

31/06-07B 3714 WASHINGTON ST
Kennington Historic District

STAMPED
DRUGS IN
MICHELE'S
OFFICE



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: July 13, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Michele Oaks, Planner Coordinator 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #444280, Rear Addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the February 14, 2007 meeting. The conditions of approval were:

1. The proposed deck and screened porch design will be altered so they do not extend beyond the plane of the existing east (side) elevation of the house. The revised design will be reviewed and approved at a staff level.
2. One tree from Montgomery County's native species list (min. 3" caliper deciduous) will be planted on the property.

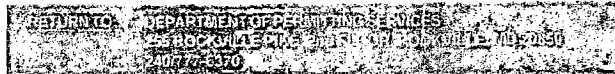
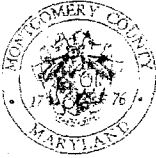
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Carl Mahany (Tom Manion, Architect)

Address: 3714 Washington Street, Kensington (Kensington Historic District)

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Carl Mahany
Daytime Phone No.: 301 933-7420

Tax Account No.: _____
Name of Property Owner: Carl Mahany Daytime Phone No. 301 933 7420
Address: 3714 Washington Street Kensington Md. 20895
Street Number City Zip Code
Contractor: Macon Construction Inc. Phone No.: 301 933 7420
Contractor Registration No.: 15715
Agent for Owner: Carl Mahany Daytime Phone No.: 301 933 7420

LOCATION OF BUILDING/PREMISE

House Number: 3714 Street: Washington St.
Town/City: Kensington Nearest Cross Street: Hadley St.
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate Move Install Wreck/Teaze Revision Repair Revocable
CHECK ALL APPLICABLE:
 A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 175,000
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.

Carl Mahany Signature of owner or authorized agent Date: 1/16/07

Approved: X For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 2/14/07
Application/Permit No.: 444280 Date filed: 1/16/07 Date issued: _____

**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:

1. Remove a make-shift rear addition from historic dwelling
2. Extend full basement to the rear of the exist. house
3. Build a first floor addition to provide a family room, powder room, laundry, mud room, small deck and screen porch.
4. Build 1/2 second floor addition to provide two bedrooms and a bath room.

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

The proposed project requires the removal of (1) 14" Black Walnut tree located in the rear yard. Two other, much larger trees in the rear yard will remain undisturbed

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 in your design drawings.

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3714 Washington Street, Kensington	Meeting Date:	02/14/07
Resource:	Primary 1 Resource Kensington Historic District	Report Date:	02/07/07
Review:	HAWP	Public Notice:	01/31/07
Case Number:	31/06-07B	Tax Credit:	N/A
Applicant:	Carl Mahany (Tom Manion, Architect)	Staff:	Michele Oaks

PROPOSAL: Two-story rear addition and alterations

RECOMMEND: Approve with conditions

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

1. The window configuration on the west elevation's second story is not altered.
2. The proposed deck and screened porch design will be altered so they do not extend beyond the plane of the existing east (side) elevation of the house. The revised design will be reviewed and approved at a staff level.
3. One tree from Montgomery County's native species list (min. 3" caliper deciduous) will be planted on the property.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Primary 1 Resource
STYLE:	Vernacular
PERIOD OF SIGNIFICANCE:	c1900

The subject house is an excellent example of a modest vernacular farmhouse that has evolved over time. The house has had many additions and alterations to the original, 2-1/2 story side-passage home. The first alterations were the removal of a front porch and the projection of the one-story front bay and the shed/gable roof extension on the west elevation. These alterations were done very early (within the period of significance of the historic district) and staff believes contribute to the historic significance of this dwelling. The addition of a rear, shed roof addition, and installing cedar shingles over the original German siding continued the alterations to this home prior to the designation of the Kensington Historic District on the County's Master Plan for Historic Preservation.

During a previous HAWP application in 1996, the applicants applied for and received approval from the Commission to construct the gable additions, which currently project from the east elevation and the current wrap-around front porch (see existing condition drawings from 1996 within staff report). Additionally, the Commission approved a large, rear addition, which was never constructed (see circles 41-47, to view drawings that were approved by the HPC).

This 16,816 sq. ft. lot contains several mature trees, a driveway along the eastern property line and an existing, one-story, frame shed, which is located behind the house along the eastern property line.

Existing footprint with front and side porches: Lot Coverage	1,947 sq. ft. 11.6%
Previously approved (1996 HAWP) footprint with porches and deck: Lot Coverage	2,324 sq. ft. 13.8%
Revised Proposal footprint with porches and deck: Lot Coverage	2,651 sq. ft. 15.8%

HISTORIC CONTEXT

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.

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*, now a nursing home, is sited at the southern end of the historic district, at 10231 Carroll Place. 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 in a 10-block area south of the railroad.

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.

PROPOSAL:

The applicant is proposing to:

1. Demolish the existing one-story shed roof addition and construct a new, two-story rear addition with screen porch and new deck. Proposed building materials for this addition include horizontal, German siding with wood trim and details, cedar shingle detailing in the gable ends, mostly 6/1 simulated-divided light, double hung wood windows (not clad), wood doors, and asphalt roofing shingles.
2. Replace the existing cedar shingles on the west side elevation of the house with painted, German siding.
3. Install a second, 6/1 double-hung window in the second-story on the west elevation of the contributing addition.
4. Remove an existing 14" black walnut tree from the rear yard.

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 *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Secretary of Interior's Standards for Rehabilitation (Standards)* and the *Vision of Kensington: A Long-Range Preservation Plan (Vision)*. The pertinent information in these documents is outlined below.

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 Interior's Standards for Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

- Standard #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- Standard #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.
- Standard #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Standard #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.
- Standard #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- Standard #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.

Vision of Kensington: A Long-Range Preservation Plan

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

STAFF DISCUSSION

Topic #1 Demolish the existing one-story shed roof addition and construct a new, two-story rear addition with screen porch and new deck. Proposed building materials for this addition include horizontal, German siding with wood trim

and details, cedar shingle detailing in the gable ends, mostly 6/1 simulated-divided light, double hung wood windows (not clad), wood doors, and asphalt roofing shingles.

The existing one-story shed roof addition has been significantly altered from its original form. The left section was probably a screen porch addition, which was later enclosed and extended to the left to provide for the installation of a bathroom. These alterations have compromised the integrity of this period addition, and as such staff does not object to its removal.

The proposed additions, except for 5' of the one-story screen porch addition and deck, are completely contained behind the existing rear elevation. The two-story mass is offset by 6" on the west elevation and 7'6" on the east elevation. Additionally, the two story addition's ridgeline is 1'7" lower than the existing ridgeline and proposed material selections are complementary to the existing historic resource.

The only concern with the subject proposal is the extension of the deck and screen porch beyond the rear plane of the house. The Commission has generally made it a policy on outstanding resources within the Kensington Historic District to only support additions that do not extend beyond the existing side elevations of the house. Although the proposed screen porch and deck protrusion are complementary in style, staff feels that they compete with the already much altered principal façade of the house.

Topic #2 Replace the existing cedar shingles on the west side elevation of the house with painted, German siding.

The applicant has indicated that based on his physical assessment and research, the original house was completely sheathed in German siding. As such, returning this façade to German siding as applicant has proposed is consistent with the Secretary of Interior's Standards, as to only install replacement materials when there is sufficient documentation of the original material.

Topic #3 Install a second, 6/1 double hung window in the second-story on the west elevation of the contributing addition.

This historic resource is an example of a simple farmhouse evolving over time. The west elevation is the only elevation that has not been altered by the 1996 HPC approval. The extension protruding from the original, 2-1/2 story, massing's west elevation is an early massing and does contribute to the historicity of the original structure. Retaining this elevation intact is important, because of the significant alterations that have been approved for all the other elevations of this resource. As such staff is recommending no changes to west elevation window configuration on the second story.

Topic #4 Remove an existing 14" black walnut tree from the rear yard.

The removal of the 14" black walnut tree would not negatively impact the overall canopy of the historic district. However, it has been the Commission's policy to require the replacement of a tree for every healthy tree being removed within the historic district. As such, staff is recommending that the Commission support this tree removal with the condition that the applicant replants a new, deciduous tree (min.3" caliper) on the subject property. The tree must be selected from the Montgomery County Native species list.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and the *Vision of Kensington: A Long-Range Preservation Plan*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

HISTORIC PRESERVATION COMMISSION
301/583-8400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contractor: Carl Mahany
Contractor Phone No.: 301 933-7420

Name of Property Owner: Carl Mahany Telephone: 301 933 7420
Address: 3714 Washington Street Kensington Md. 20895
Contractor: Macon Construction Inc. Phone No.: 301 933 7420
Contractor Registration No.: 15715
Agent for Owner: Carl Mahany Daytime Phone No.: 301 933 7420

LOCATION OF BUILDING/PREMISES
House Number: 3714 Street: Washington St.
Town/City: Kensington Nearest Cross Street: Hadley St.
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate Move Install Wreck/Haze Revision Repair Revocable
2. CHECK ALL APPLICABLE:
 A.C. Deck Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Family Work (complete Section 4) Other: _____
3. Construction cost estimate: \$ 175,000
4. If this is a revision of a previously approved active permit, use Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

14. Type of sewage disposal: 01 WARD 02 Septic 03 Other _____
15. Type of water supply: 01 WSSC 02 Well 03 Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

16. Height: _____ feet _____ inches
17. Indicate whether the fence or retaining wall 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 am the owner of the property, that the application is correct, and that the construction will comply with plans approved by the Historic Preservation Commission and accept the terms, conditions, the issuance of the permit.

Carl Mahany Signature Date: 1/16/07

Signature: [Signature] Date: 2/14/07
444280 1/16/07

SEE REVERSE SIDE FOR WORKING DRAWINGS

**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:

1. Remove a make-shift rear addition from historic dwelling
2. Extend full basement to the rear of the exist. house
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4. Build a second floor addition to provide two bedrooms and a bath room.

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

The proposed project requires the removal of (1) 14" Black Walnut tree located in the rear yard. Two other, much larger trees in the rear yard will remain undisturbed

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;
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3. PLANS AND ELEVATIONS

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- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
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- 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.
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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants) including full addresses (and zip codes). This list should include the owners of lots or parcels which abut the parcel in question, as well as the owners of lots which abut the parcel directly across the street, driveway, front, or rear. Obtain this information with the assistance of Assessment Services, at (410) 374-1233.

PLEASE PRINT IN BLUE OR BLACK INK. LIST ALL INFORMATION ON THE REVERSE SIDE.
PLEASE STAY WITHIN THE GUIDELINES OF THE HISTORIC PRESERVATION DEPARTMENT. THANK YOU.

The Mahany/Pillette Residence

3714 Washington Street
Kensington, MD 20895

Neighbors:

Across the Street

Nycci and David Nellis 3709 Calvert St.

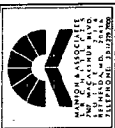
Trang and Reed Hall 10101 Hadley Pl.

Adjacent:

Ian Littman and Karen Smith 3716 Washington St.

Tod Dorian and Sue Gander 3710 Washington St.

Barry Peoples and Leenne Pfautz 10030 Kensington Pwky.



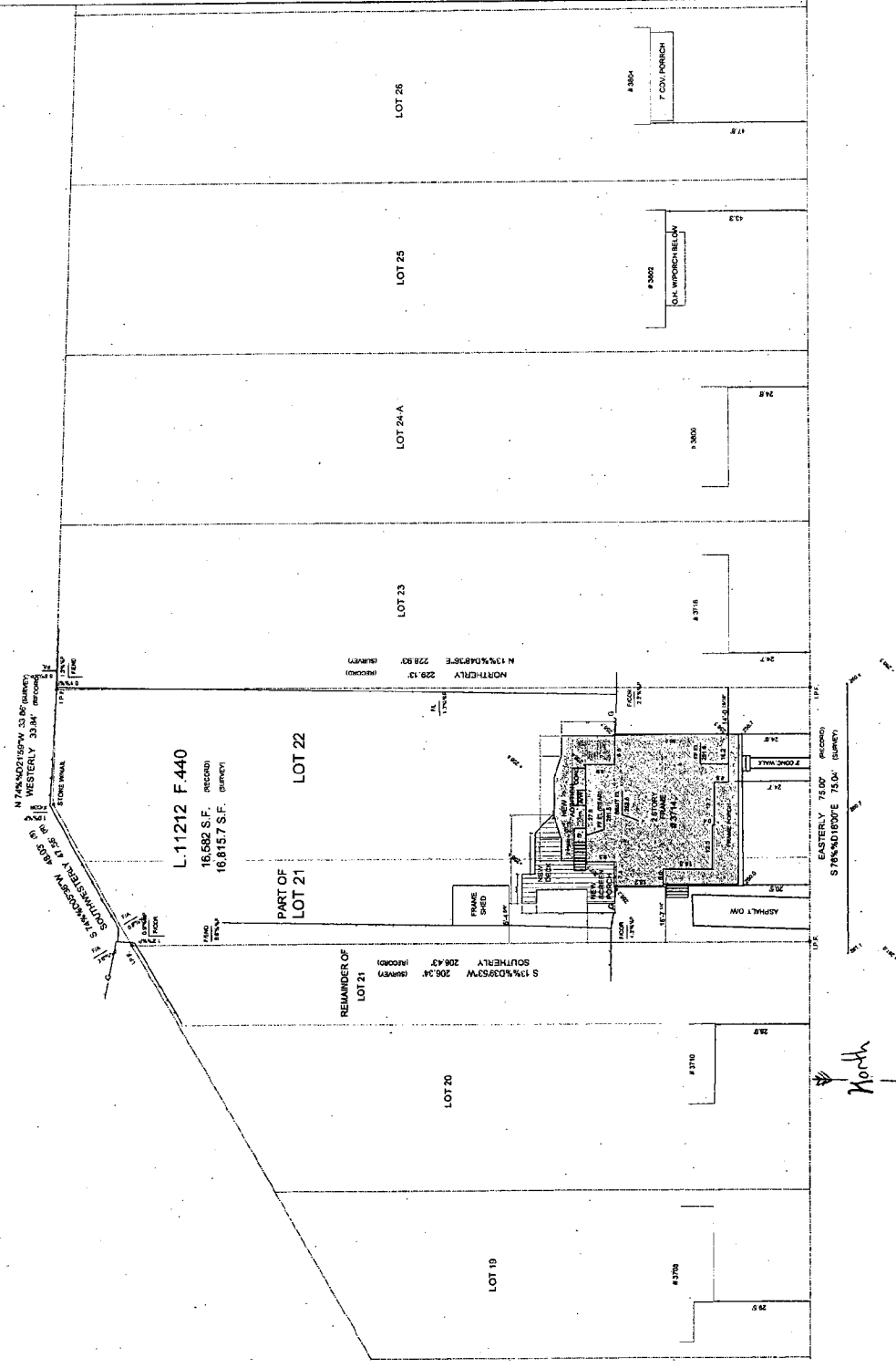
Mahany-Pillette Residence
 3714 Washington St.
 Kensington, MD 20895

Site Plan

When used with the appropriate zoning regulations, and in accordance with the provisions of the applicable laws and ordinances, this site plan is hereby approved for the proposed development.

SCALE:	AS NOTED
REVISIONS:	1-A
DATE:	1/11/2007
BY:	
FOR:	
COPYRIGHT:	

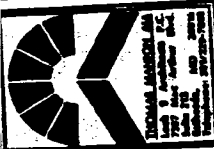
SHEET
A1.1
 SHEET 11 OF 15



WASHINGTON STREET

North

1
 A1.1
 Site Plan
 1" = 20'-0"



MAHANY-PILETTE
ARCHITECTURE, INC.
3714 WASHINGTON AVE.
KENSINGTON, MD.
301-591-1919

MAHANY-PILETTE
3714 WASHINGTON AVE.
KENSINGTON, MD.

