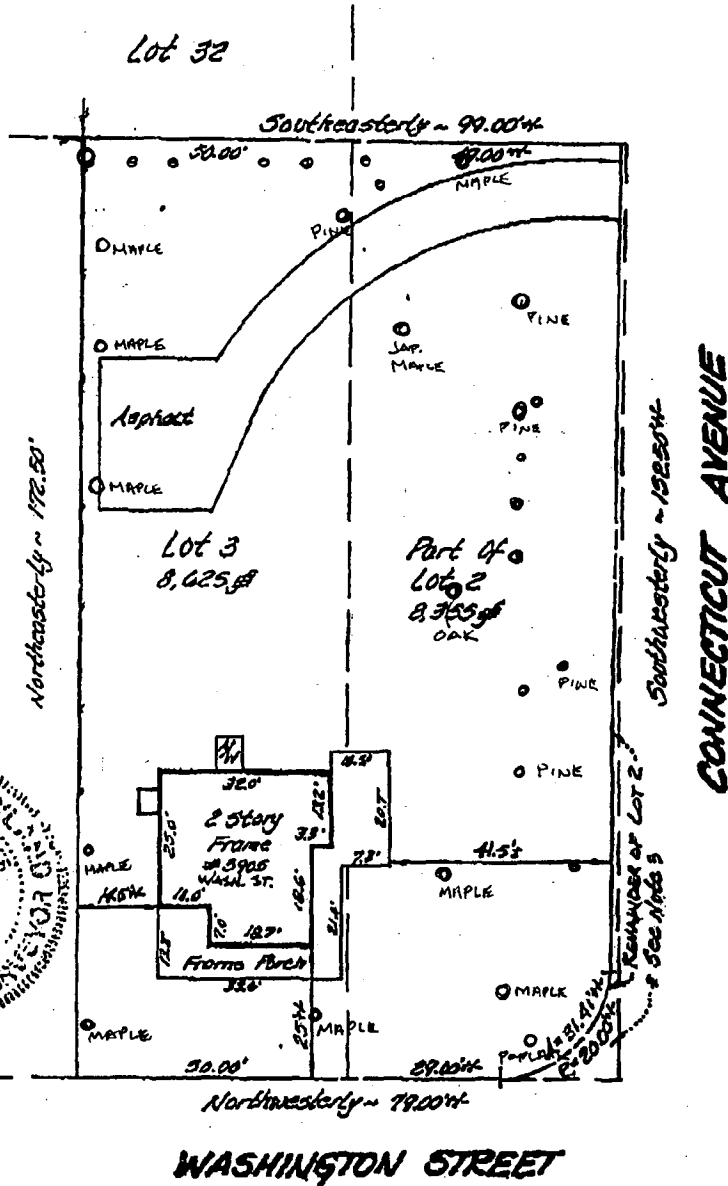
Lot 4

Notes

1. Flood zone "C" per H.U.D. panel No. 0175C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 0.5 Feet.
3. Note: Remainder of Lot 2 as shown is an approximation due to lack of description for portion of lot taken by Connecticut Avenue Right-of-Way.
4. Note: Total Area = 16,980 sq. feet



LOCATION DRAWING
LOT 3 AND PART OF LOT 2 - BLOCK 12
KENSINGTON PARK
MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

REFERENCES

PLAT BK. 8
PLAT NO. 4

LIBER
FOLIO



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
3 Professional Drive, Suite 318
Gaithersburg, Maryland 20878
301/946-5100, Fax 301/946-1286

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: ROB

HSE. LOC.: 6-19-97

JOB NO.: 97-1705

TREE SURVEY + Existing Cond. (9)

A/P 11 4/22/06

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of tenons, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

MICHAEL S. UHLMAN

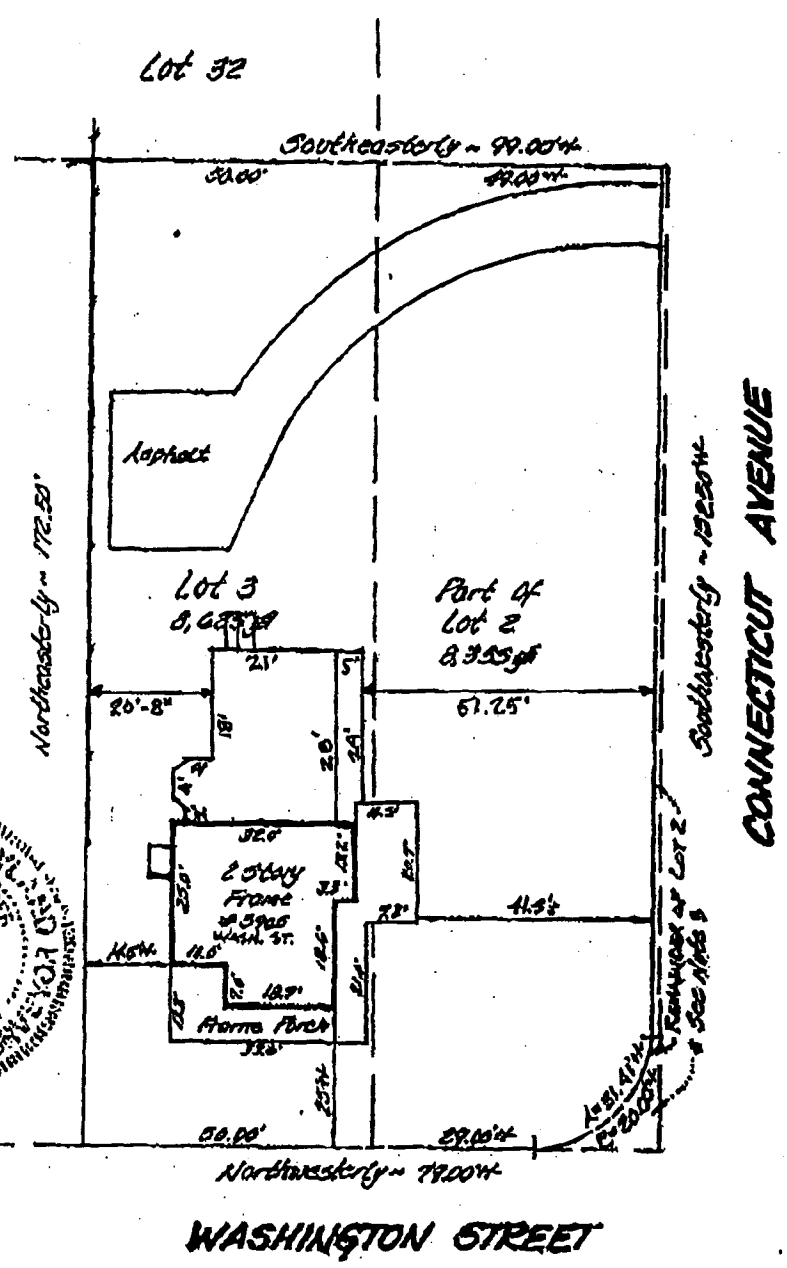
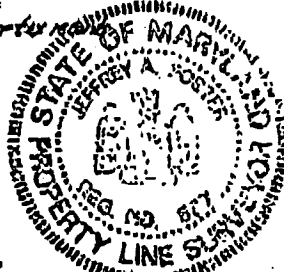
JUDITH A. BEACH-UHLMAN
June 27, 1997

Lot 31 Lot 32

Lot 4

Notes

1. Flood zone "C" per H.U.D. panel No. 0175C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2.5 Feet.
3. Note: Remainder of Lot 2 as shown is an approximation due to lack of description for portion of lot taken by Connecticut Avenue Dept. of H&M.
4. Note: Total Area: 16,900 sq. ft. parties



LOCATION DRAWING
LOT 3 AND PART OF LOT 2 - BLOCK 12
KENSINGTON PARK
MONTGOMERY COUNTY, MARYLAND

WASHINGTON STREET

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507

REFERENCES

PLAT BK. 8
PLAT NO. 4

LIBER
FOLIO



DATE OF LOCATIONS

WALL CHECK:

H&M, LDC: 6-19-97

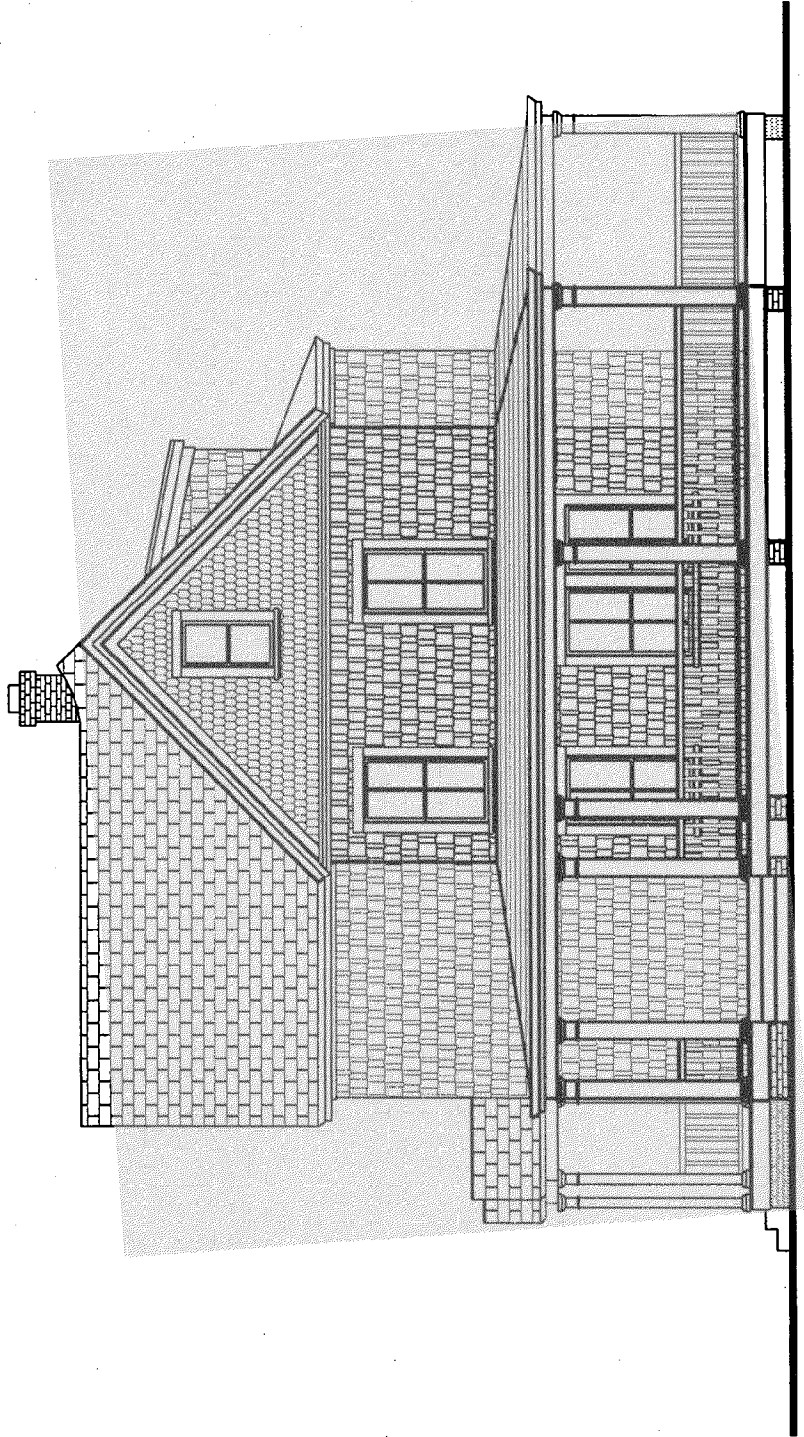
SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
3 Professional Drive, Suite 218
Gaithersburg, Maryland 20878
301/948-5100, Fax 301/948-1880

SCALE: 1" = 30'

DRAWN BY: *ROB*

JOB NO.: 97-1708

4/18/06 (10)

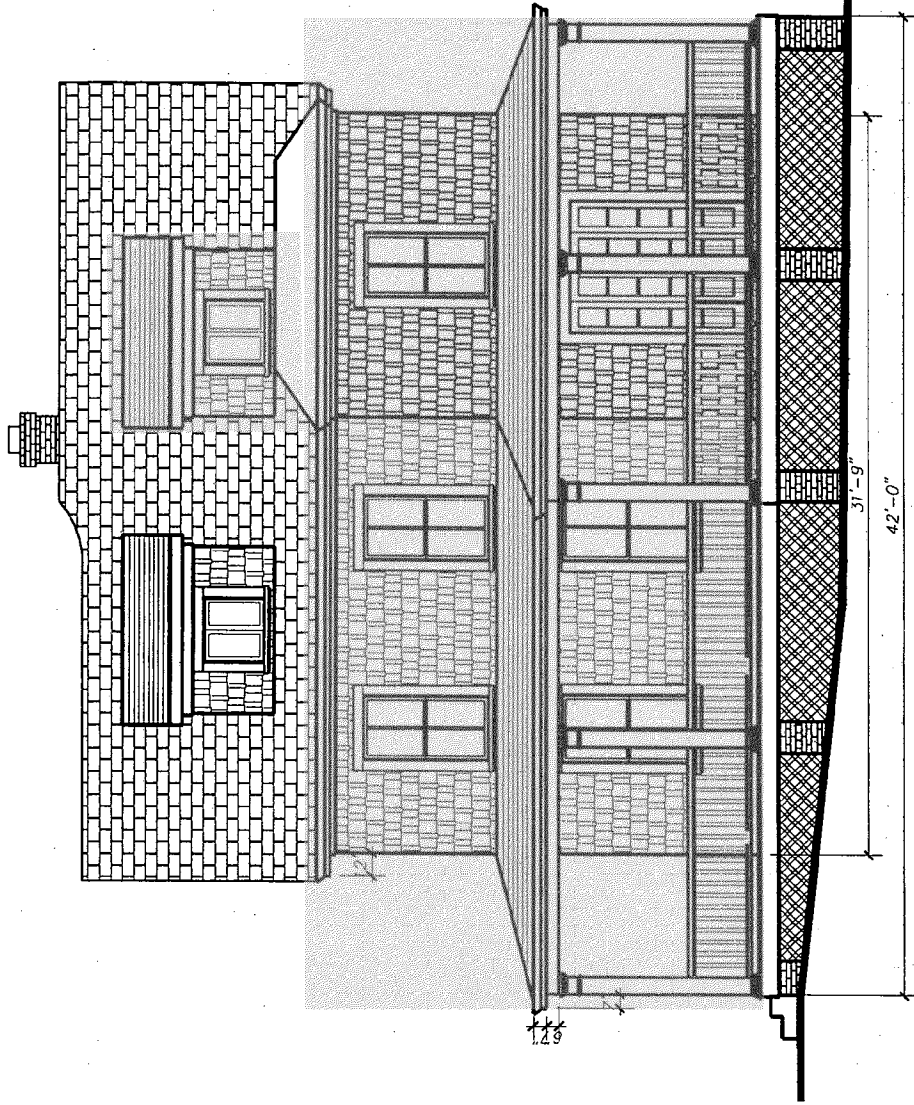


**SOUTH ELEVATION; EX/NEW
(FRONT - WASHINGTON STREET)
3905 WASHINGTON STREET
KENSINGTON, MARYLAND**

0' 2' 4' 8' 16'
SCALE 1/8" = 1' - 0"

MARCH 2006





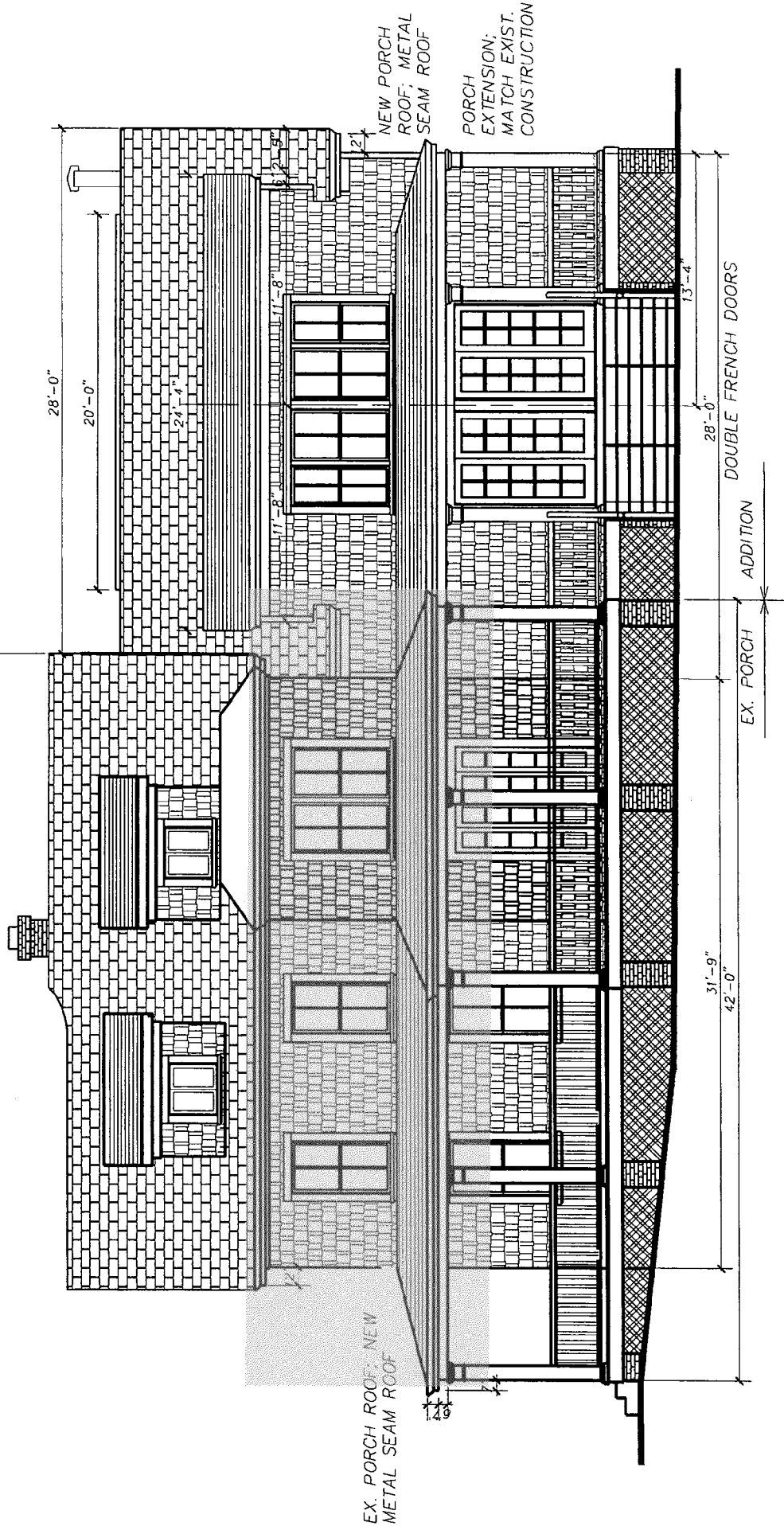
EAST ELEVATION - EX
(CONNECTICUT AVENUE)
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006

0 2' 4' 8' 16'
SCALE 1/8" = 1' - 0"

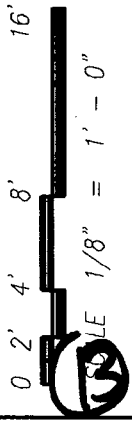
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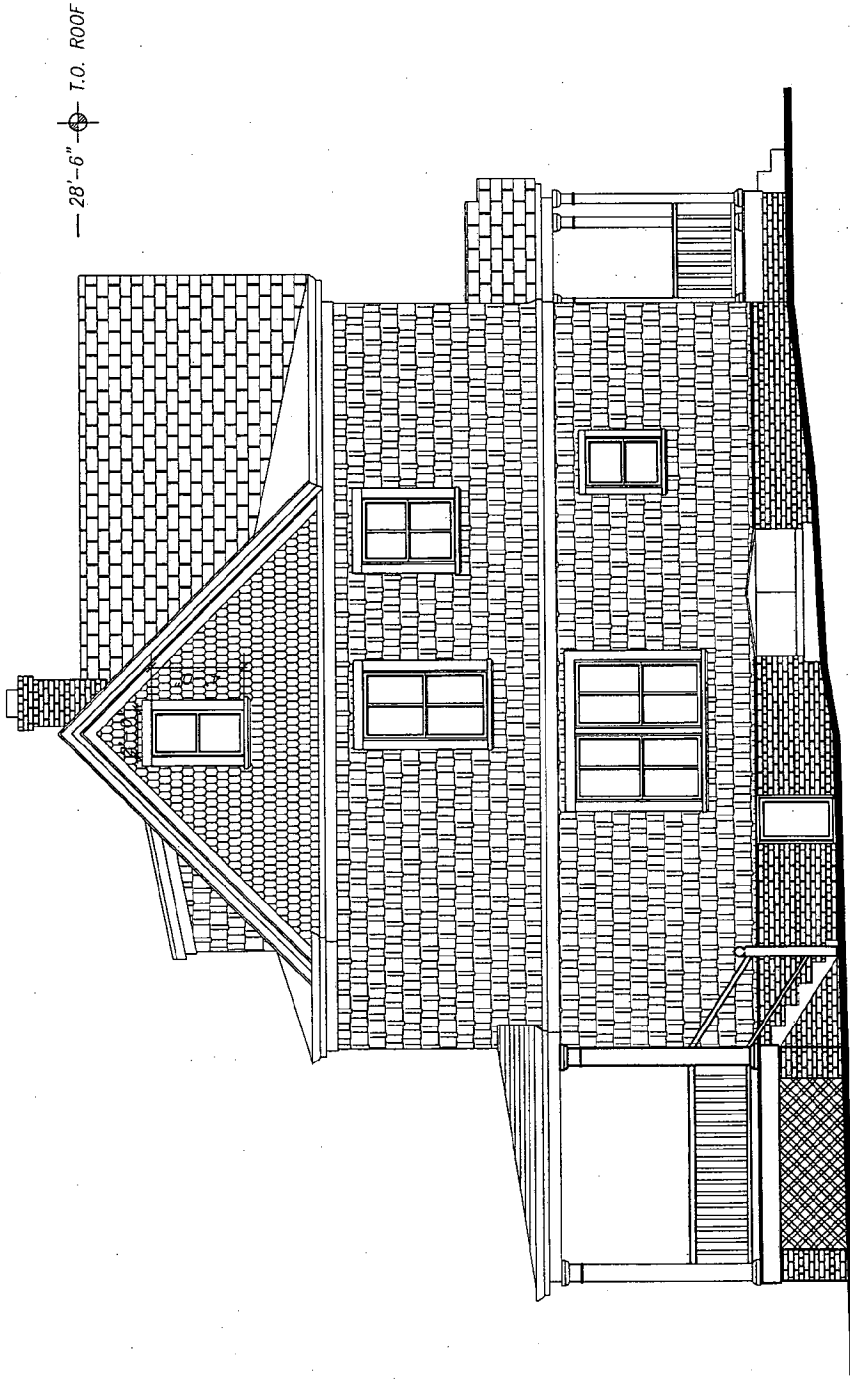
EX. HOUSE ADDITION



**EAST ELEVATION - NEW
(CONNECTICUT AVENUE)
3905 WASHINGTON STREET
KENSINGTON, MARYLAND**

MARCH 2006





— 28'-6" — T.O. ROOF

NORTH ELEVATION - EXISTING
 3905 WASHINGTON STREET
 KENSINGTON, MARYLAND

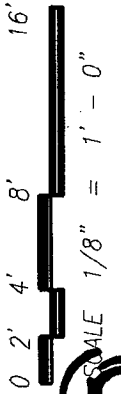
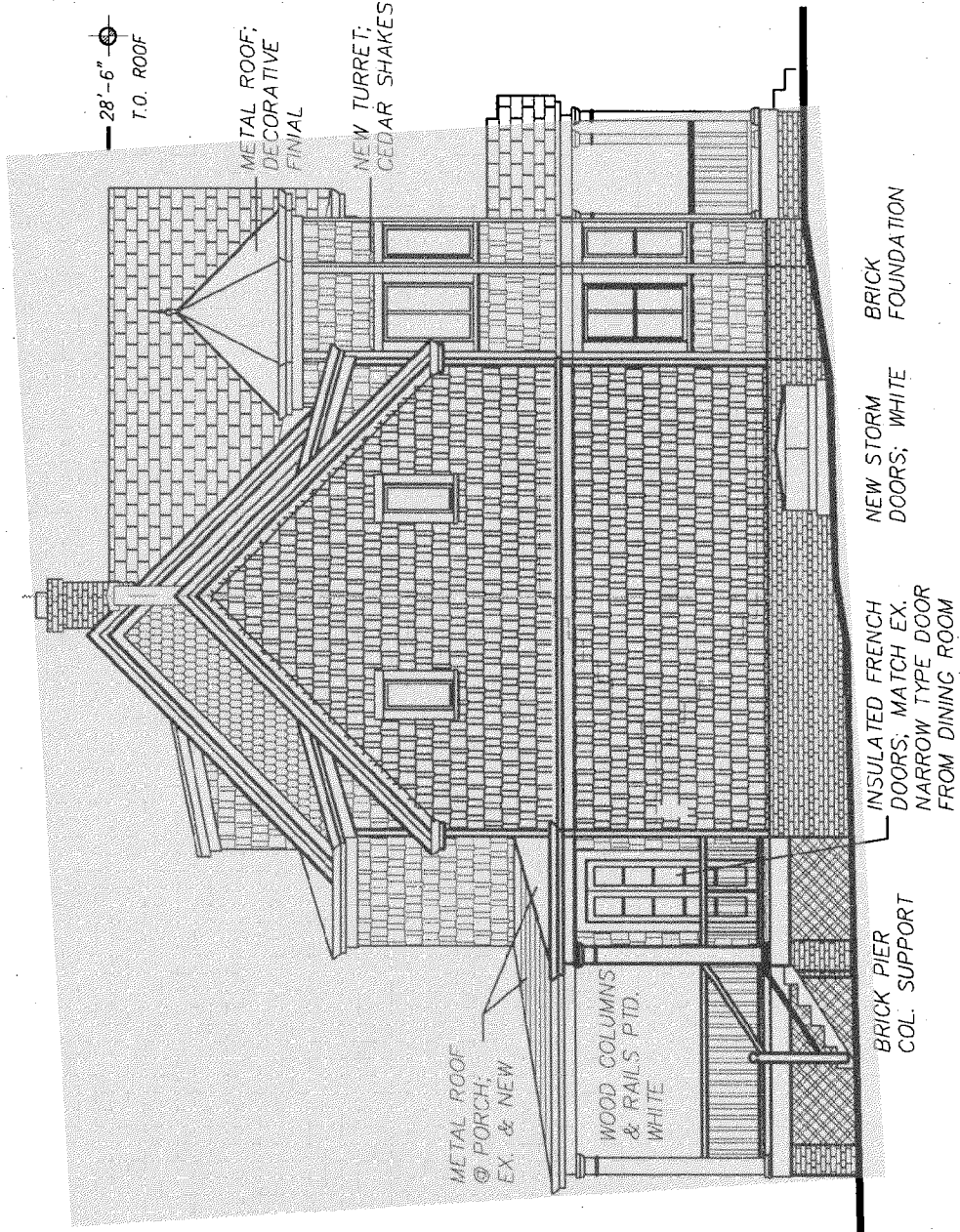
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 SCALE 1/8" = 1' - 0"

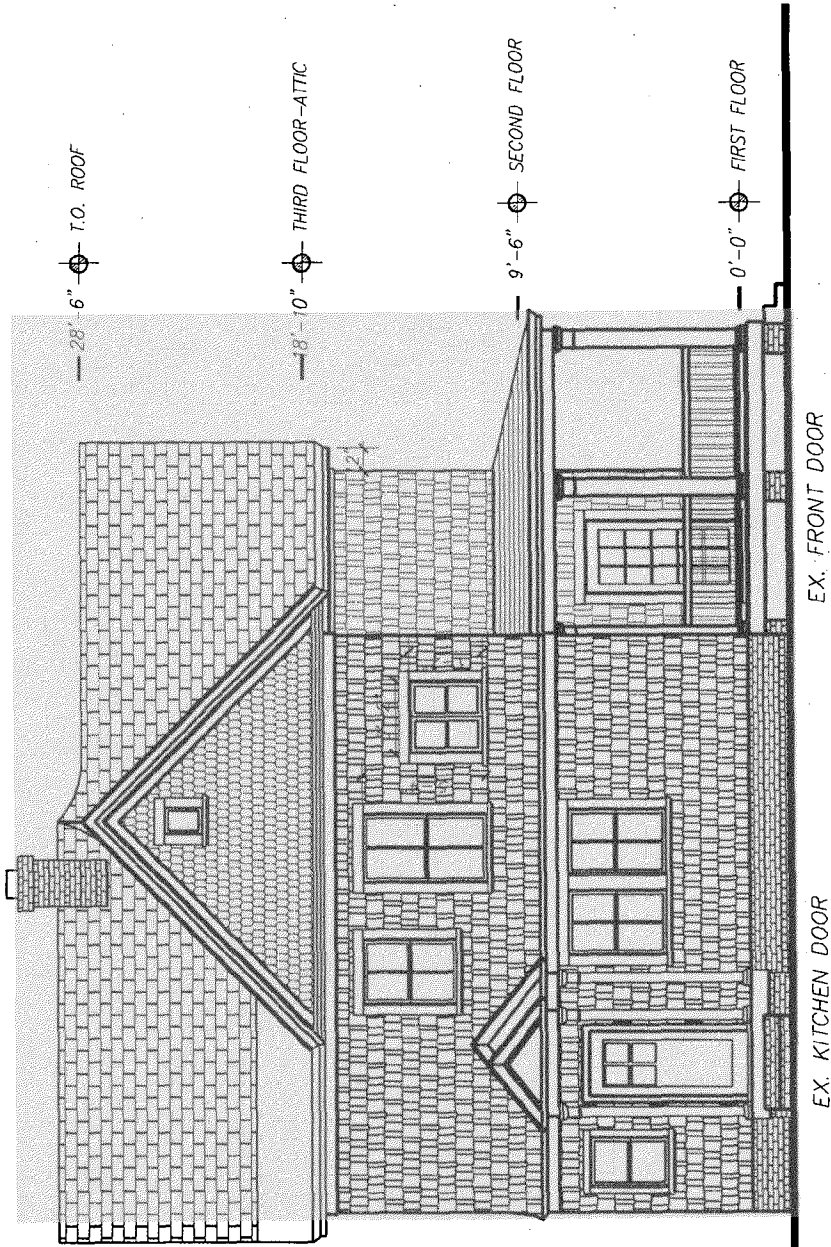


MARCH 2006

MARCH 2006

**NORTH ELEVATION - NEW
3905 WASHINGTON STREET
KENSINGTON, MARYLAND**





T.O. ROOF — 29'-6"

— 28'-6" — T.O. ROOF

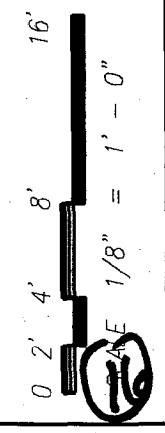
— 18'-10" — THIRD FLOOR-ATTIC

— 9'-6" — SECOND FLOOR

— 0'-0" — FIRST FLOOR

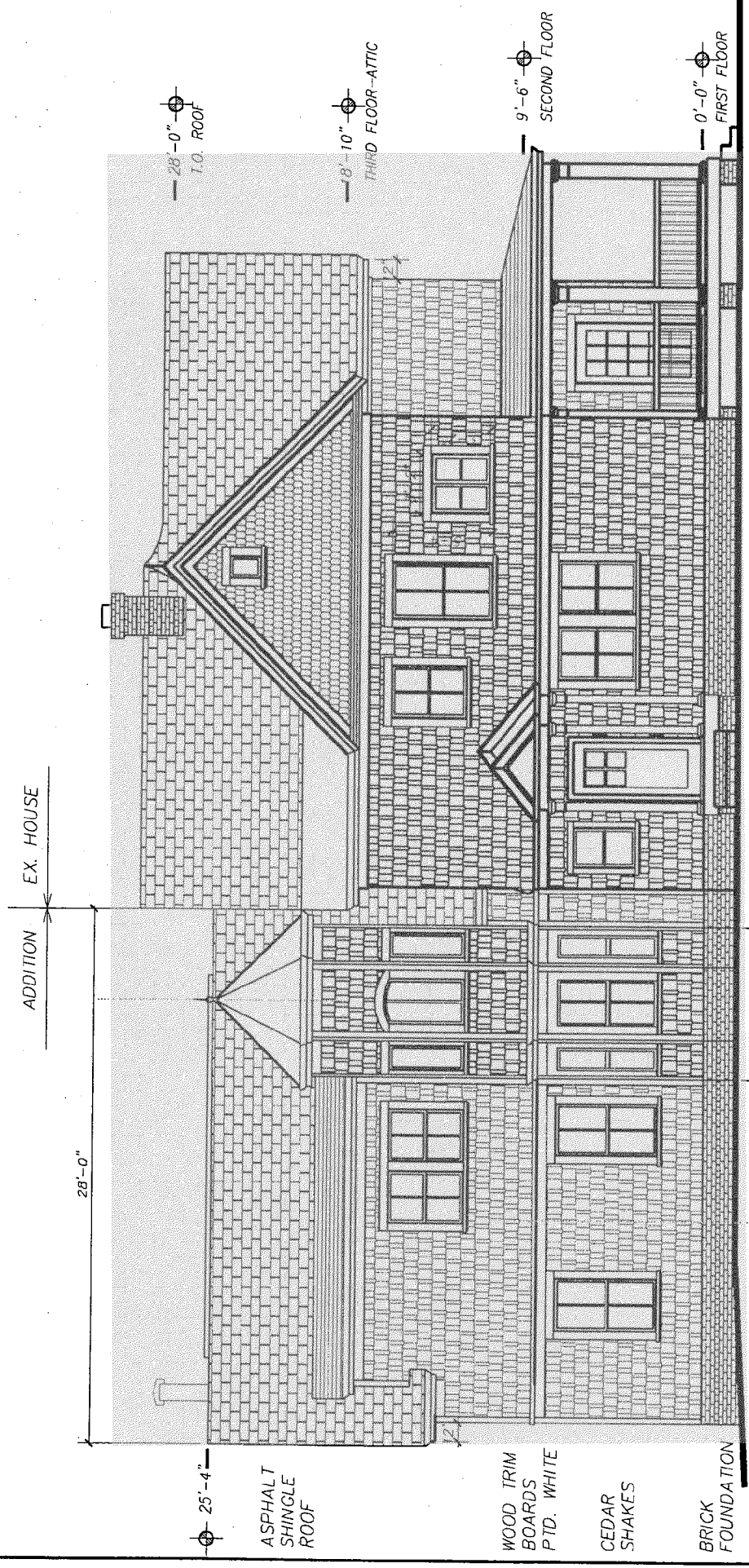
EX. KITCHEN DOOR

EX. FRONT DOOR



**WEST ELEVATION-EXIST.
3905 WASHINGTON STREET
KENSINGTON, MARYLAND**

MARCH 2006



28'-0"

ADDITION

EX. HOUSE

28'-0" T.O. ROOF

8'-10" FINISH FLOOR-ATTIC

9'-6" SECOND FLOOR

0'-0" FIRST FLOOR

EX. FRONT DOOR

EX. KITCHEN DOOR

8'-0"

25'-4"