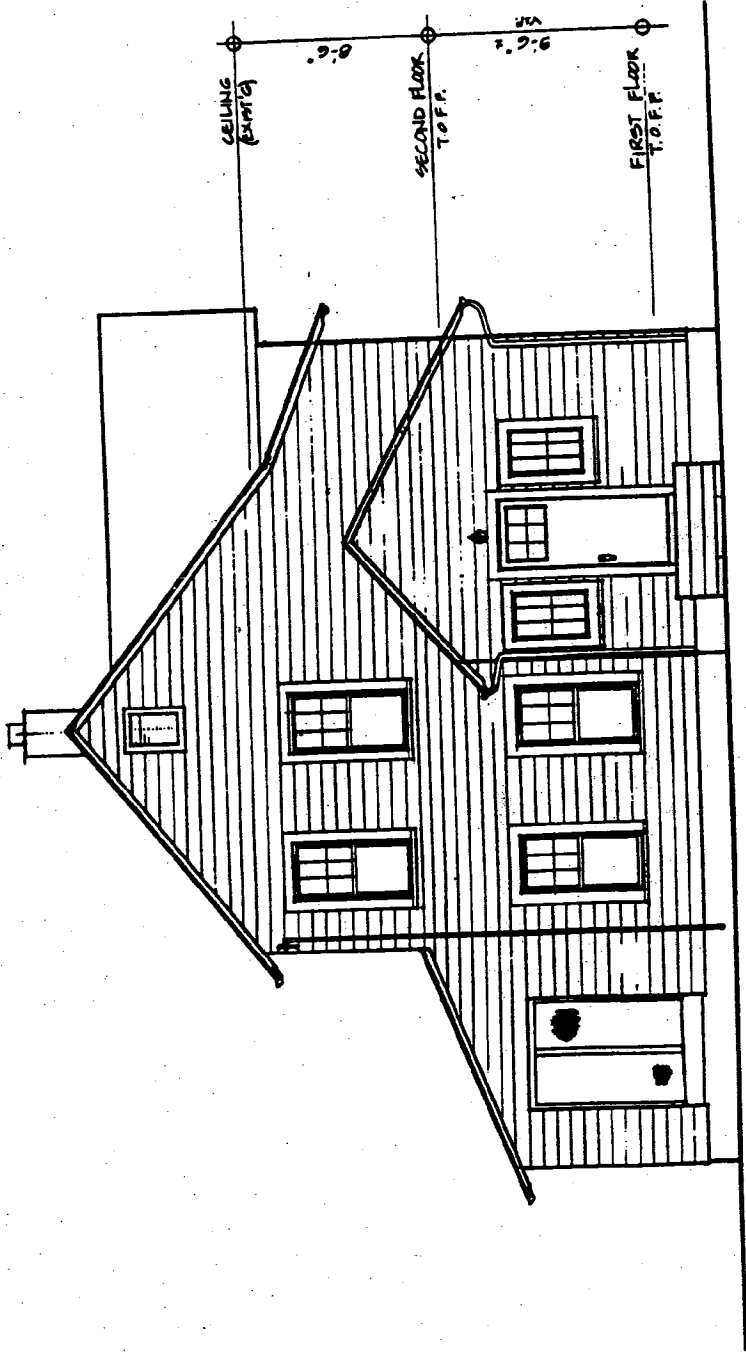
FRONT ELEVATION
EXISTING

DATE: 2/29/96
DRAWN: SCP
CHECKED:
REVISIONS:

SCALE: 1/4" = 1'-0"
DATE: 2/29/96
DRAWN: SCP
CHECKED:
REVISIONS:

sheet
4
of

19



EXISTING

FRONT ELEVATION

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

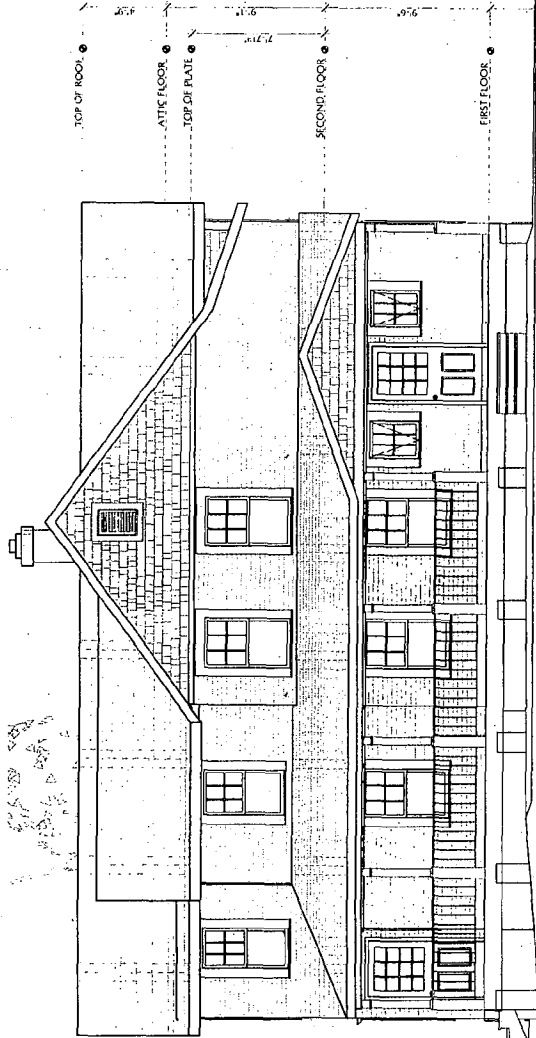
EXISTING CONDITIONS
1996

11



Mahany-Pillette Residence
 3714 Washington St
 Kensington, MD 20895

North & South Elevations



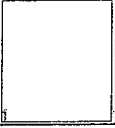
1 North (Front) Elevation
 2/21

EXISTING CONDITIONS
 2007



Mahany-Pillette Residence
3714 Washington St.
Kensington, MD 20895

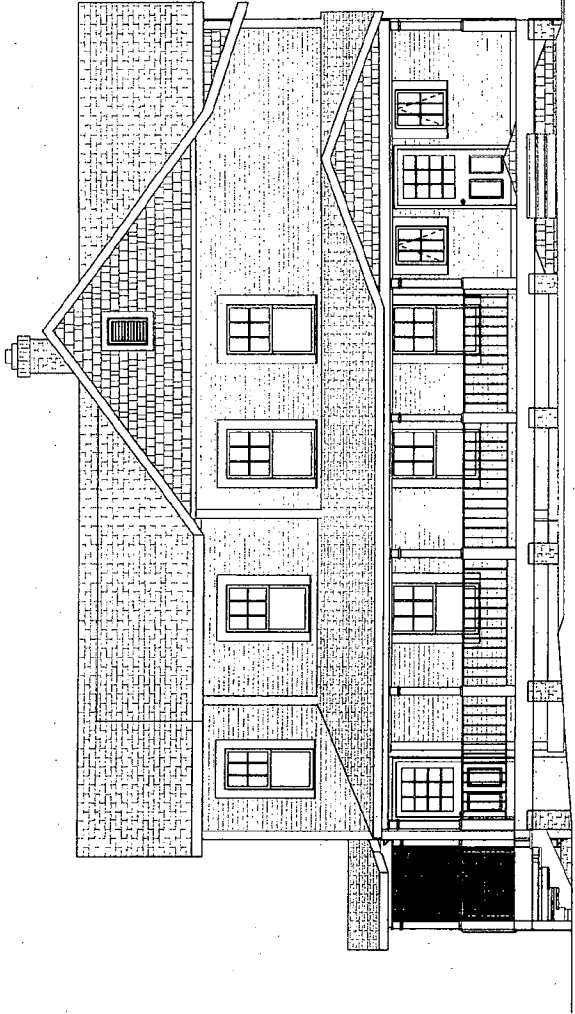
Front Elevation
Scheme 1



NOTES:
1. All dimensions are shown in feet and inches.
2. All dimensions are shown in feet and inches.
3. All dimensions are shown in feet and inches.
4. All dimensions are shown in feet and inches.
5. All dimensions are shown in feet and inches.

DATE:	AS NOTED
DESIGNER:	LM
CHECKED:	
DATE:	11/11/2007
PROJECT:	
SCALE:	
PROJECT:	

SHEET
A2.1
SHEET 16 OF 25



1
A2.1
North (Front) Elevation
1/4" = 1'-0"

PROPOSAL 2007



THOMAS HANSON, INC.
 ARCHITECTS
 1000 N. WASHINGTON AVE.
 KENSINGTON, MD 20746
 TEL: (301) 271-1100
 FAX: (301) 271-1101

MAHANY-PILLETTE
 3714 WASHINGTON AVE
 KENSINGTON, MD

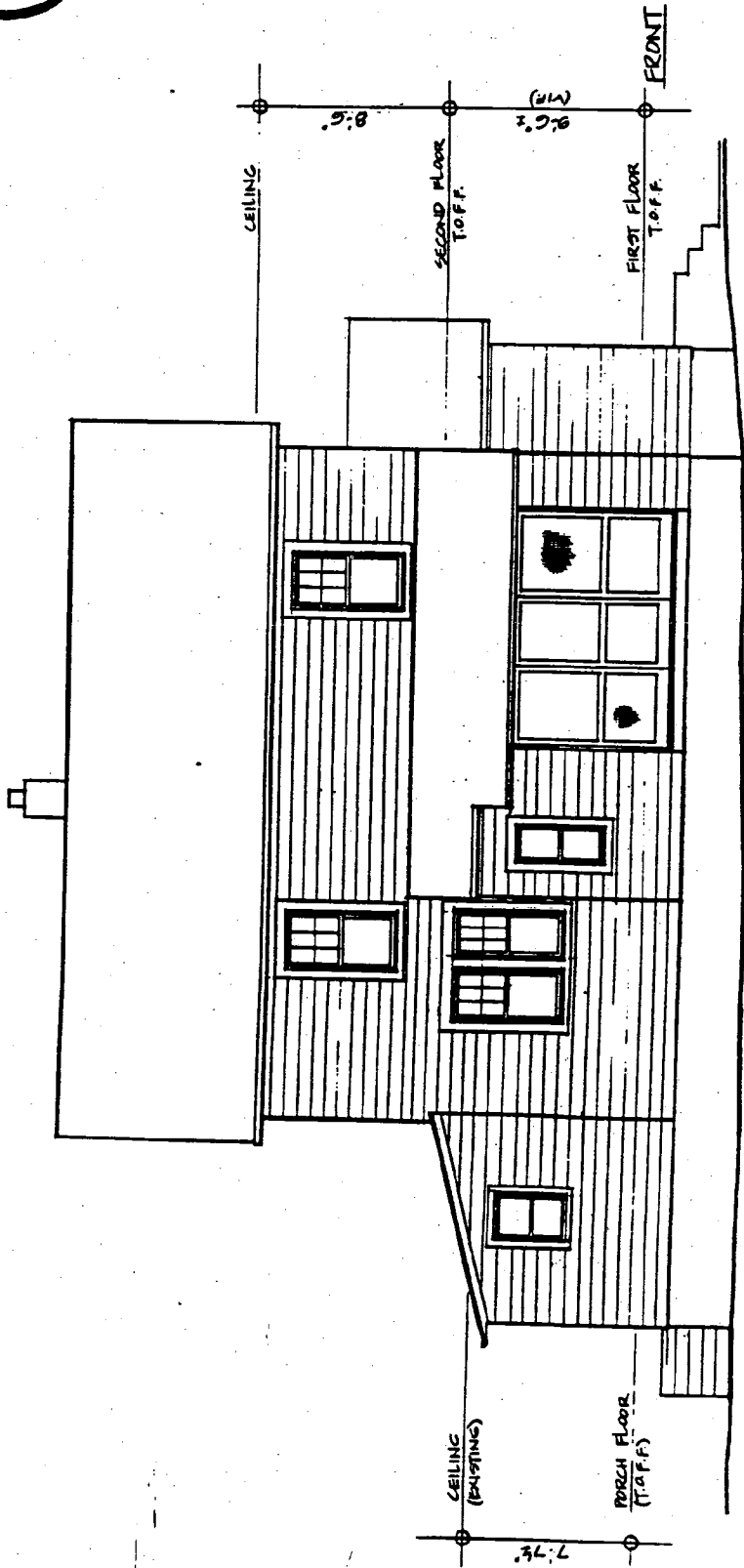
LEFT SIDE ELEVATION

DATE: 2-29-96
 DRAWN: JCF
 CHECKED:
 REVISIONS:

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

sheet

21

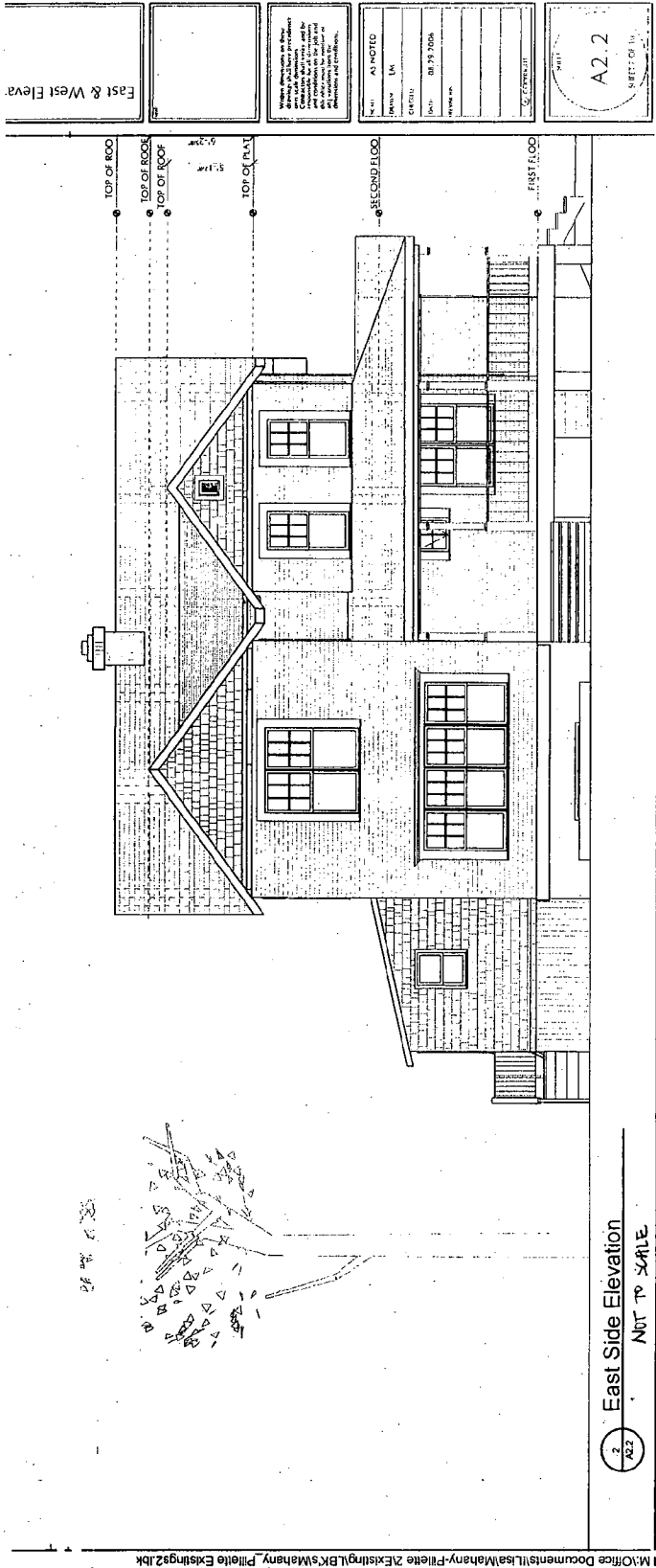


LEFT SIDE ELEVATION

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

EXISTING CONDITIONS
 1996

14

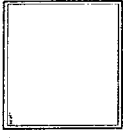


EXISTING CONDITIONS
2007



Mahany-Pillette Residence
3714 Washington St.
Kensington, MD 20895

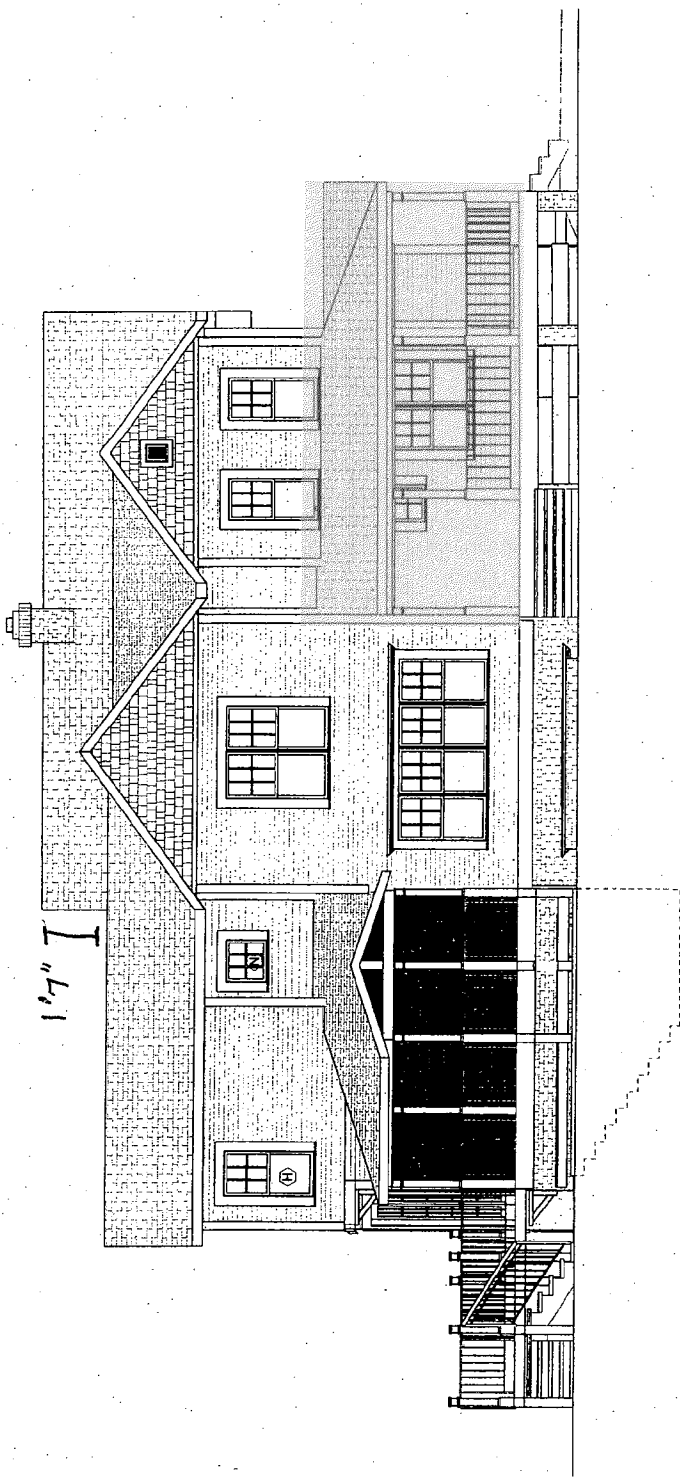
East Elevation
Scheme 1



When all drawings on this set are complete, they shall be submitted to the appropriate authority for review and approval. The architect shall be responsible for obtaining all necessary permits and approvals. The architect shall also be responsible for coordinating with all other professionals involved in the project.

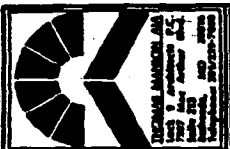
SCALE:	AS NOTED
PROJECT:	LM
DATE:	11/13/07
DESIGNER:	
ARCHITECT:	

A2.2
SHEET 1 OF 16



East Side Elevation
1/8" = 1'-0"

PROPOSED
2007



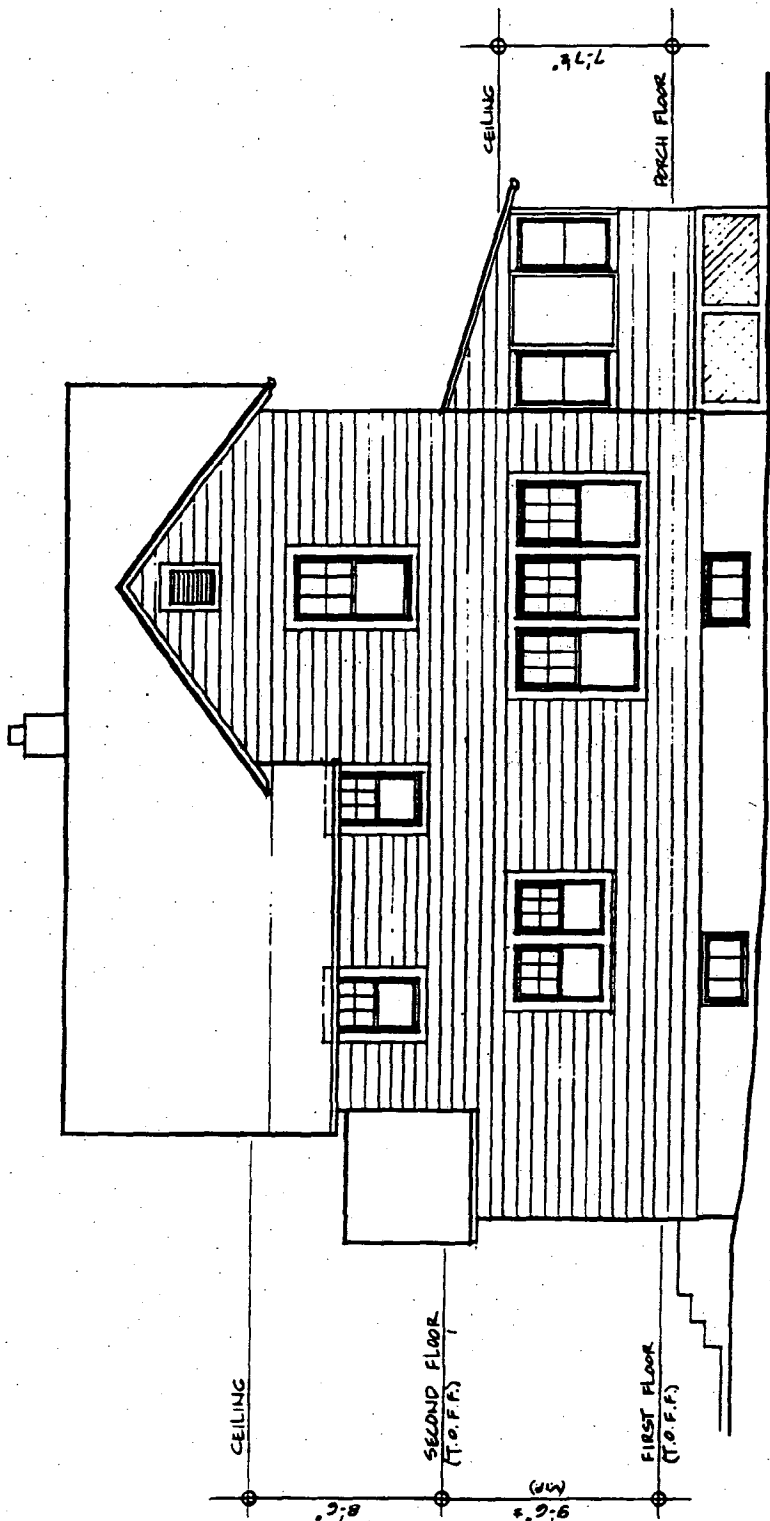
MAHANY-PILETTE
 3714 WASHINGTON AVE.
 KENSINGTON, MD.

RIGHT SIDE ELEVATION
 EXISTING

scale: 1/4" = 1'-0"
 date: 2-29-96
 drawn: SCP
 checked:
 revisions:

sheet
 7
 of
 17

22



EXISTING CONDITIONS
 1996

EXISTING

RIGHT SIDE ELEVATION

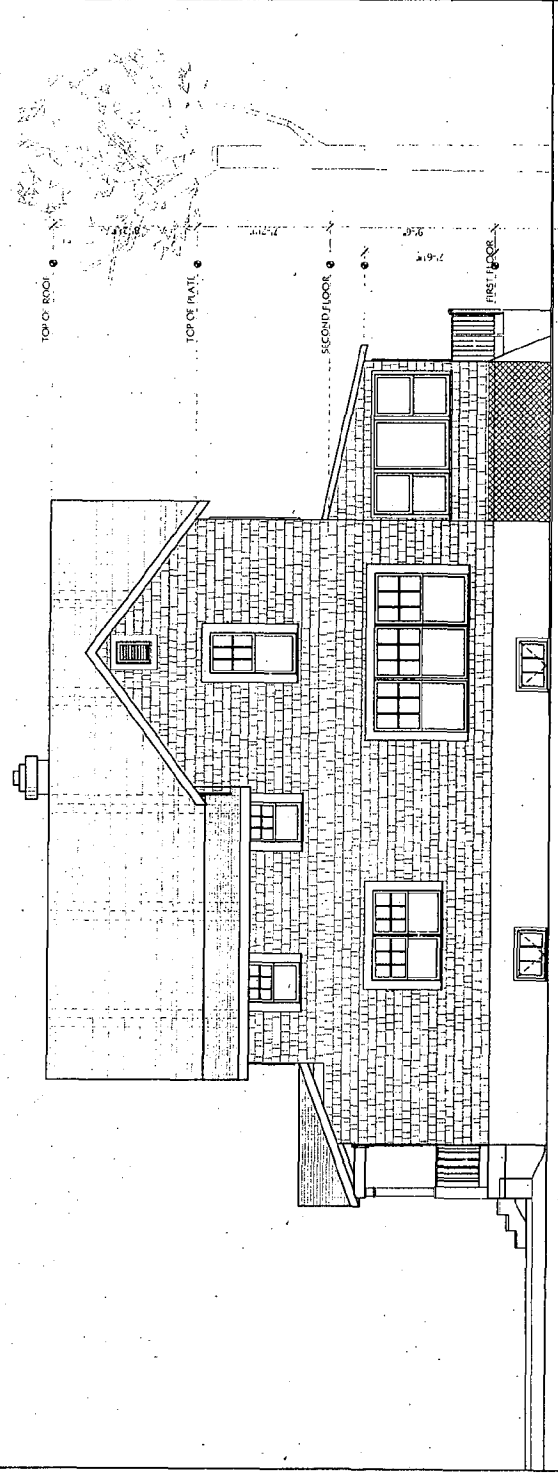
SCALE: 1/4" = 1'-0"

17



Mahany-Pillette Residence
3714 Washington St
Kensington, MD 20895

West Elevations



WEST SIDE ELEVATION

EXISTING CONDITIONS
2007



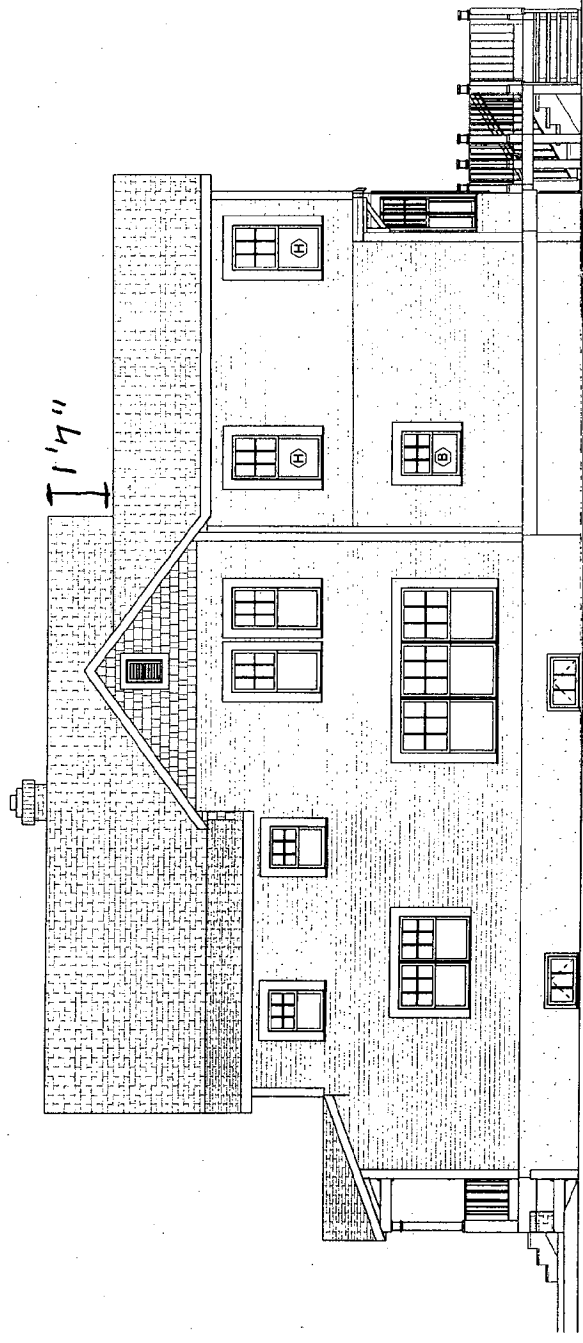
Mahany-Pillette Residence
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 Kensington, MD 20895

West Elevation
 Scheme 1

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DRAWN	LM
CHECKED	
DATE	11/1/2007
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SHEET
A2.4
 SHEET 19 OF 26



PROPOSED
 2007

1 West Side Elevation
 1/4" = 1'-0"



ROBERT ANDERSON AND
ASSOCIATES, P.C.
ARCHITECTS
1000 WASHINGTON AVENUE
KENSINGTON, MARYLAND 20746
PHONE: (301) 424-7000
FAX: (301) 424-7001

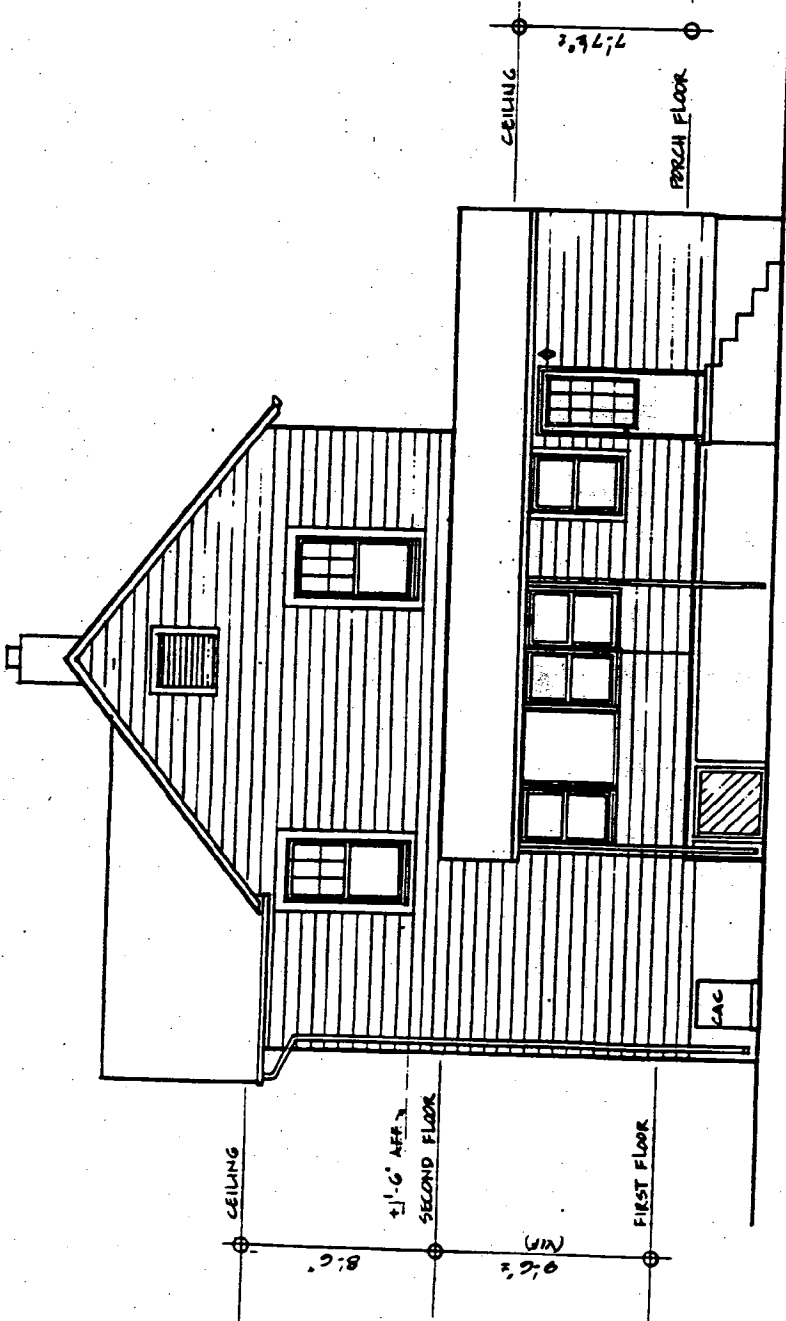
MAHANY-PILETTTE
3714 WASHINGTON AVE.
KENSINGTON, MD.

REAR ELEVATION
EXISTING

Scale: 1/4" = 1'-0"
Date: 2-29-96
Drawn: SGP
Checked:
Revisions:

sheet
5
of
7

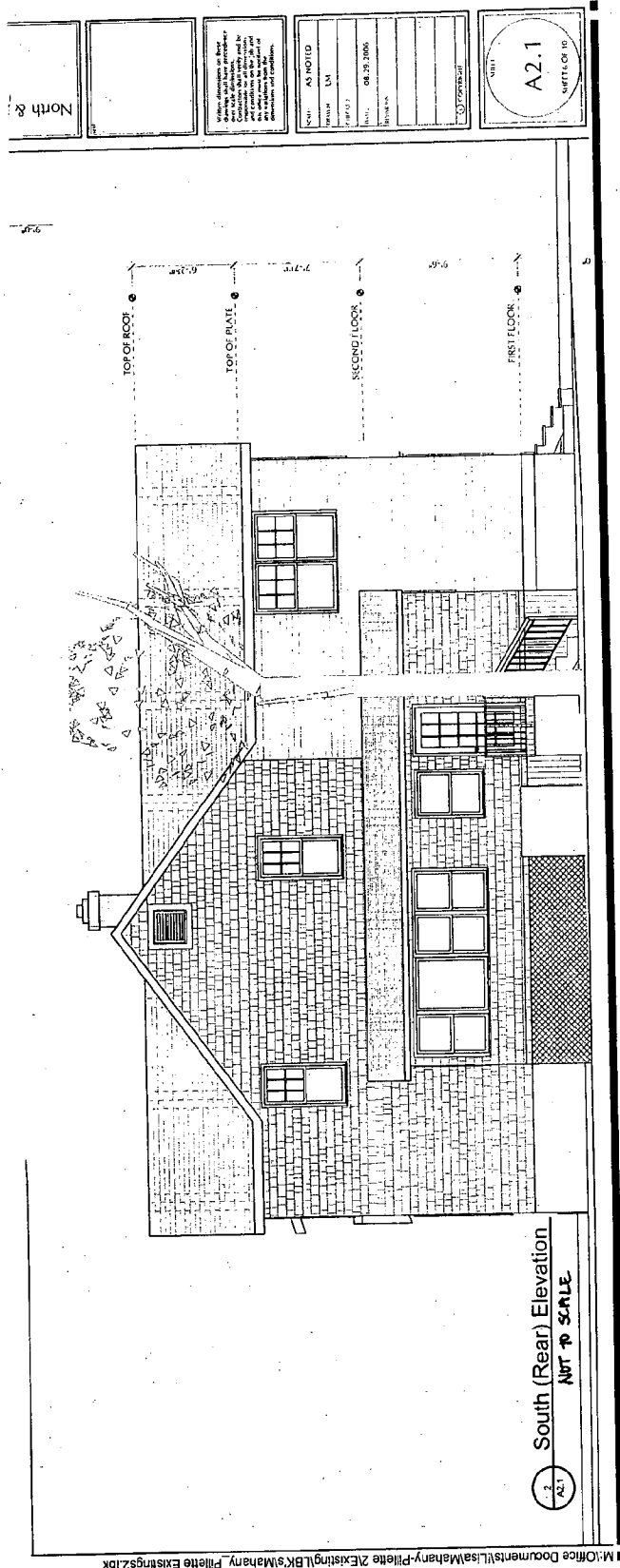
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REAR ELEVATION
scale: 1/4" = 1'-0"
EXISTING

EXISTING CONDITIONS
1996

20



EXISTING CONDITIONS
2007

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(21)



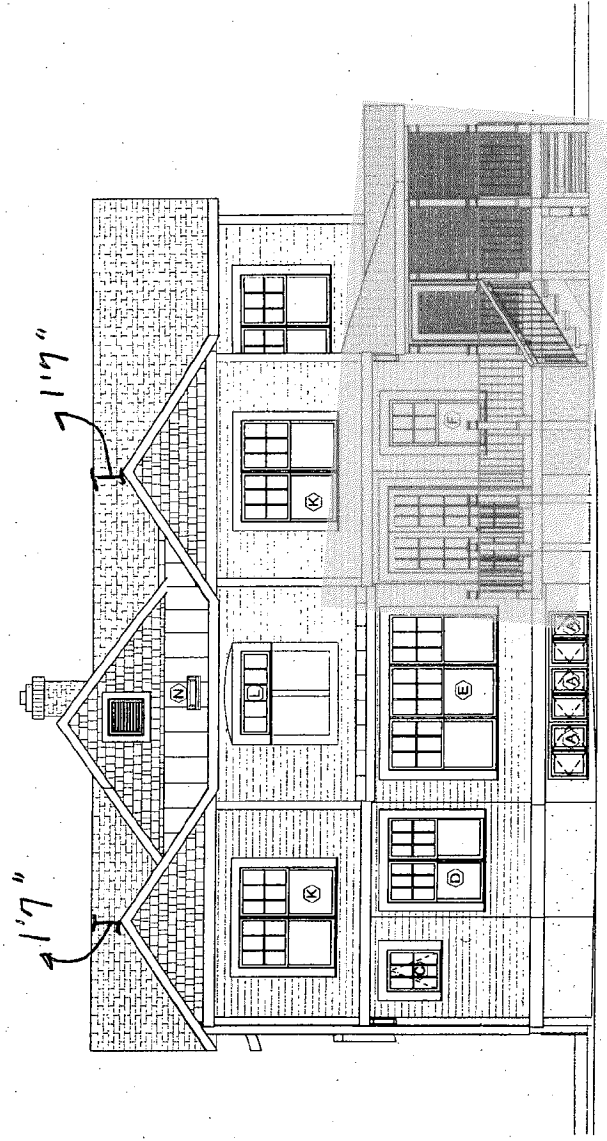
Mahany-Pilette Residence
 3714 Washington St.
 Kensington, MD 20895

Rear Elevation
 Scheme 1

NOTES:
 1. All dimensions are in feet and inches unless otherwise noted.
 2. All materials are to be as shown on the drawings unless otherwise noted.
 3. All work is to be in accordance with the applicable building codes and standards.
 4. The architect is not responsible for the accuracy of the information provided by the client.