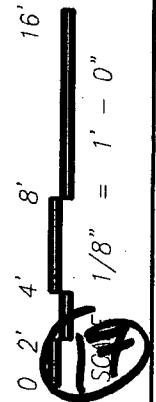
ASPHALT SHINGLE ROOF

WOOD TRIM BOARDS PTD. WHITE

CEDAR SHAKES

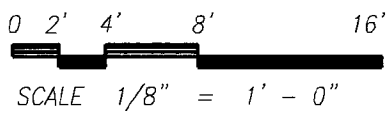
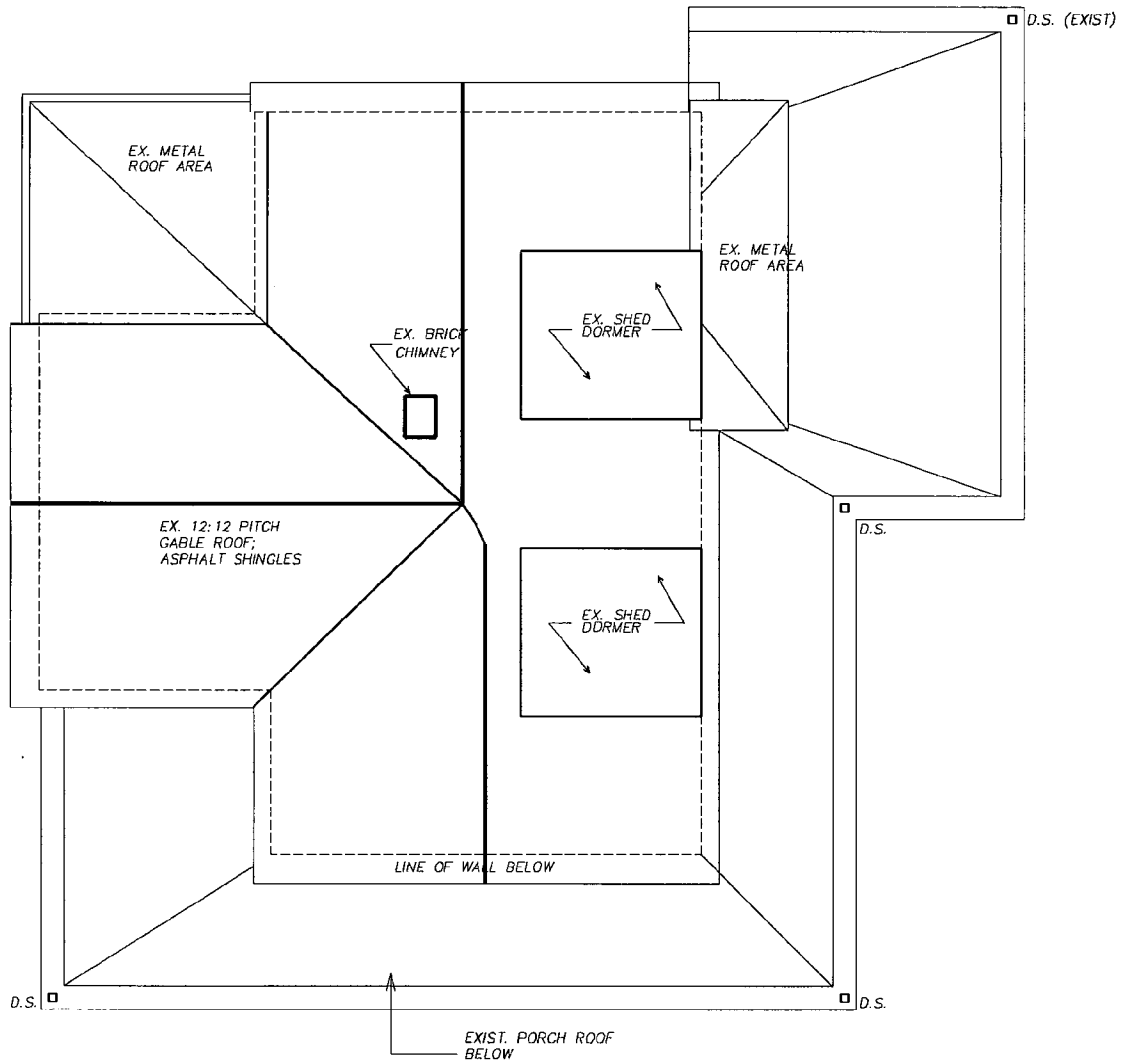
BRICK FOUNDATION

NEW WINDOWS: DOUBLE HUNG W/ SINGLE VERTICAL MULLION TO MATCH EXISTING



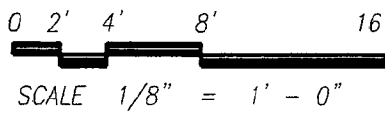
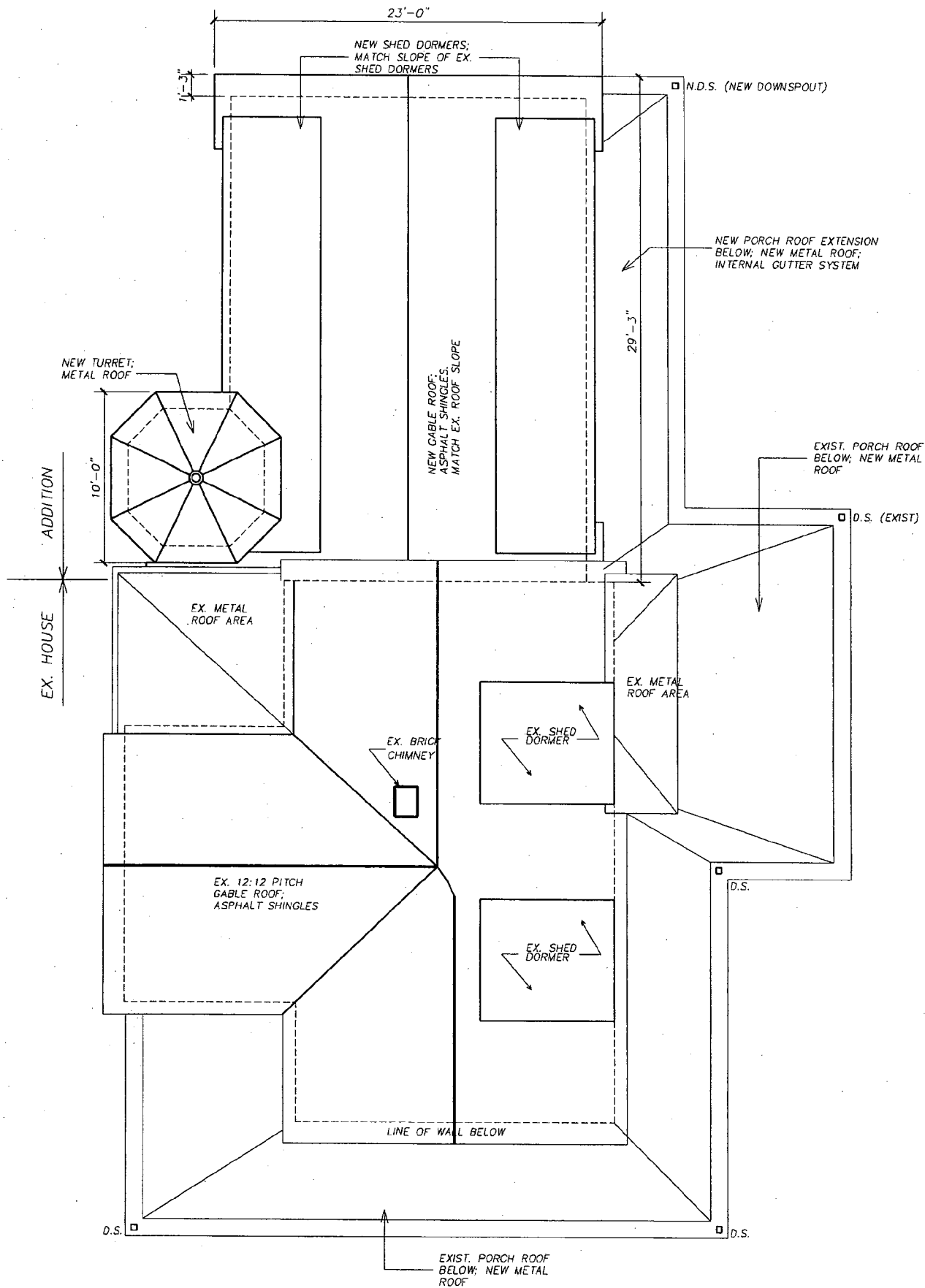
WEST ELEVATION-NEW
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006



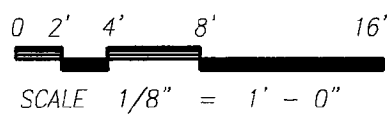
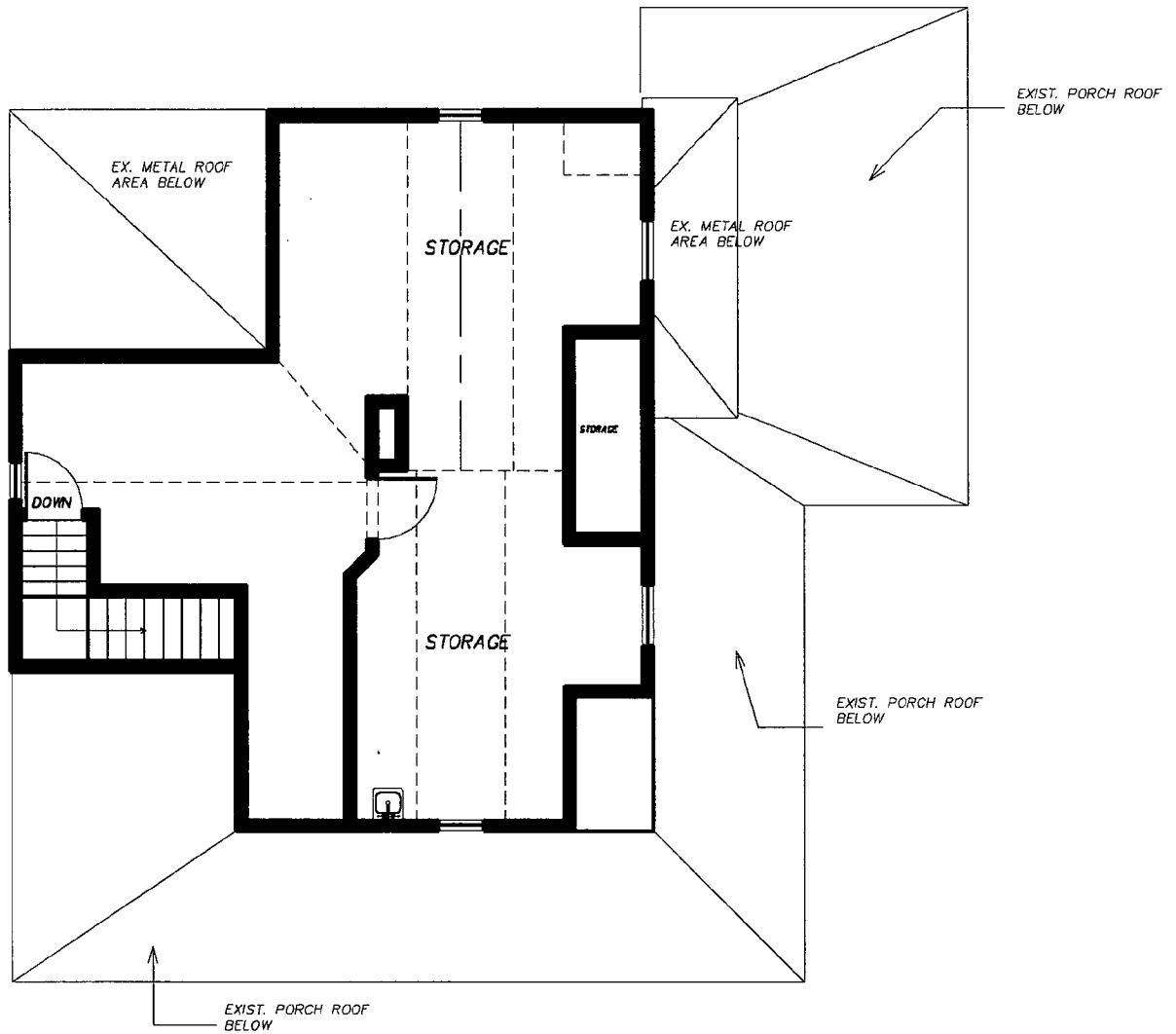
ROOF PLAN EXISTING
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

APRIL 2006



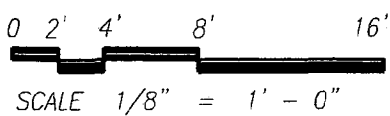
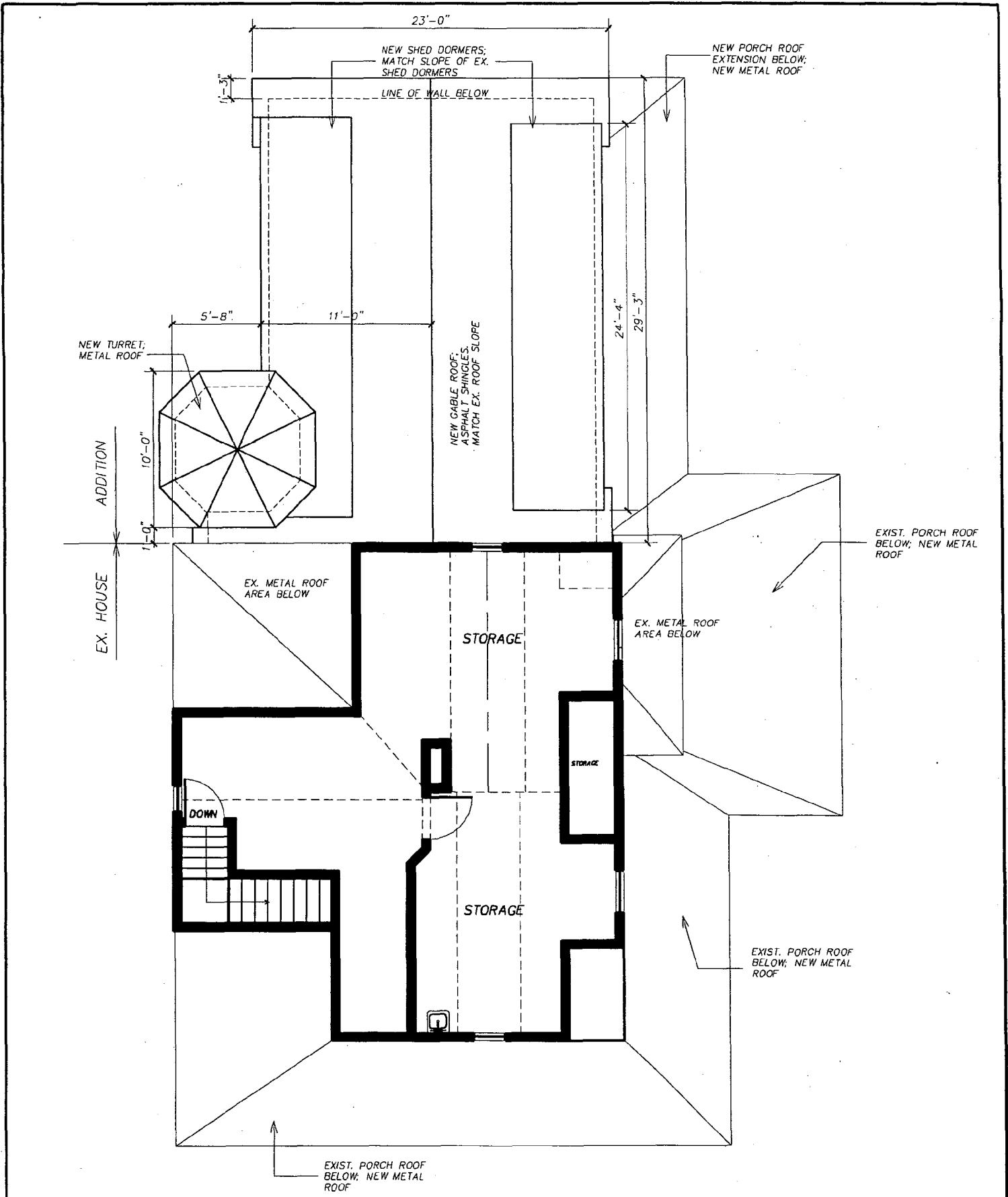
ROOF PLAN
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006
 19



ATTIC LEVEL PLAN EXIST.
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

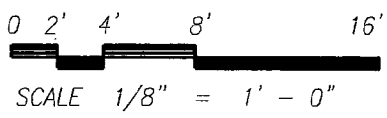
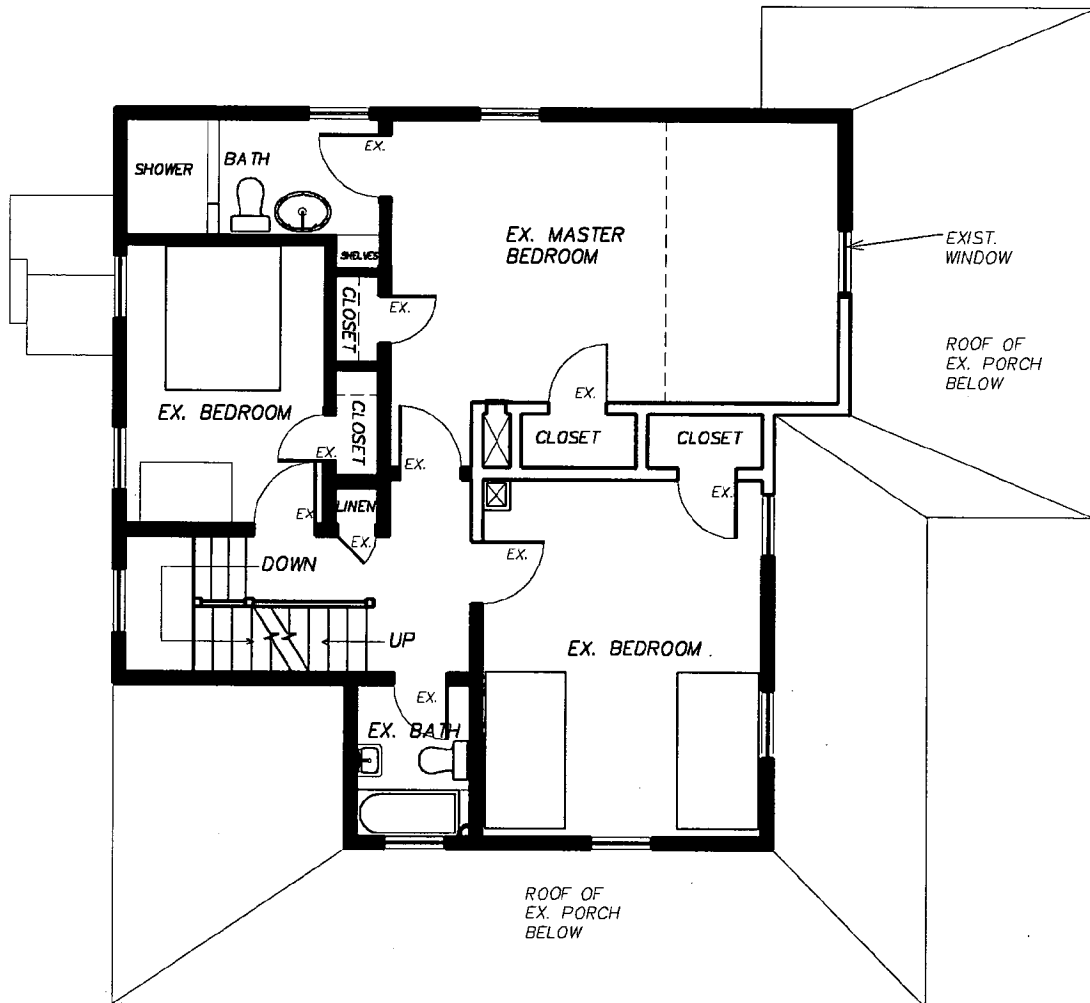
APRIL 2009



ATTIC LEVEL PLAN
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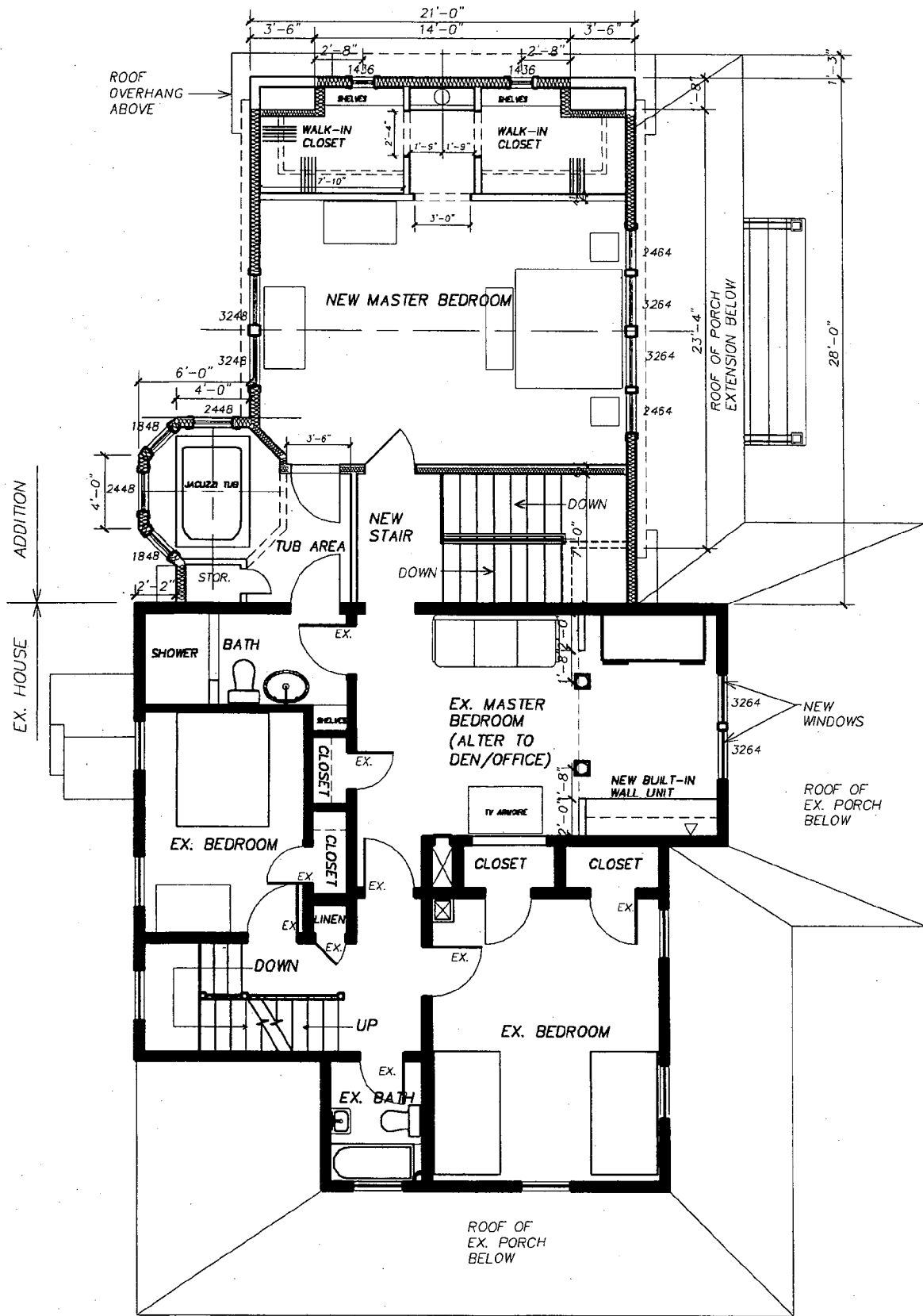
MARCH 2006

21



SECOND FLOOR PLAN EXIST.
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

APRIL 2006 

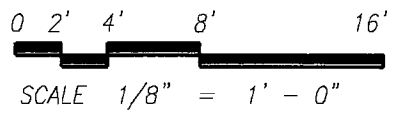
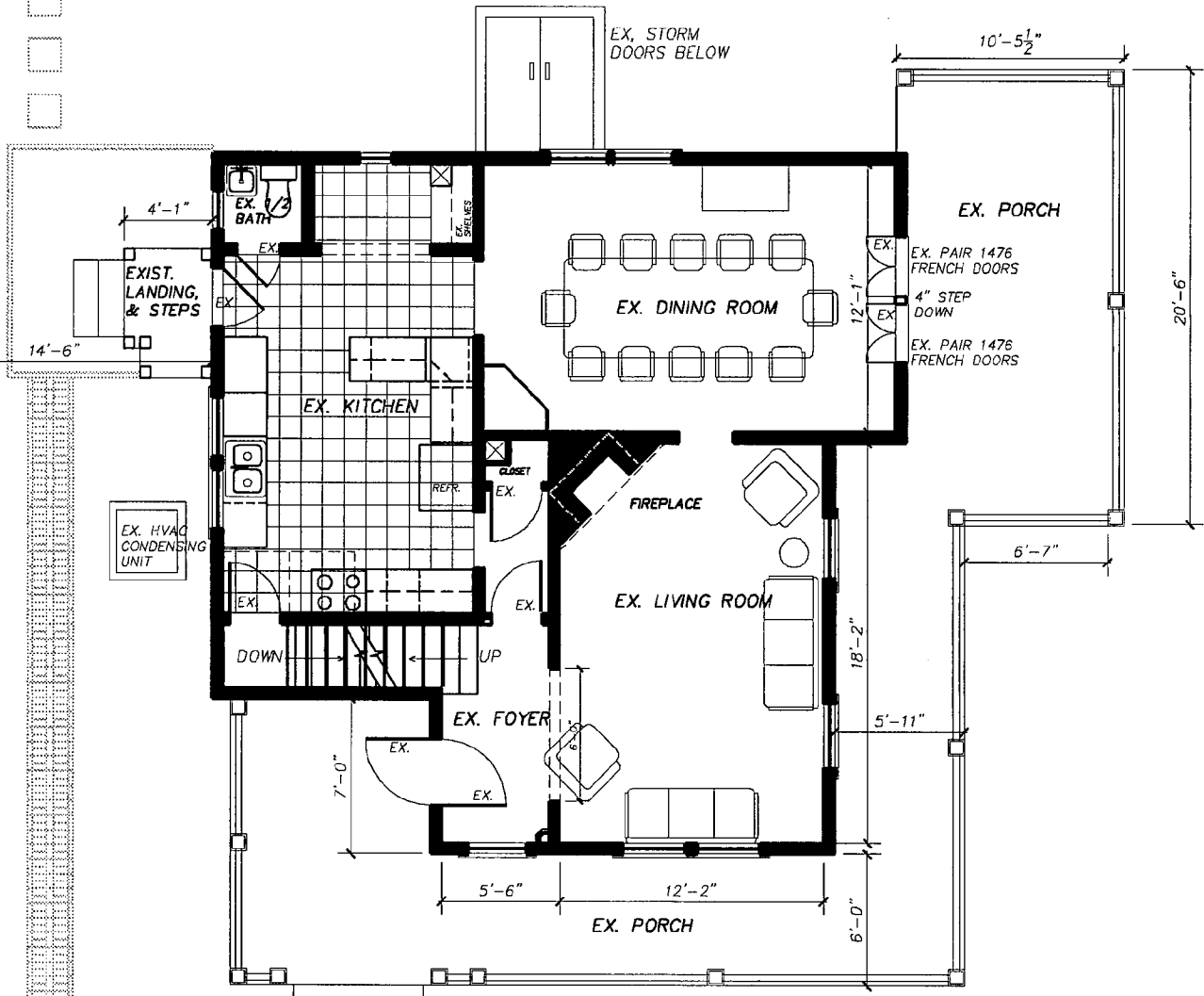


0 2' 4' 8' 16'
 SCALE 1/8" = 1' - 0"

SECOND FLOOR PLAN
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006
 23

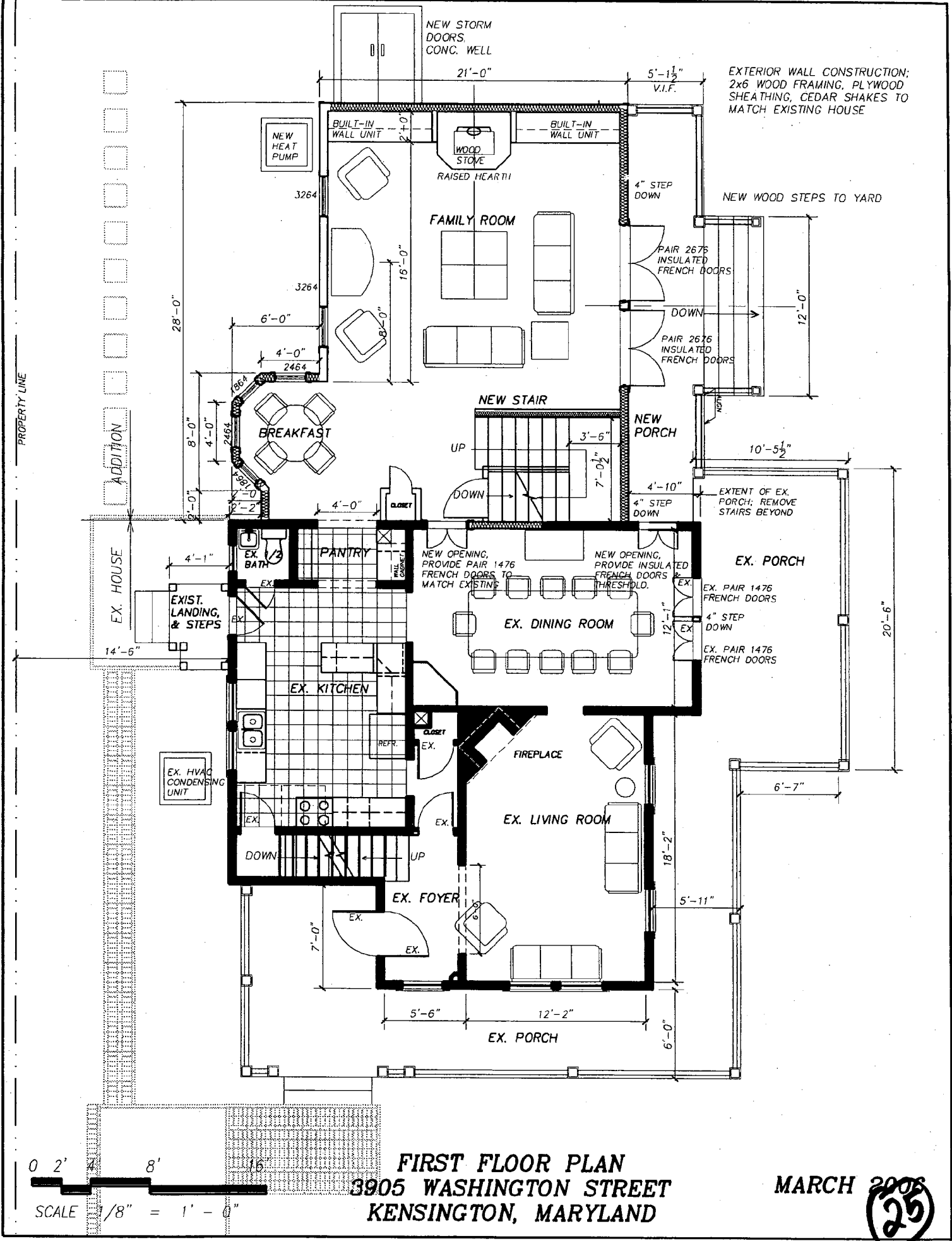
PROPERTY LINE



FIRST FLOOR PLAN EXIST.
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

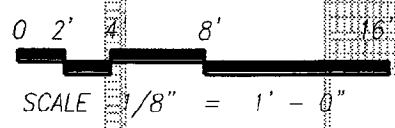
APRIL 2006

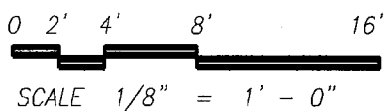
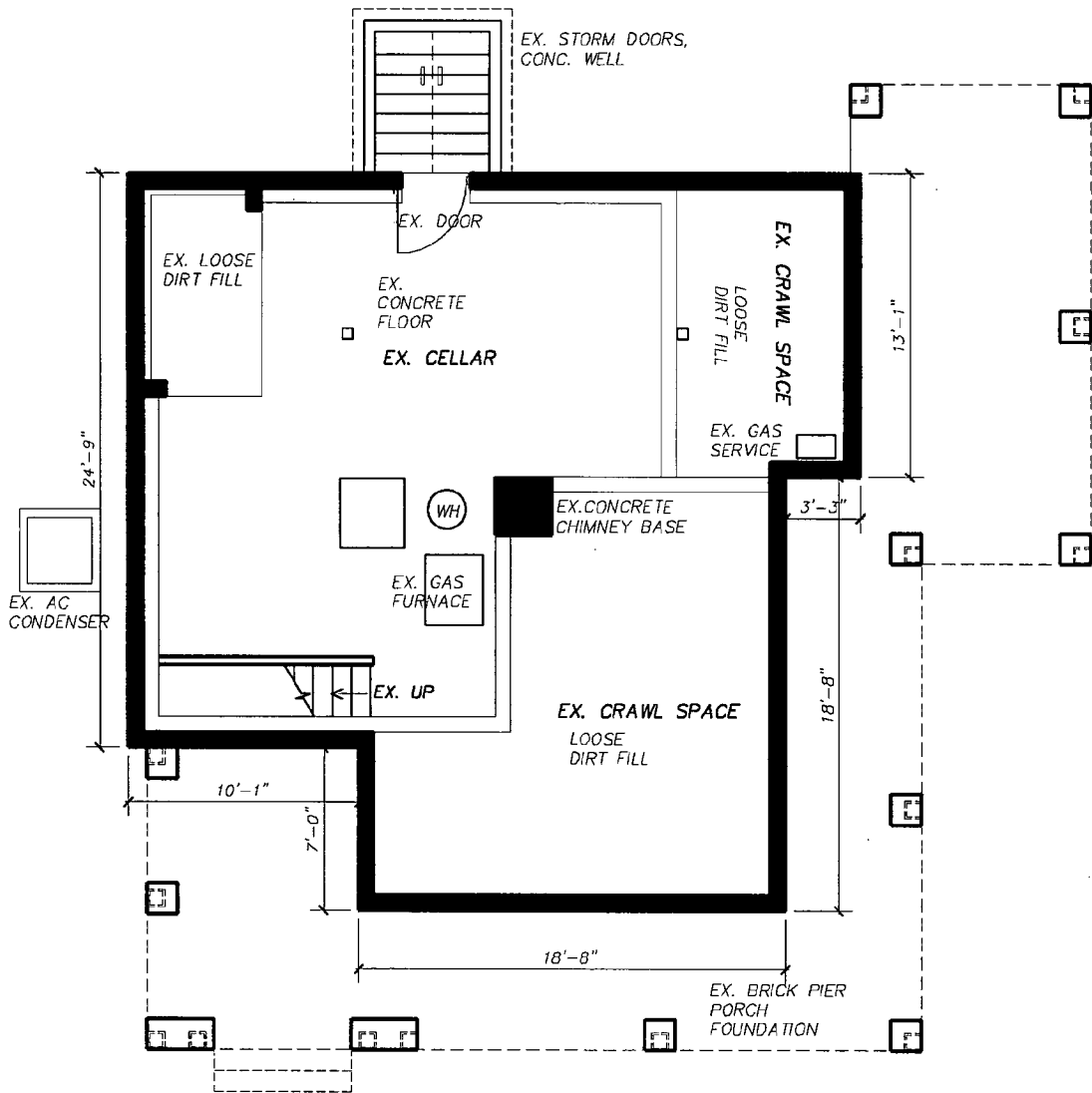




FIRST FLOOR PLAN
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

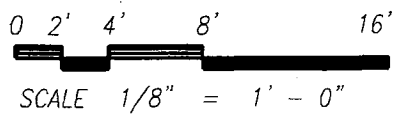
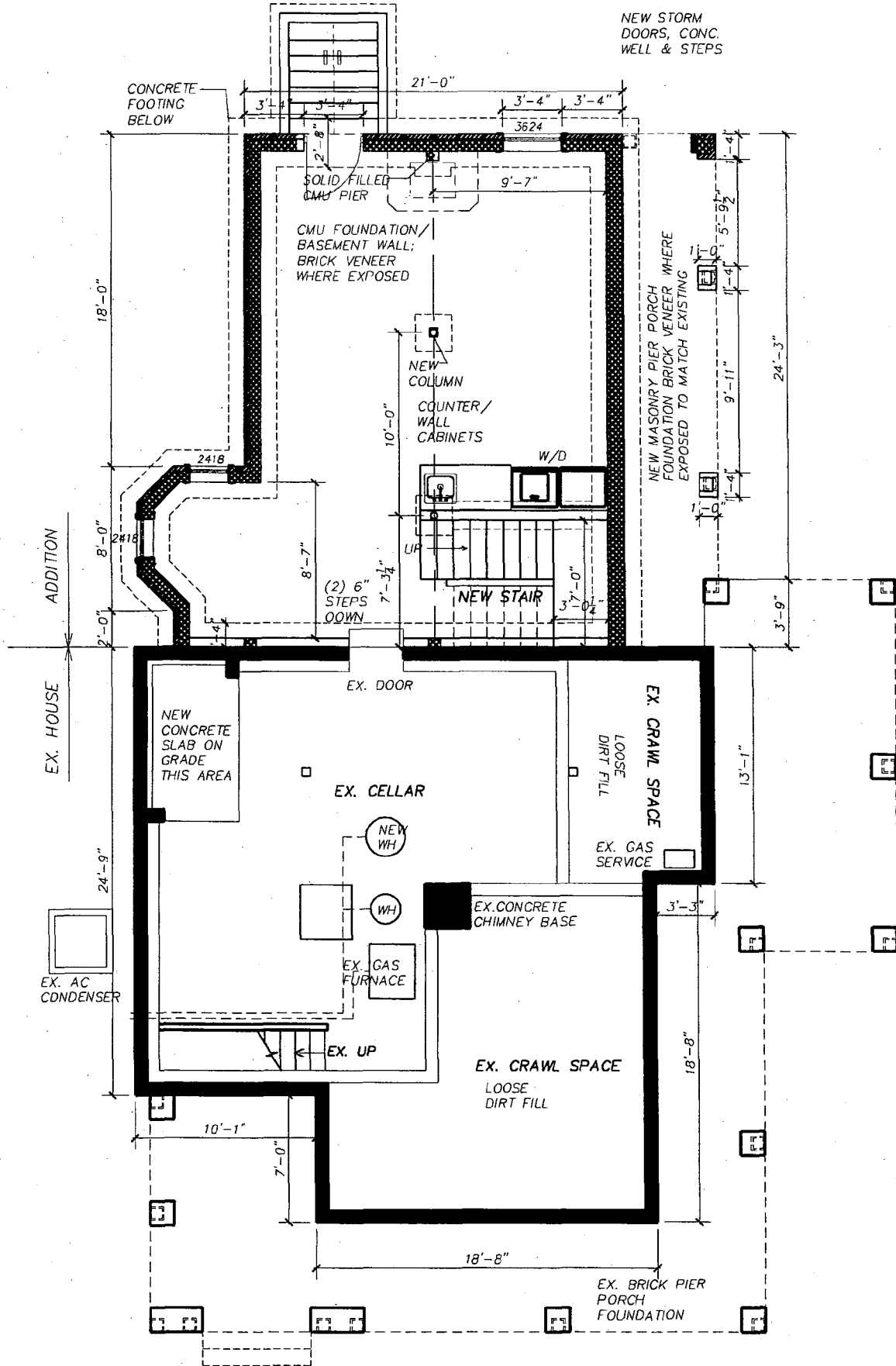
MARCH 2008
25