SCALE:	AS NOTED
DESIGNER:	LAM
DATE:	11/1/2007
PROJECT:	
CLIENT:	
LOCATION:	
PROJECT NO.:	
DATE PLOTTED:	
PLOTTED BY:	
SCALE:	
DATE:	
PROJECT:	
CLIENT:	
LOCATION:	
PROJECT NO.:	
DATE PLOTTED:	
PLOTTED BY:	

SHEET
A2.3
 SHEET 18 OF 25



1. South (Rear) Elevation
 1/4" = 1'-0"

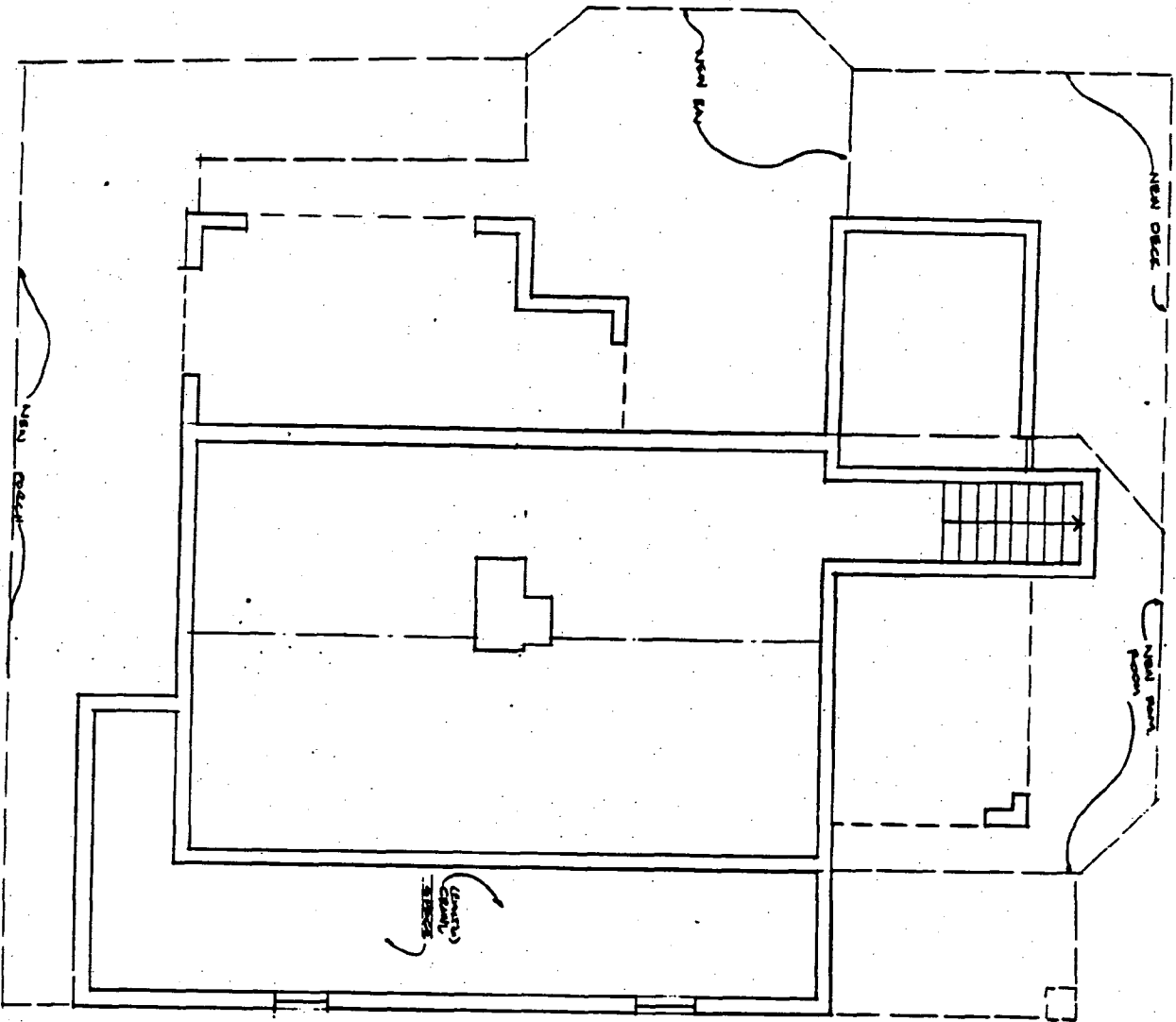
PROPOSED 2007

22

23

BASEMENT PLAN

EXISTING
CONDITIONS
1996



Sheet
1
of

scale:
date:
drawn:
checked:
revisions:

MAHANEY - PILLETTE ARCHITECTS
3714 WASHINGTON AVENUE
KENSINGTON, MARYLAND 20746
TEL: (301) 424-1100
FAX: (301) 424-1101
WWW.MAHANEYPILLETTE.COM

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KENSINGTON, MARYLAND



16

EXISTING CONDITIONS
2007

42

M:\Office Documents\LisaMahany-Pillette 2\Existing\BKR'sMahany_Pillette Existing2.bk

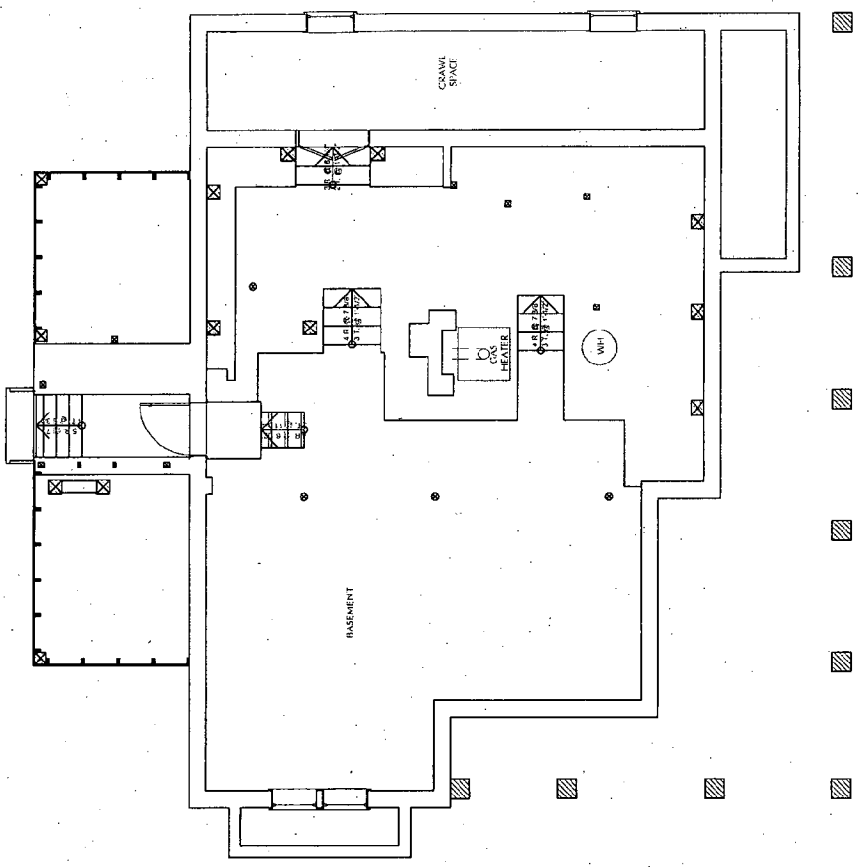
1
A1.1
SHEET OF 2

SCALE	AS NOTED
DRAWN	LM
CHECKED	
DATE	08-29-2006
SYMBOLS	
COMMENTS	

Notes: All dimensions are in feet and inches. All dimensions are to the center of the member unless otherwise noted. All dimensions are to the finished surface unless otherwise noted. All dimensions are to the center of the member unless otherwise noted.

Basement Floor Plan

Mahany-Pillette Residence
3714 Washington St
Kensington, MD 20895



1
A1.1
Basement Floor Plan
NOT TO SCALE



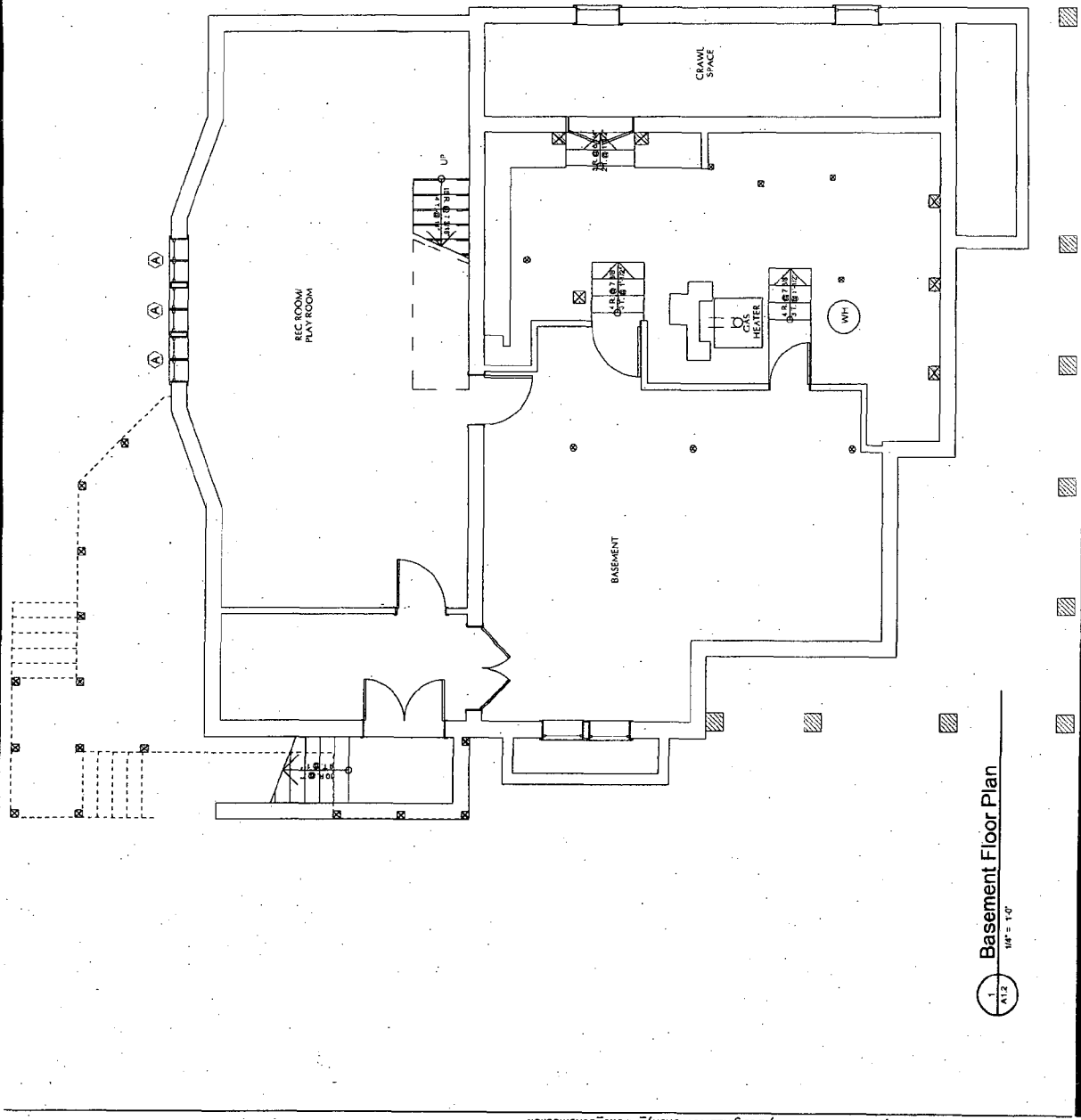
Mahany-Pillette Residence
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Basement Floor Plan
 Scheme 1

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PROJECT:	
DATE:	11/17/2007
REVISION:	

SHEET
A1.2
 SHEET 11 OF 28



1
 A1.2
 1/4" = 1'-0"
 Basement Floor Plan

PROPOSED 2007

17



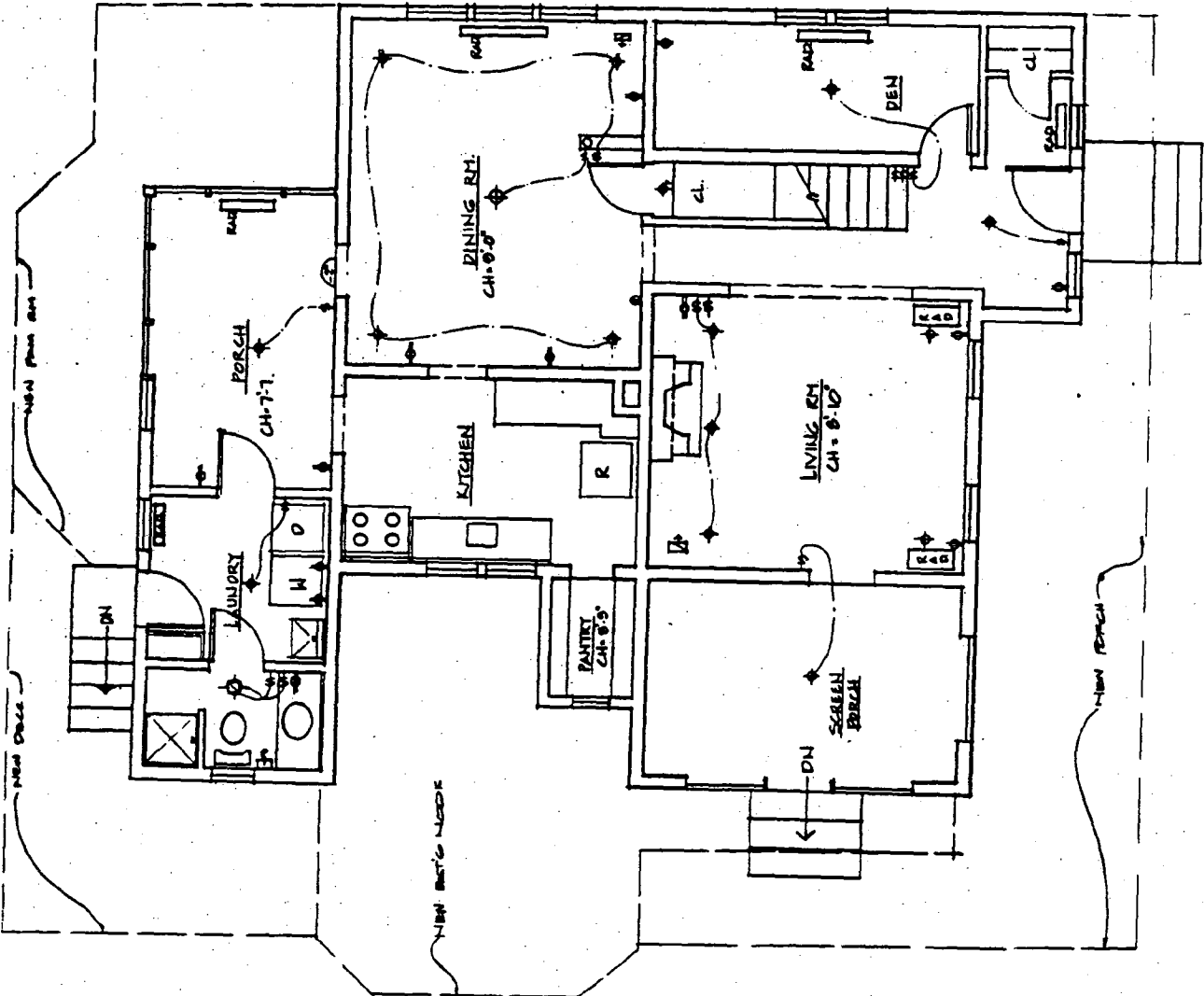
ARCHITECTS
3714 WASHINGTON AVE.
KENSINGTON, MD 20895
TEL: 301-278-1100
FAX: 301-278-1101
WWW.MAHANY-PILETTE.COM