BASEMENT LEVEL PLAN-EXIST.
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

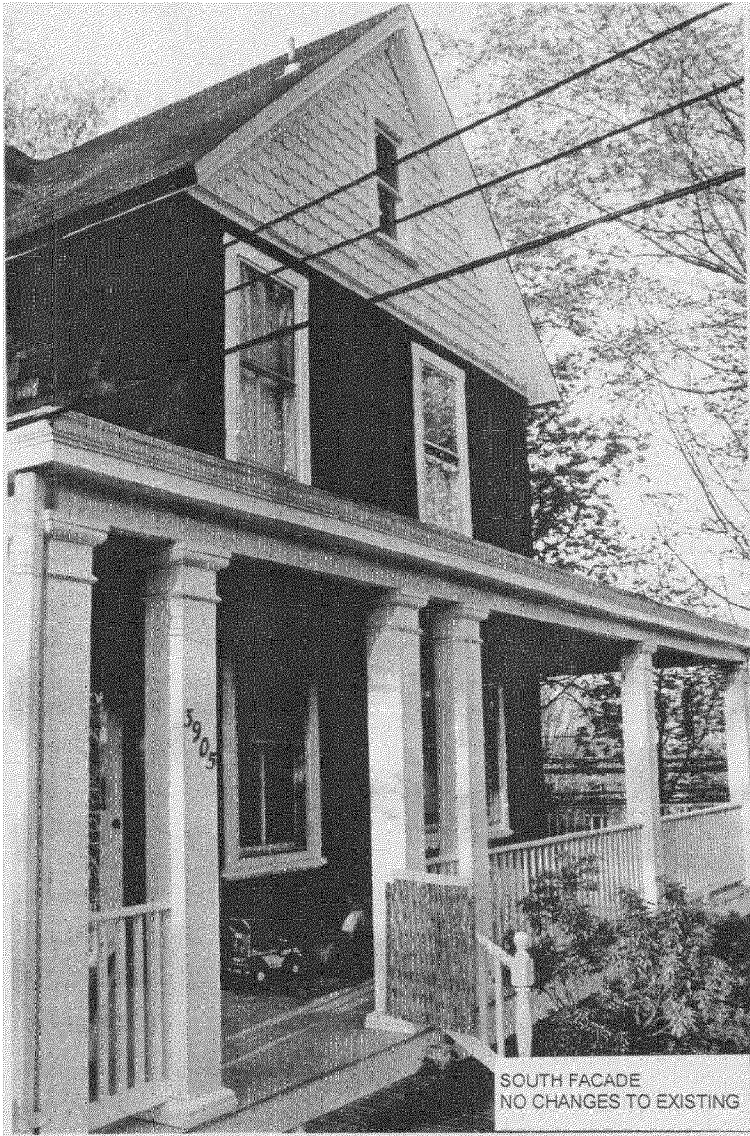
APRIL 2016



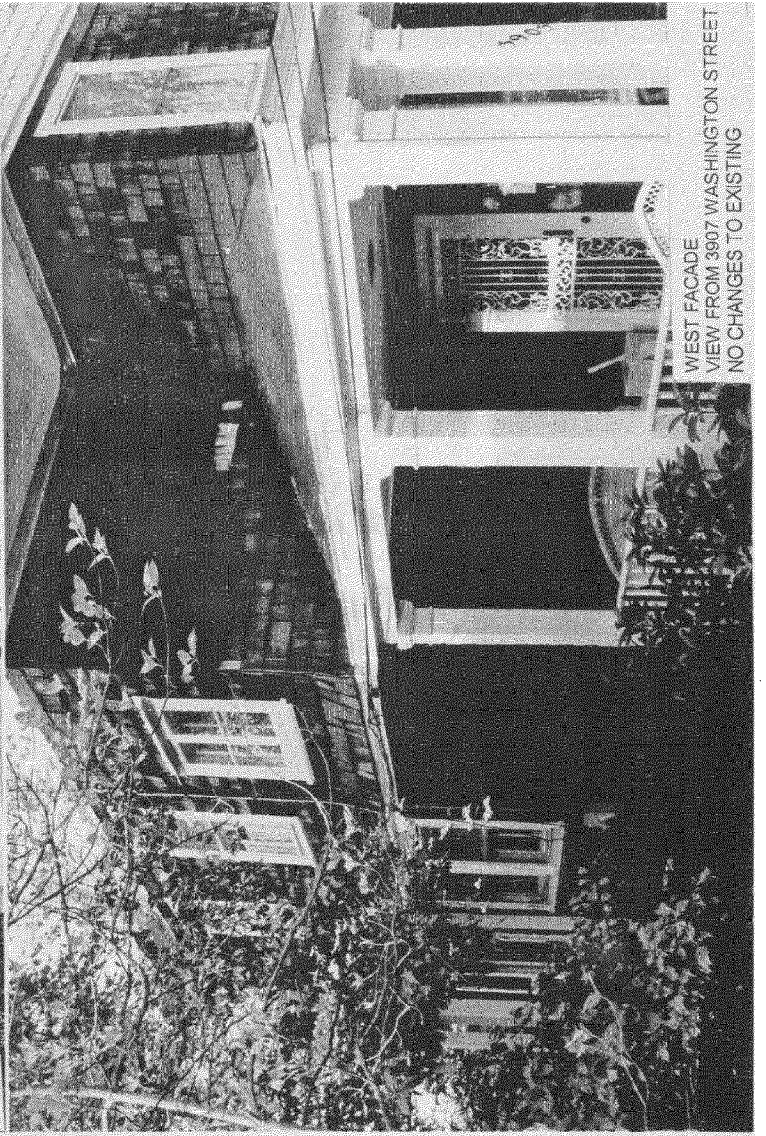
BASEMENT LEVEL PLAN
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2008

27

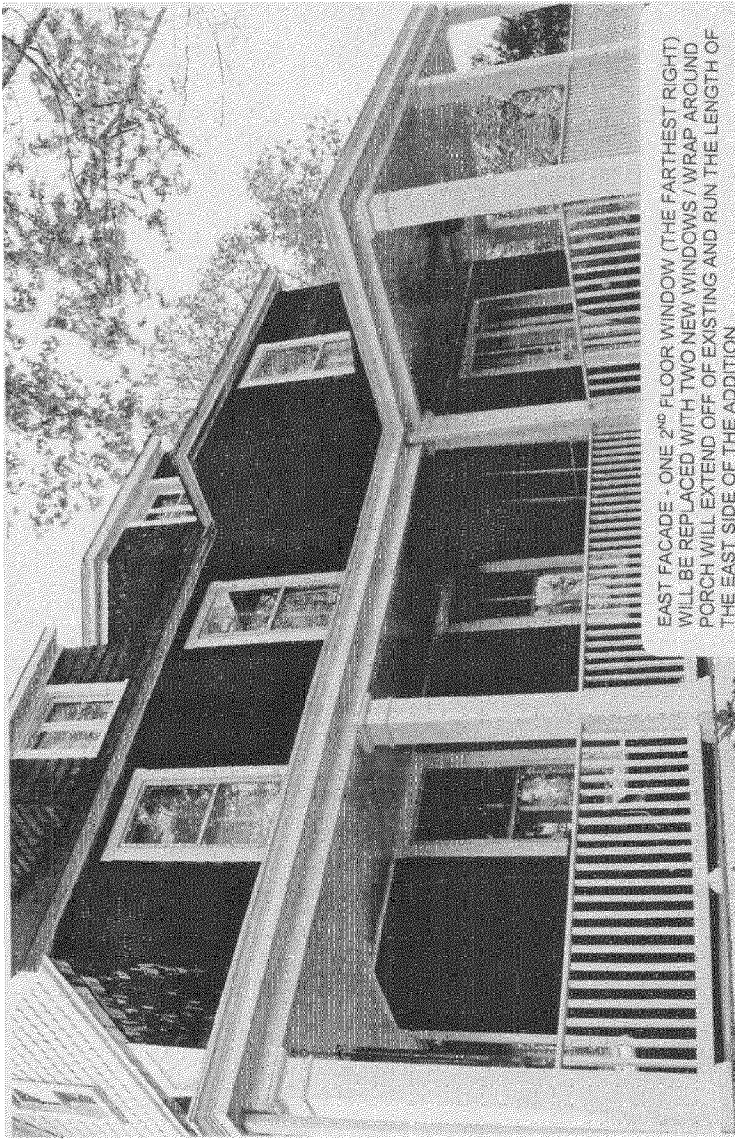


SOUTH FACADE
NO CHANGES TO EXISTING

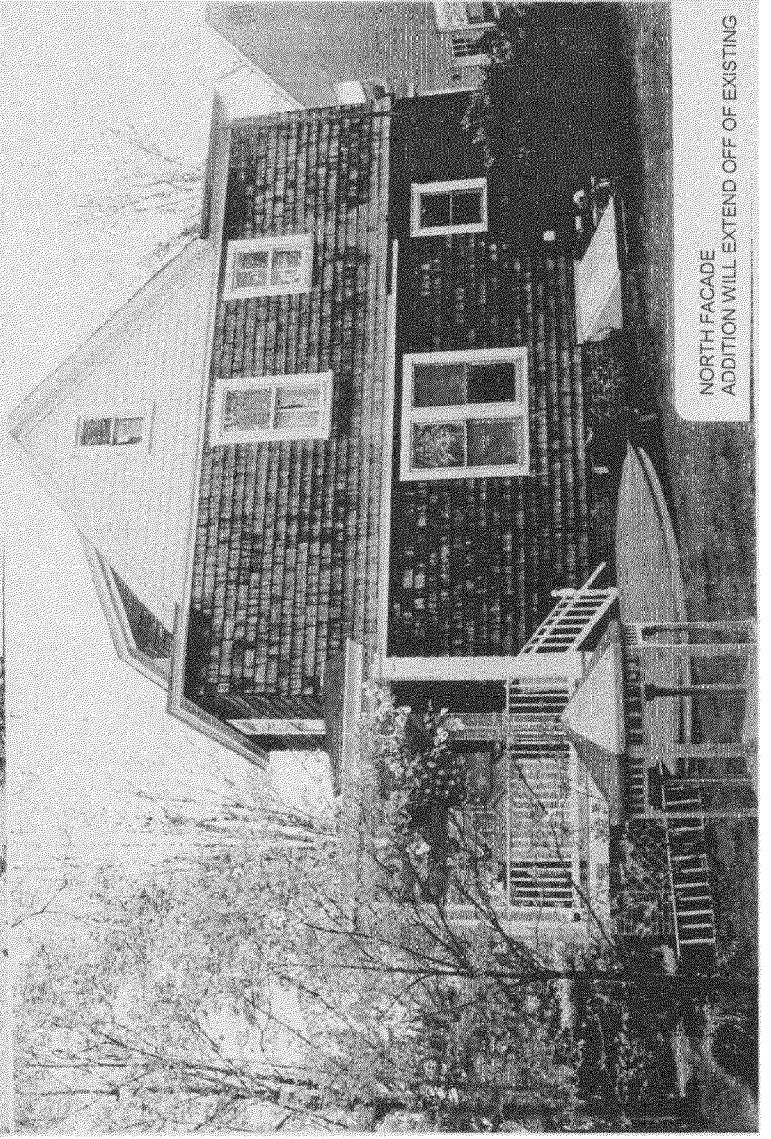


WEST FACADE
VIEW FROM 3907 WASHINGTON STREET
NO CHANGES TO EXISTING

418246 



EAST FACADE - ONE 2ND FLOOR WINDOW (THE FARTHEST RIGHT) WILL BE REPLACED WITH TWO NEW WINDOWS / WRAP AROUND PORCH WILL EXTEND OFF OF EXISTING AND RUN THE LENGTH OF THE EAST SIDE OF THE ADDITION



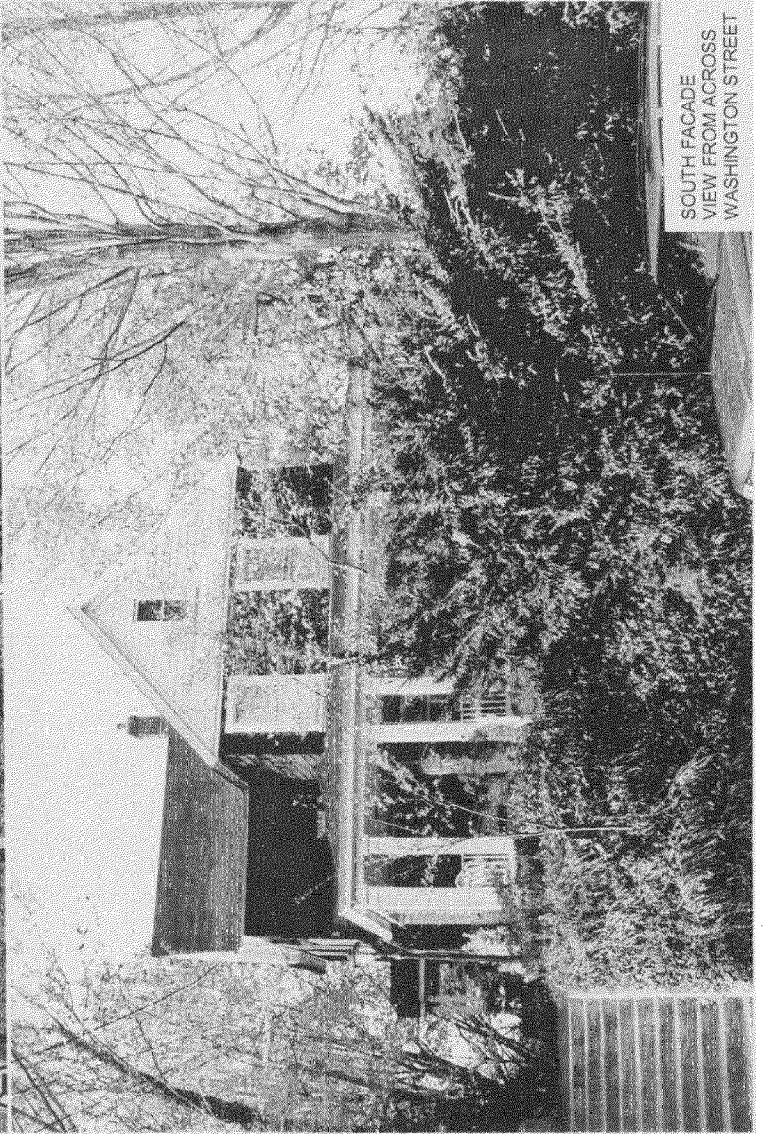
NORTH FACADE
ADDITION WILL EXTEND OFF OF EXISTING

29

418246



EAST FACADE
VIEW FROM ACROSS
CONNECTICUT AVENUE



SOUTH FACADE
VIEW FROM ACROSS
WASHINGTON STREET

418246 (3)

H/PA 418244

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

Owner's mailing address	Owner's Agent's mailing address
MICHAEL UHLMAN JUDY BEACH-UHLMAN 3905 WASHINGTON STREET KENSINGTON, MD 20895	
Adjacent and confronting Property Owners mailing addresses	
LISA & JERRY WEED 3907 WASHINGTON STREET KENSINGTON, MD 20895	WARNER MEMORIAL PREBYTERIAN CHURCH 10123 CONNECTICUT AVENUE KENSINGTON, MD 20895
BARRIE & AL CARR 3904 WASHINGTON STREET KENSINGTON, MD 20895	MARJORIE PARCE 3906 WASHINGTON STREET KENSINGTON, MD 20895

3905 WASHINGTON STREET, KENSINGTON



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This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.
Copyright ©1998

Casual User Application



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

3905 WASHINGTON STREET, KENSINGTON - 2004 AERIAL



Notice:

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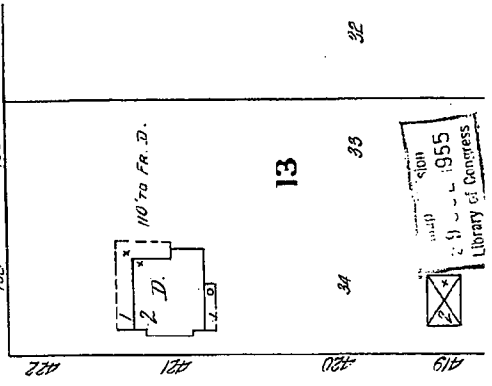
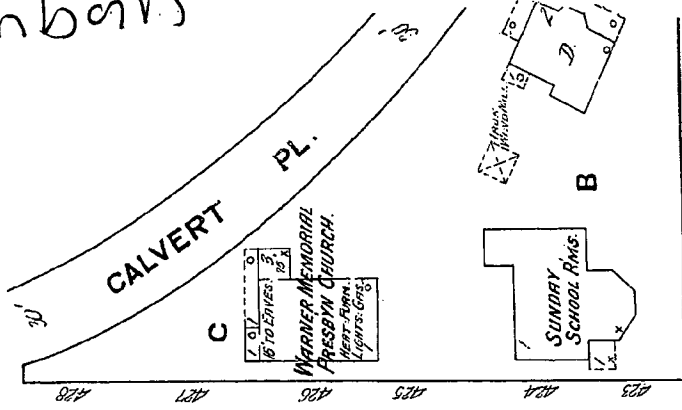
Casual User Application



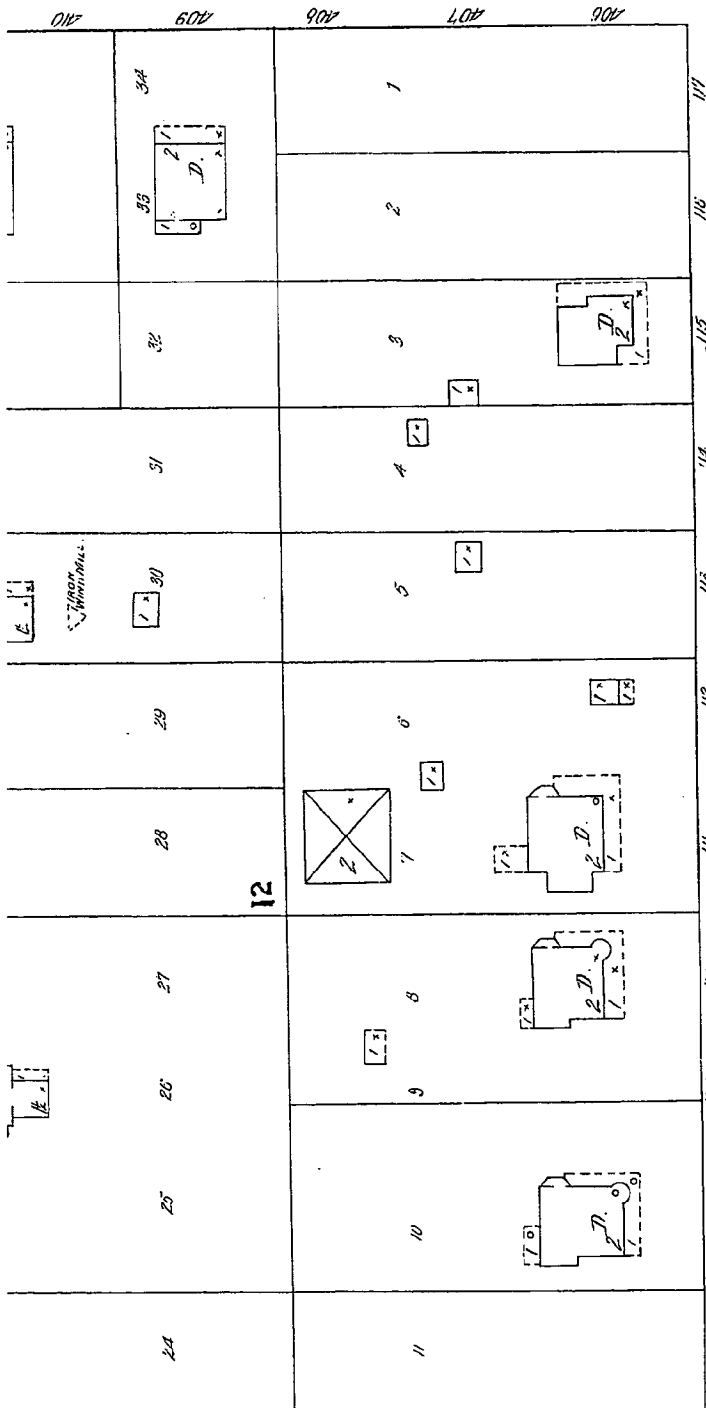
M-NCPPC
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

33

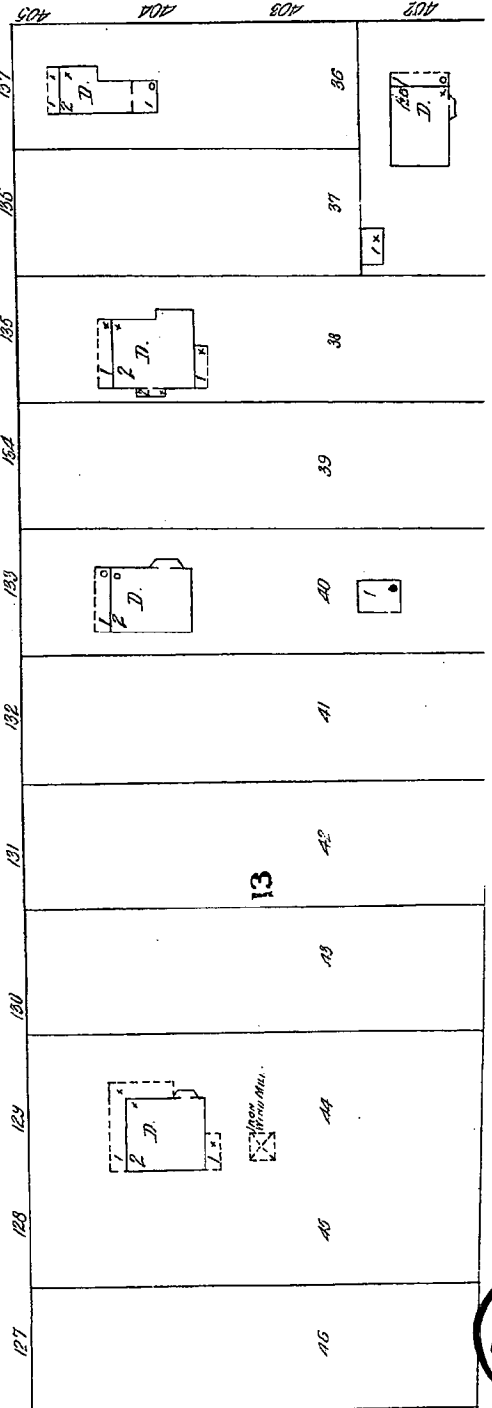
1911
Sanborn



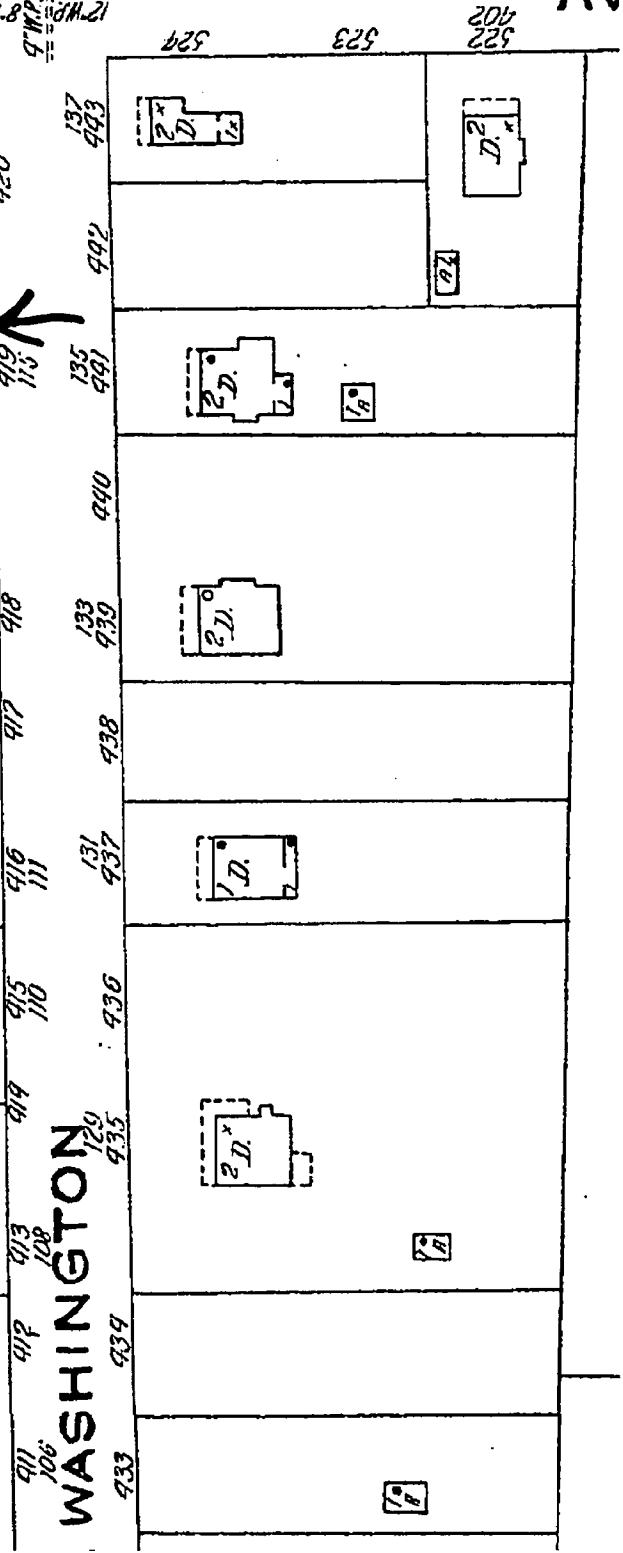
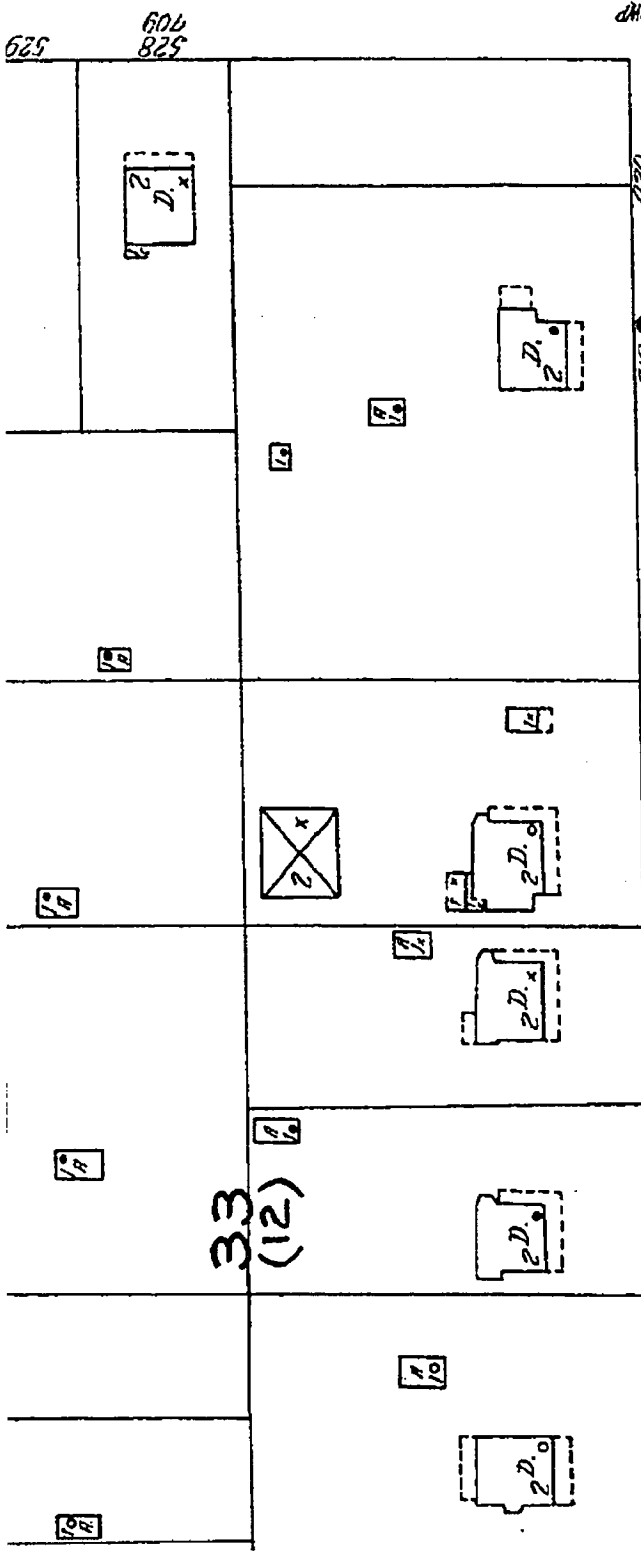
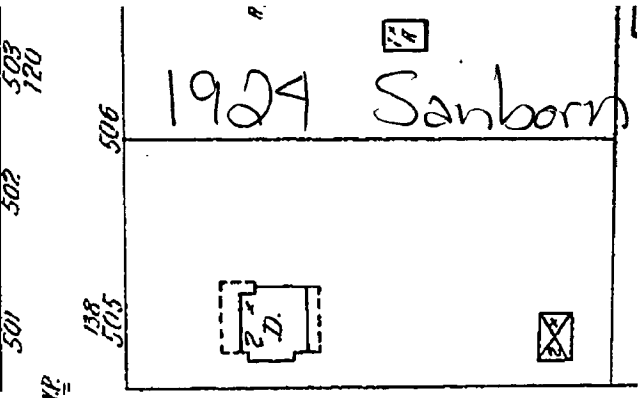
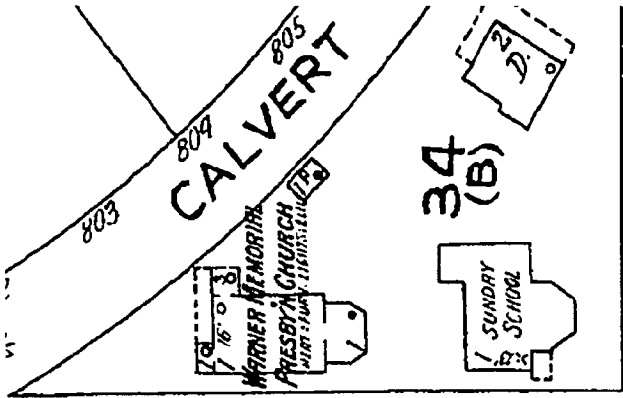
CONNECTICUT AV.



WASHINGTON



37



33

Tully, Tania

Subject: 3905 Washington Street
Location: Kensington

Start: Fri 4/28/2006 1:30 PM
End: Fri 4/28/2006 2:30 PM

Recurrence: (none)

Categories: Site Visit

Judy Beach-Uhlman

Spoke with Mike Uhlman about additional information needed: *existing floor plans, tree survey* and about possible need to erase the lot line.

Am working with Joel Gallihue to get the answer.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3905 Washington St, Kensington	Meeting Date:	5/10/2006
Resource:	Primary 1 Resource Kensington Historic District	Report Date:	5/3/2006
Applicant:	Michael Uhlman & Judy Beach-Uhlman	Public Notice:	4/26/2006
Review:	HAWP	Tax Credit:	None
Case Number:	31/06-06E	Staff:	Tania Tully

PROPOSAL: Rear addition

RECOMMENDATION: Continue

STAFF RECOMMENDATION: *Wants to match muntin patterns
may be change function*

Staff is recommending that the HPC continue this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Primary 1 Resource within the Kensington Historic District	
STYLE:		Folk Victorian, Shingle Style
DATE:		c.1888

The shingle style Victorian at 3805 Washington Street sits on relatively level land that is roughly 10 feet above the public right-of-way. The property consists of two lots and part of the porch crosses the lot line. The house is sited at the southwest corner of the combined lots, leaving a large rear yard and one large side yard. Though surrounded by a number of large trees and much vegetation, the yards are quite open. An existing, but little used drive enters the rear yard off of Connecticut Avenue.

The 2-1/2 story house is sided in wood shingles with decorative shingles in the gables. The windows are a mix of original and early wood replacements, but are primarily 2/2 double hung. A porch with square columns and simple railing wraps the east and south sides of the house while still maintaining the modest quality and feel of the house. The north and east sides of the property are flanked by a parking lot and Connecticut Avenue, respectively. Nearby properties include primary and secondary resources. (Photos 28-30 and 39-43)

HISTORIC CONTEXT

Excerpted from *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*.

The Kensington Historic District is a well-preserved, turn-of-the-century garden suburb with Victorian era residences, curvilinear streets, and a vital commercial district. The community has its origins in a railroad stop known as Knowles Station, named after the major land holding family in the area. Beginning in 1890, Washington developer Brainard Warner purchased and subdivided property along the Metropolitan Branch, transforming the community from a small passenger stop to a park-like suburban community. He named his subdivision Kensington Park, after a London suburb, and established a library, town hall, and Presbyterian church. Under Warner's persuasion, the Knowles Station depot and post office eventually

changed to the Kensington moniker.

Noted Baltimore architect E. Francis Baldwin designed the Kensington Railroad Station in 1891. The station is similar in design to Baldwin's Germantown and Dickerson stations. A polygonal ticket window bay faces the tracks. The east end, now enclosed, served as an outdoor waiting area.

Warner founded a library for Kensington residents, donating the land and constructing the building. Noyes Library is named for Crosby Noyes, editor and publisher of the Washington Evening Star, who assembled its book collection. With its opening in 1893, Noyes Library became a social and educational hub of Kensington. Today, Noyes is the only children's library in the Montgomery County Library System.

Inviting friends to join him in the country, away from the heat and congestion of Washington, Warner established his own summer residence on a large, circular parcel of land at the heart of the community. The Warner Residence, also historically known as Hadley Hall, is sited at the southern end of the historic district, at 10231 Carroll Place. The substantial structure is now the Carroll Manor Nursing Home. Kensington residences are designed in a variety of architectural styles popular during the Victorian period, including Queen Anne, Shingle, and Colonial Revival. These houses, built in the late 1800s and early 1900s, are clustered around the railroad station.

Residents of the growing community incorporated the Town of Kensington in 1894, with its own governing body. The suburb's appeal strengthened when Warner and others organized a trolley line along Kensington Parkway to Chevy Chase, to connect with the Capital Traction Line to Washington. Supplementing train service, the streetcar, operating from 1895-1933, made Kensington even more accessible in the pre-automobile era.

The National Guard built the Kensington Armory in 1927. The Armory is one of the few remaining unaltered National Guard Armories of which several were built throughout the state. With its castellated parapets and drill-hall section buttresses, the fortress-like structure remains today a Kensington landmark, today in use as the Kensington Town Hall and Community Center.

PROPOSAL:

- Construct a 640 sq ft rear addition. (Circles 11-17)
 - Cedar shingles with 7" exposure
 - Painted Azek polyurethane trim boards
 - Aluminum clad wood 2/2 TDL double-hung windows
 - Brick veneer foundation
 - Aluminum gutters and downspouts
 - Metal porch and turret roofs
 - Asphalt shingle roof all else

Lot Size: 16,478 SF (Circles 9 & 10)

Existing footprint:	842.32 SF	Lot Coverage:	
Proposed Addition Footprint:	639.48 SF	Existing	5.11%
Total Proposed Footprint:	1481.80 SF	Proposed	8.99%

- Change 2nd story bay window on east elevation from a single window to a pair.
- Add French doors to east side of rear elevation
- Remove gable window on rear elevation
- Relocate one cherry tree
- General repair and rehabilitation of historic house (These items do not require a HAWP, but are tax credit eligible)
 - Repair/replace in kind damaged and rotted wood shingles
 - Paint
 - Repair wood windows

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6

"In regard to the properties identified as secondary resources--that is visually contributing, but non-historic structures or vacant land within the Kensington District--the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district."