MAHANY-PILETTE
3714 WASHINGTON AVE.
KENSINGTON, MD

1st FLOOR PLAN
EXISTING

scale: 1/4" = 1'-0"
date: 2-20-06
drawn: JGP
checked:
revisions:

sheet
2
of
7



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
EXISTING

EXISTING CONDITIONS
2006

26



Mahany-Pillette Residence
 3714 Washington St
 Kensington, MD 20895

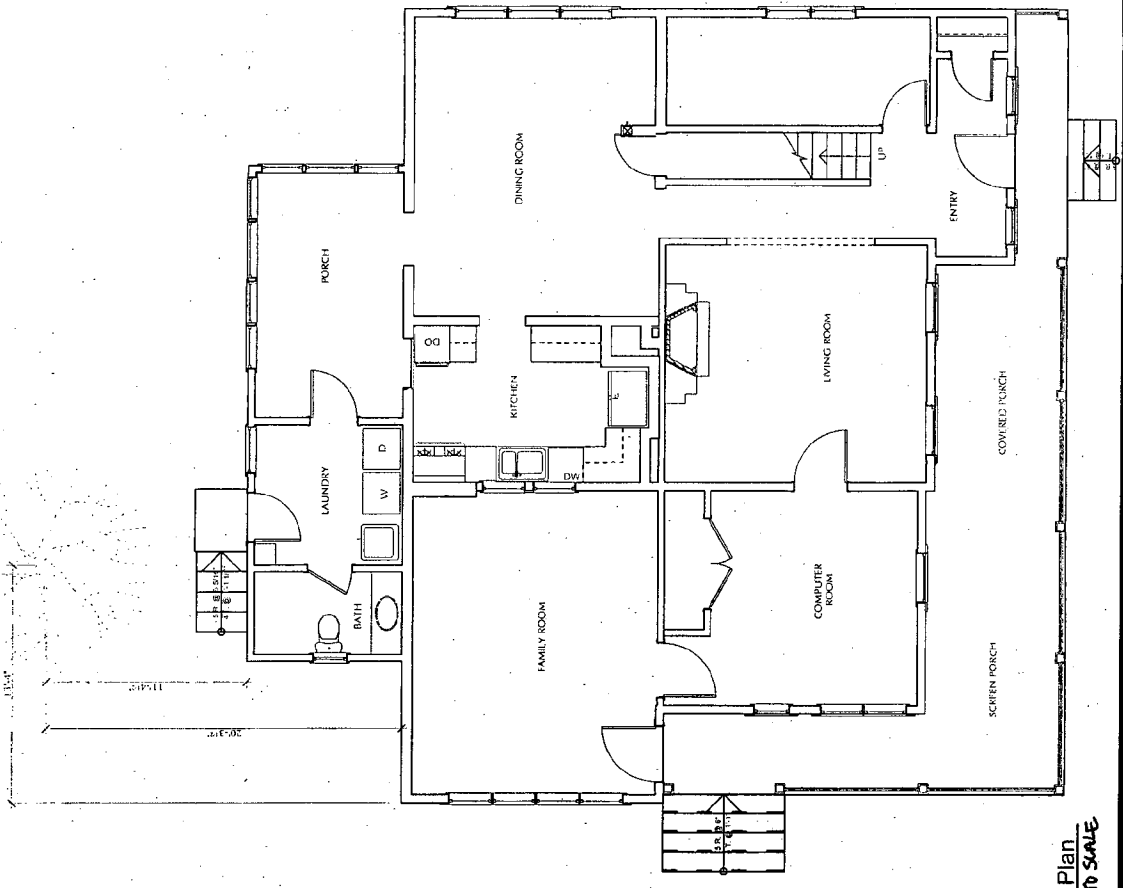
First Floor Plan



Notes:
 1. All work shall be in accordance with the existing conditions unless otherwise noted.
 2. All work shall be in accordance with the existing conditions unless otherwise noted.
 3. All work shall be in accordance with the existing conditions unless otherwise noted.

REVISED: AS NOTED
 PROJECT: LN
 DATE: 08-29-2006
 DRAWN BY: [blank]

A1.2
 SHEET 1 OF 10



1
 A1.2
 First Floor Plan
 NOT TO SCALE

EXISTING CONDITIONS
 2007



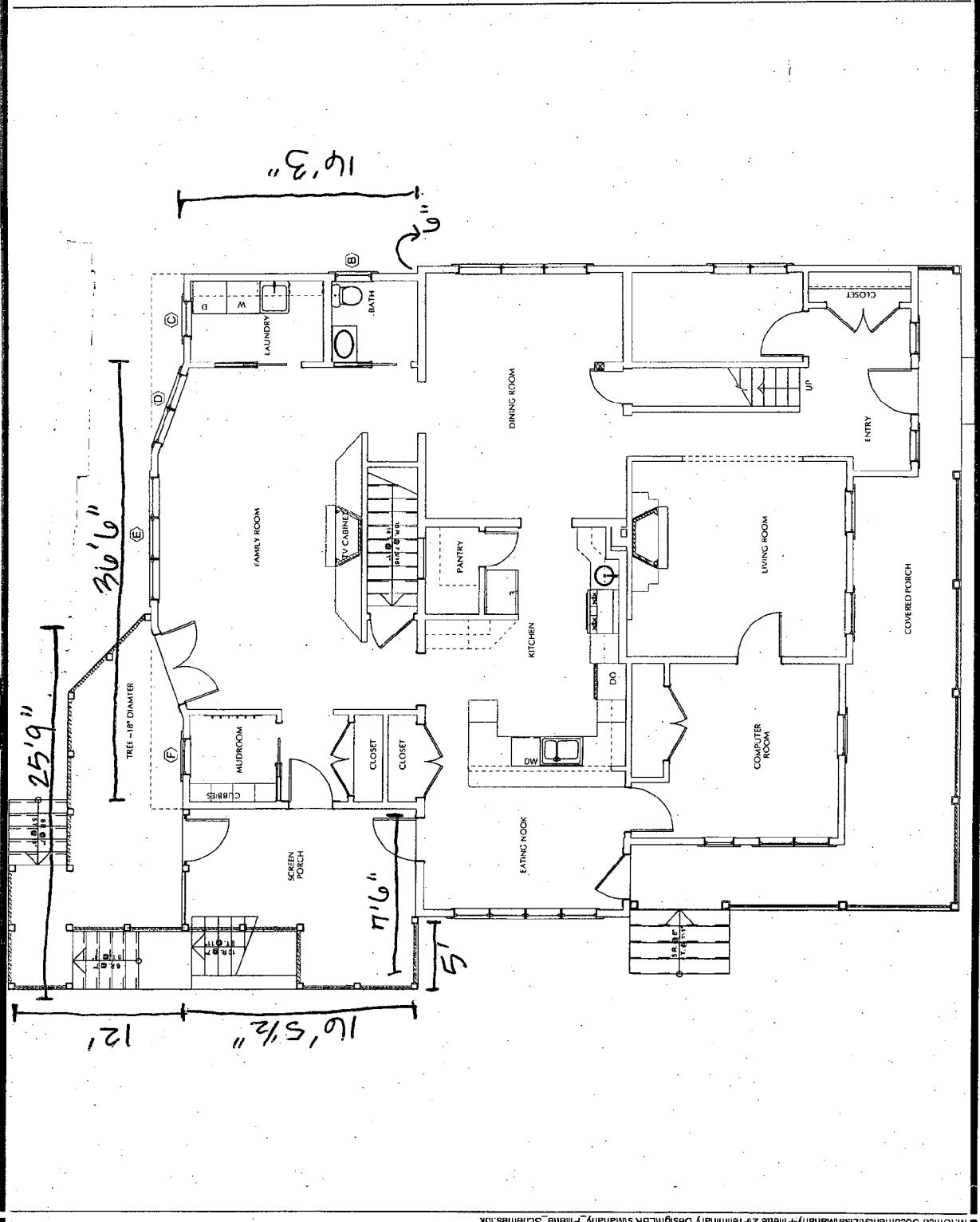
Mahany-Pillette Residence
 3714 Washington St.
 Kensington, MD 20895

First Floor Plan
 Scheme 1

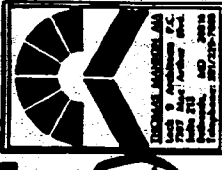
Without drawings or other information, the architect shall not be responsible for the accuracy of the information shown on this drawing. The architect shall not be responsible for the accuracy of the information shown on this drawing.

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DESIGNER:	DM
DATE:	11/12/07
PROJECT:	
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SHEET
A13
 SHEET 13 OF 38



PROPOSED 2007



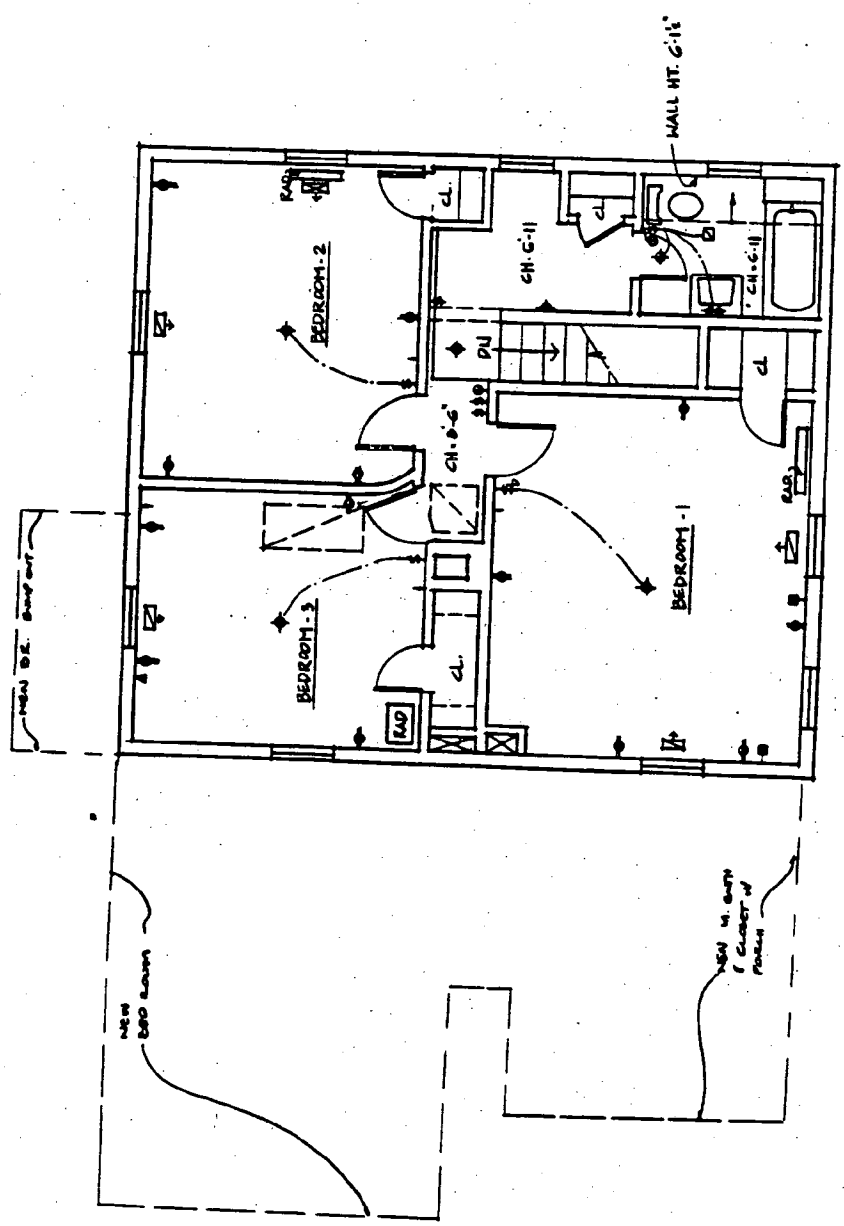
MAHANY-PILETTE
 3714 WASHINGTON AVE.
 KENSINGTON, MD.
 301-271-7800
 301-271-7801
 301-271-7802
 301-271-7803
 301-271-7804
 301-271-7805
 301-271-7806
 301-271-7807
 301-271-7808
 301-271-7809
 301-271-7810

2nd FLOOR PLAN
 EXISTING

scale: 1/4"=1'-0"
 date: 2-29-96
 drawn: SGP
 checked:
 revisions:

sheet 3

13



SECOND FLOOR PLAN EXISTING
 SCALE: 1/4"=1'-0"

EXISTING CONDITIONS
 10996

29

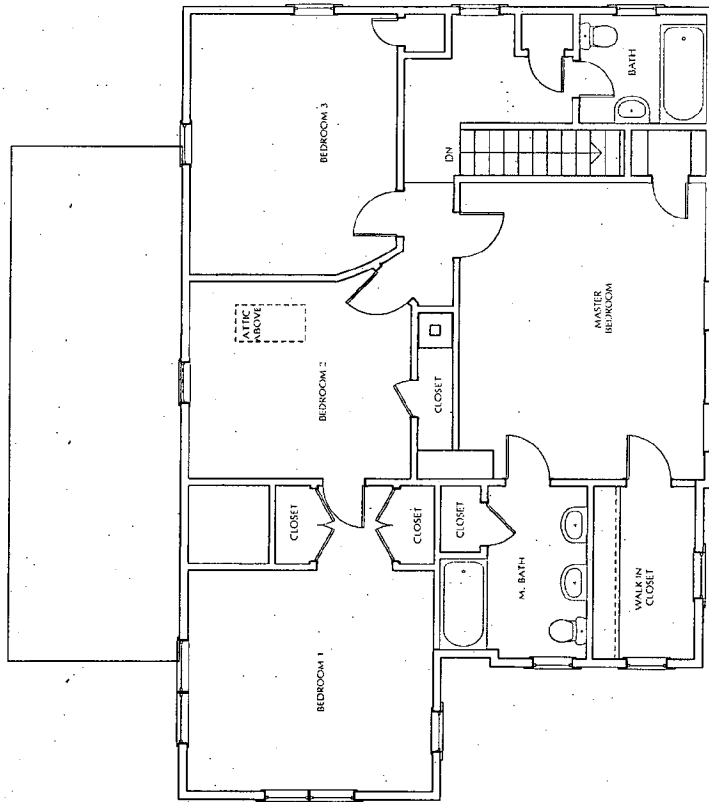
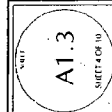


Mahany-Pillette Residence
 3714 Washington St
 Kensington, MD 20895

Second Floor Plan

Notes: All dimensions are in feet and inches. All dimensions are to the center of the wall unless otherwise noted. All dimensions are to the center of the wall unless otherwise noted.

DATE:	AS NOTED
DESIGNER:	LM
PROJECT:	06.25.2006
CLIENT:	
ARCHITECT:	



Second Floor Plan
 NOT TO SCALE

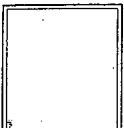
EXISTING CONDITIONS
 2007

30



Mahany-Pillette Residence
 3714 Washington St.
 Kensington, MD 20895

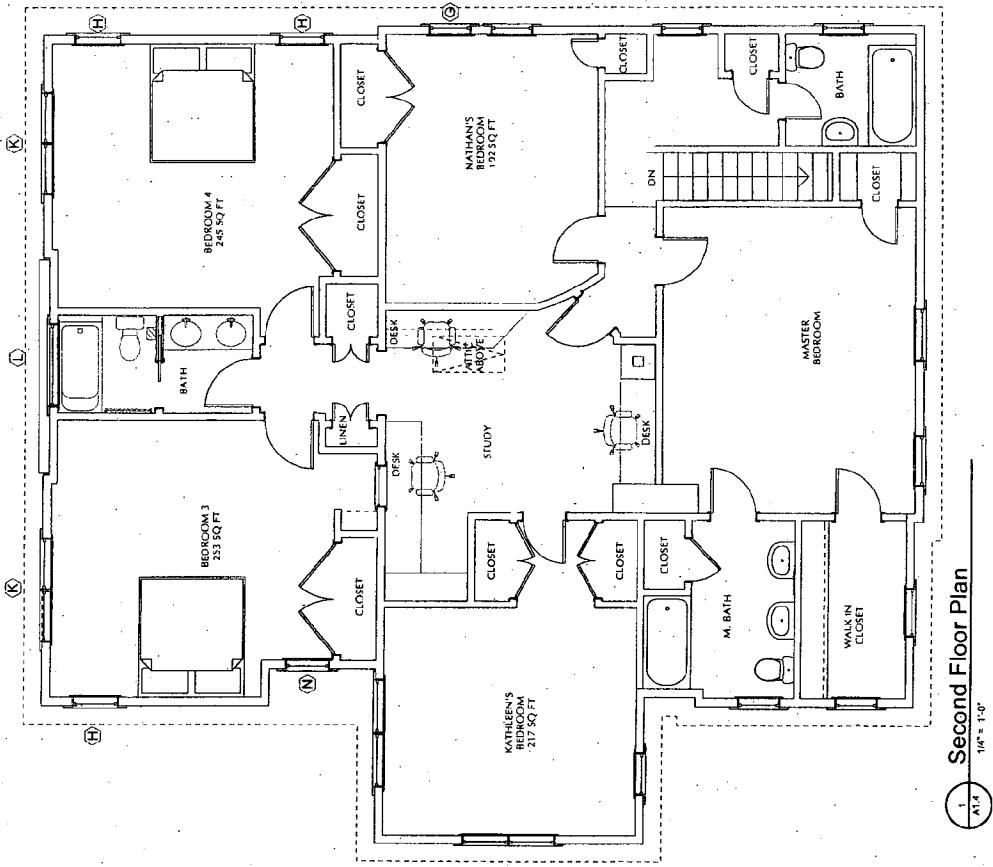
Second Floor Plan
 Scheme 1



When an architect or design professional is preparing documents for construction, the documents shall be prepared in accordance with the provisions of the contract documents and the applicable laws and regulations. The architect or design professional shall be responsible for obtaining all necessary permits and approvals for the project.

SCALE:	AS NOTED
DATE:	1/11/2007
PROJECT:	
DESIGNER:	
ARCHITECT:	
ENGINEER:	
MECHANICAL:	
ELECTRICAL:	
PLUMBING:	

SHEET
A1.4
 SHEET 14 OF 26



1 Second Floor Plan
 1/4" = 1'-0"

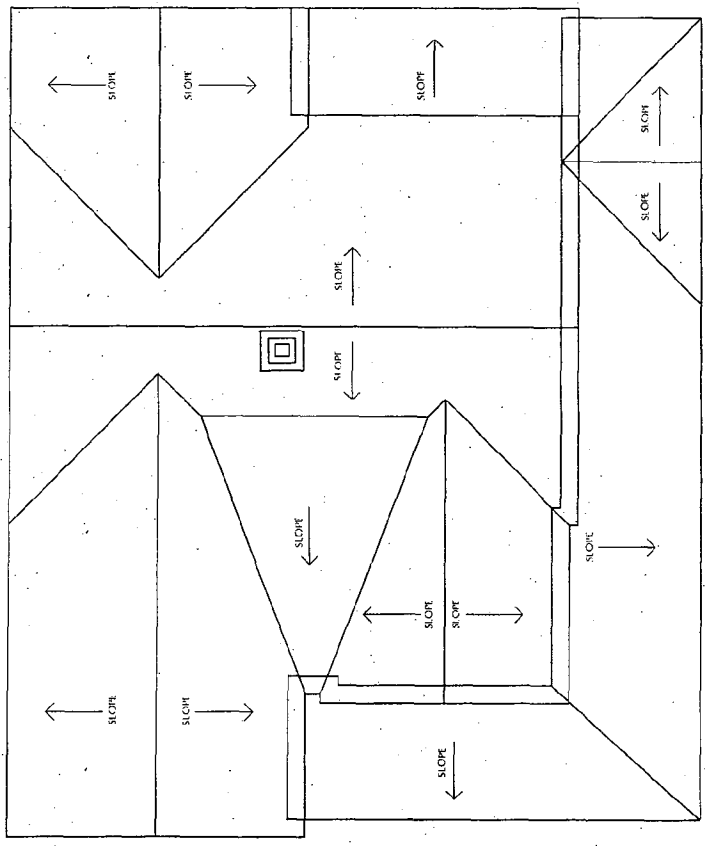
PROPOSED
 2007

14

26

1
A1.4
Roof Plan
NOT TO SCALE

EXISTING 2007



<p>MAHANY-PILETTE ARCHITECTS, INC. 1000 WASHINGTON AVENUE, SUITE 200 KENSINGTON, MARYLAND 20895 TEL: 301.271.1100 WWW.MAHANY-PILETTE.COM</p>	<p>Mahany-Pillette Residence 3714 Washington St Kensington, MD 20895</p>	<p>Roof Plan</p>	<p>DATE: 08.28.2007 DRAWN BY: LBA CHECKED BY: LBA SCALE: AS NOTED</p>	<p>MAHANY-PILETTE ARCHITECTS, INC. 1000 WASHINGTON AVENUE, SUITE 200 KENSINGTON, MARYLAND 20895 TEL: 301.271.1100 WWW.MAHANY-PILETTE.COM</p>	<p>DATE: 08.28.2007 DRAWN BY: LBA CHECKED BY: LBA SCALE: AS NOTED</p>	<p>1 A1.4 SHEETS OF 10</p>
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44

PROPOSED 2007

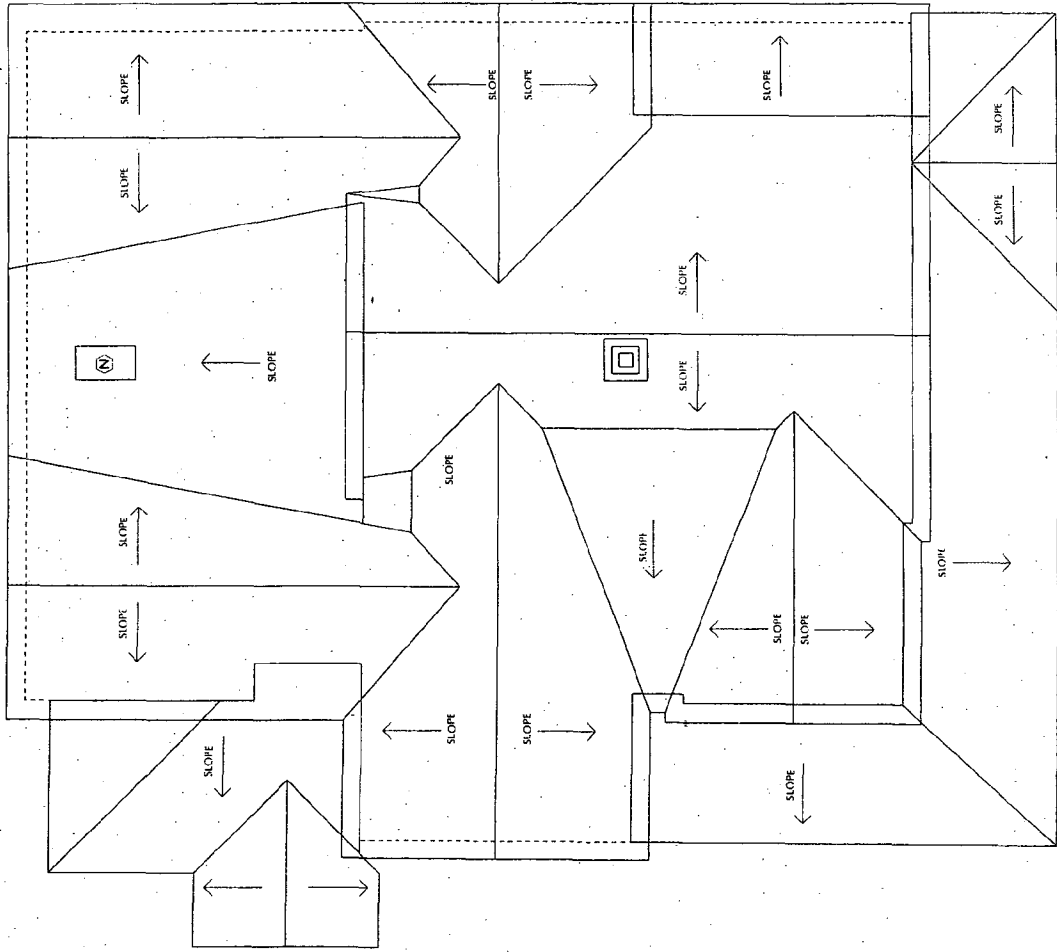
SHEET
A15
 SHEET 12 OF 24

DATE	AS NOTED
DESIGNER	DM
DATE	1/11/07
PROJECT	
<input type="checkbox"/> COMMENTS	

WARNING: This drawing was prepared by a student of the Department of Architecture at the University of Maryland, College Park. It is not to be used for any construction or legal purposes without the approval of the faculty advisor.

Roof Plan
 Scheme 1

Mahany-Pillette Residence
 3714 Washington St.
 Kensington, MD 20895



1 Roof Plan
 1/8" = 1'-0"



Mahany-Pillette Residence
 3714 Washington St.
 Kensington, MD 20895

Schedules

Window Schedule
 1. Windows are primed wood, insulated glass w/ simulated divided lites, low-e coating, and argon gas. See elevations for grill pattern.
 2. Provide all necessary hardware, weather stripping, trim pieces, etc./ standard bronze finish
 3. Provide screens for all operable windows. Color to be selected by architect/owner.
 4. Refer to plans and elevations for window locations. Verify sizes and quantities.
 5. Apply caulking around exterior perimeter behind window trim and set into opening.
 6. Apply foam backer rod and caulk to exterior perimeter of trim at siding joint.
 7. Field verify existing window opening sizes and coordinate as required.

SCALE	AS NOTED
DATE	LM
PROJECT	
DATE	11/11/2007
REVISION	
DATE	
BY	
DATE	

SHEET
 A-2/011C
 SHEET 10 OF 25

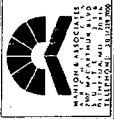
WINDOW SCHEDULE

QTY.	CH	CAT. NO.	FRAME L x H	INSULATED GLASS UNIT W x H	SCREEN L x H	TYPE	REMARKS
1	A	C31-1220	2'-9 1/4" x 2'-1 3/8"	-	-	CASEMENT	...
1	B	T11-24216	2'-6 5/16" x 5'-5 5/8"	-	-	TLT	...
1	C	A11-2432	2'-5" x 3'-1 1/4"	-	-	AWNING	...
1	D	T21-24228	4'-11 1/16" x 5'-5 5/8"	-	-	TLT	...
1	E	T31-24232	6'-5" x 6'-1 5/8"	-	-	TLT	...
1	F	T11-24224	2'-6 5/16" x 5'-5 5/8"	-	-	TLT	...
1	G	EX WINDOW	2'-4" x 5'-1 1/2"	-	-	TLT	REUSE EX. WINDOW - ADJACENT WALL
1	H	T11-24226	2'-6 5/16" x 5'-1 5/8"	-	-	TLT	...
1	K	T21-24228	11'-6" x 5'-5 5/8"	-	-	TLT	...
1	L	A11-24216	4'-7" x 5'-5 5/8"	-	-	AWNING	...
1	M	A11-2424	2'-5" x 3'-1 1/4"	-	-	AWNING	...
1	N	USE 104	21'-0" x 39"	-	-	SKYLIGHT	EX CLUB FOR LOW SLOPE ROOF

WINDOW GENERAL NOTES

- WINDOWS SPECIFIED ARE BY: WEATHERSHIELD.
- WINDOWS ARE PRIMED WOOD, INSULATED GLASS W/ SIMULATED DIVIDED LITES, LOW-E COATING, AND ARGON GAS. SEE ELEVATIONS FOR GRILL PATTERN.
- PROVIDE ALL NECESSARY HARDWARE, WEATHER STRIPPING, TRIM PIECES, ETC./ STANDARD BRONZE FINISH
- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. COLOR TO BE SELECTED BY ARCHITECT/OWNER.
- REFER TO PLANS AND ELEVATIONS FOR WINDOW LOCATIONS. VERIFY SIZES AND QUANTITIES.
- APPLY CAULKING AROUND EXTERIOR PERIMETER BEHIND WINDOW TRIM AND SET INTO OPENING.
- APPLY FOAM BACKER ROD AND CAULK TO EXTERIOR PERIMETER OF TRIM AT SIDING JOINT.
- FIELD VERIFY EXISTING WINDOW OPENING SIZES AND COORDINATE AS REQUIRED.

24



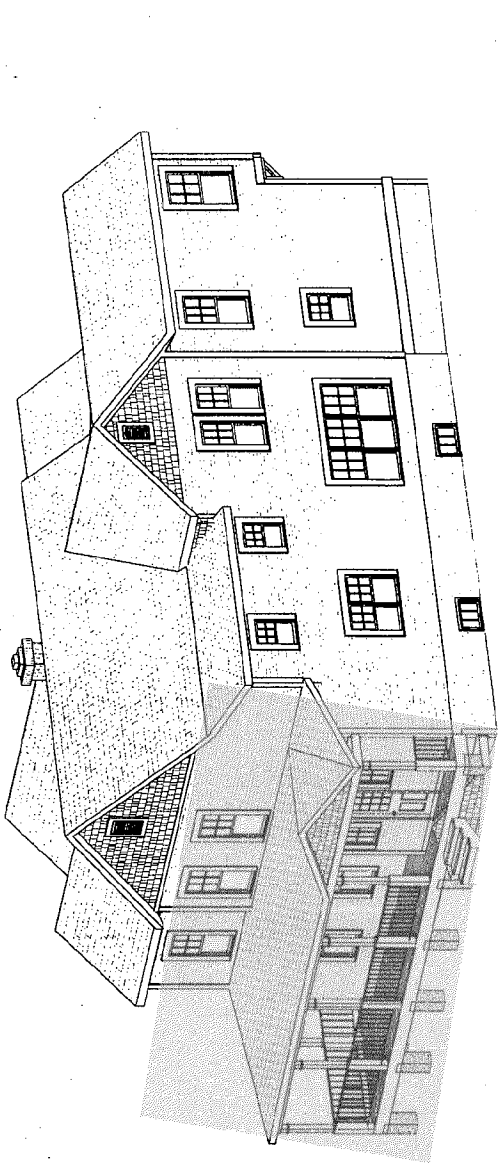
Mahany-Pillette Architecture
3714 Washington St.
Kensington, MD 20895

3D AXONOMETRICS

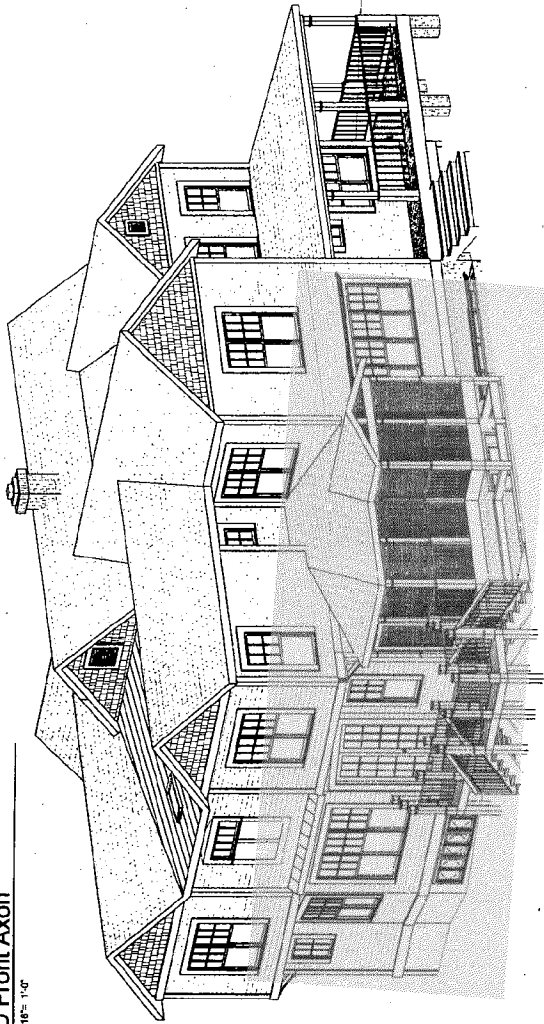
Writes all drawings in AutoCAD
and all files in AutoCAD
format. All drawings are
submitted to the client for
approval and are subject to
revisions and conditions.

SCALE:	AS NOTED
COUNTRY:	USA
DATE:	1/11/2007
PROJECT:	
CLIENT:	
DESIGNER:	
DATE:	

SHEET
3D.1
SHEET 1 OF 15



1
3D.1
3D Front Axon
3/16" = 1'-0"



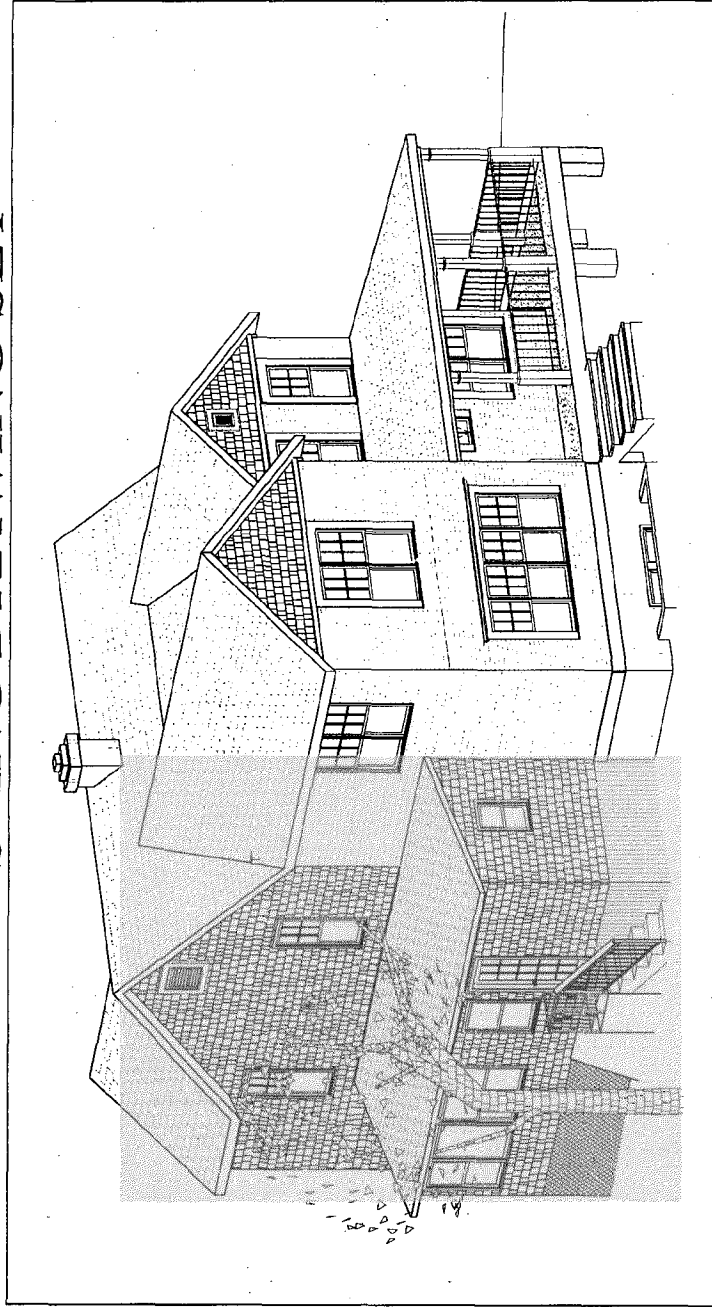
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3D.1
3D Rear Axon
3/16" = 1'-0"

55

MAHANY-PILLETTE RESIDENCE

3714 WASHINGTON AVE.
KENSINGTON MD, 20895

EXISTING DRAWING SET



REAR AXON
CUT

NOT TO SCALE



Mahany-Pillette Residence
3714 Washington St
Kensington, MD 20895

Cover Sheet

20

When all dimensions on this drawing are in feet and inches, the decimal part of the inch shall be rounded to the nearest 1/8 inch. This note shall be subject to the provisions of the contract documents and conditions.