Vision of Kensington: A Long-Range Preservation Plan

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

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation (Circle 5)**STAFF DISCUSSION**

It should be noted that new additions on historic structures should be avoided, if possible, and considered only after it is determined that needs cannot be met by altering secondary, non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged or destroyed.

Staff commends the applicants for including maintenance and rehabilitation of the historic house as part of the overall project. The care of the historic house will be a large part of the success of any addition. This proposal has been submitted as a HAWP application. However, because of the relative size of the addition, the house's status as a Primary Resource, and the number of conditions a recommendation of approval would require, staff is recommending that this HAWP application be continued. Staff's evaluation of the proposal with regard to the *Standards* follows.

Compatibility/Differentiation

The new addition has been designed to match the historic house in the choice of materials, the use of details, and the overall character of the historic house. Although bordering on replication, the applicant made efforts to differentiate the addition from the historic house. These features include its height, which is 1-1/2 stories, and significantly lower than the historic house, the use of a turret on the west elevation, and the use of non-traditional window pairings on the east elevation. The main mass of the addition is narrower than the historic house, set back from the east elevation, and all four corners of the historic house remain intact. Despite these differences, the proposal is perhaps too integrated. Staff suggests using a different muntin pattern for the windows in the addition as one way to more clearly differentiate the old from the new.

Impact on Historic Fabric

As proposed, the addition impacts a lot of historic fabric on the rear of the house. It is common for staff to recommend a hyphen or other connector with rear additions in order to decrease the amount of historic fabric that is lost. A radical change in the design would be required to add a hyphen and the addition may then extend farther into the rear yard. If the addition remains as proposed, staff recommends not allowing other changes to the historic fabric. This would preclude changing the window on the east elevation of the existing house or adding a new door on the rear facade.

photos - not hist. window

Footprint/Location

The proposed footprint of the addition is 640 sq ft, increasing lot coverage to 9%. In comparison to the footprint of the historic house - 842 sq ft - the footprint seems large, but the size of the lot and the massing of the addition diffuse potential staff concerns.

General Design Suggestions

Other general suggestions include narrowing the stairs leading to the French doors on the new addition in order to create a less grand appearance. The front door of the historic house is tucked away and modest and this entrance should not compete with the historic entrance. The minimal number of windows on the rear facade of the addition is stark compared to the rest of the house and although staff understands the intent - to buffer some of the noise from Connecticut Avenue and the view of the parking lot - something needs to be added to break up this elevation. This could include more windows, or perhaps a chimney for the wood stove. Staff would not have recommended a turret in the addition had this been presented schematically, but it does not necessarily conflict with the Standards. The turret adds to the asymmetrical design of the house, is a Victorian element, and is not attached to the historic house. On the other hand, this particular Victorian house includes Classical Revival features and is rectangular in its geometry. This may be too radical a change.

doesn't want to

ok w/ square

2/11/13

STAFF RECOMMENDATION:

Staff recommends that the Commission continue the HAWP application. Although staff is generally supportive of the proposal, the number of comments and suggestions is too great to allow for a recommendation of approval. In summary, staff is suggesting that the HPC make comments and suggestions that will help the applicant bring the design more in keeping with the applicable Standards. Sanborn maps and aerial photographs are included on Circles 33-38 to aid the Commissioners in their review.

- Jeff - #'s ok, N elev - E. elev seems large - re-forms?
- Tom - relief w/ N elev - perhaps inset panels - turret
- Tim - agrees w/ SR - needs continuance
- Lee - are there other options you could work with?
- Julia - long addition as viewed from East. double doors - at night too much glass & light

Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 proportions, 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.



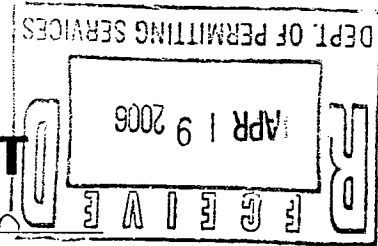
RETURN TO: DEPARTMENT OF PERMITTING SERVICES
53 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE, MD 20850
(301) 775-5170

OPS - #8

APPROVED

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Person: Mike Uhlman
Daytime Phone No.: 301-621-4600

District 13
Tax Account No.: 01020060
Name of Property Owner: Michael S. Uhlman Jody Beach-Uhlman
Address: 3905 Washington St Kensington MD 20895
Street Number City State Zip Code

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

LOCATION OF BUILDING/PREMISE

House Number: 3905 Street: Washington Street
Town/City: Kensington Nearest Cross Street: Connecticut Avenue
Lot: P2 Block: Y2 Subdivision: 15
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 Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 125,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

4/18/06
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 418246 Date Filed: 4-19-06 Date Issued: _____
etc

6

FILED 4/16/24

**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:

The existing structure is a late Victorian period house in the shingle style and was built in 1888. It is a relatively modest home without any significant historical features, other than it's location within the historic district. The most attractive feature, however is the large wrap around porch. The house sits on top of a hill overlooking Connecticut Avenue to the east and Washington Street to the south. A parking lot completely covers the adjacent property to the north. The adjacent property to the west contains a non-historic house constructed in the 1980's in the pseudo-colonial style that was popular at the time. The driveway entrance is off of Connecticut Avenue and runs behind the house.

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

It is our intention to maintain the Victorian shingle style. The proposed addition will incorporate a turret on the west elevation. It will extend the wrap around porch on the east elevation to further tie the new and old together. Both features will have metal roofs, which will be extended onto the existing porch as well. The main roof line will maintain the existing 12:12 pitch. The exterior will match the existing house with the cedar shake shingles stained brown. One cherry tree (less than 6" in diameter) will be relocated to a different area of the backyard. No trees will be removed.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

7

March 30, 2006

RE: **HAWP Application**
Materials Specifications for Addition @ 3905 Washington Street, Kensington, MD

TO: Historic Preservation Committee
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850
240-777-6370

FROM: Michael Uhlman/Judy Beach-Uhlman
3905 Washington Street
Kensington, Maryland 20895

Materials Specifications:

Exterior cladding- No. 1 grade clear cedar shakes with 7" exposed per row, stained dark brown to match existing building cladding.

Trim- Azek type molded polyurethane trim boards; painted white; various sizes to match existing fascia, rake boards and window trim.

Windows- Aluminum clad insulated true divided light wood windows, custom single vertical mullion @ double hung units to match existing windows, white finish.
Marvin Windows or equal.

Roof- Asphalt shingles, brown to match existing
Metal seam roof at turret and porch, painted red.

Foundation- Masonry foundation to have red standard sized brick veneer where exposed, to match existing foundation wall.

Metal Downspouts/Roof Edges- Pre-finished aluminum, white to match existing.

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

MICHAEL S. UHLMAN

JUDITH A. BEACH-UHLMAN
June 27, 1997

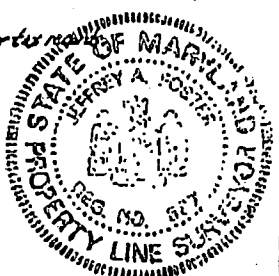
Lot 31

Lot 32

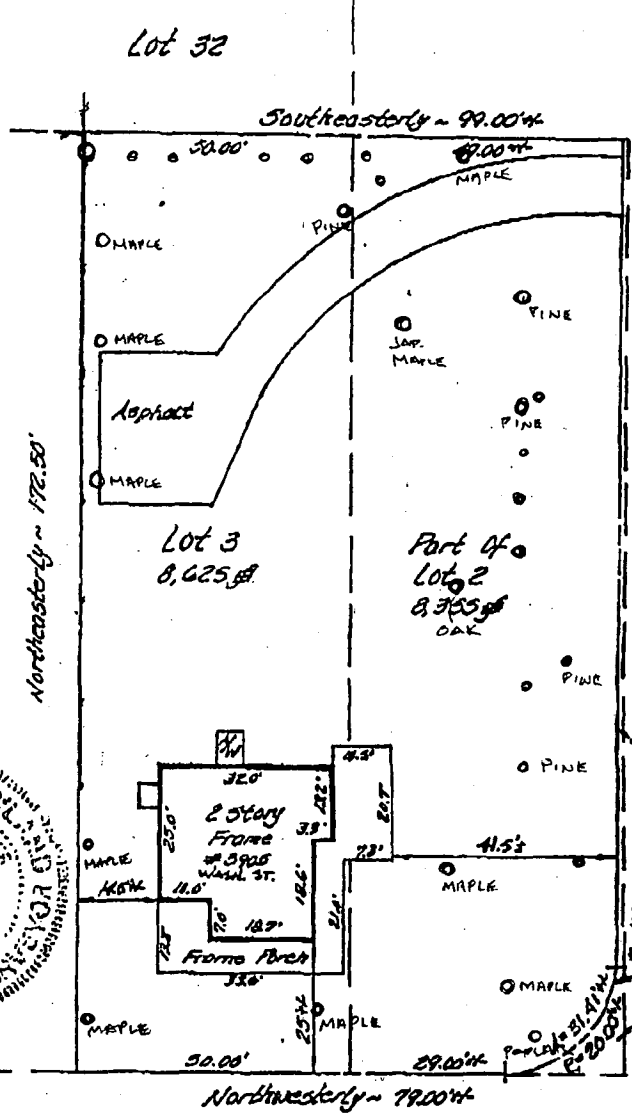
Lot 4

Notes

1. Flood zone "C" per H.U.D. panel No. 0175C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2.5 FEET.
3. Note: Remainder of Lot 2 as shown is an approximation due to lack of description for portion of lot taken by Connecticut Avenue Right-of-Way.
4. Note: Total Area = 16,920 sq feet



LOCATION DRAWING
LOT 3 AND PART OF LOT 2 - BLOCK 12
KENSINGTON PARK
MONTGOMERY COUNTY, MARYLAND



CONNECTICUT AVENUE
Southeasterly ~ 12250'

WASHINGTON STREET

SURVEYOR'S CERTIFICATE "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION." <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507	REFERENCES PLAT BK. 8 PLAT NO. 4		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1286
	LIBER FOLIO		

JUN. 25 1997 3:05PM SNIDER & ASSOCIATES 301-948-1286 NO. 175 P. 2/2

TREE SURVEY + Existing Cond. (9)

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

MICHAEL S. UHLMAN

JUDITH A. BEACH-UHLMAN

June 27, 1997

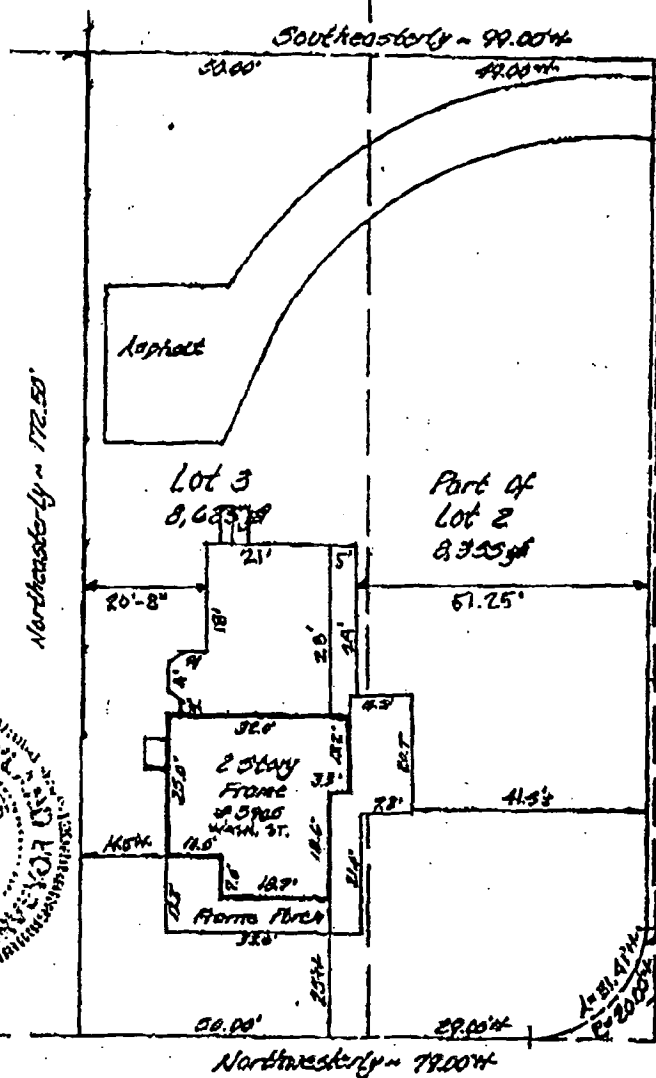
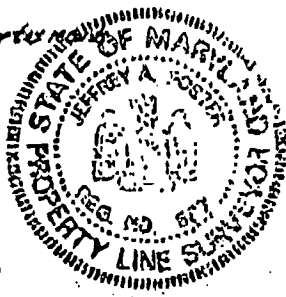
Lot 31

Lot 32

Lot 4

Notes

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4. Note: Total Area: 16,920 sq. feet



CONNECTICUT AVENUE

WASHINGTON STREET

LOCATION DRAWING
 LOT 3 AND PART OF LOT 2 - BLOCK 12
 KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

<p>SURVEYOR'S CERTIFICATE</p> <p>THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.</p> <p><i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507</p>	<p>REFERENCES</p> <p>PLAT BK. 8 PLAT NO. 4</p>	<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 318 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1888</p>
	<p>LIBER</p> <p>FOLIO</p>	



**SOUTH ELEVATION; EX./NEW
(FRONT-WASHINGTON STREET)
3905 WASHINGTON STREET
KENSINGTON, MARYLAND**

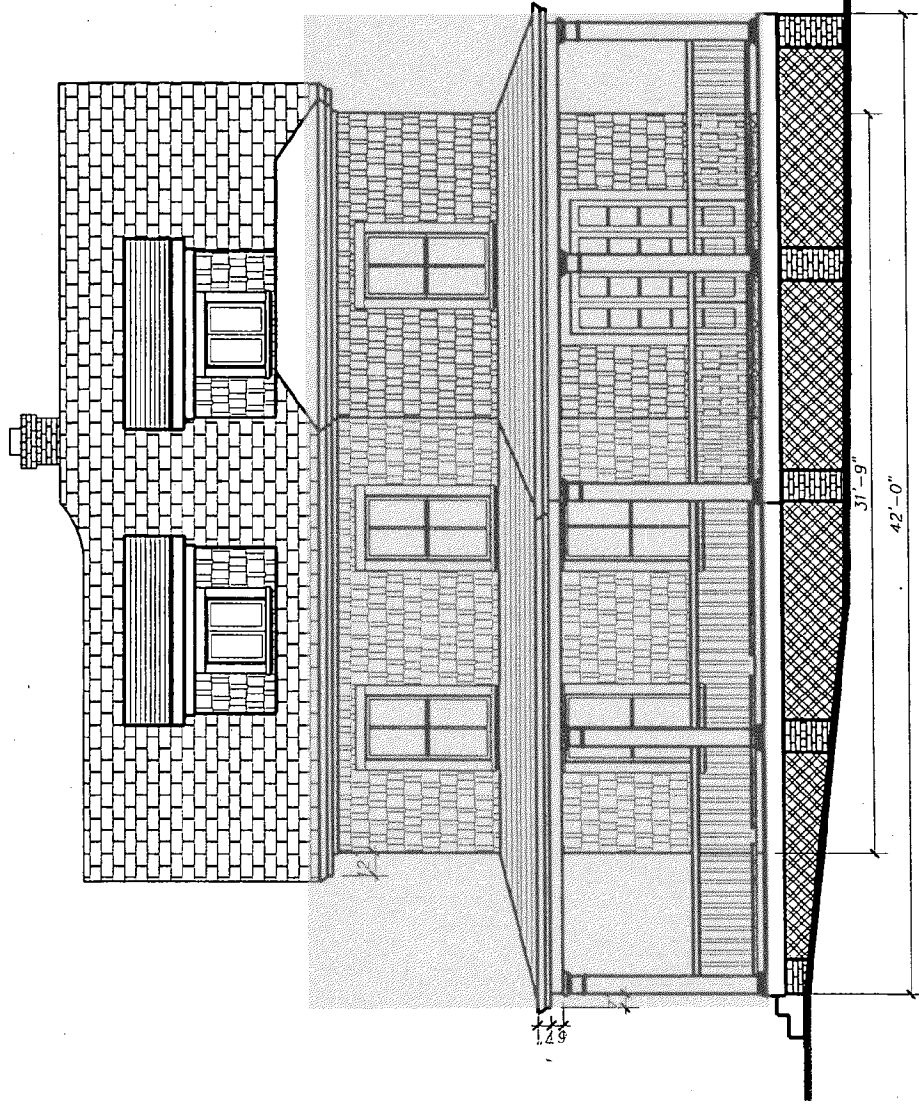
MARCH 2006

0 2' 4' 8' 16'



SCALE 1/8" = 1' - 0"



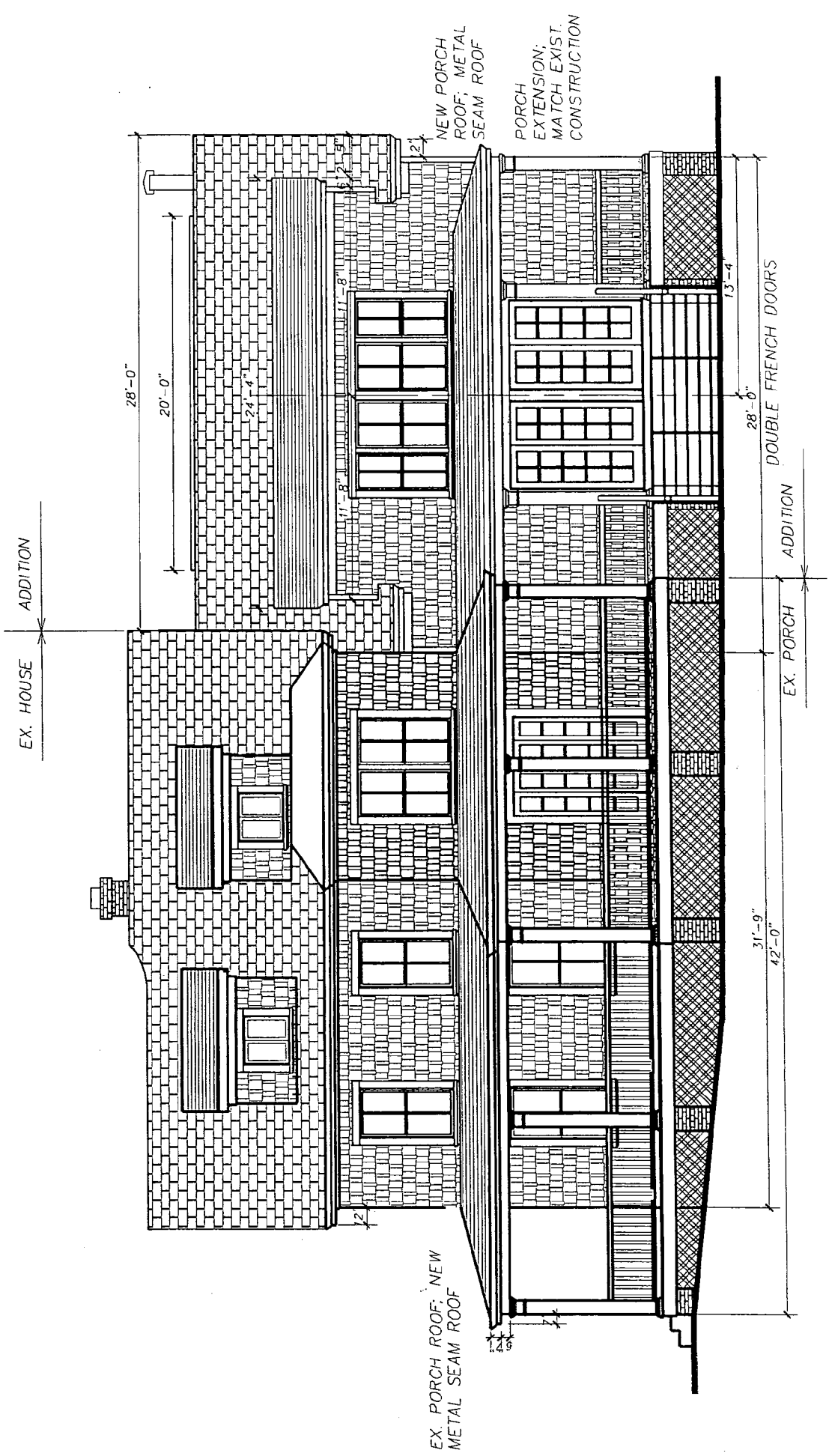


EAST ELEVATION - EX
(CONNECTICUT AVENUE)
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

0 2' 4' 8' 16'
SCALE 1/8" = 1' - 0"

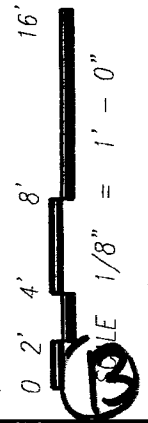
MARCH 2006

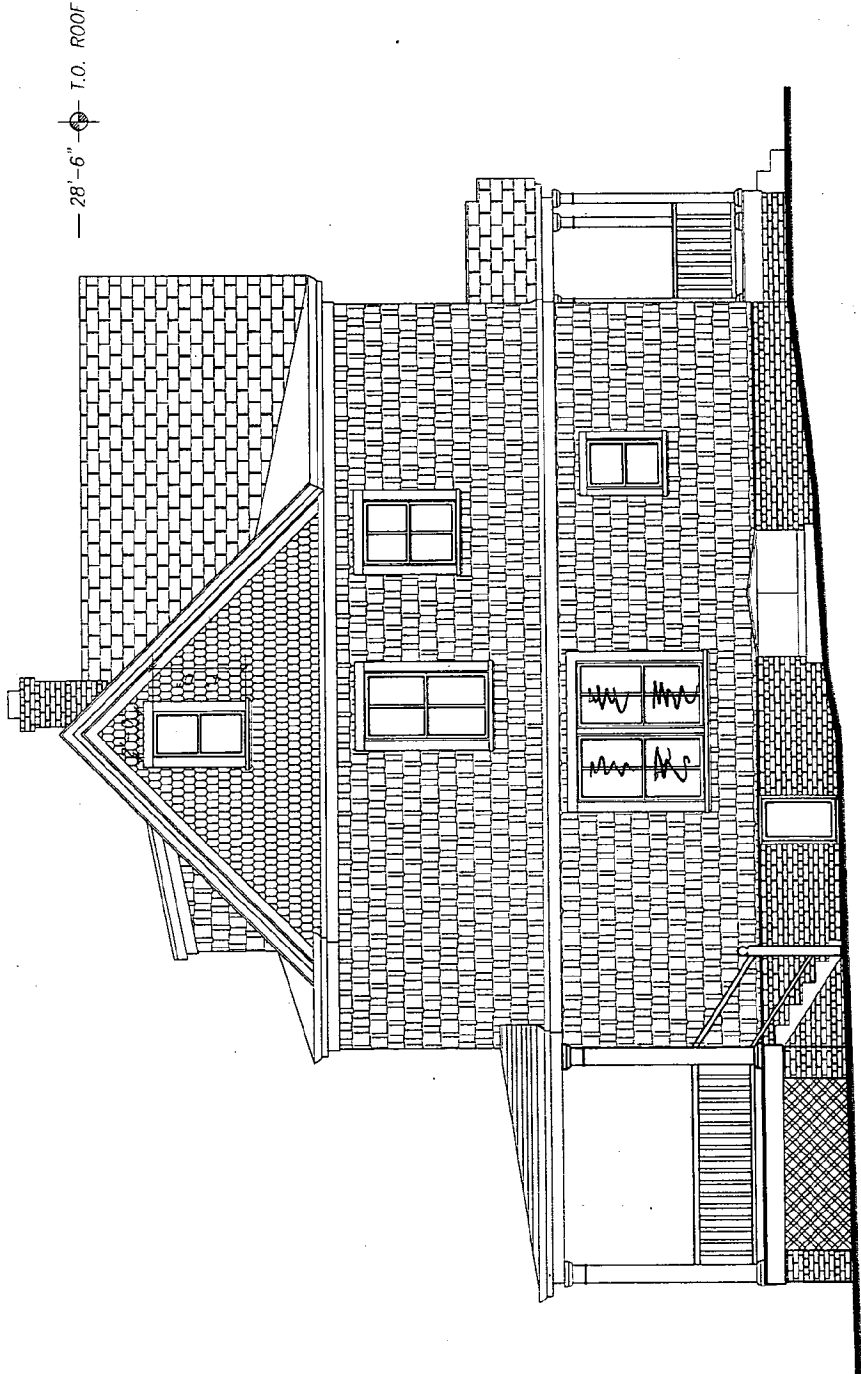
12



MARCH 2006

EAST ELEVATION - NEW
(CONNECTICUT AVENUE)
3905 WASHINGTON STREET
KENSINGTON, MARYLAND



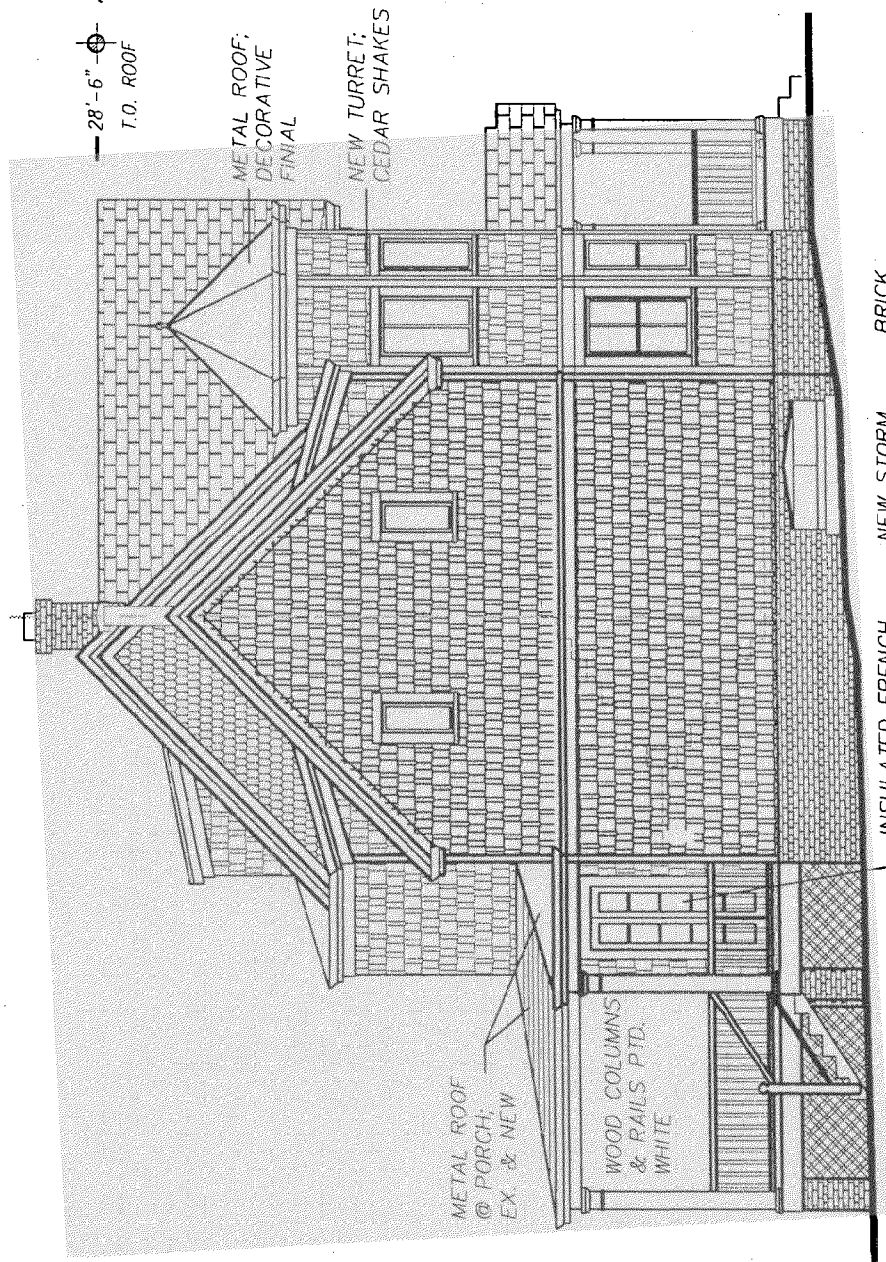


— 28'-6" — T.O. ROOF

NORTH ELEVATION - EXISTING
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

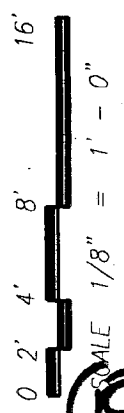
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SCALE 1/8" = 1' - 0"

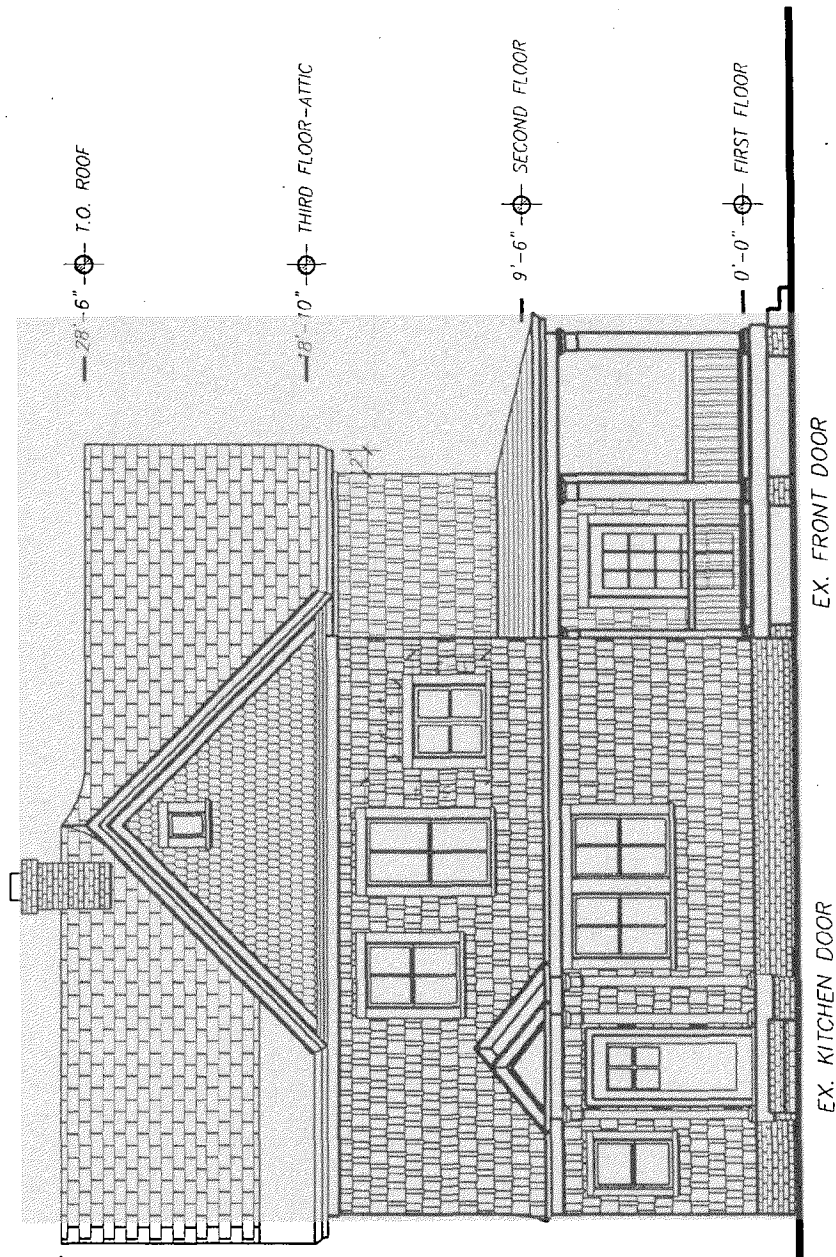
MARCH 2006



MARCH 2006

**NORTH ELEVATION - NEW
3905 WASHINGTON STREET
KENSINGTON, MARYLAND**





T.O. ROOF — 29'-6"

28'-6" — T.O. ROOF

18'-10" — THIRD FLOOR-ATTIC

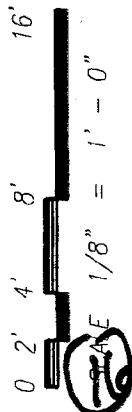
9'-6" — SECOND FLOOR

0'-0" — FIRST FLOOR

EX. FRONT DOOR

EX. KITCHEN DOOR

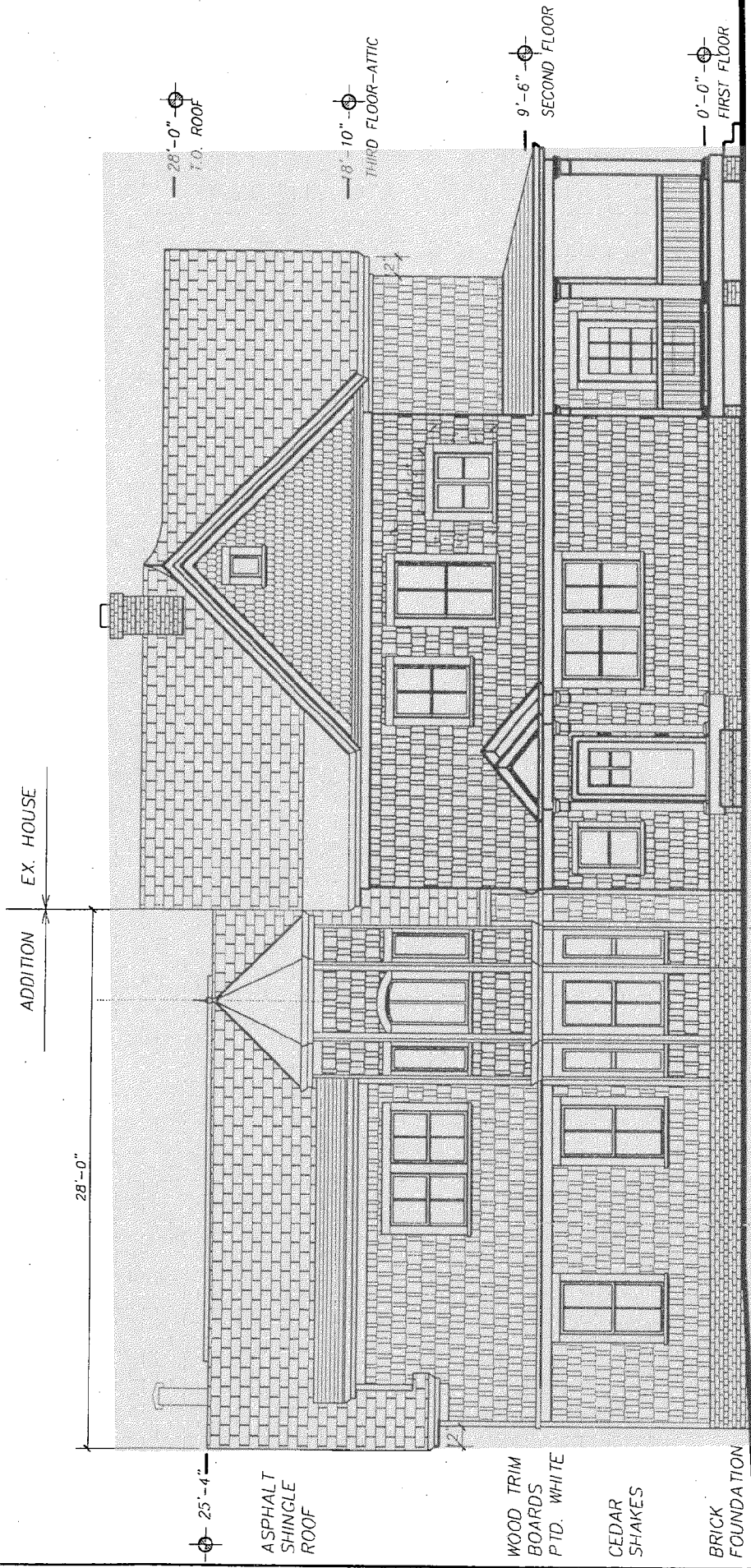
**WEST ELEVATION-EXIST.
3905 WASHINGTON STREET
KENSINGTON, MARYLAND**



0 2' 4' 8' 16'

SCALE 1/8" = 1' - 0"

MARCH 2006



ADDITION EX. HOUSE

28'-0"

28'-0" T.O. ROOF

8'-10" THIRD FLOOR-ATTIC

9'-6" SECOND FLOOR

0'-0" FIRST FLOOR

25'-4"