DATE ASSIGNED
DRAWN BY
CHECKED BY
DATE
PROJECT
NO. 29,006
REVISED

SET
C-1
SHEET OF 10

2/30



Mahany-Pillette Architecture, Inc.
 3714 Washington St.
 Kensington, MD 20895

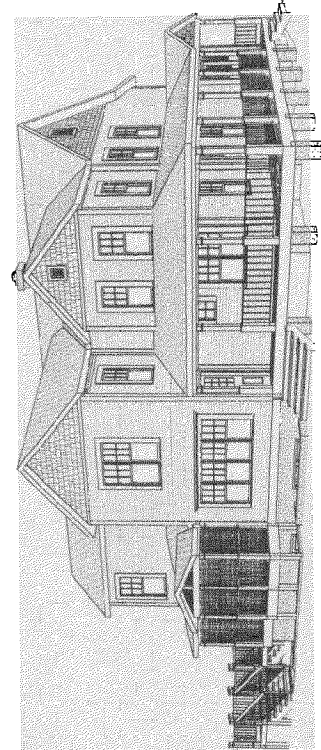
3D Perspectives

3D Perspectives

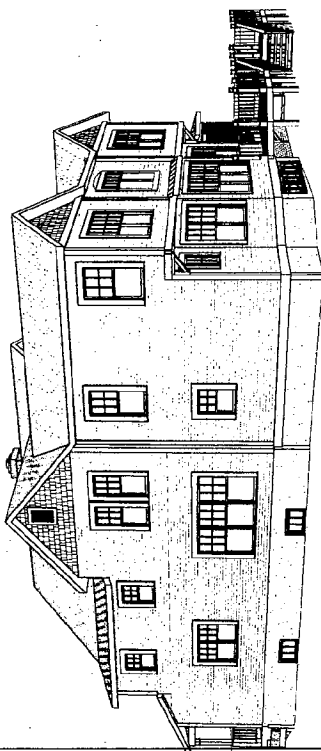
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PROJECT:	LM
DATE:	11/1/2007
BY:	
CHECKED:	
DATE:	
BY:	
CHECKED:	
DATE:	
BY:	

3D.2
 SHEET 25 OF 25



3
 3D.2
 1/8" = 1'-0"
 West Side Perspective



3
 3D.2
 1/8" = 1'-0"
 East Side Perspective



3
 3D.2
 1/4" = 1'-0"
 Rear Perspective

LM



North Elevation



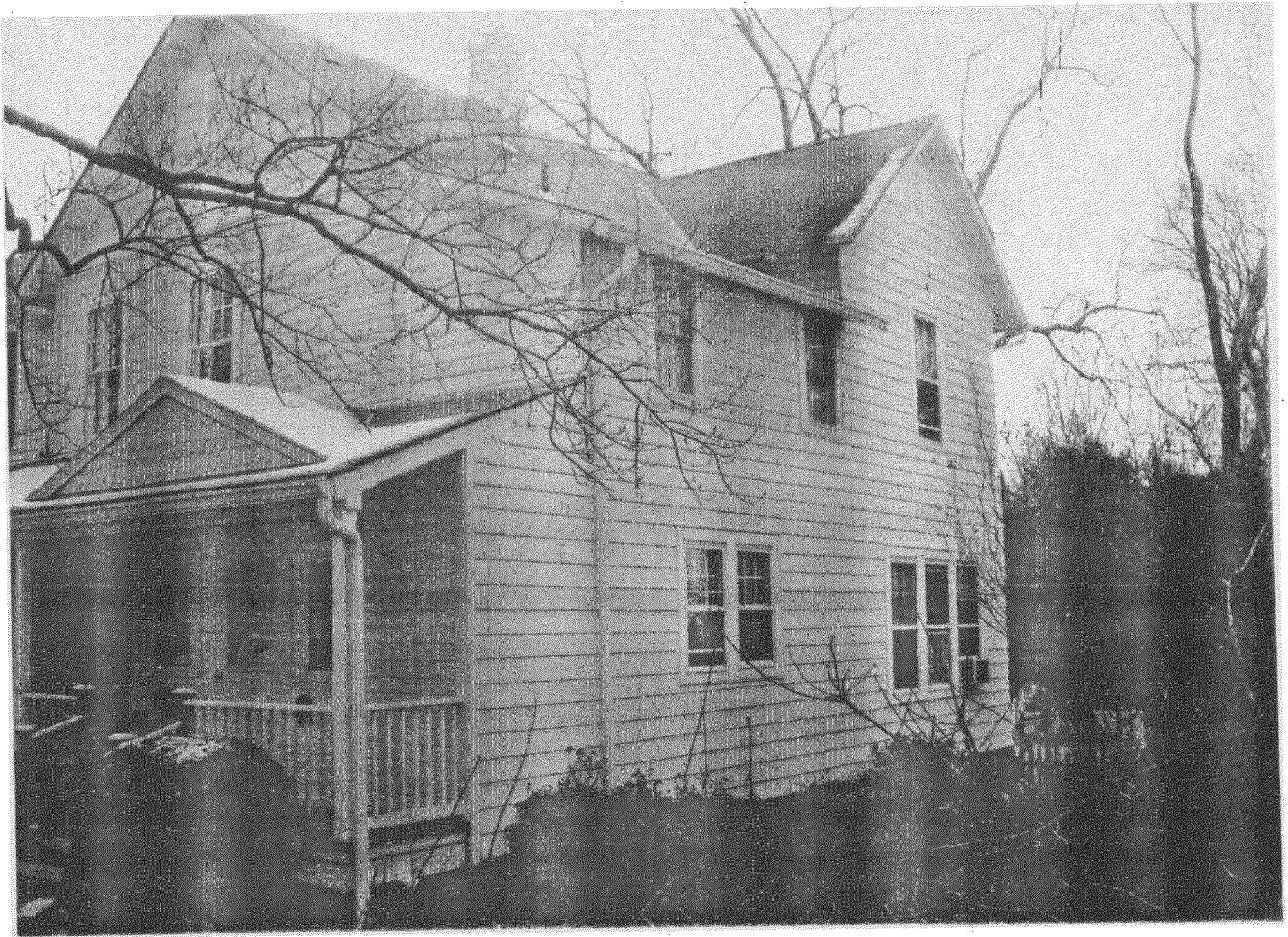
North-East Elevation



East Elevation

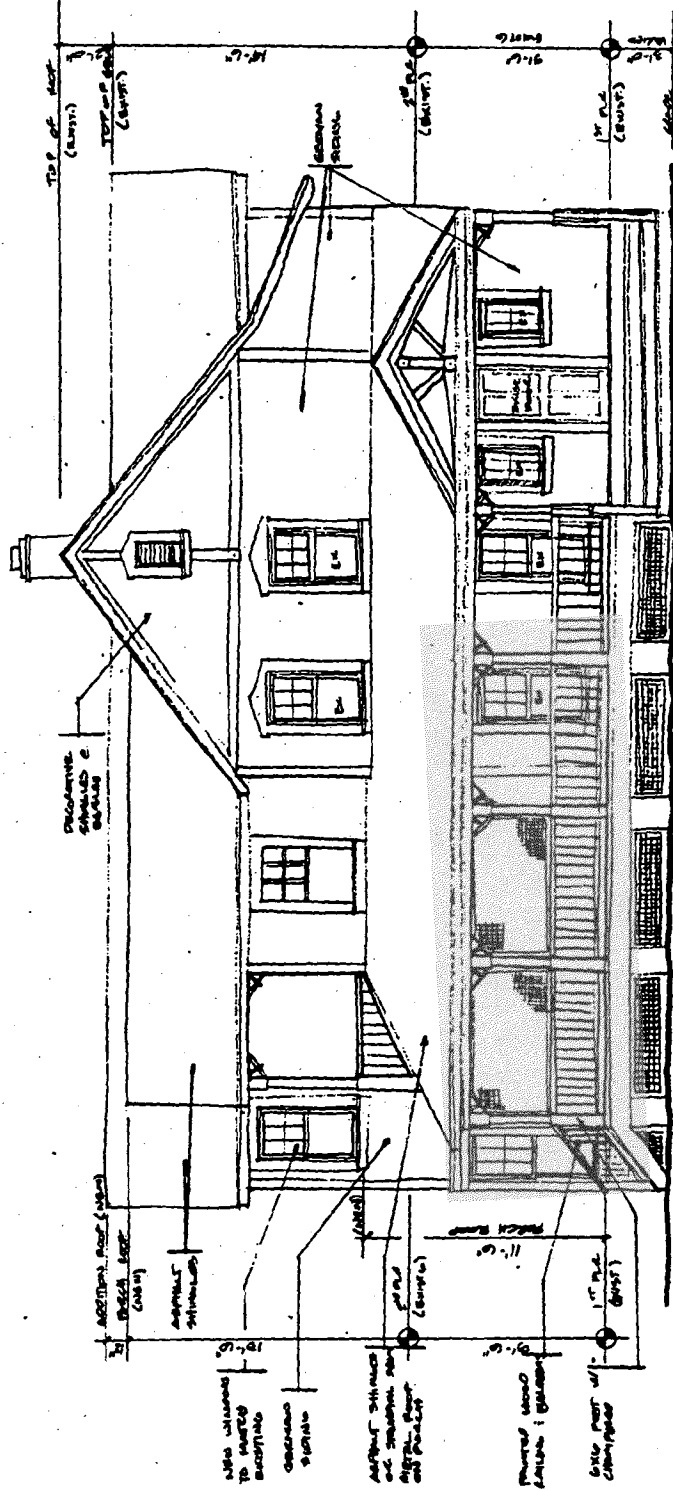


South Elevation



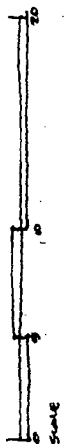
North West Elevation

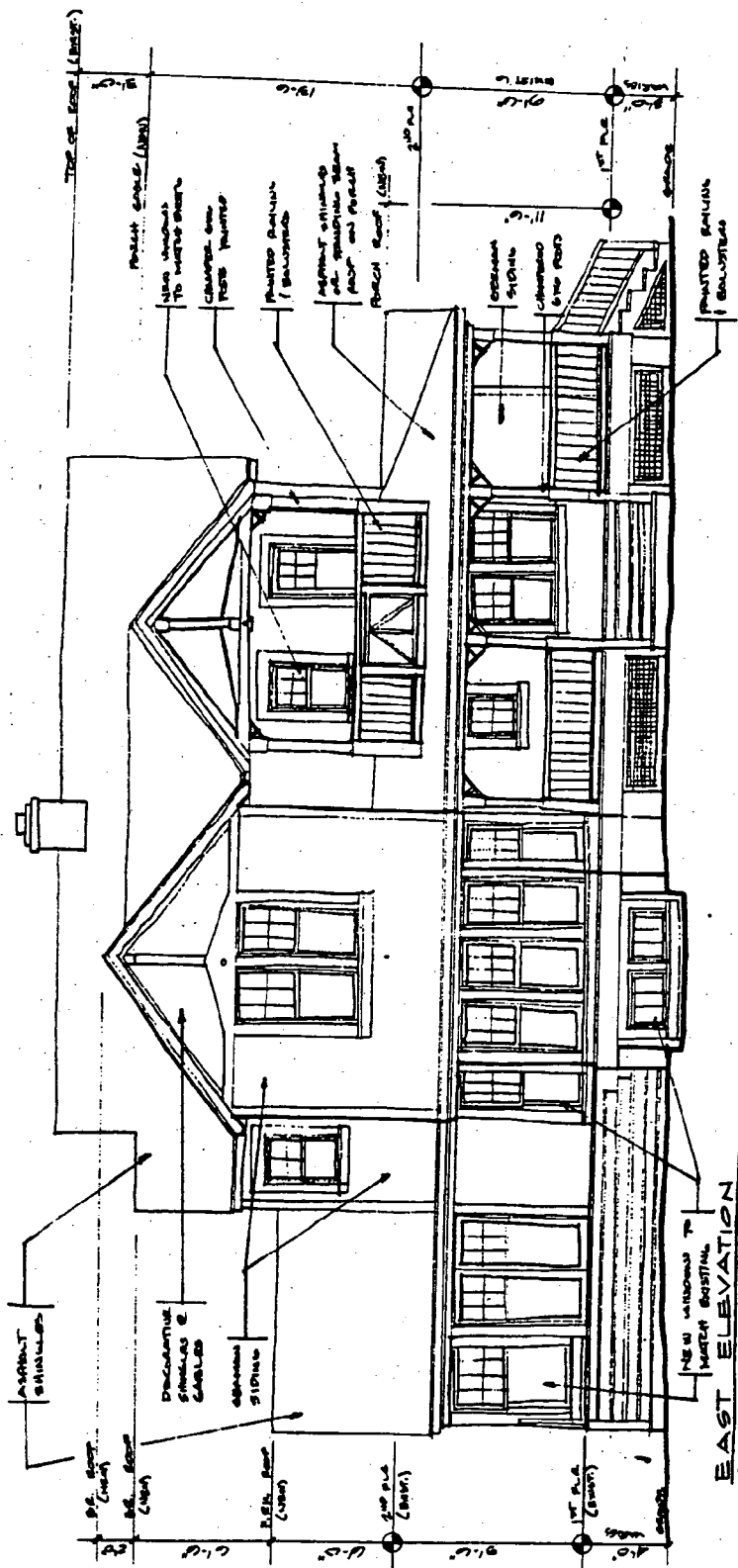

MAHANAY - PILETTE RESIDENCE
 3714 WASHINGTON AVENUE
 KENSINGTON, MARYLAND
 THOMAS MAHANAY, ARCHITECT
 1000 N. WASHINGTON ST.
 WASHINGTON, D.C. 20004
 Telephone: (202) 462-1100
 Fax: (202) 462-1101



1996 ADDITIONS
 APPROVED BY HPC
 REAR ADDITION NOT
 CONSTRUCTED.

NORTH ELEVATION - FRONT ELEVATION



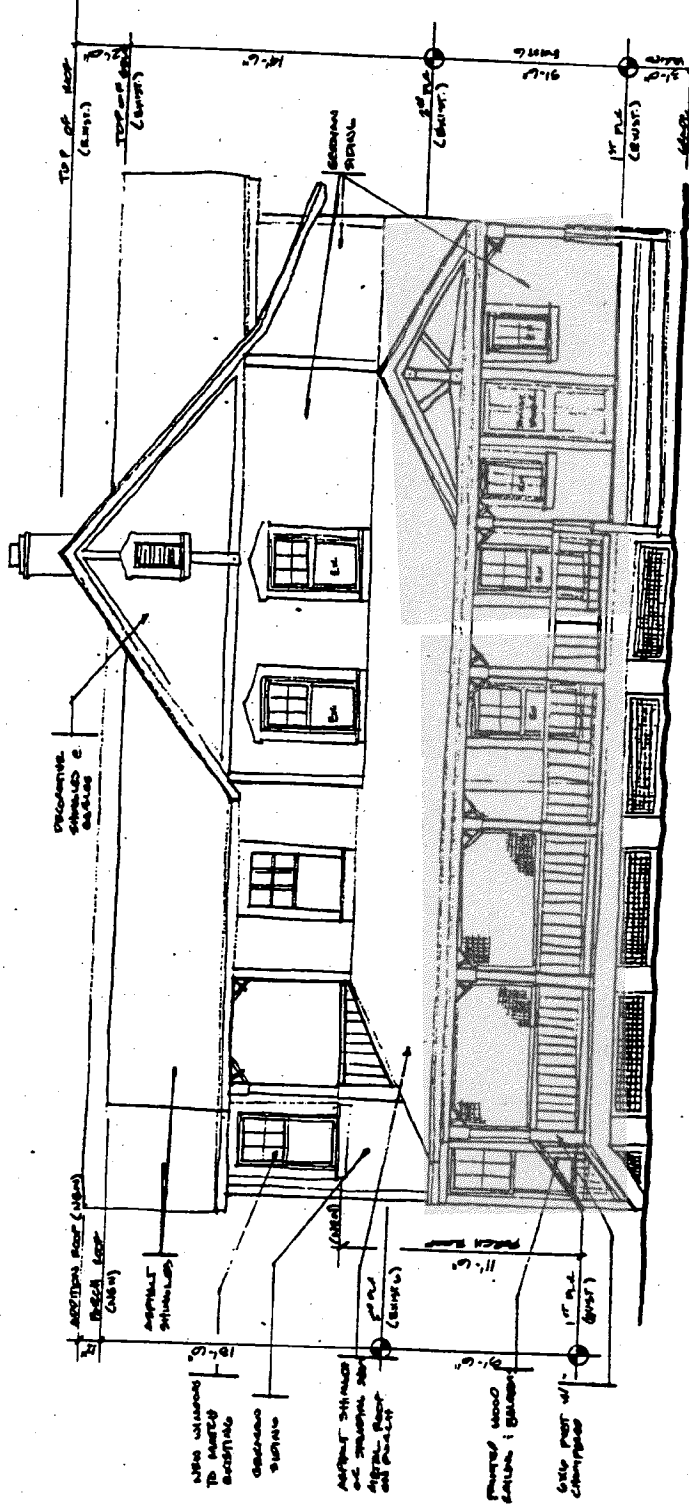


1996 ADDITIONS
 APPROVED BY HPC
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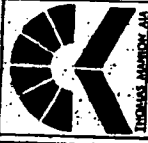
MAHANEY - PILLETTE RESIDENCE
 3714 WASHINGTON AVENUE
 KENSINGTON, MARYLAND
 THOMAS MAHANEY, ARCHITECT
 1000 WASHINGTON AVENUE, N.E.
 WASHINGTON, D.C. 20003
 (202) 544-5555