ASPHALT SHINGLE ROOF

WOOD TRIM BOARDS PTD. WHITE

CEDAR SHAKES

BRICK FOUNDATION

EX. FRONT DOOR

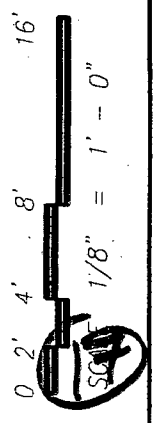
EX. KITCHEN DOOR

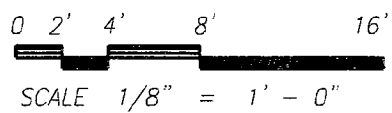
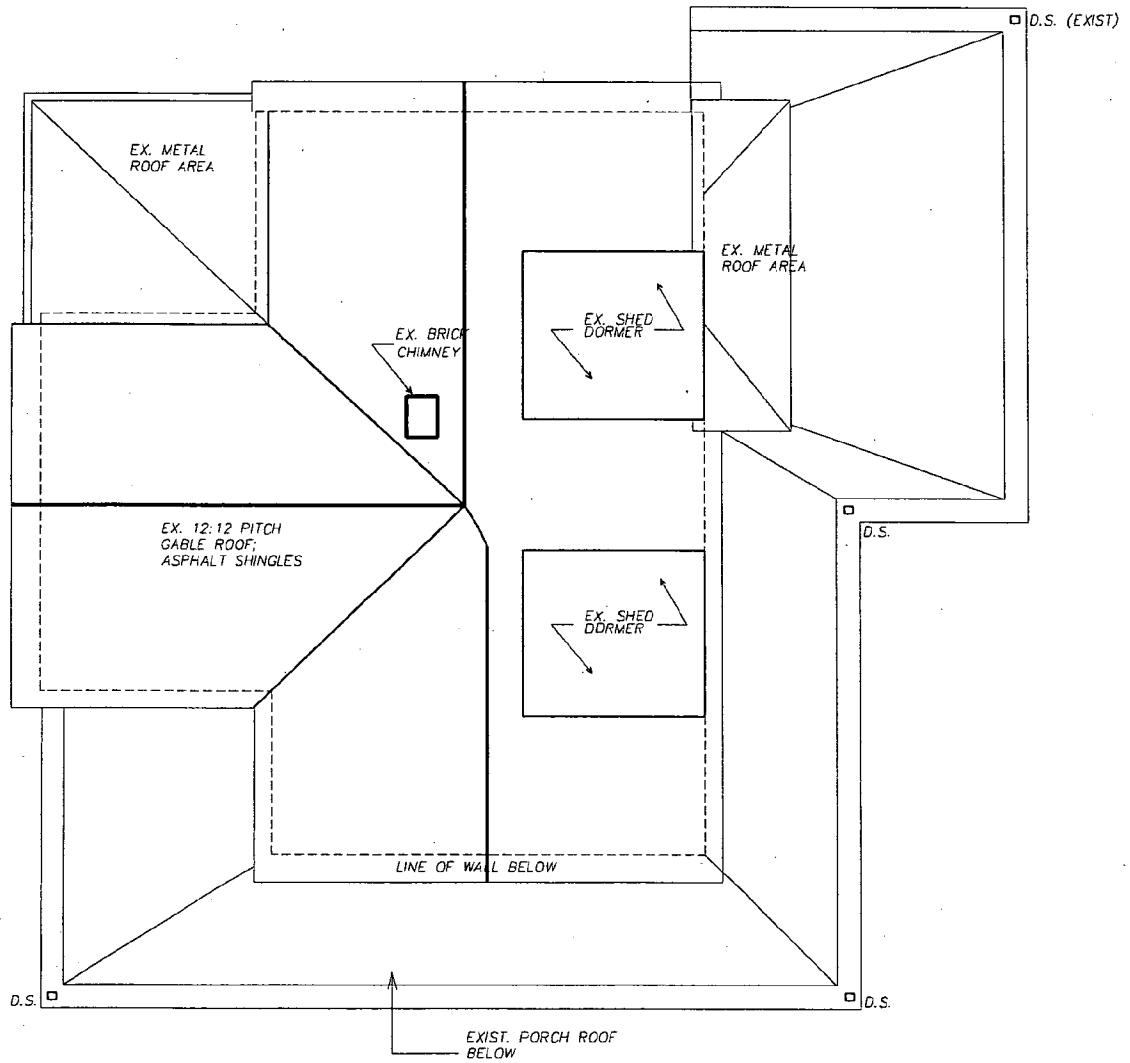
NEW WINDOWS; DOUBLE HUNG W/ SINGLE VERTICAL MULLION TO MATCH EXISTING

8'-0"

MARCH 2006

WEST ELEVATION-NEW
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

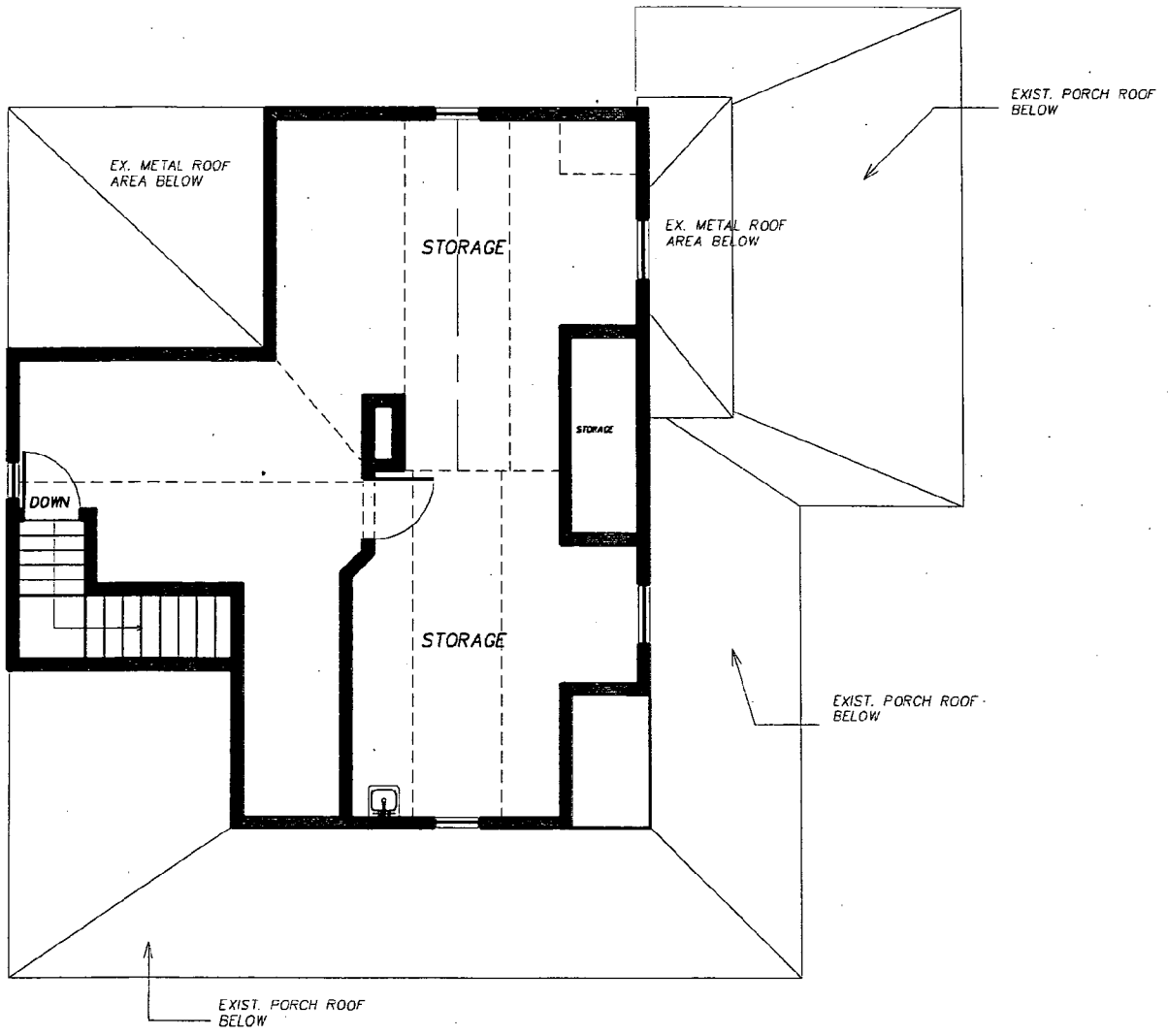




ROOF PLAN EXISTING
3905 WASHINGTON STREET
KENSINGTON, MARYLAND


APRIL 2006

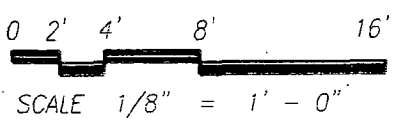
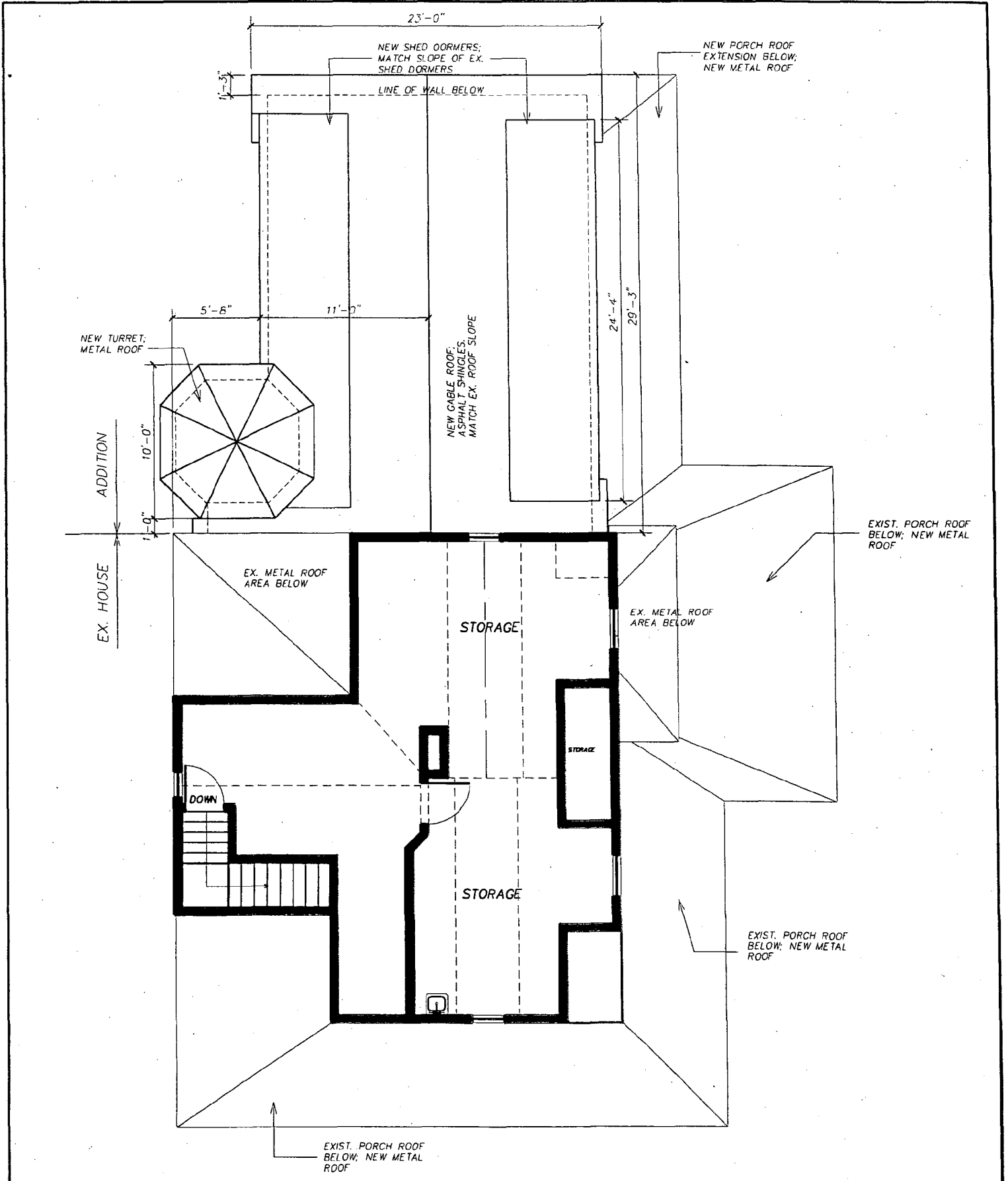




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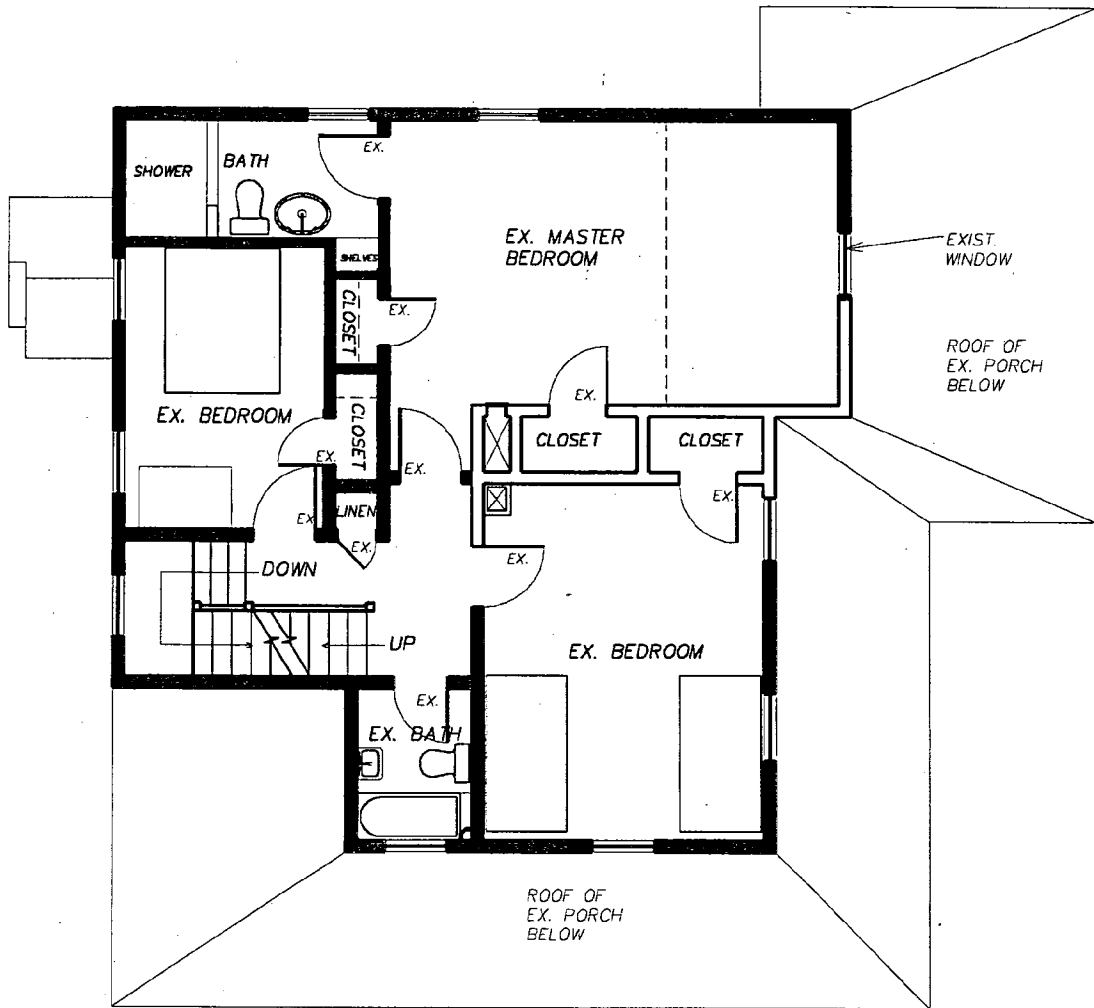
ATTIC LEVEL PLAN EXIST.
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

APRIL 2005 



ATTIC LEVEL PLAN
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006
 (2)

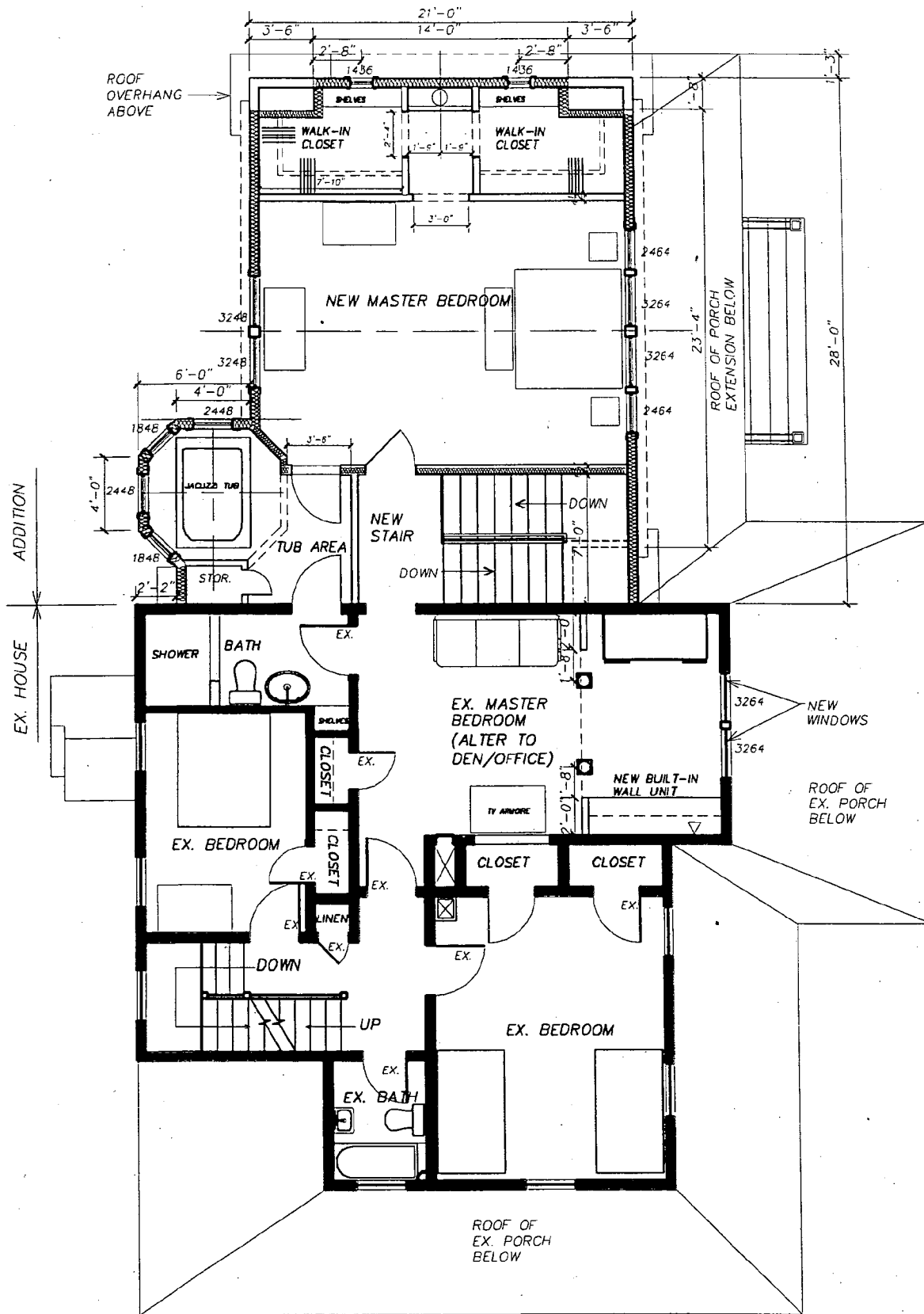


0 2' 4' 8' 16'
 SCALE 1/8" = 1' - 0"

SECOND FLOOR PLAN EXIST.
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

APRIL 2006

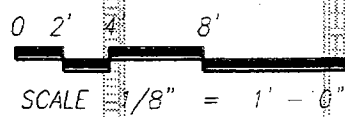
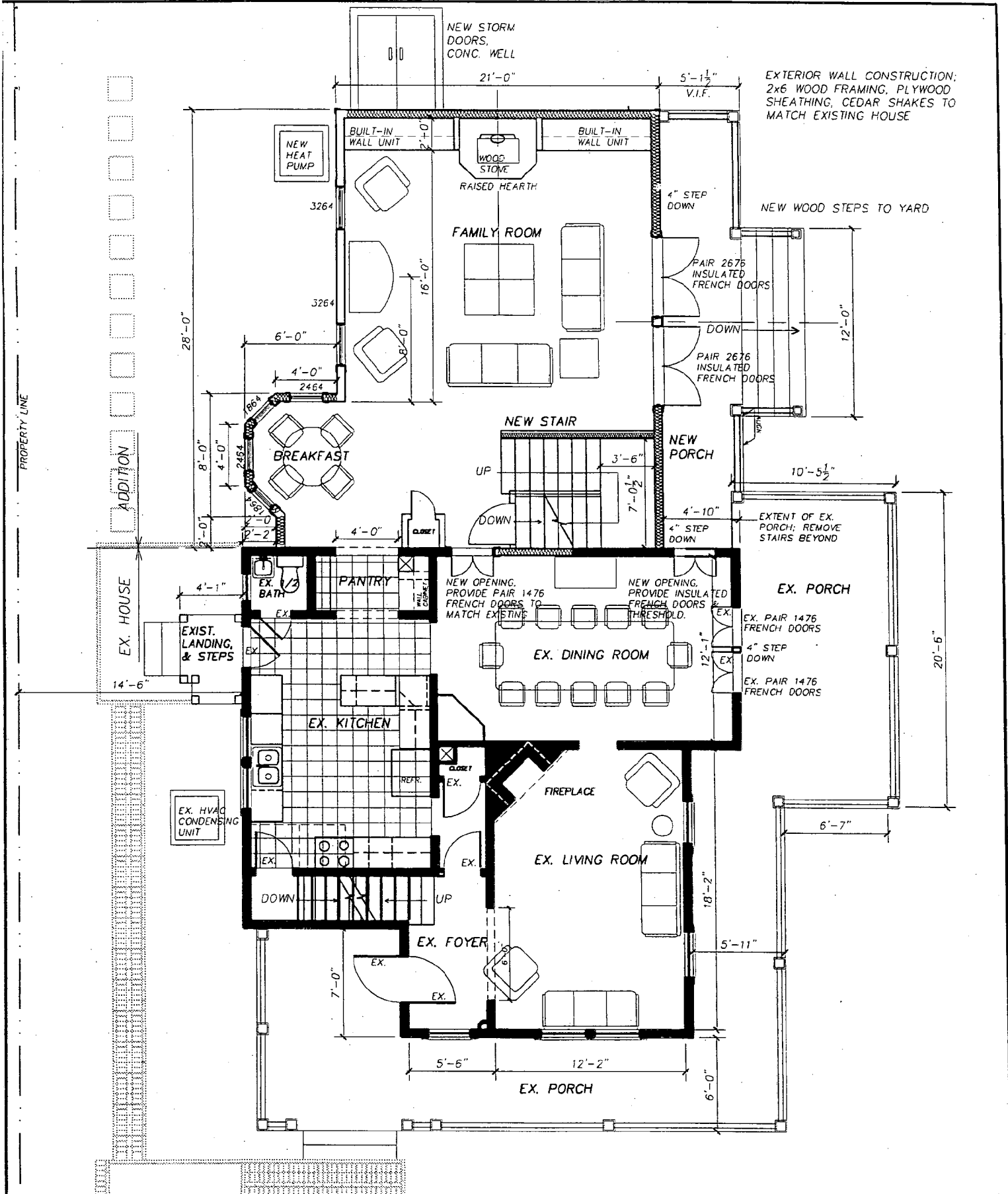




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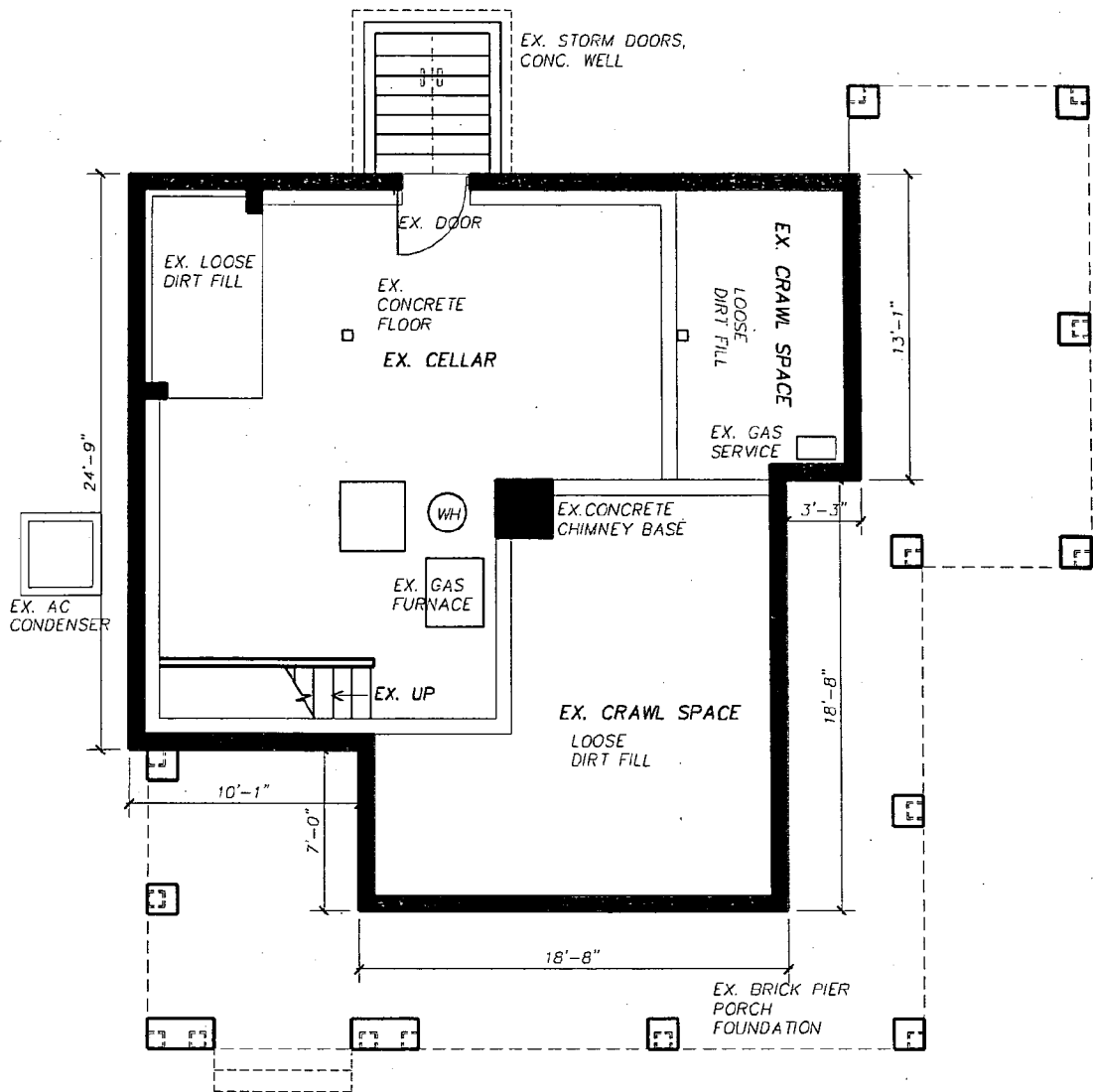
SECOND FLOOR PLAN
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006
 23



FIRST FLOOR PLAN
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006
 25

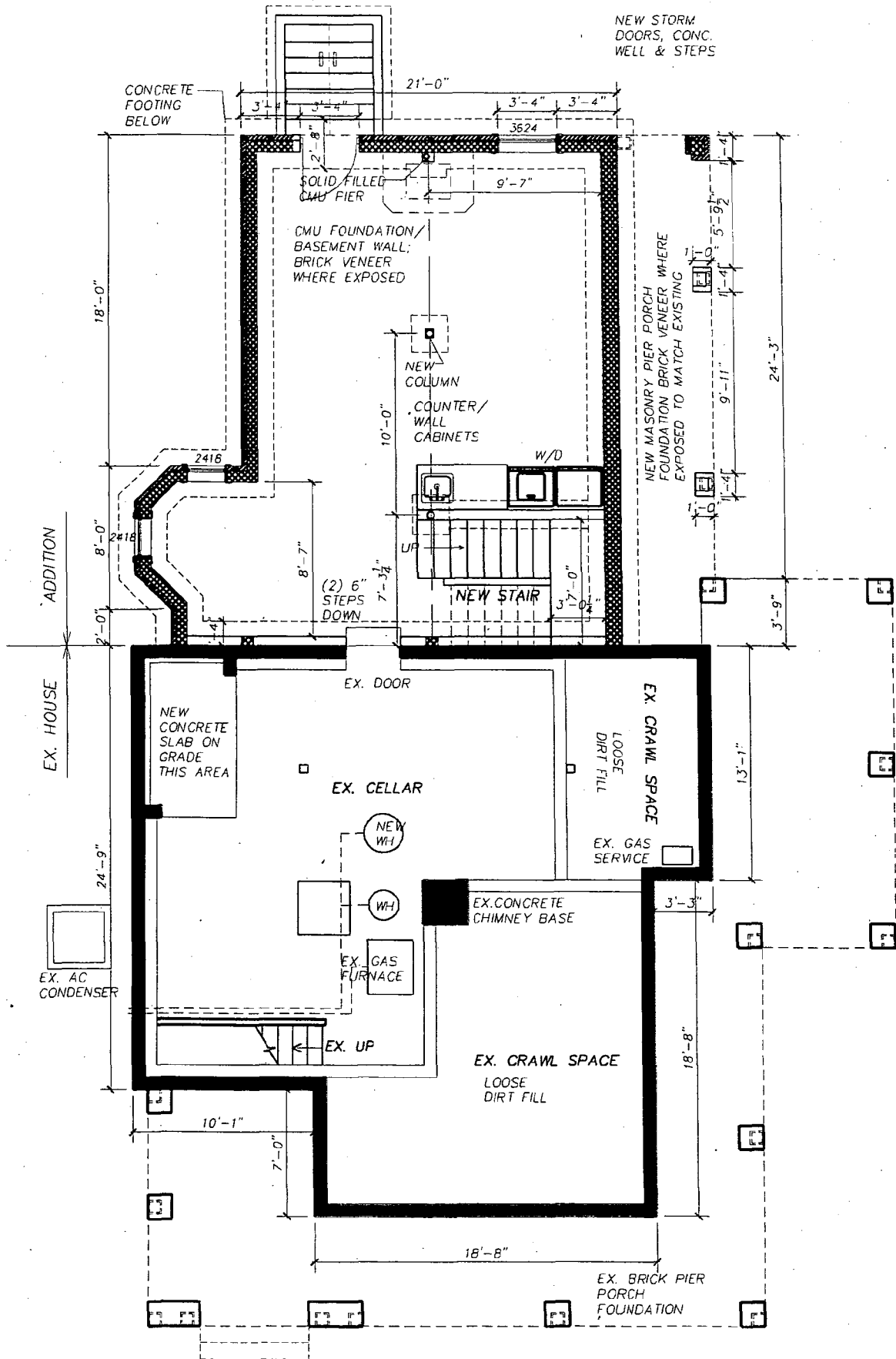


0 2' 4' 8' 16'
 SCALE 1/8" = 1' - 0"

BASEMENT LEVEL PLAN-EXIST.
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

APRIL 2006





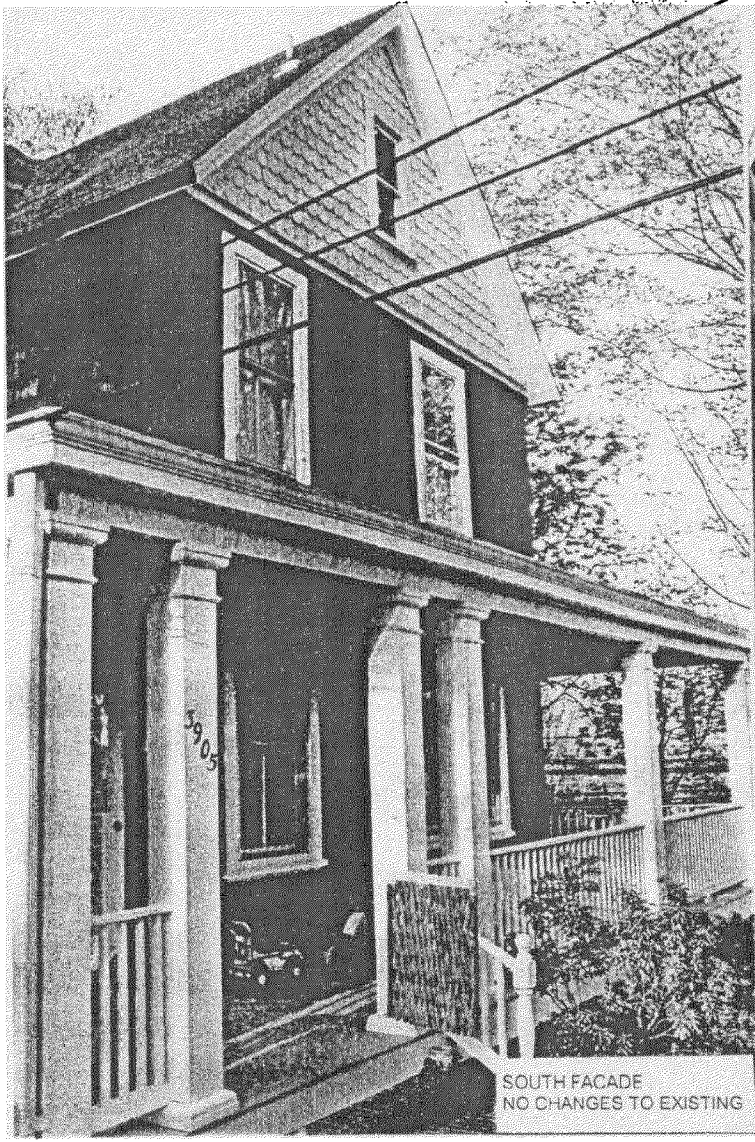
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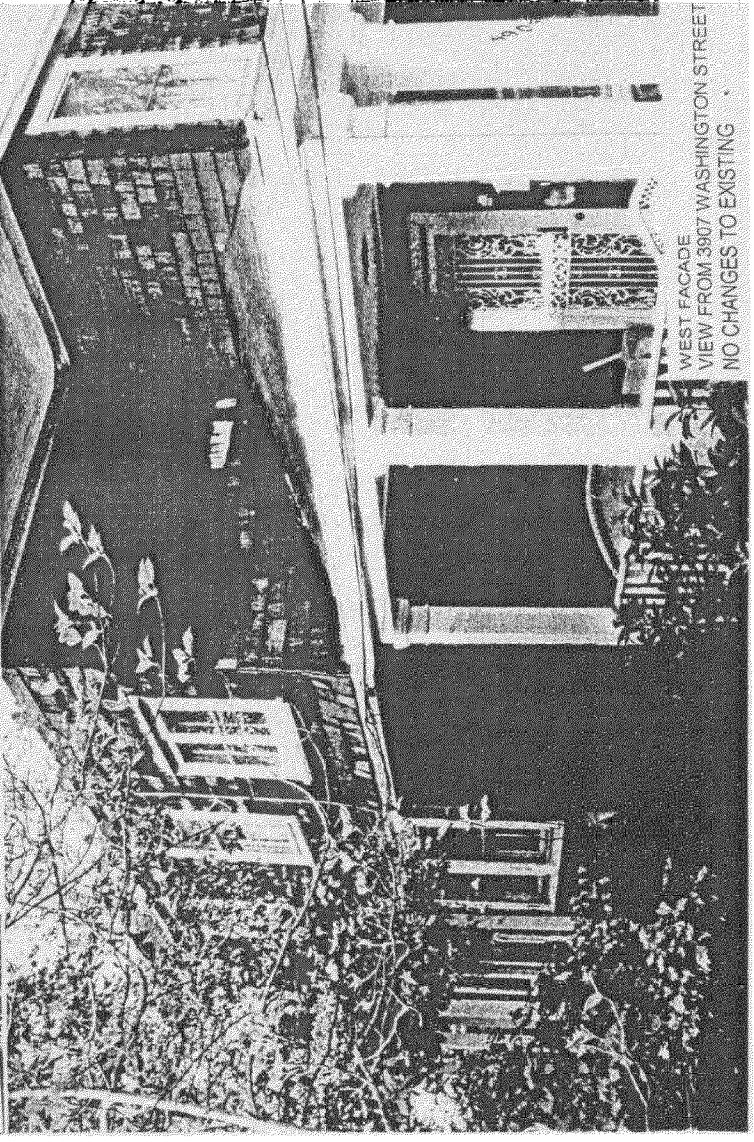
BASEMENT LEVEL PLAN
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006

(27)

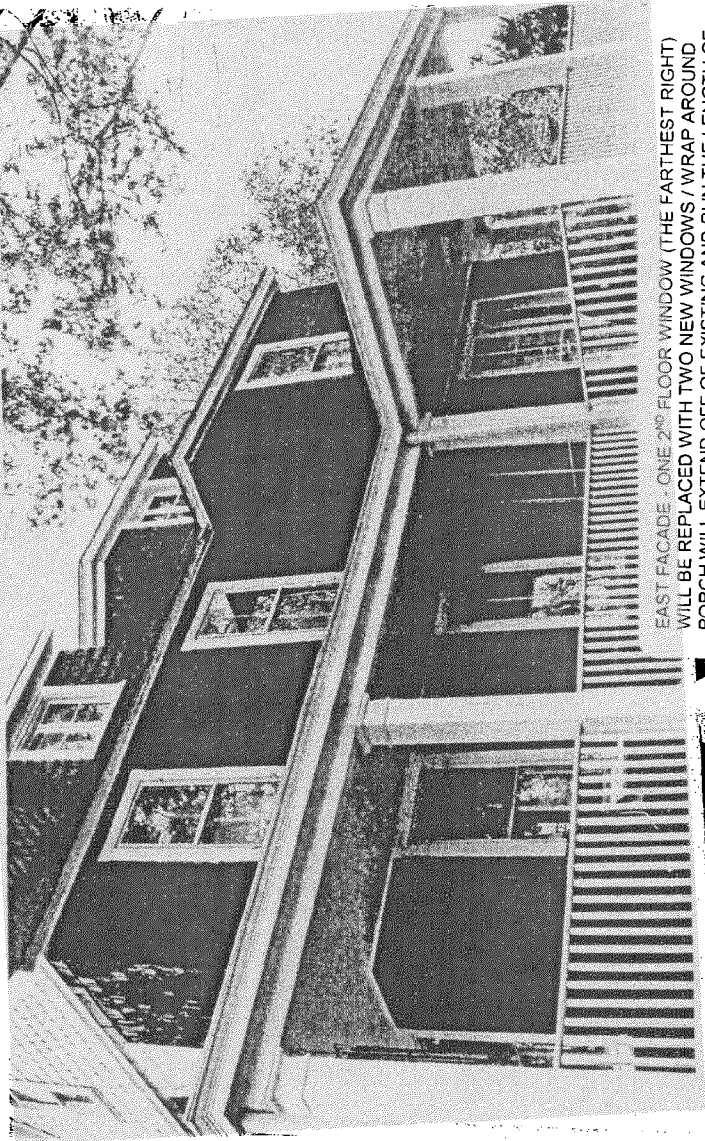


SOUTH FACADE
NO CHANGES TO EXISTING

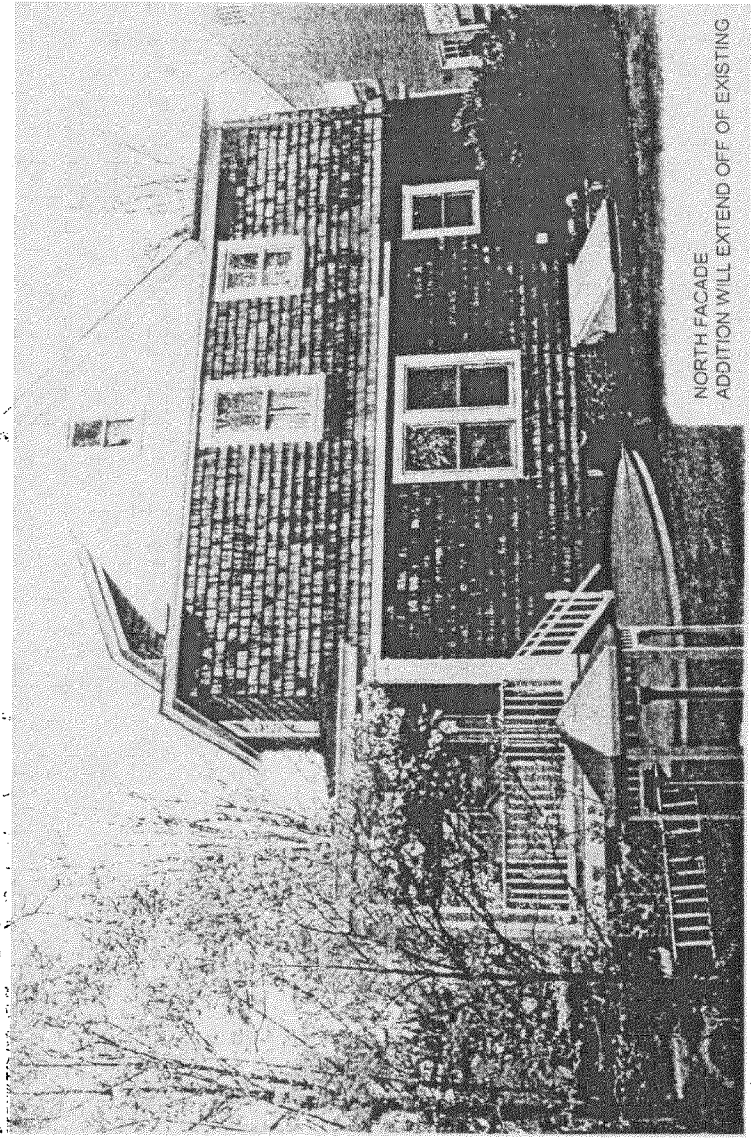


WEST FACADE
VIEW FROM 3907 WASHINGTON STREET
NO CHANGES TO EXISTING

018246 (38)



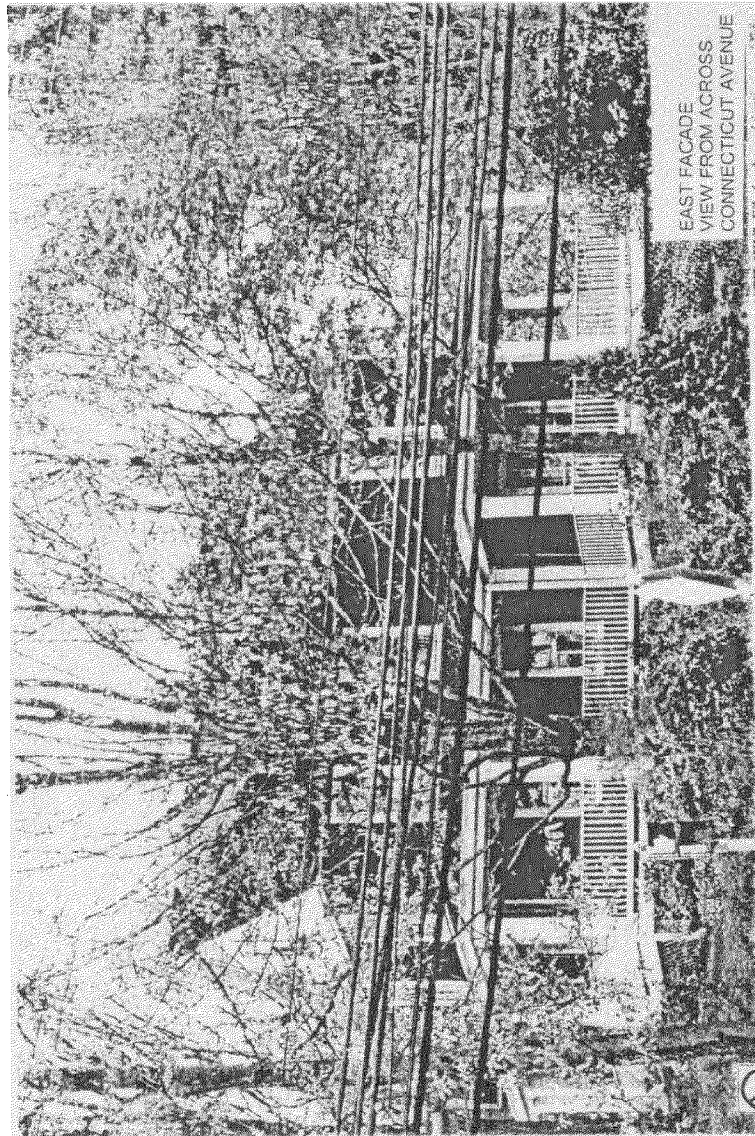
EAST FACADE - ONE 2ND FLOOR WINDOW (THE FARTHEST RIGHT) WILL BE REPLACED WITH TWO NEW WINDOWS / WRAP AROUND PORCH WILL EXTEND OFF OF EXISTING AND RUN THE LENGTH OF THE EAST SIDE OF THE ADDITION



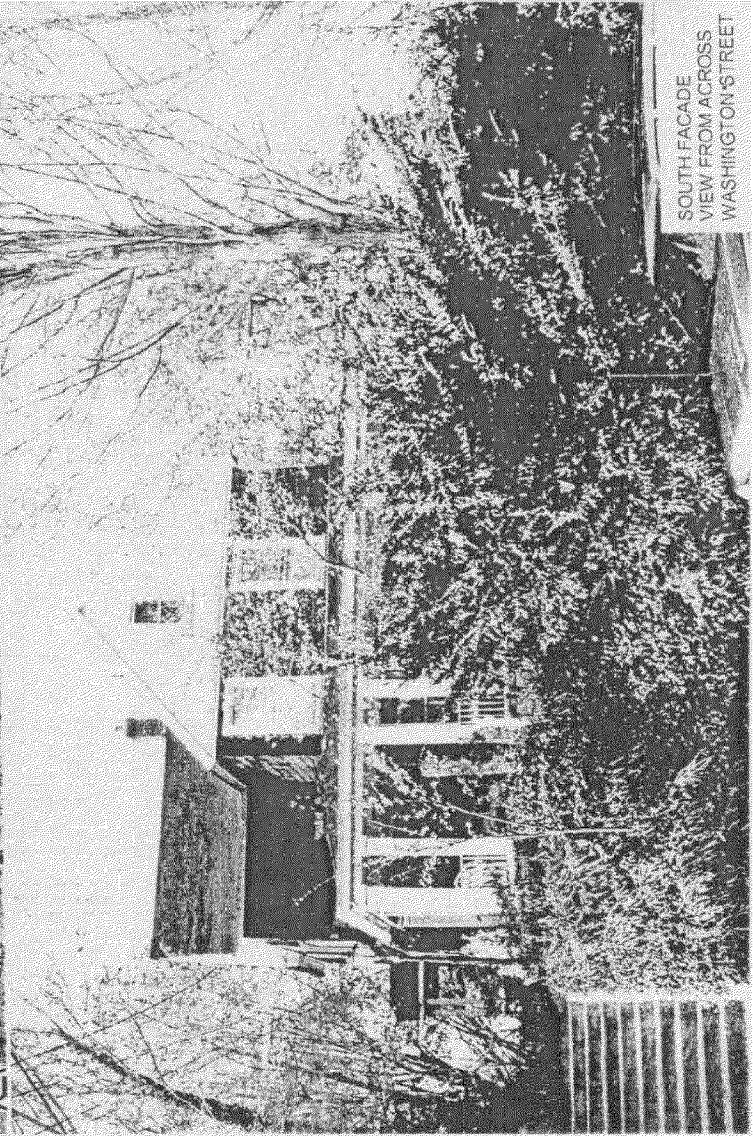
NORTH FACADE
ADDITION WILL EXTEND OFF OF EXISTING

29

018246



EAST FACADE
VIEW FROM ACROSS
CONNECTICUT AVENUE



SOUTH FACADE
VIEW FROM ACROSS
WASHINGTON STREET

418248
③

HPA 418-114

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

Owner's mailing address	Owner's Agent's mailing address
MICHAEL UHLMAN JUDY BEACH-UHLMAN 3905 WASHINGTON STREET KENSINGTON, MD 20895	
Adjacent and confronting Property Owners mailing addresses	
LISA & JERRY WEED 3907 WASHINGTON STREET KENSINGTON, MD 20895	WARNER MEMORIAL PREBYTERIAN CHURCH 10123 CONNECTICUT AVENUE KENSINGTON, MD 20895
BARRIE & AL CARR 3904 WASHINGTON STREET KENSINGTON, MD 20895	MARJORIE PARCE 3906 WASHINGTON STREET KENSINGTON, MD 20895

3905 WASHINGTON STREET, KENSINGTON



Notice:
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All maps features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.
Copyright © 1998

Casual User Application



M-NCPPC
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

3905 WASHINGTON STREET, KENSINGTON - 2004 AERIAL



Notice:

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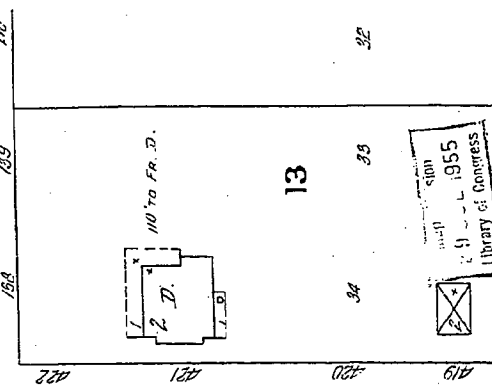
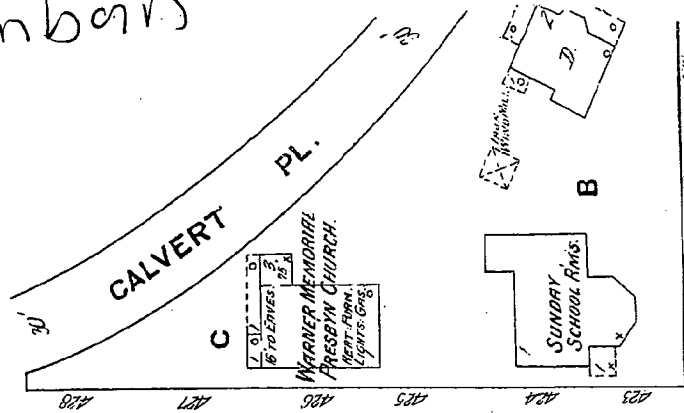
Casual User Application



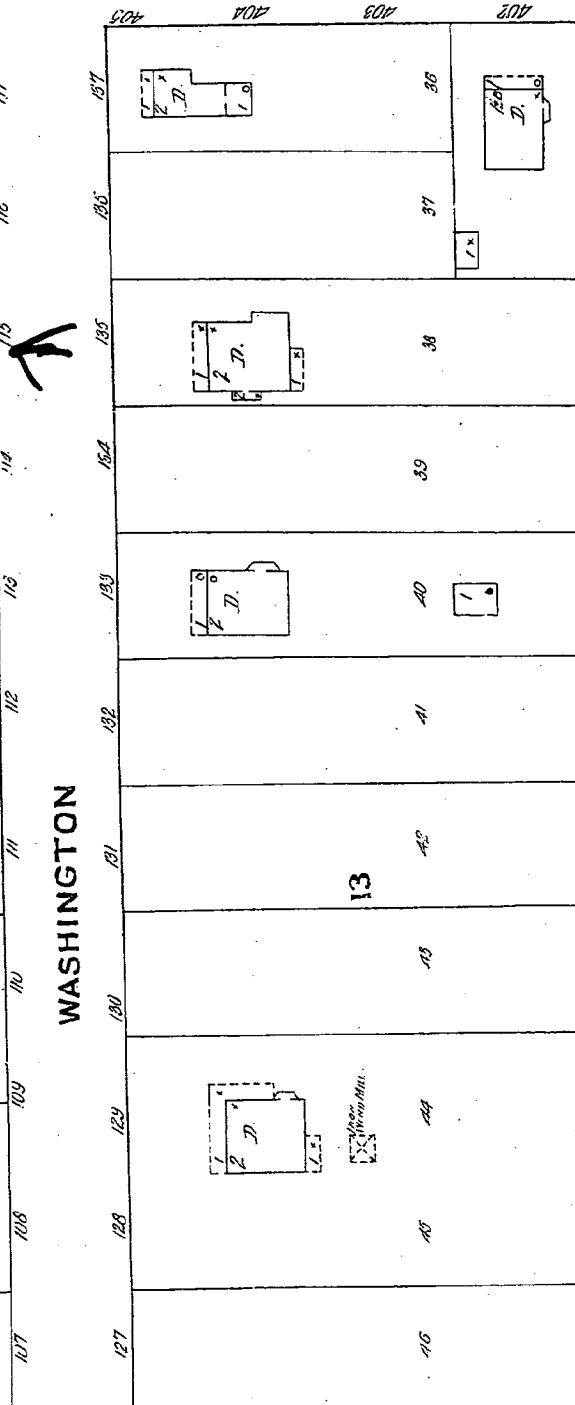
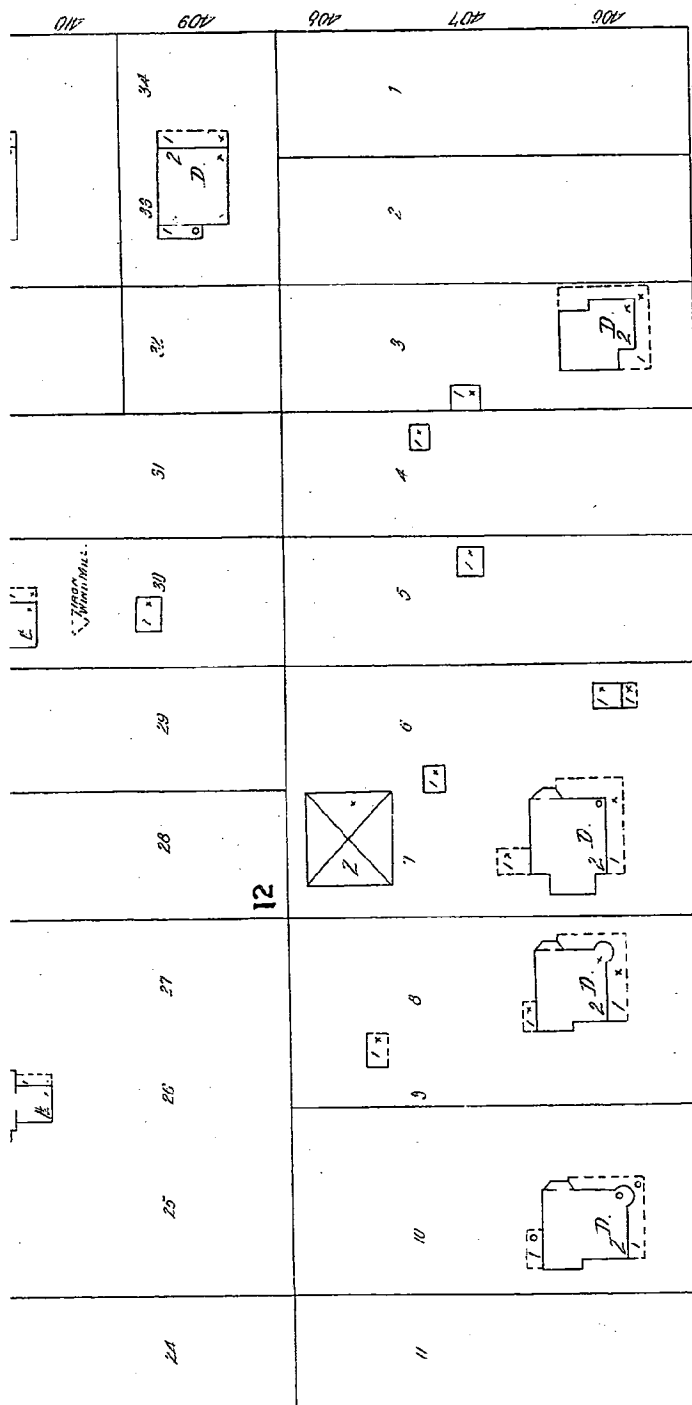
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

30

1911
Sanborn

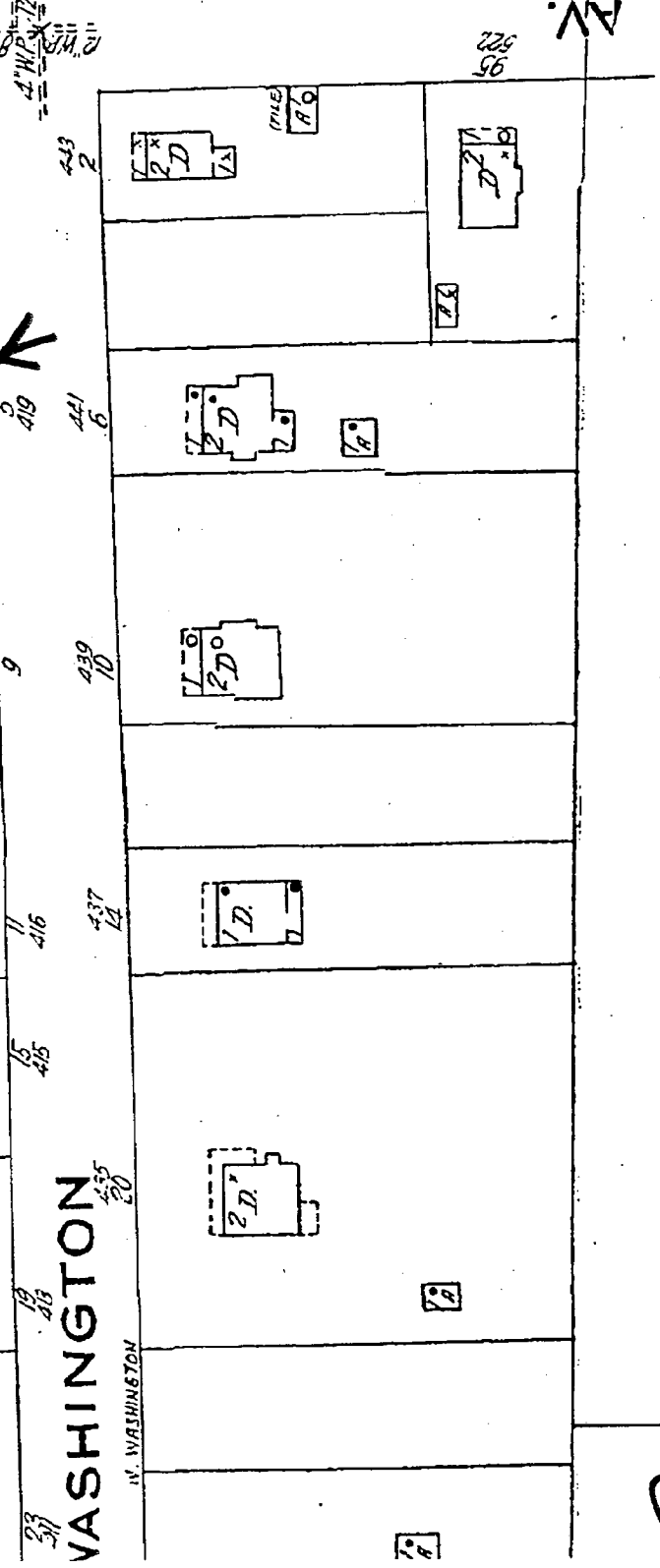
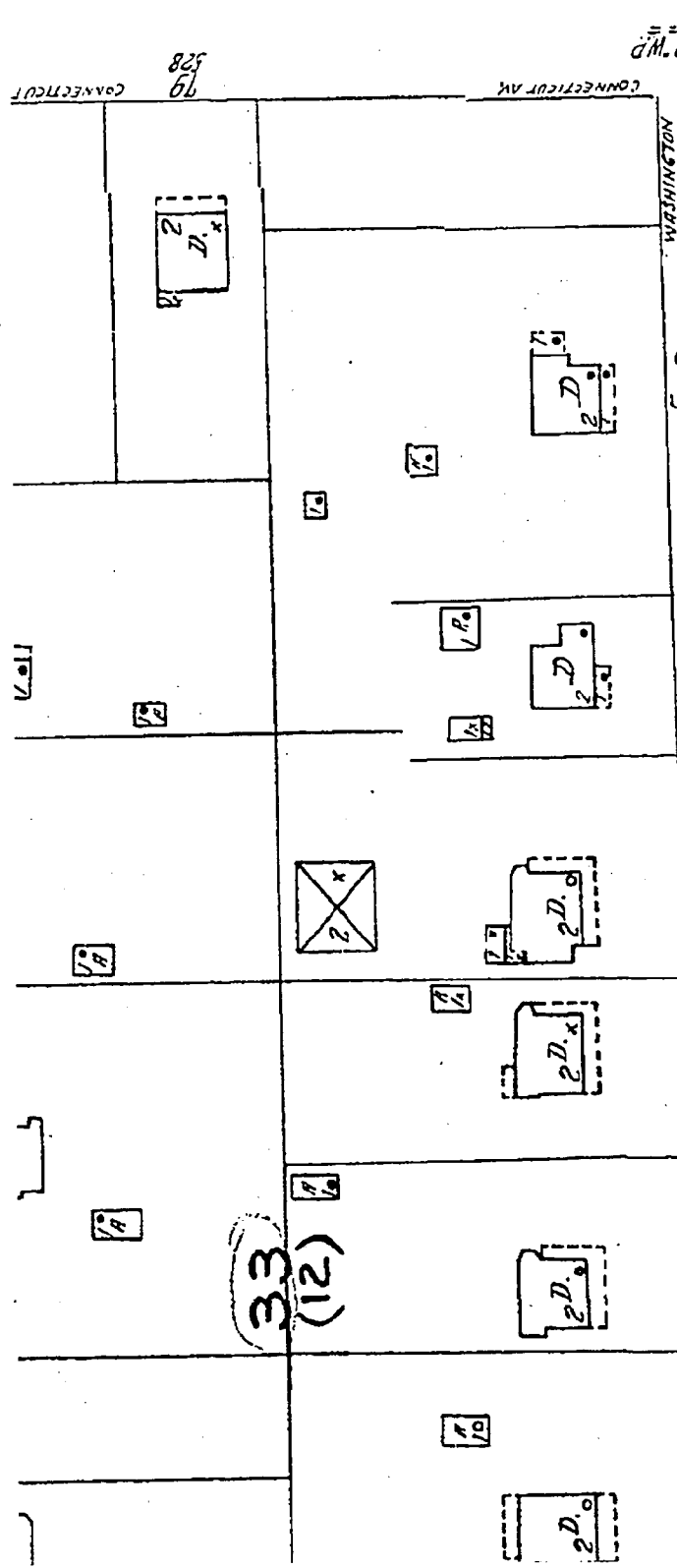
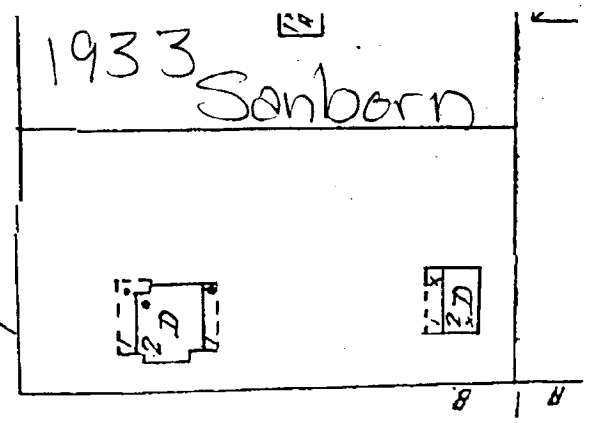
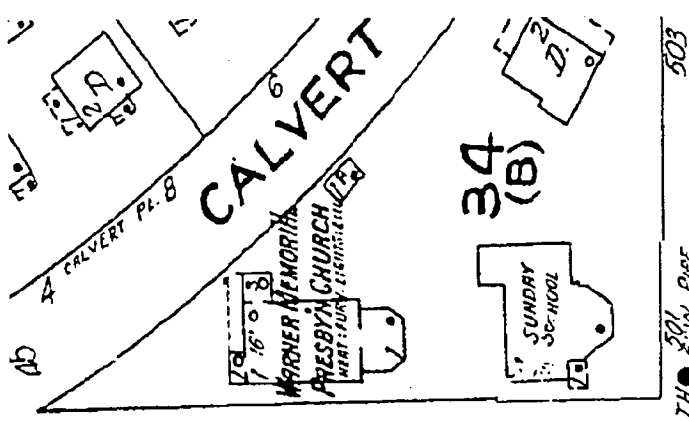


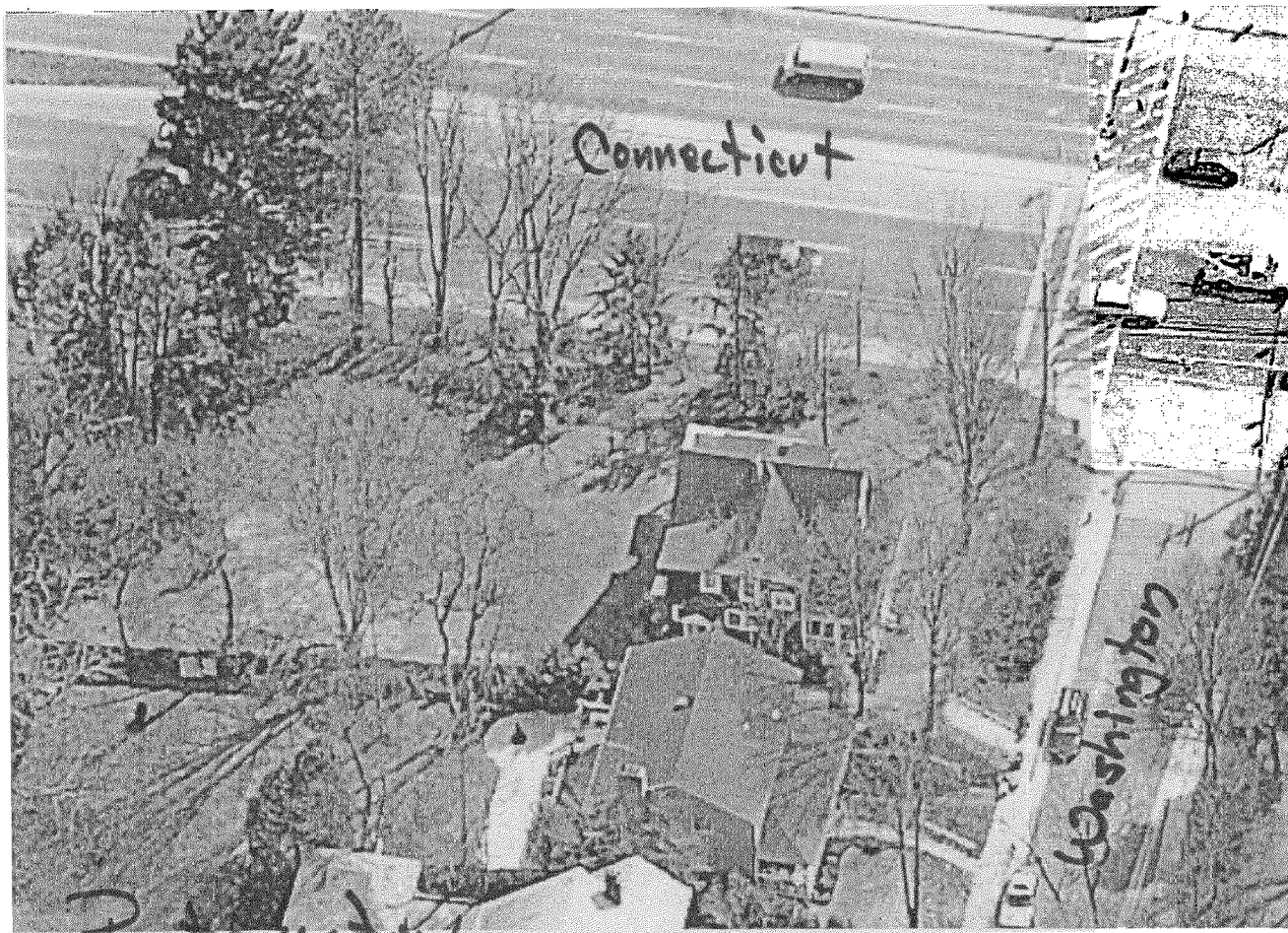
CONNECTICUT AV.



WASHINGTON

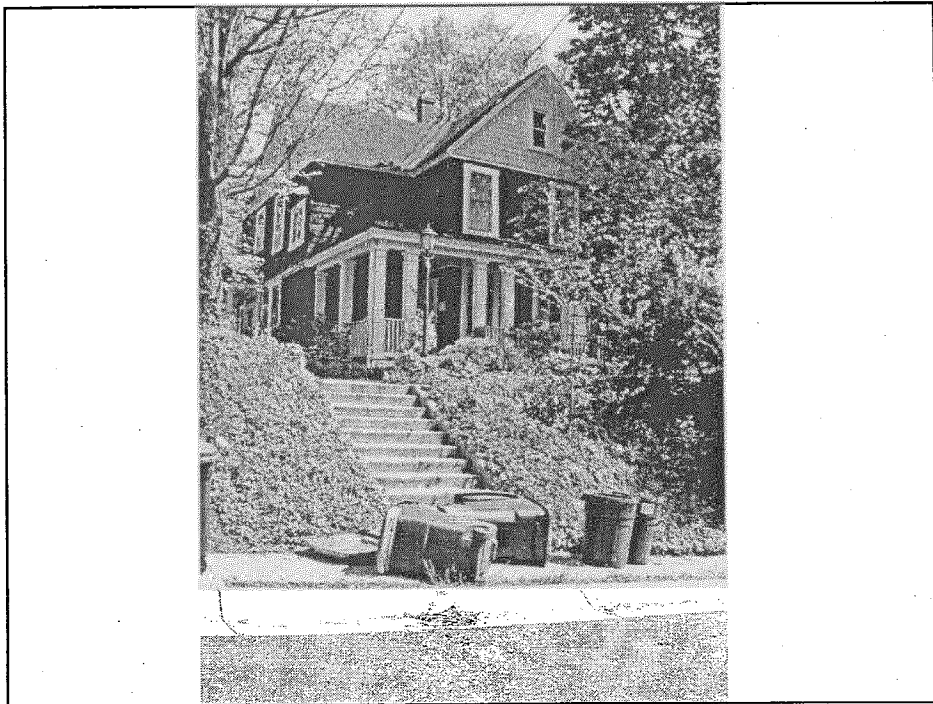
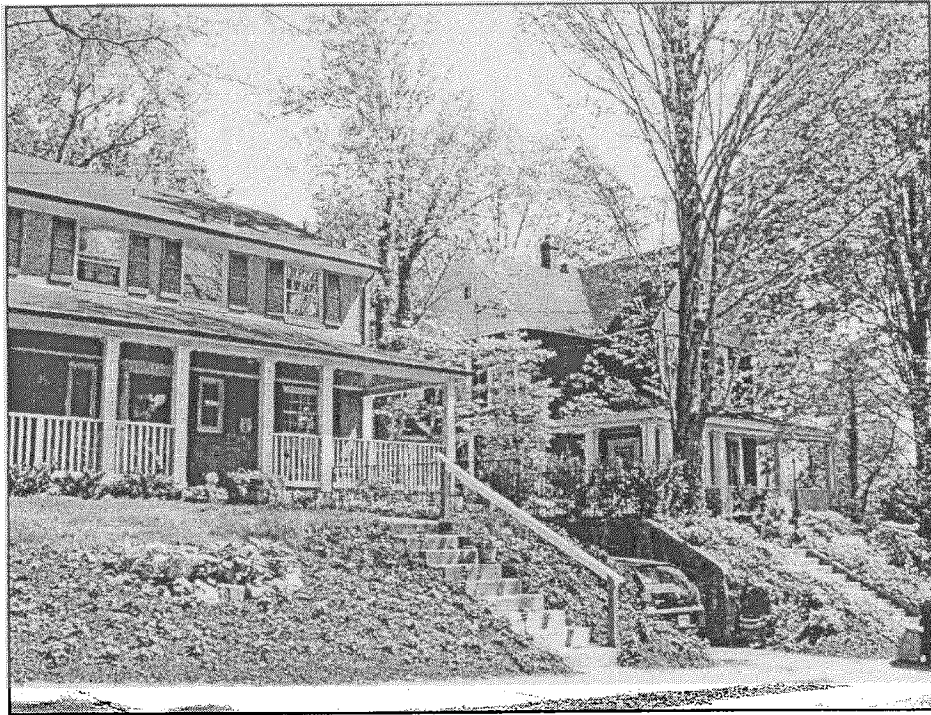
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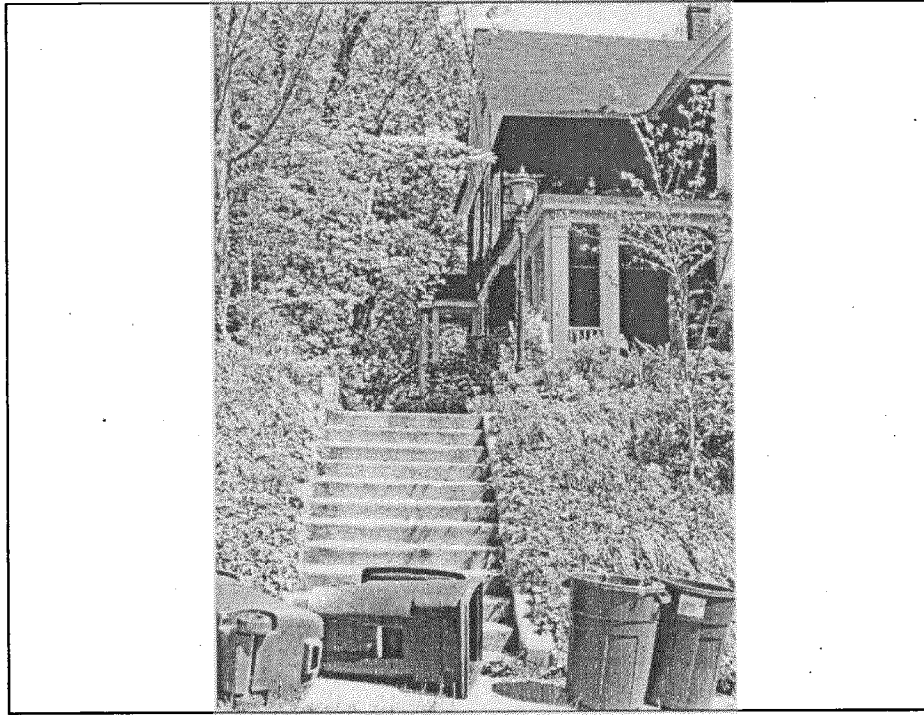


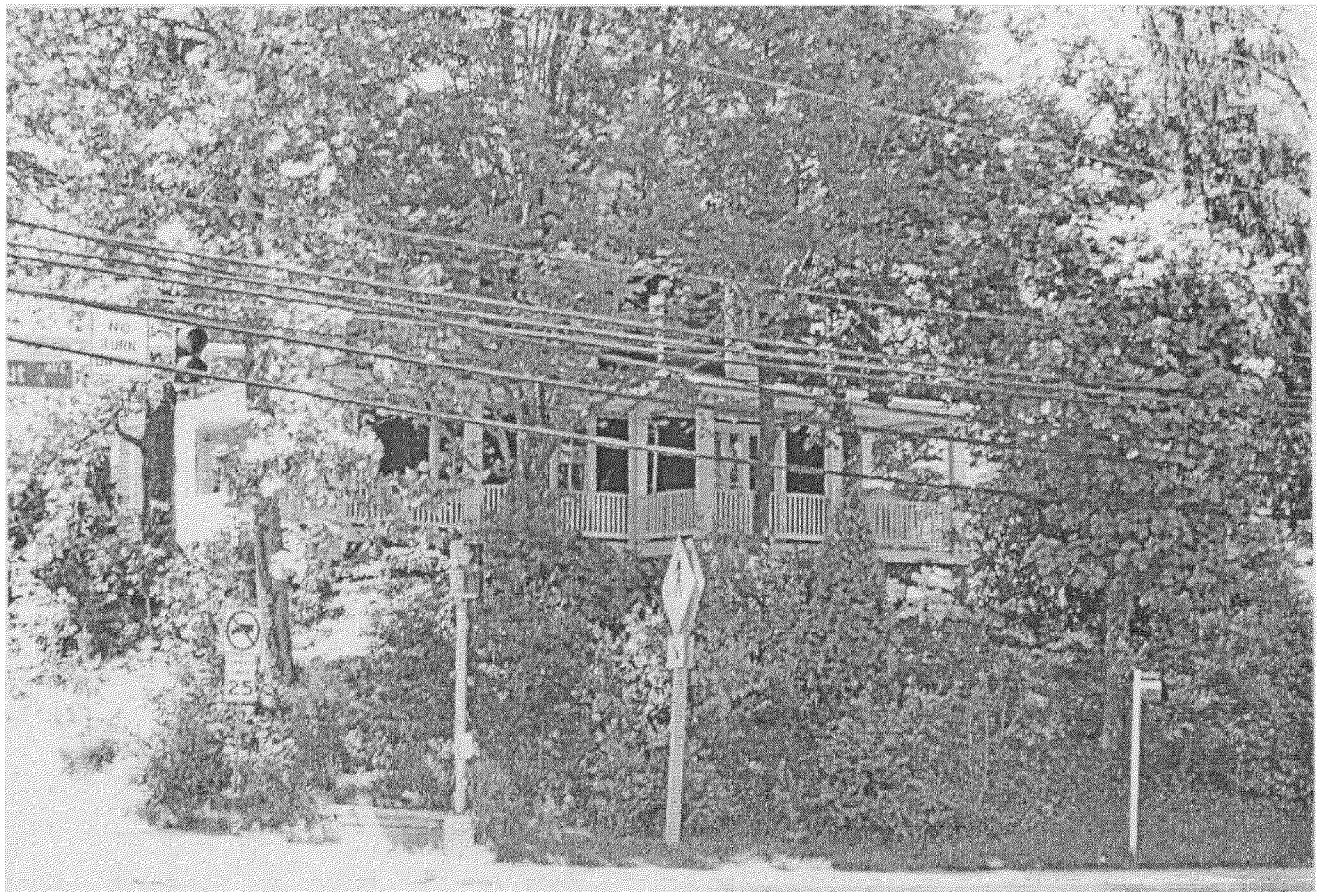


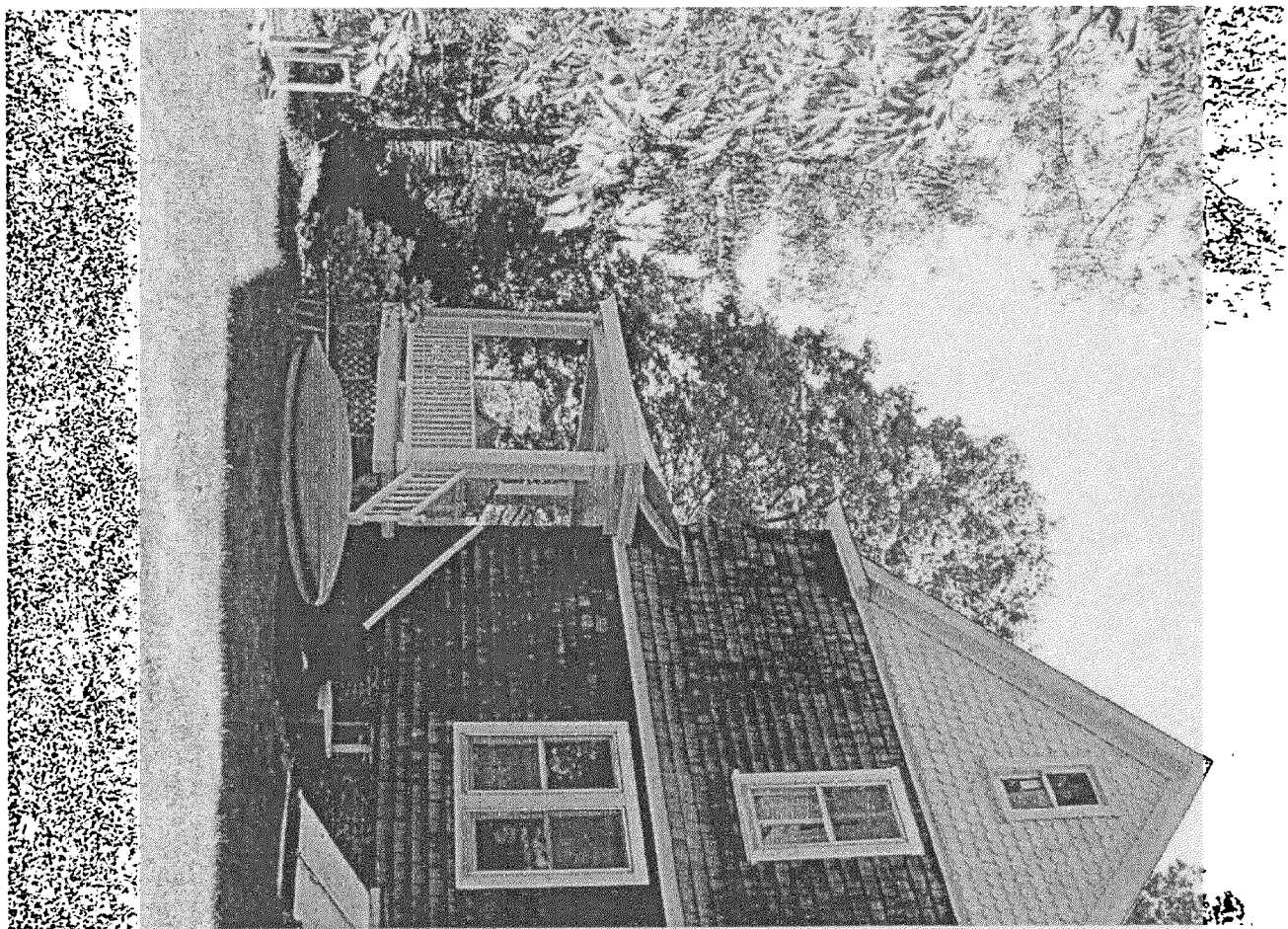
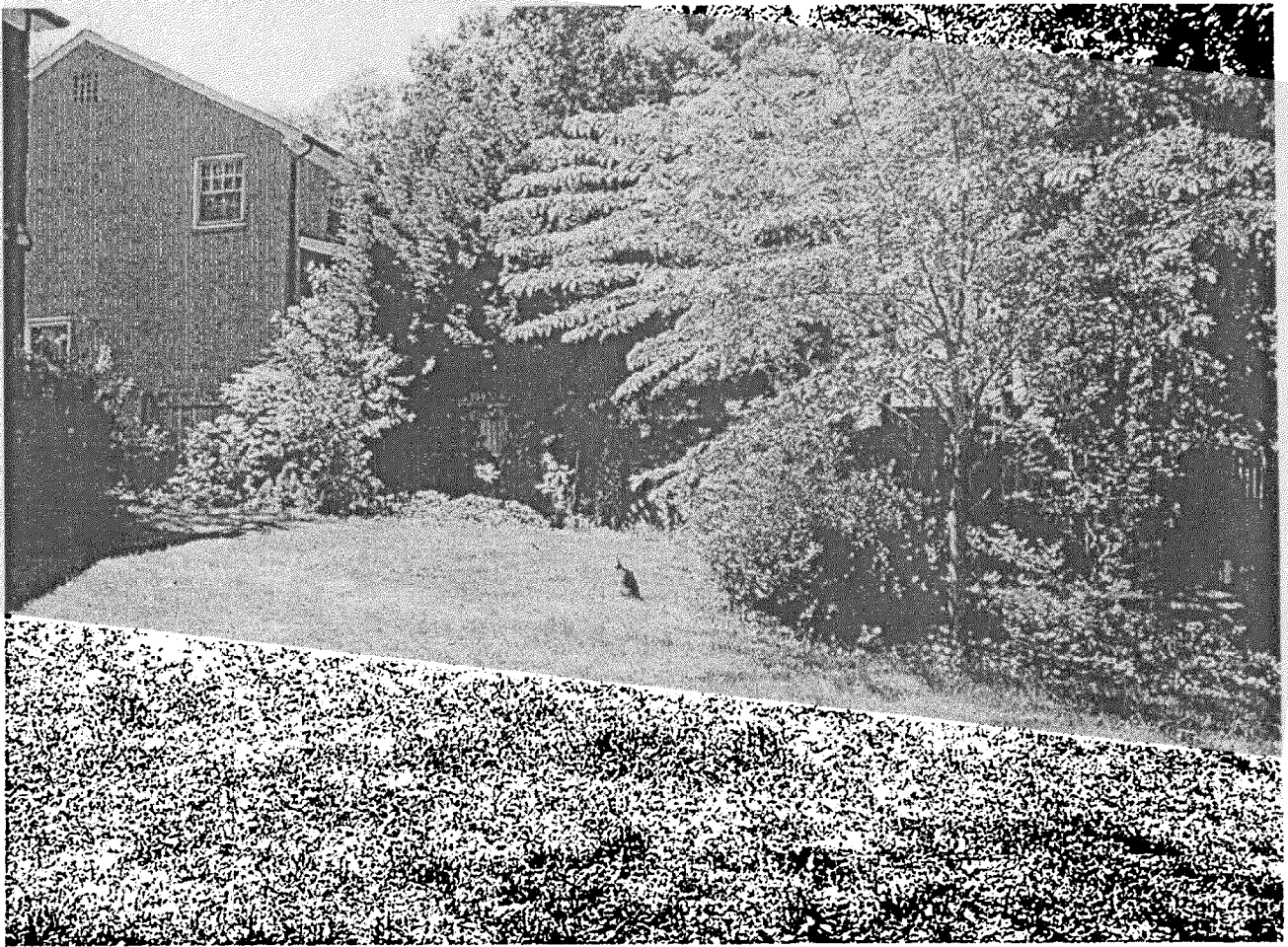
Pictometry













Jef - large mass of glass at that loc
is hunting it

Tim - hyphenation -

clear connector - something lighter
& softer

rather than a graft of the hist. tree
walk w/ staff

~~- needs to be re-planned~~

OK w/ continuance - reluctantly

Turret

rear facade

sep differentiate more

Torr - footprint in ballpark

higher not the only tool

height OK

MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY

LOCAL ADVISOR PANEL FOR
KENSINGTON HISTORIC DISTRICT

RE: 31/06-06E, Beach-Uhlman Residence

LAP members were provided with the HAWP during the week of May 1, 2006 and asked to provide comment. The LAP Chairman contacted the applicant on May 10, 2006 to discuss issues regarding the HAWP such as:

III - M

- Replacement of the single 2/2 window on the east elevation with paired 2/2 windows. The applicant indicated that this part of the structure was originally an open sleeping porch which was enclosed (date unknown.) In addition, the paired 2/2 window feature is found elsewhere on the house. In any event, it was felt that this was not a "character defining feature" of the house, such as the prominent gables or the wrap-around porch.
- Design of the turret. The applicant would consider minor changes to design to reduce its prominence relative to the historic structure.

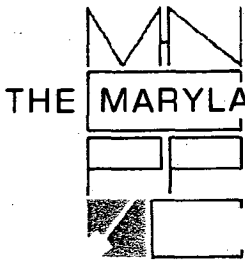
LAP members agreed that the proposal is compatible with the garden character of the Kensington Historic District, as characterized in the *Visions of Kensington*. LAP members further agreed that the proposal is compatible with the Secretary of the Interior's Standards for Rehabilitation.

RE: 31/06-06A, Klotz Residence

III - D

LAP members were provided with the HAWP during the week of May 1, 2006 and asked to provide comment. This is an existing in-fill house built several years before the purchase by the current owner. The house has many features that are currently discouraged (large massing, vinyl siding, etc.). As such, it was felt that the use of vinyl siding on the new construction would be of little impact given that the rest of the house is already clad in vinyl. Accordingly, we see no pressing need to require wood or cement board siding on the new construction.

The issue of the Kensington setback requirement was raised by one LAP member. The applicants will need to address this issue, if applicable, with the Town of Kensington.



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

FAX TRANSMITTAL SHEET

**Historic Preservation Office
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: JOEL GALLIHER FAX NUMBER: 301 495 1304

FROM: TANIA T + MICHELE O

DATE: 4/25/06

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 34

NOTE:

Thanks for your help.

① Proposed Rear addition - Is lot
line erasure necessary?

~~② See note. Michel's issue~~

1

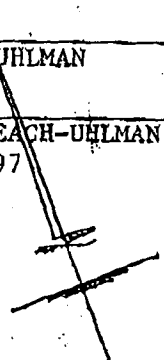
A/P # 218246

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

MICHAEL S. UHLMAN

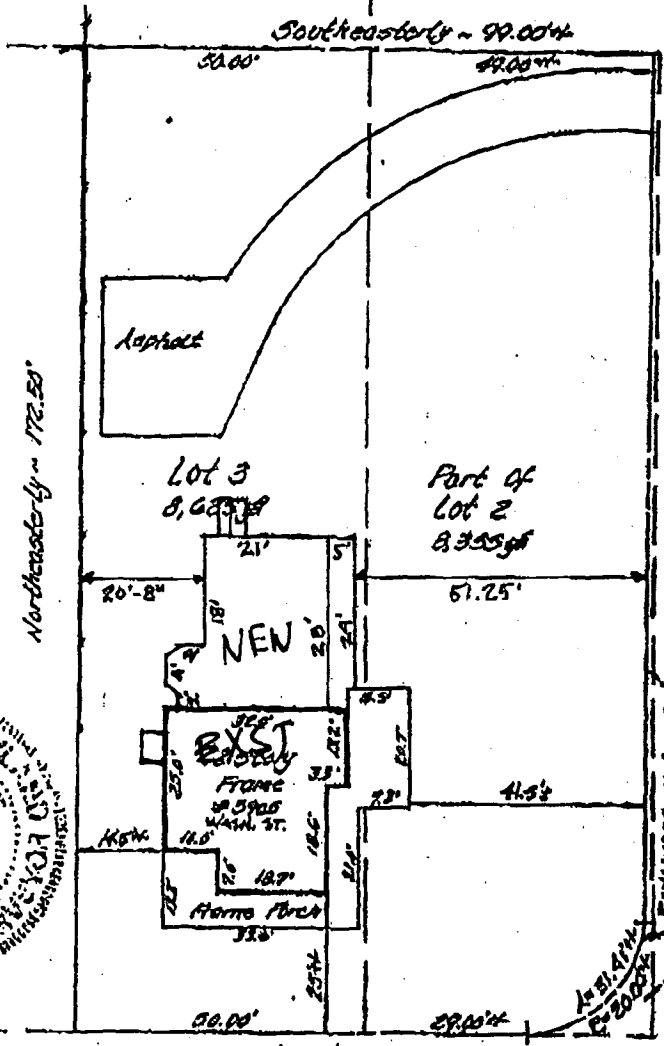
JUDITH A. BEACH-UHLMAN
June 27, 1997



Lot 31

Lot 32

Lot 4

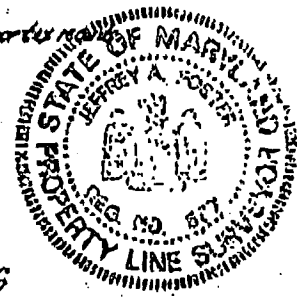


CONNECTICUT AVENUE

WASHINGTON STREET

Notes

1. Flood zone "C" per H.U.D. panel No. 0175C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2.5 Feet.
3. Note: Remainder of Lot 2 as shown is an approximation due to lack of description for portion of lot taken by Connecticut Avenue Right-of-Way.
4. Note: Total Area: 16,900 sq. feet



LOCATION DRAWING
 LOTS 3 AND PART OF LOT 2 - BLOCK 12
 KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

REFERENCES

PLAT BK. 8
 PLAT NO. 4



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 3 Professional Drive, Suite 818
 Calhoun, Maryland 20678
 301/948-5100, Fax 301/948-1286

LIBER FOLIO

DATE OF LOCATIONS
 WALL CHECK
 HSE. LOC: 6-19-97

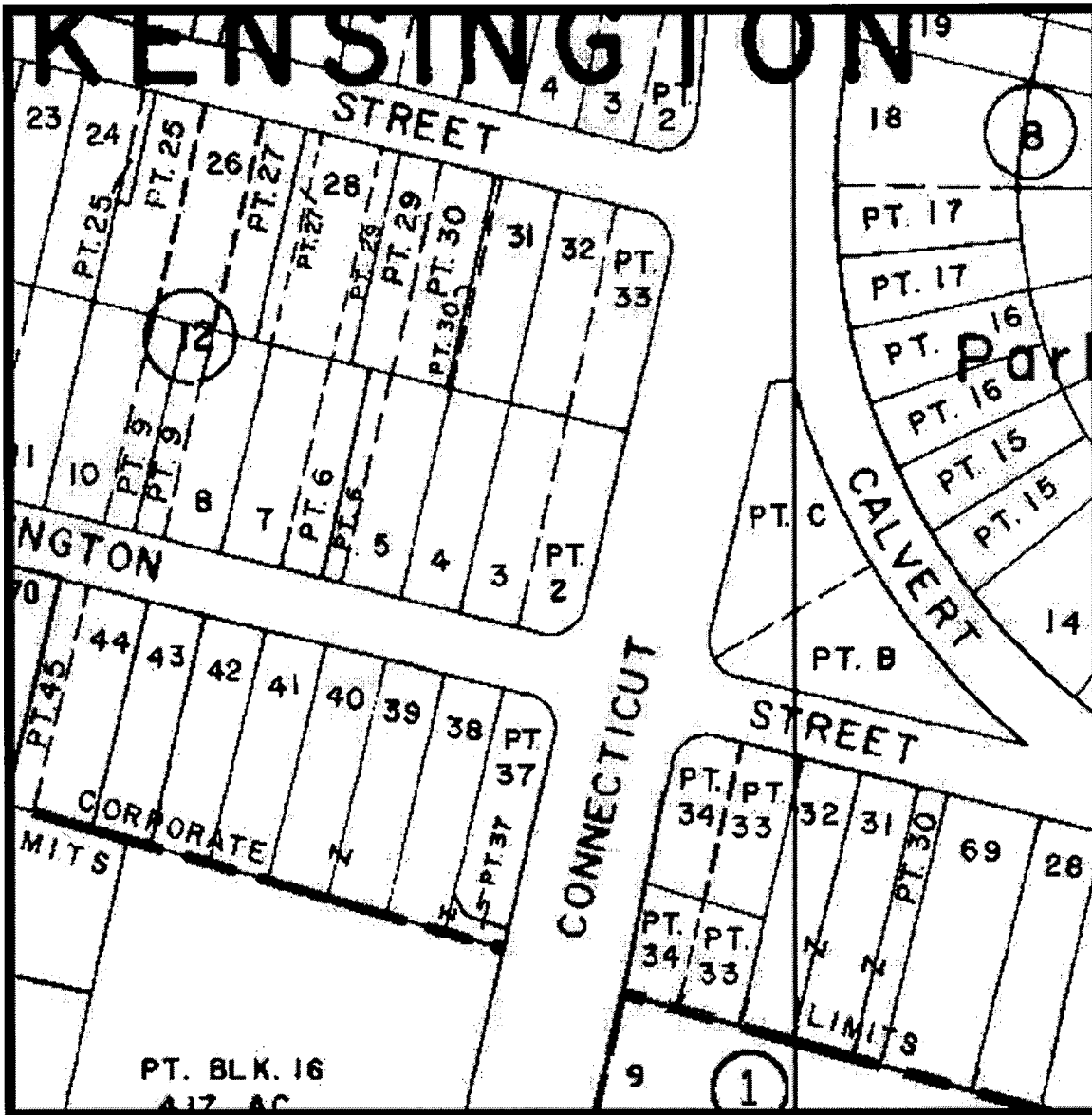
SCALE: 1" = 30'
 DRAWN BY: ROB
 JOB NO.: 97-1708

Jerry A. Beach
 MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 507

4/18/06



District - 13 Account Number - 01020060



Property maps provided courtesy of the Maryland Department of Planning ♦ 2004.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html



Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
 Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground](#)
[Rent](#)

Account Identifier: District - 13 **Account Number -** 01020060

Owner Information

Owner Name: UHLMAN, MICHAEL S &
 JUDITH A BEACH-UHLMAN **Use:** RESIDENTIAL

Mailing Address: 3905 WASHINGTON ST **Principal Residence:** YES
 KENSINGTON MD 20895-3934 **Deed Reference:** 1) /14988/ 168
 2)

Location & Structure Information

Premises Address **Legal Description**
 3905 WASHINGTON ST LOT 3 KENSINGTON PAR
 KENSINGTON 20895-3934 K

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
HP43				15		12	P2	1	Plat Ref:
				Town	KENSINGTON				
				Ad Valorem					
				Tax Class	27				
Primary Structure Built			Enclosed Area		Property Land Area		County Use		
1888			2,112 SF		16,980.00 SF		111		
Stories		Basement		Type			Exterior		
2 1/2		YES		STANDARD UNIT			FRAME		

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments	
			As Of 07/01/2005	As Of 07/01/2006
Land:	139,980	257,980		
Improvements:	174,800	375,280		
Total:	314,780	633,260	527,100	633,260
Preferential Land:	0	0	0	0

Transfer Information

Seller: PAGE T & S M DINNEL **Date:** 07/03/1997 **Price:** \$220,000
Type: IMPROVED ARMS-LENGTH **Deed1:** /14988/ 168 **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tully, Tania

Subject: 3905 Washington Street
Location: Kensington

Start: Fri 4/28/2006 1:30 PM
End: Fri 4/28/2006 2:30 PM

Recurrence: (none)

Categories: Site Visit

Judy Beach-Uhlman

Spoke with Mike Uhlman about additional information needed: *existing floor plans, tree survey* and about possible need to erase the lot line.

Am working with Joel Gallihue to get the answer.

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
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4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

MICHAEL S. UHLMAN

JUDITH A. BEACH-UHLMAN

June 27, 1997

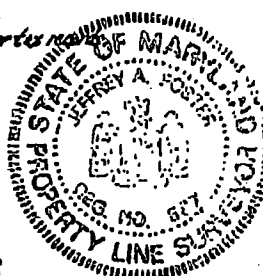
Lot 31

Lot 32

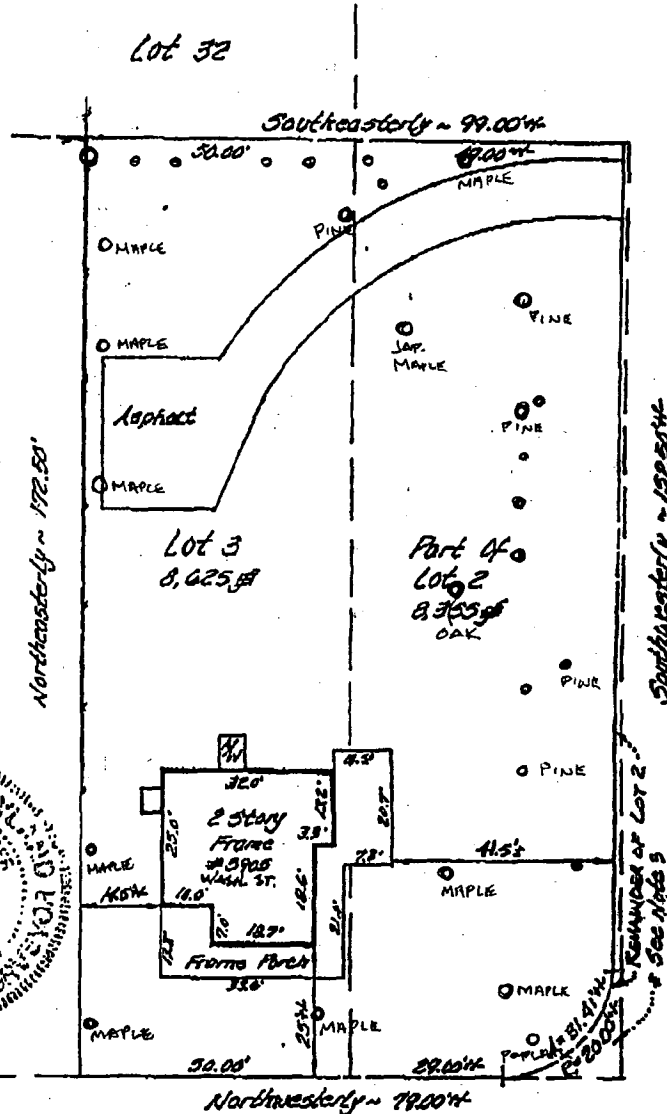
Lot 4

Notes

1. Flood zone "C" per H.U.D. panel No. 0175C.
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4. Note: Total Area: 16,980 sq. ft. per tax records.



LOCATION DRAWING
 LOT 3 AND PART OF LOT 2 - BLOCK 12
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND



WASHINGTON STREET

SURVEYOR'S CERTIFICATE "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."	REFERENCES PLAT BK. 8 PLAT NO. 4		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 3 Professional Drive, Suite 218 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1286
	LIBER FOLIO		DATE OF LOCATIONS WALL CHECK HSE. LOC: 6-19-97

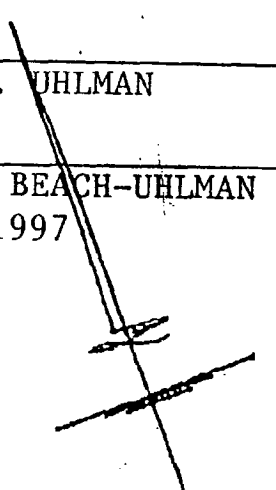
Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
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MICHAEL S. UHLMAN

JUDITH A. BEACH-UHLMAN
June 27, 1997



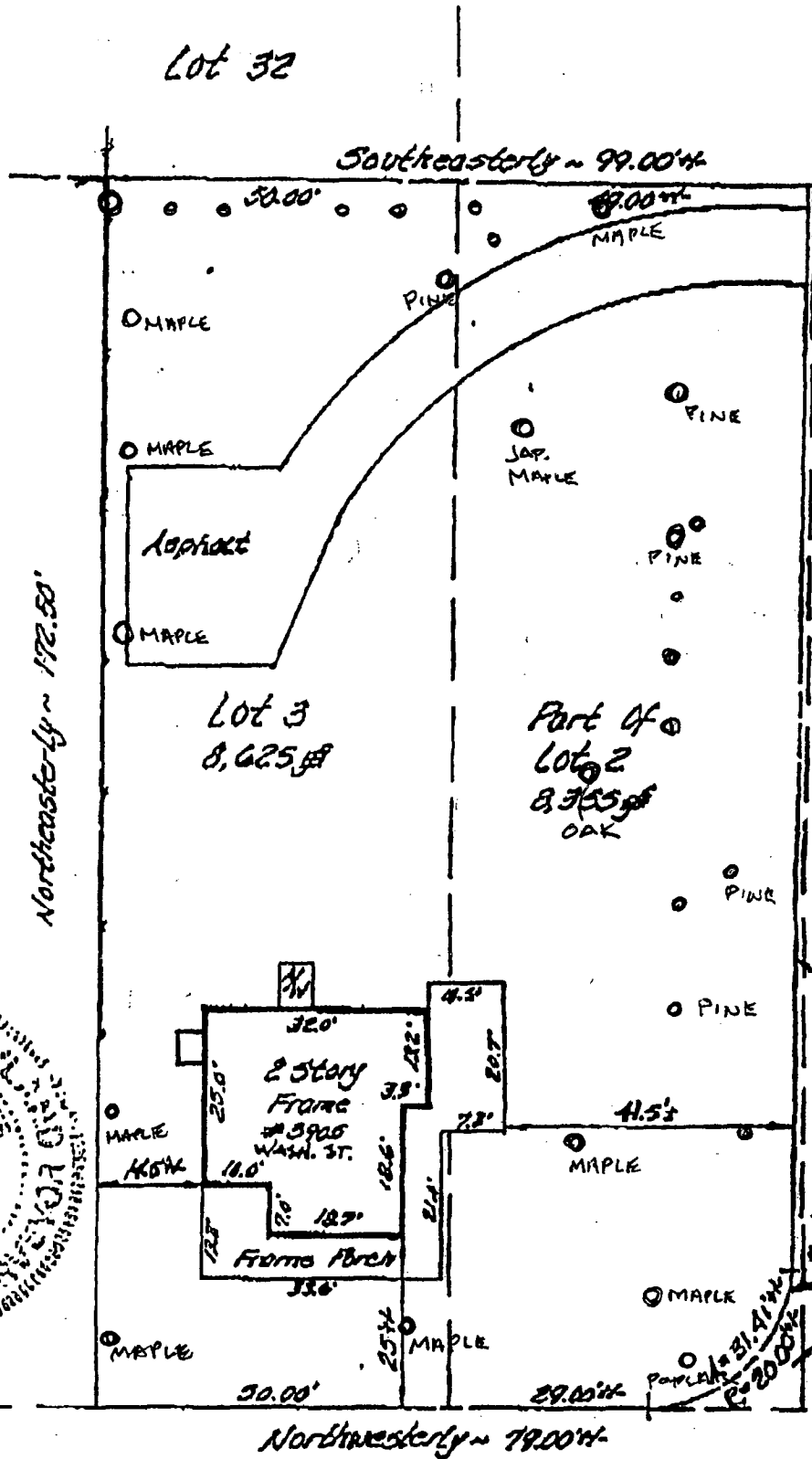
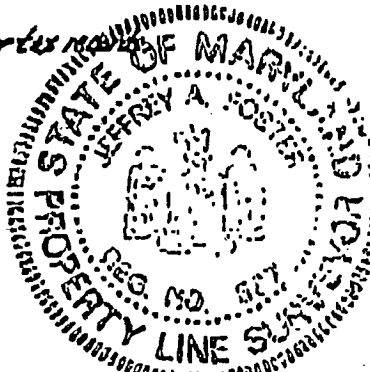
Lot 31

Lot 32

Lot 4

Notes

1. Flood zone "C" per H.U.D. panel No. 0175C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2.5 Feet.
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4. Note: Total Area = 16,900 sq. feet

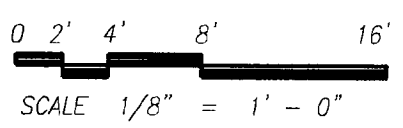
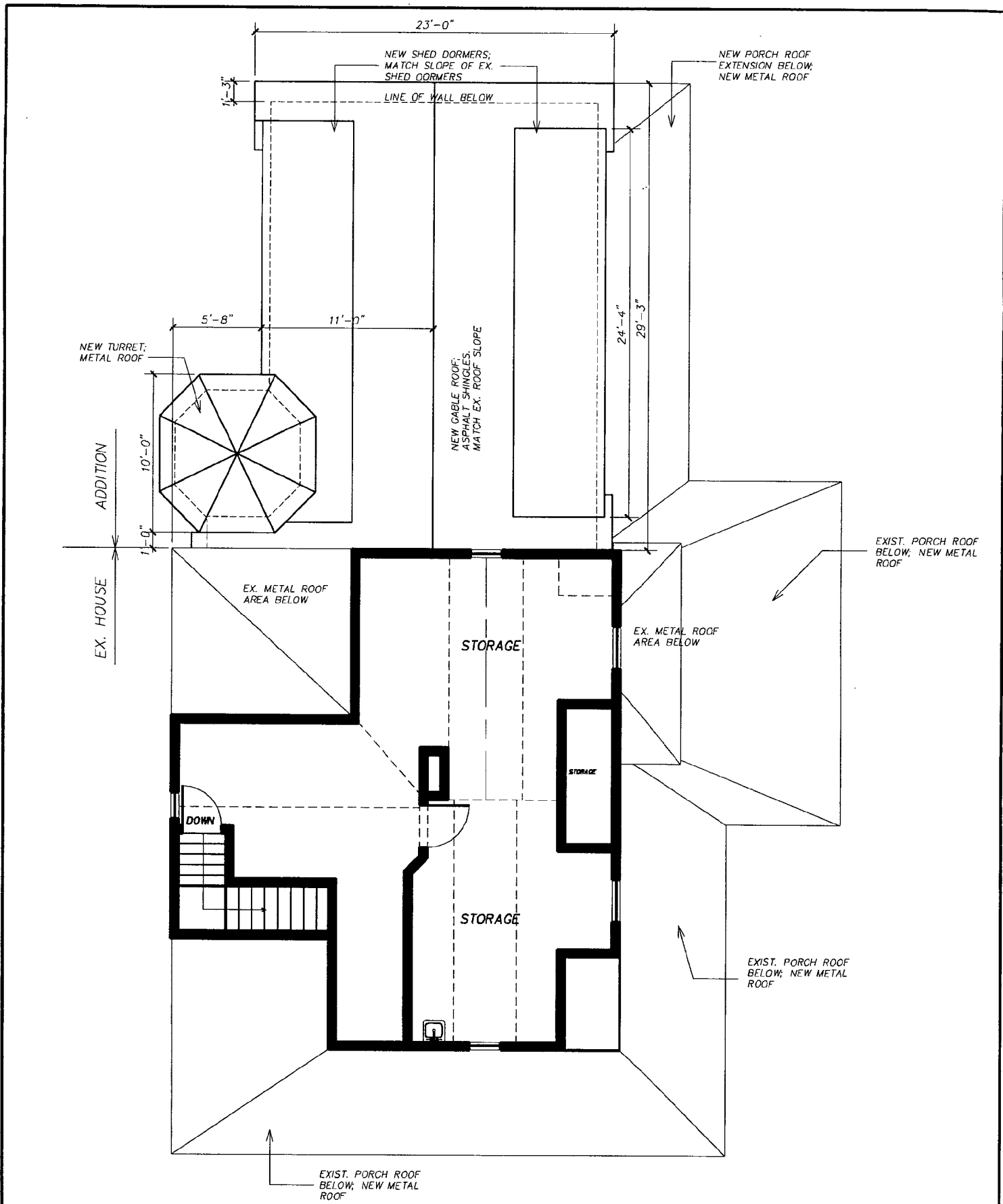


CONNECTICUT AVENUE
Southeasterly ~ 192.50'

LOCATION DRAWING
LOT 3 AND PART OF LOT 2 - BLOCK 12
KENSINGTON PARK
MONTGOMERY COUNTY, MARYLAND

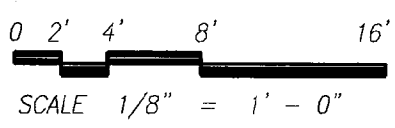
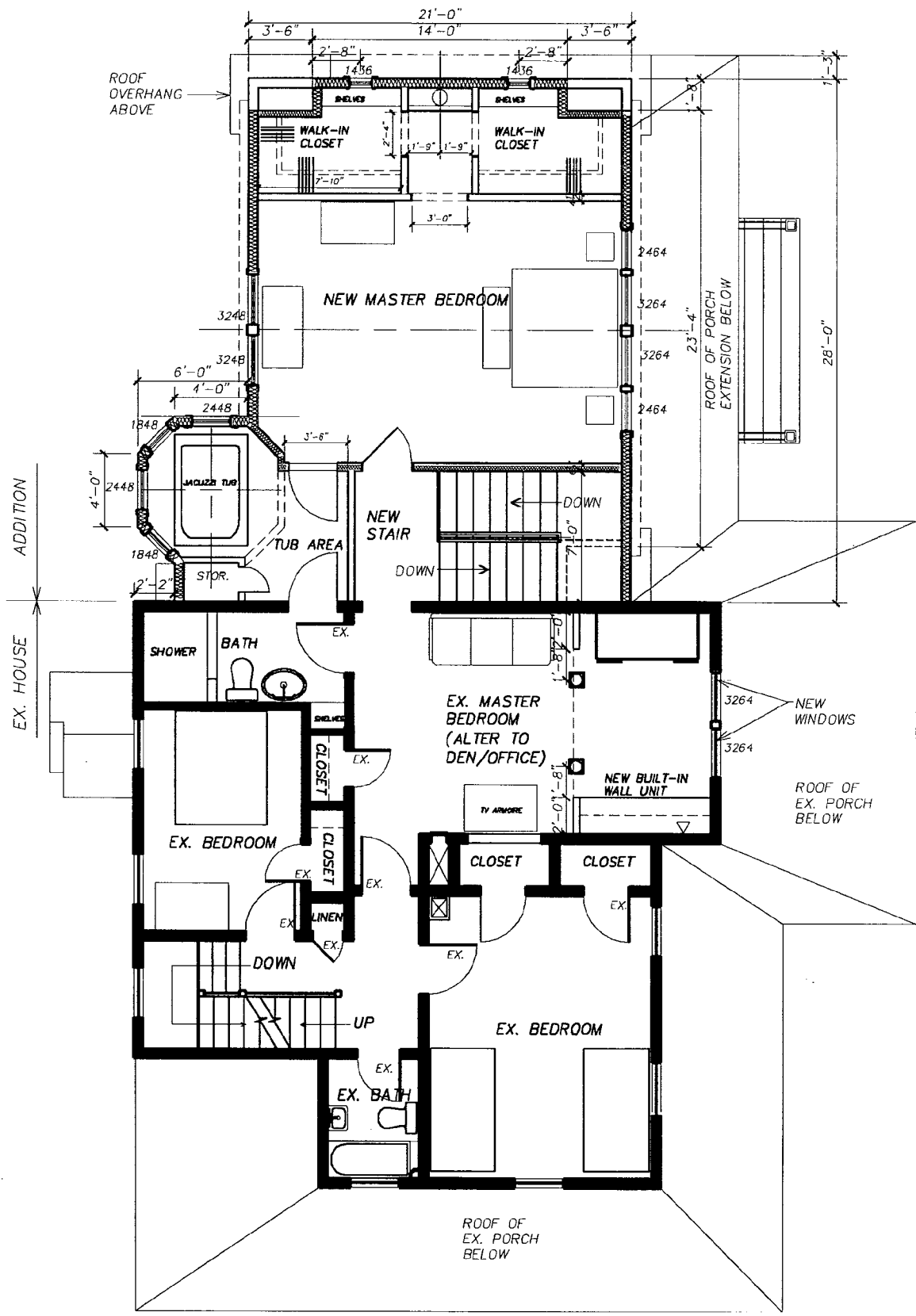
WASHINGTON STREET

<p>SURVEYOR'S CERTIFICATE</p> <p>"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."</p> <p><i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587</p>	<p>REFERENCES</p> <p>PLAT BK. 8 PLAT NO. 4</p>		<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 3 Professional Drive, Suite 318 Gaithersburg, Maryland 20878 301/946-5100, Fax 301/946-1286</p>	
	<p>LIBER</p> <p>FOLIO</p>		<p>DATE OF LOCATIONS</p> <p>WALL CHECK:</p> <p>HSE. LOC.: 6-19-97</p>	<p>SCALE: 1" = 30'</p> <p>DRAWN BY: P.O.B</p> <p>JOB NO.: 97-1703</p>



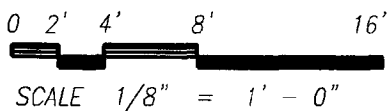
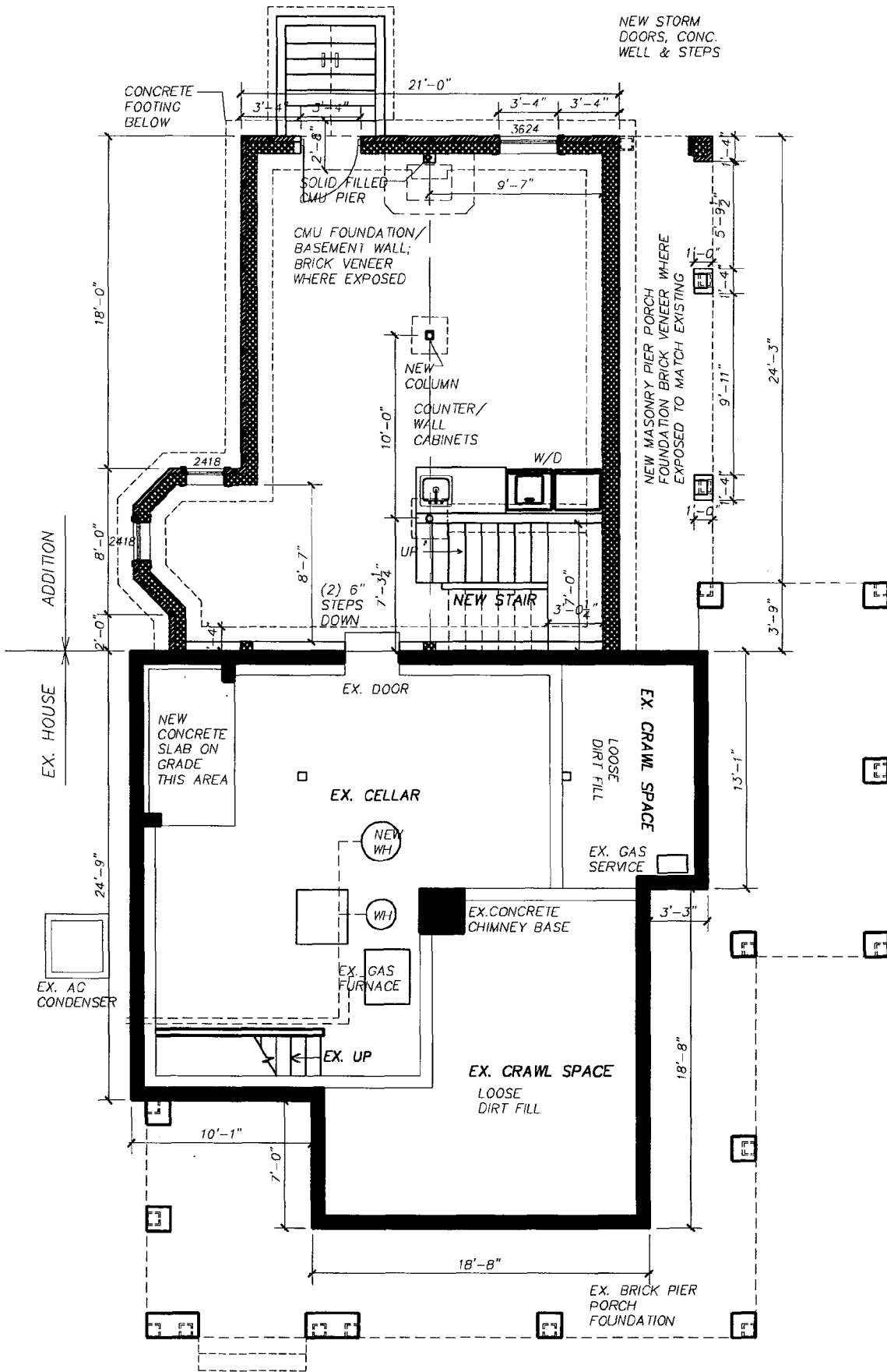
ATTIC LEVEL PLAN
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006



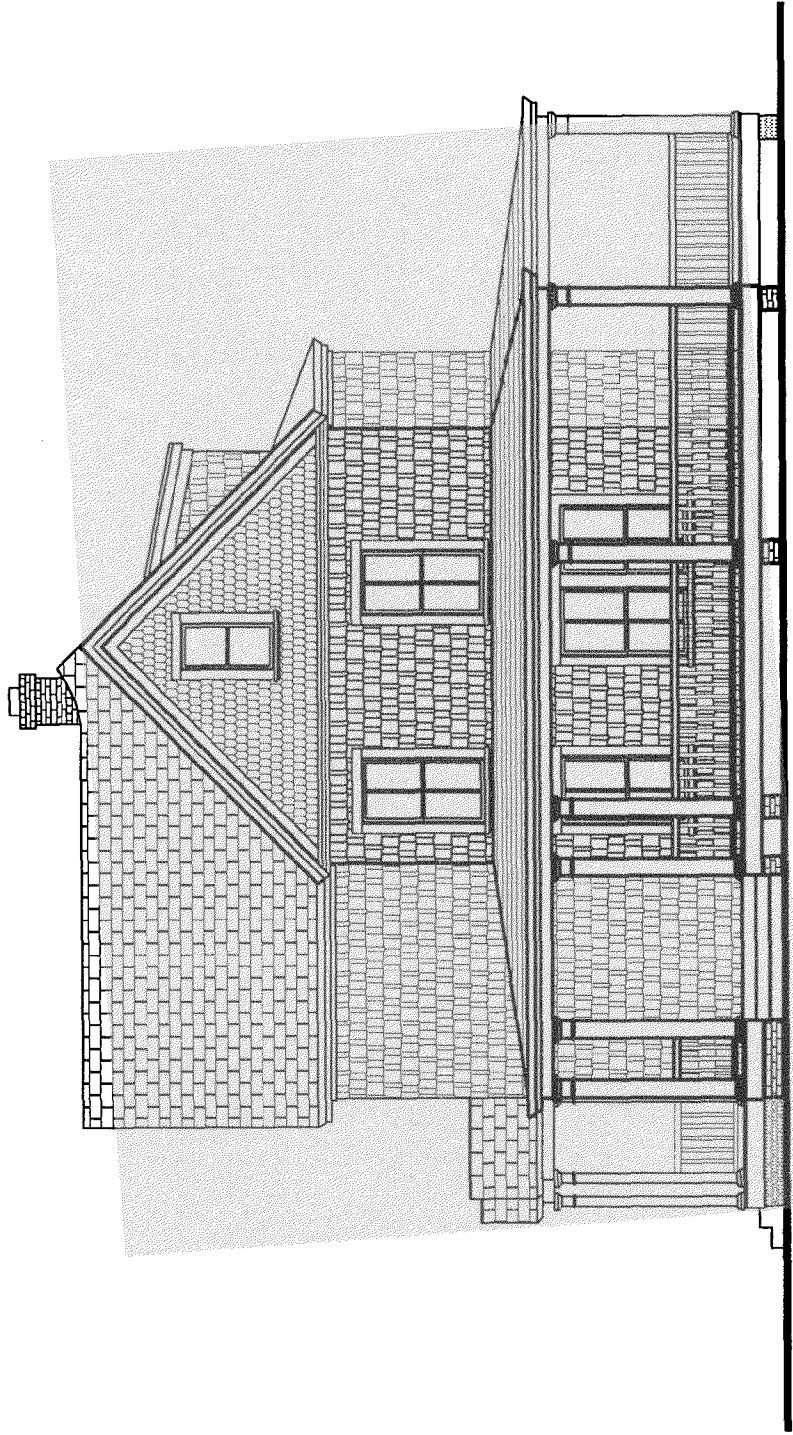
SECOND FLOOR PLAN
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006



BASEMENT LEVEL PLAN
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

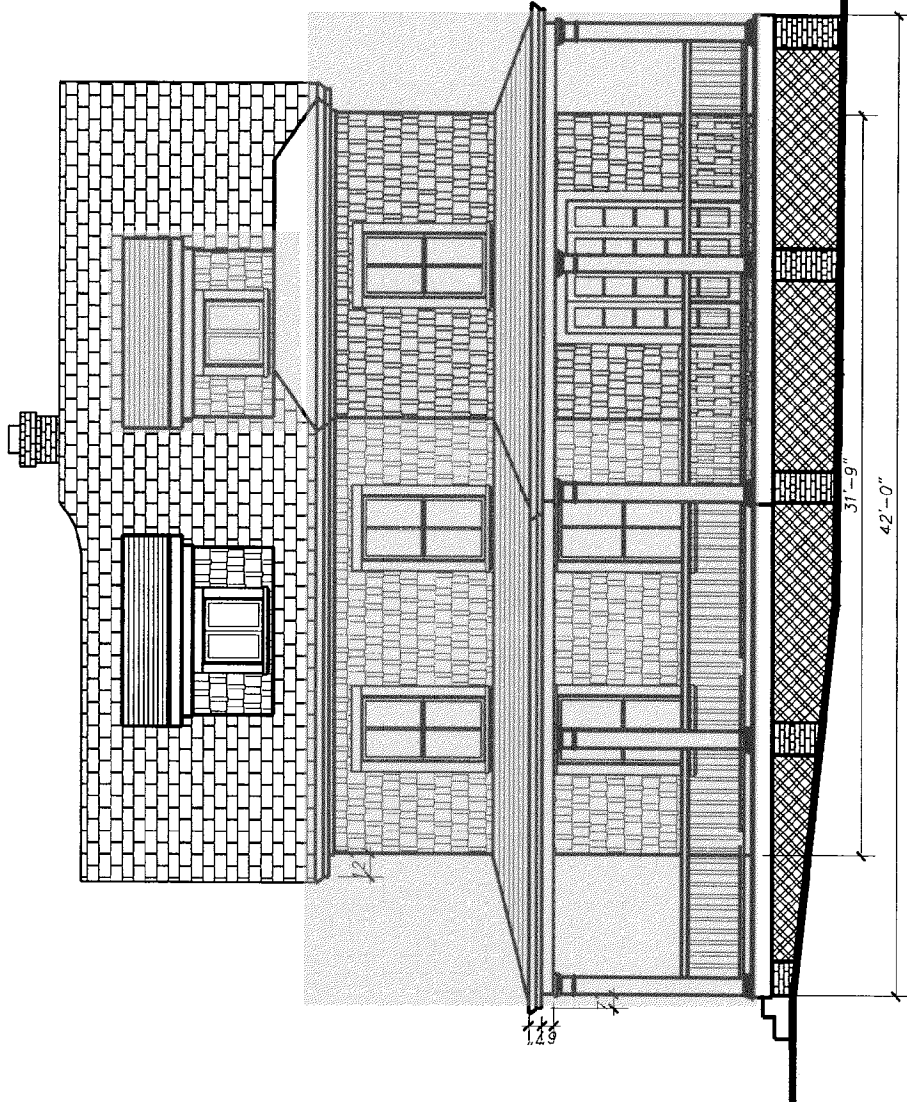
MARCH 2006



**SOUTH ELEVATION; EX./NEW
(FRONT - WASHINGTON STREET)
3905 WASHINGTON STREET
KENSINGTON, MARYLAND**

0 2' 4' 8' 16'
SCALE 1/8" = 1' - 0"

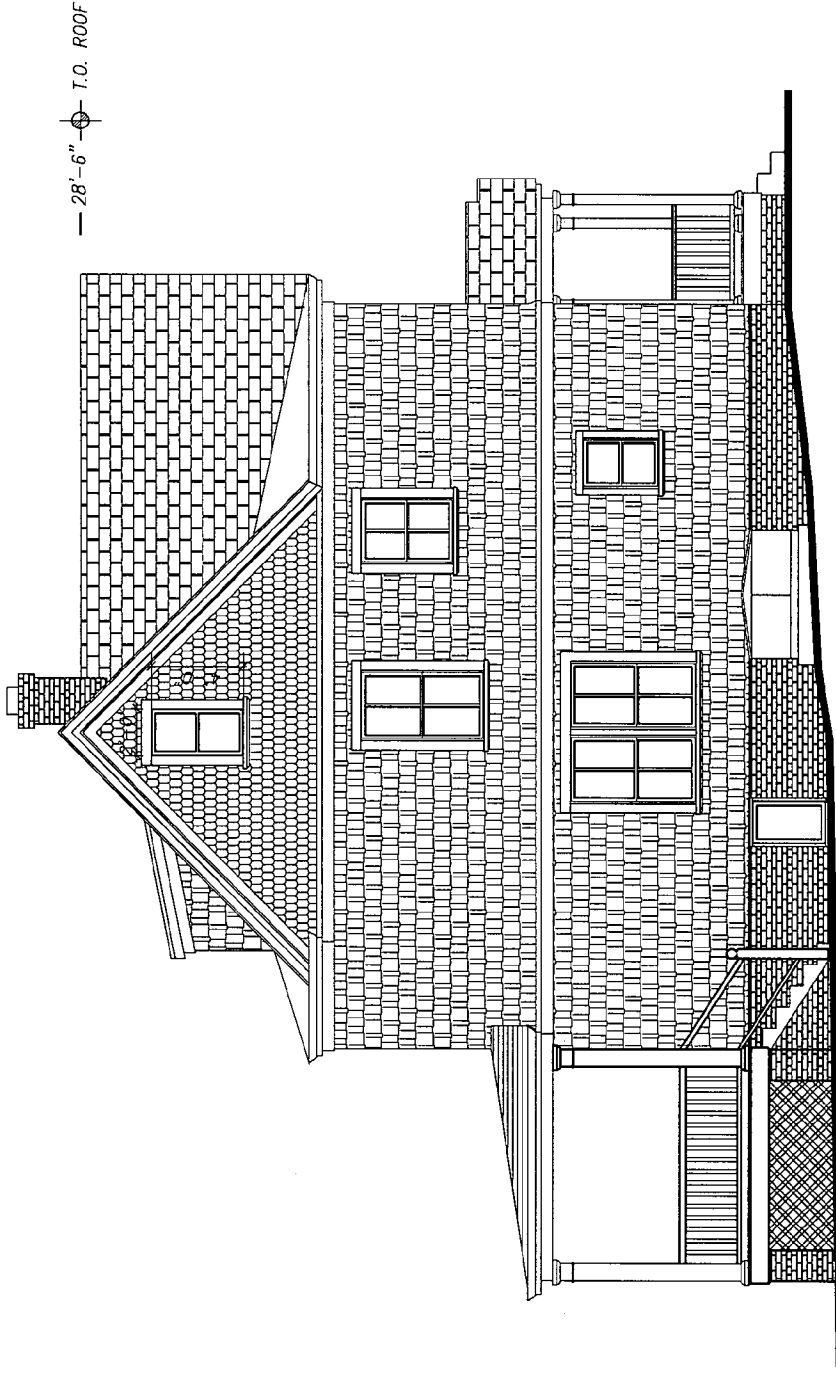
MARCH 2006



**EAST ELEVATION-EX
(CONNECTICUT AVENUE)
3905 WASHINGTON STREET
KENSINGTON, MARYLAND**

MARCH 2006

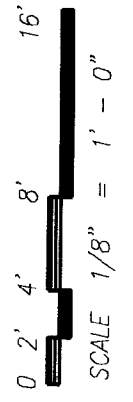
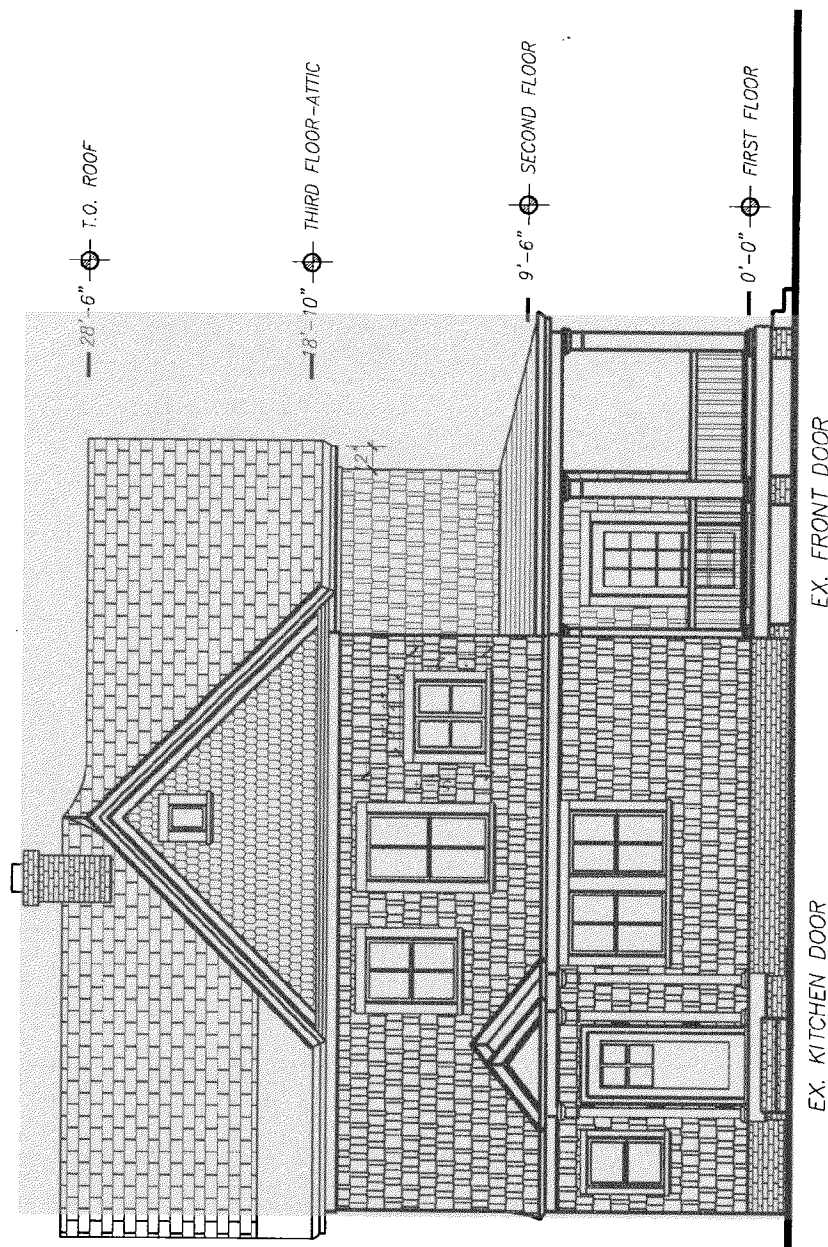
0 2' 4' 8' 16'
SCALE 1/8" = 1' - 0"



0 2' 4' 8' 16'
 SCALE 1/8" = 1' - 0"

NORTH ELEVATION - EXISTING
 3905 WASHINGTON STREET
 KENSINGTON, MARYLAND

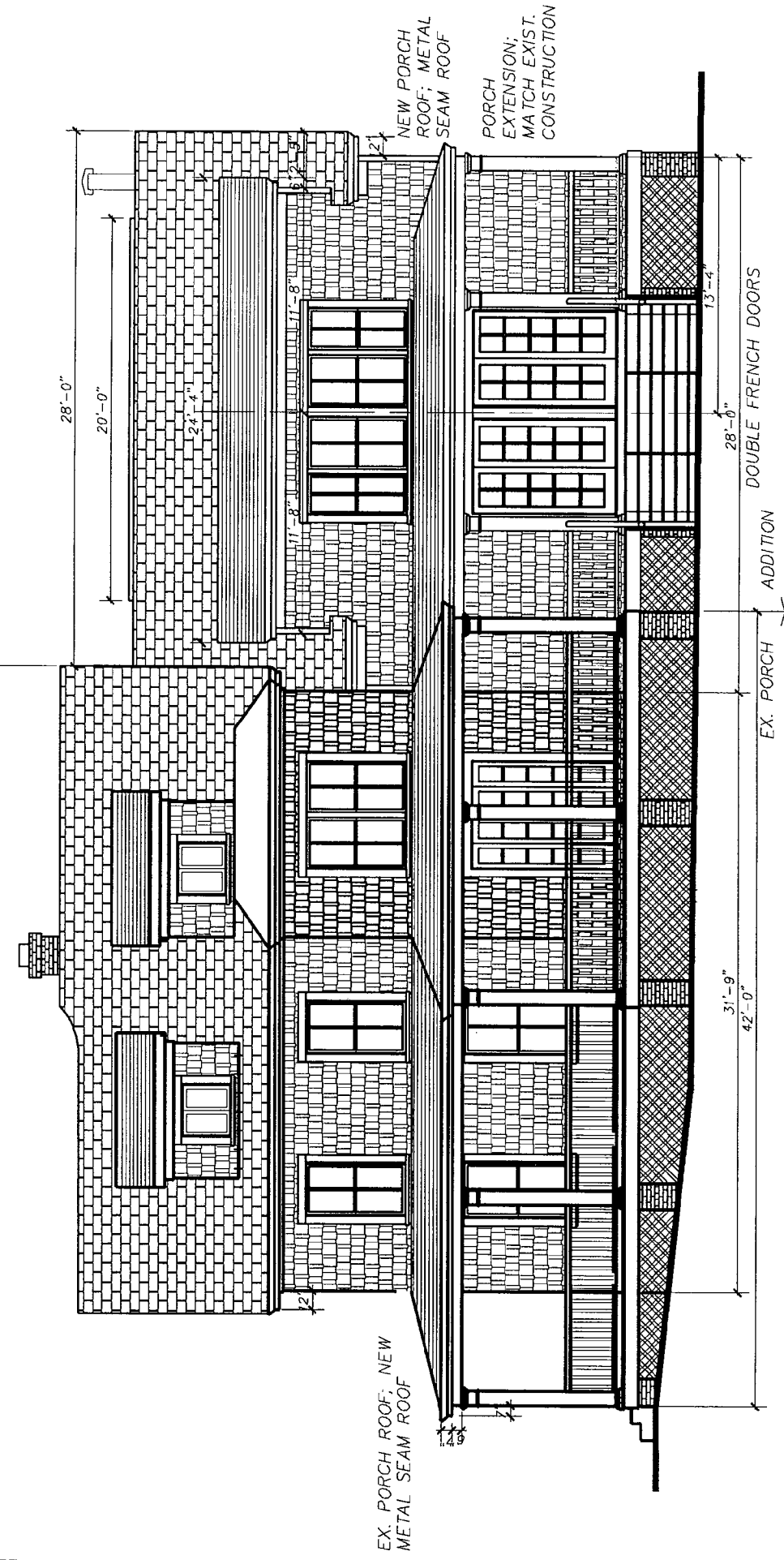
MARCH 2006



**WEST ELEVATION-EXIST.
3905 WASHINGTON STREET
KENSINGTON, MARYLAND**

MARCH 2006

EX. HOUSE ADDITION



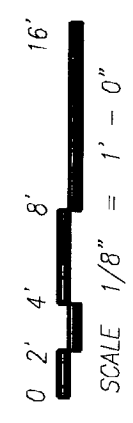
EX. PORCH ROOF; NEW METAL SEAM ROOF

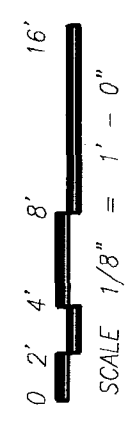
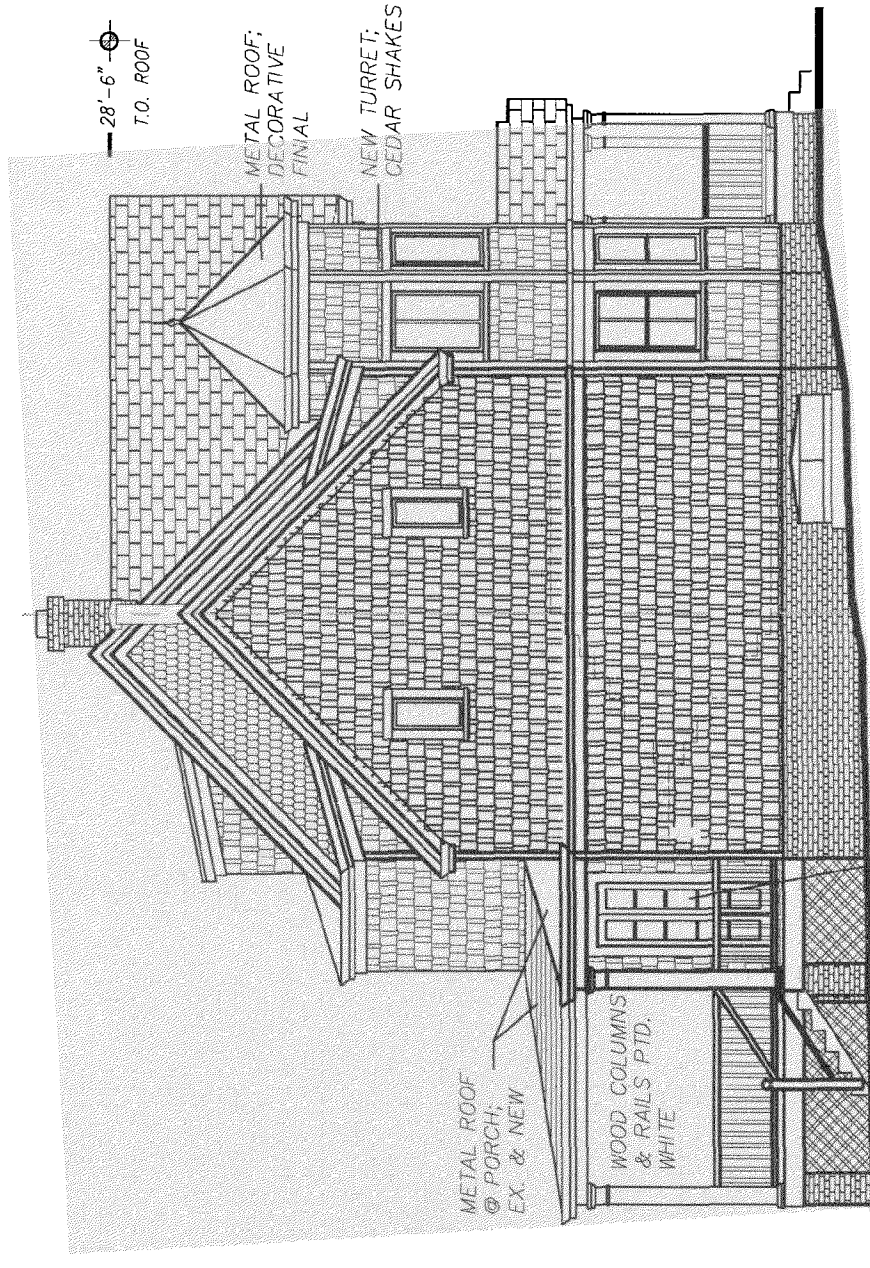
NEW PORCH ROOF; METAL SEAM ROOF
 PORCH EXTENSION; MATCH EXIST. CONSTRUCTION

DOUBLE FRENCH DOORS
 ADDITION

EAST ELEVATION - NEW
(CONNECTICUT AVENUE)
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

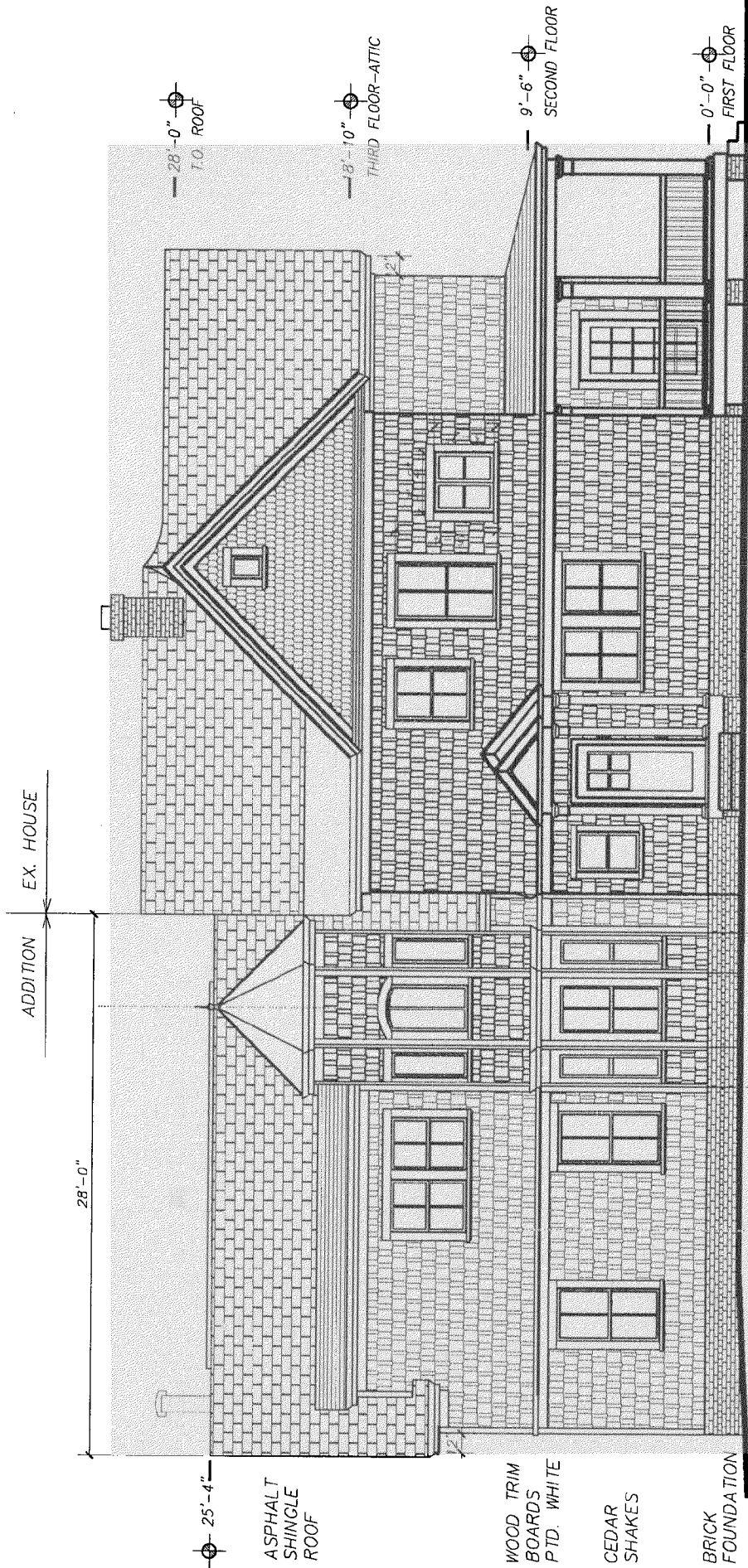
MARCH 2006





**NORTH ELEVATION - NEW
 3905 WASHINGTON STREET
 KENSINGTON, MARYLAND**

MARCH 2006



28'-0" T.O. ROOF

8'-10" THIRD FLOOR-ATTIC

9'-6" SECOND FLOOR

0'-0" FIRST FLOOR

ADDITION EX. HOUSE

28'-0"

EX. FRONT DOOR

EX. KITCHEN DOOR

8'-0"

NEW WINDOWS; DOUBLE HUNG
W/ SINGLE VERTICAL MULLION
TO MATCH EXISTING

25'-4"

ASPHALT SHINGLE ROOF

WOOD TRIM BOARDS PTD. WHITE

CEDAR SHAKES

BRICK FOUNDATION

0 2' 4' 8' 16'
SCALE 1/8" = 1' - 0"

WEST ELEVATION-NEW
3905 WASHINGTON STREET
KENSINGTON, MARYLAND

MARCH 2006

March 30, 2006

**RE: HAWP Application
Materials Specifications for Addition @ 3905 Washington Street, Kensington, MD**

TO: Historic Preservation Committee
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850
240-777-6370

FROM: Michael Uhlman/Judy Beach-Uhlman
3905 Washington Street
Kensington, Maryland 20895

Materials Specifications:

Exterior cladding- No. 1 grade clear cedar shakes with 7" exposed per row, stained dark brown to match existing building cladding.

Trim- Azek type molded polyurethane trim boards; painted white; various sizes to match existing fascia, rake boards and window trim.

Windows- Aluminum clad insulated true divided light wood windows, custom single vertical mullion @ double hung units to match existing windows, white finish.
Marvin Windows or equal.

Roof- Asphalt shingles, brown to match existing
Metal seam roof at turret and porch, painted red.

Foundation- Masonry foundation to have red standard sized brick veneer where exposed, to match existing foundation wall.

Metal Downspouts/Roof Edges- Pre-finished aluminum, white to match existing.