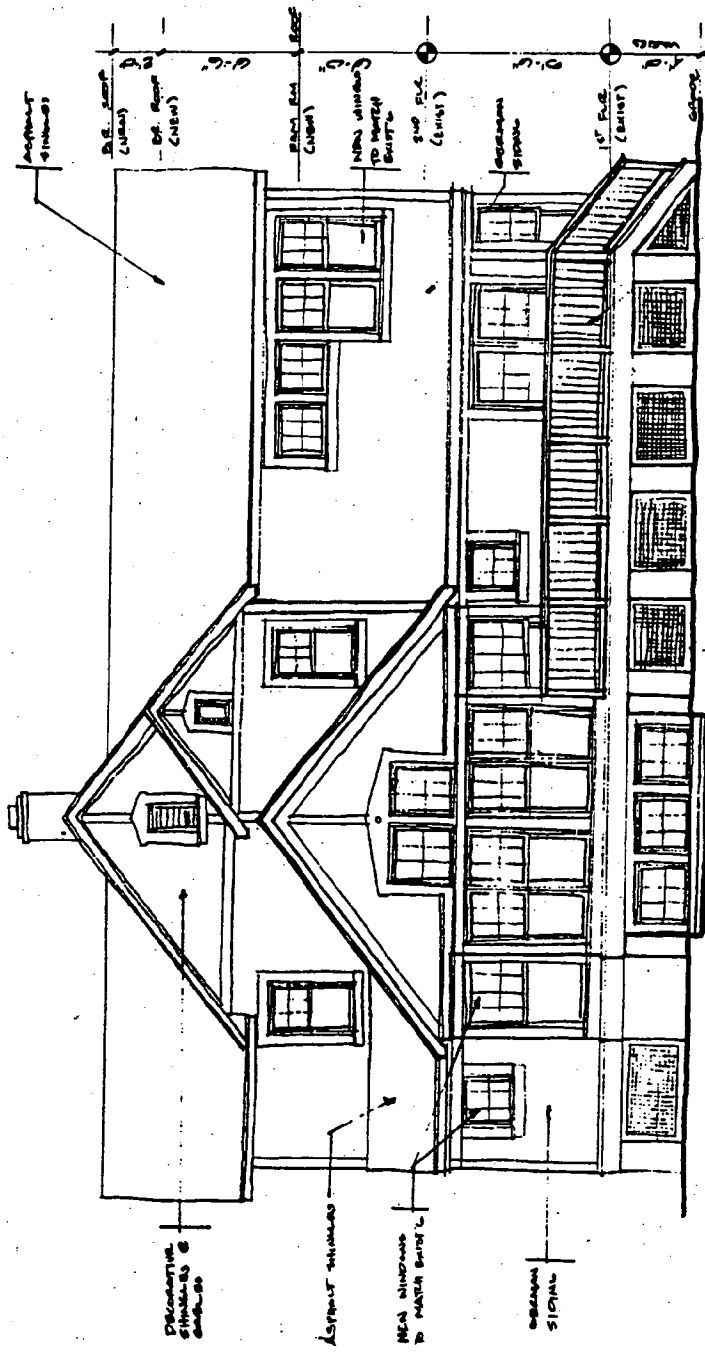
JAN 2002



NORTH ELEVATION
 scale: 1/8" = 1'-0"

1996 ADDITONS
 APPROVED BY HPC-
 REAR ADDITION NOT
 CONSTRUCTED


MAHANAY - PILLETTE RESIDENCE
 1714 WASHINGTON AVENUE
 KENSINGTON, MARYLAND
 KENNEDY ARCHITECTS, INC.
 5200 WASHINGTON AVENUE
 SUITE 210
 BETHESDA, MARYLAND 20814
 TEL: 301-462-1100
 FAX: 301-462-1101



SOUTH ELEVATION

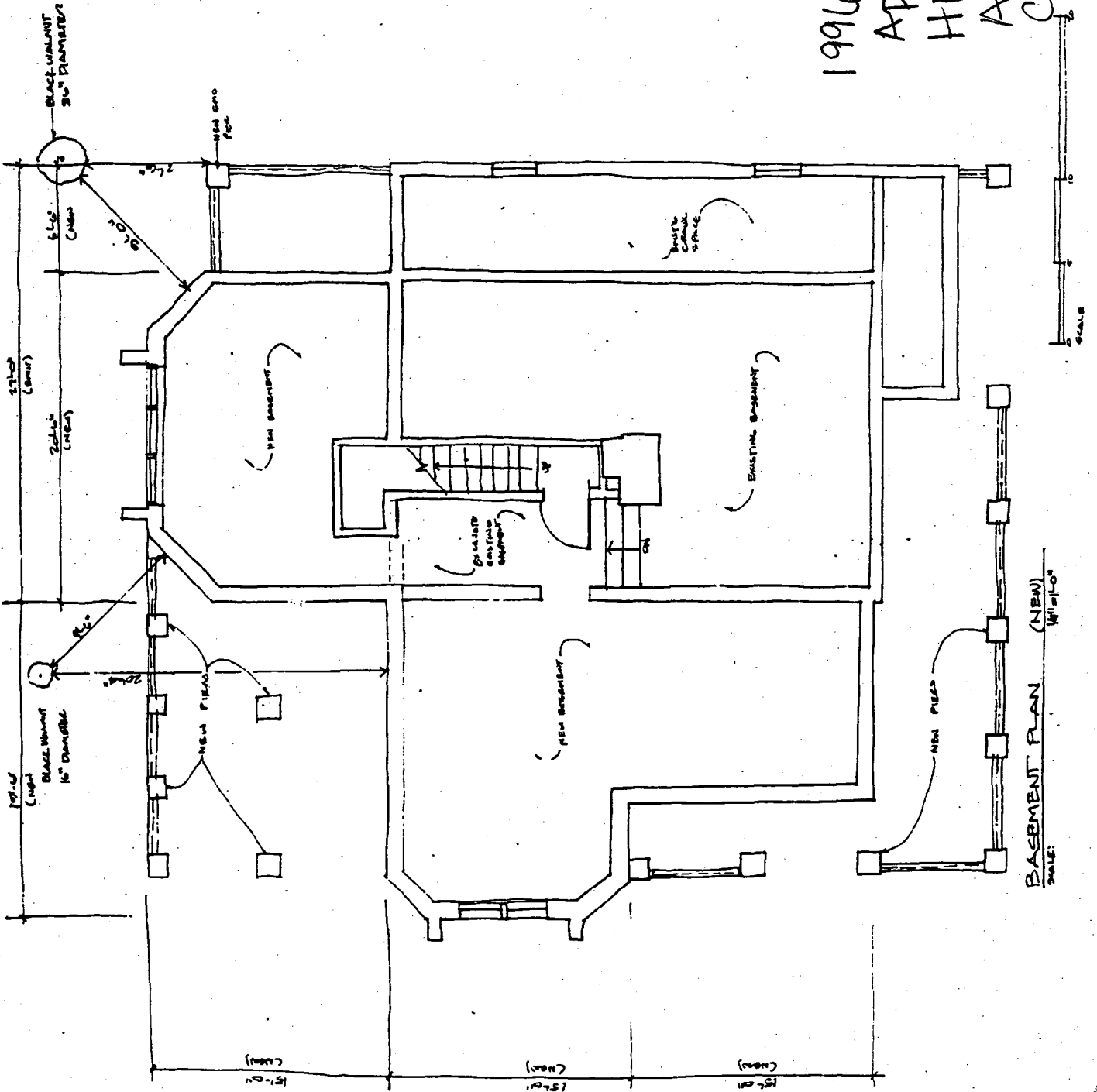
1996 ADDITIONS
 APPROVED BY HPC
 REAR ADDITION
 NOT CONSTRUCTED



MAHANEY - PILLETTE RESIDENCE
 3714 WASHINGTON AVENUE
 KENSINGTON, MARYLAND


24

1996 ADDITIONS
 APPROVED BY
 HPC - REAR
 ADDITION NOT
 CONSTRUCTED



BASMENT PLAN (NEW)
 DATE: 11/1/00

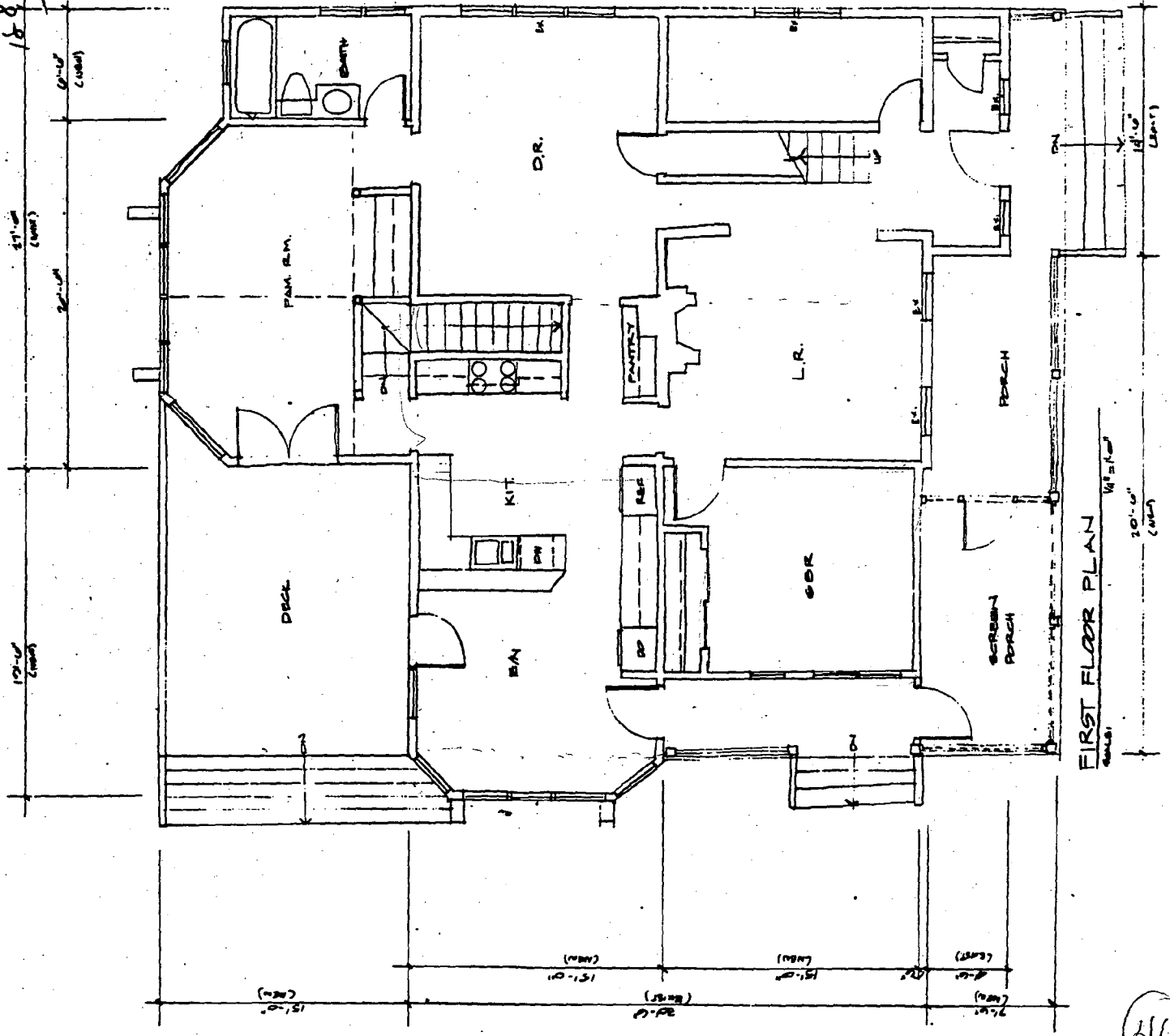
75


MAHANEY - PILLETTE RESIDENCE
 3714 WASHINGTON AVENUE
 KENSINGTON, MARYLAND
 LICENSE # 12345678
 PHONE # 301-555-1234
 FAX # 301-555-5678
 E-MAIL # mahaney@pillette.com

25

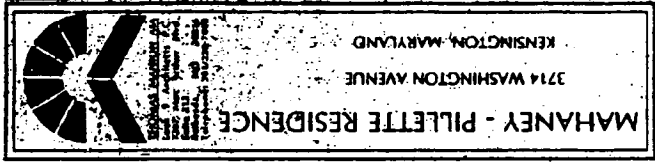
1990 ADDITIONS
 APPROVED BY
 HPC-REAR ADDITION
 NOT CONSTRUCTED

47
 43
 235
 168 2115



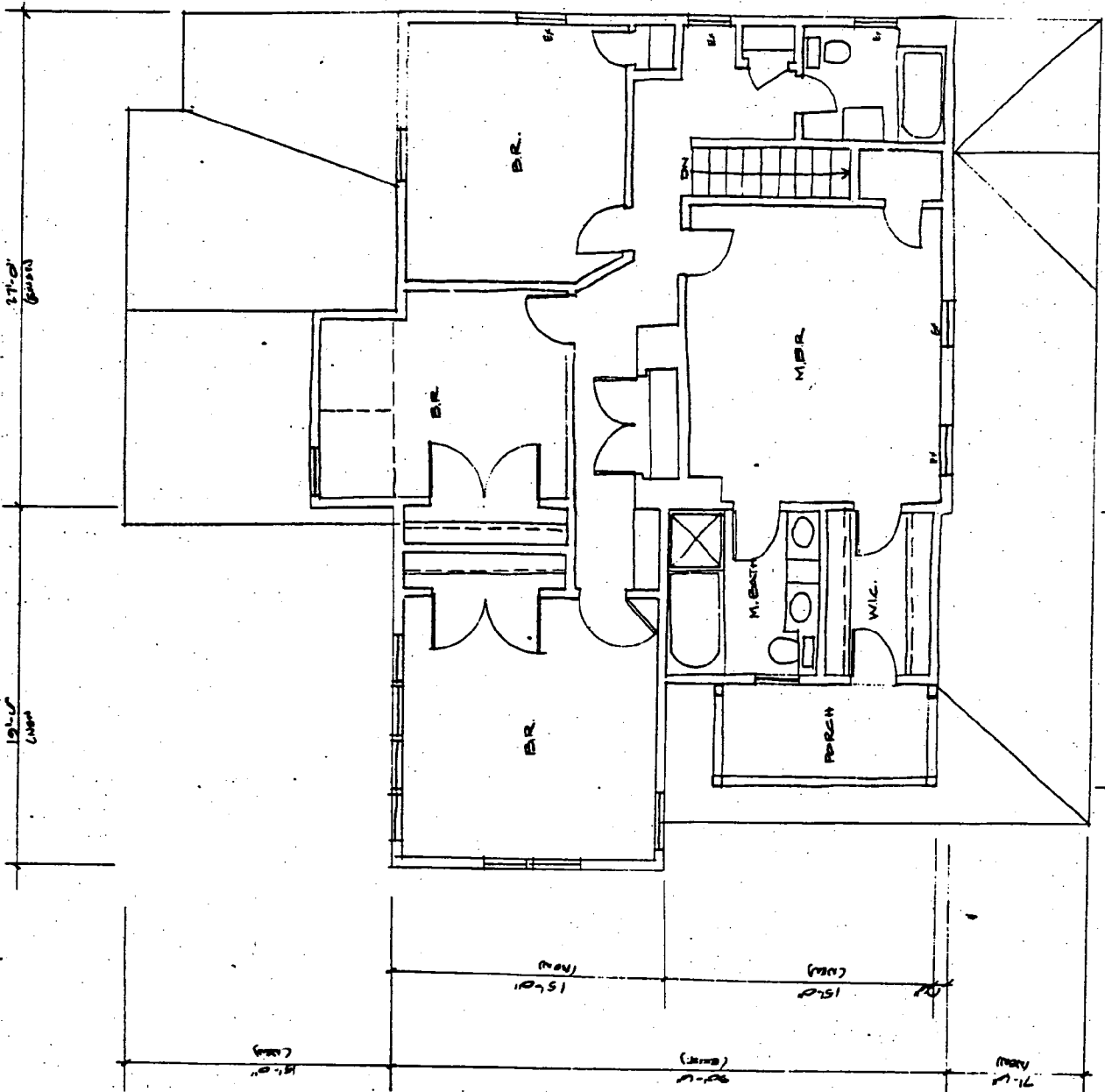
FIRST FLOOR PLAN

46



26

1996 ADDITIONS
 APPROVED BY
 HPC - REAR
 ADDITION NOT
 CONSTRUCTED



SECOND FLOOR PLAN

47

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3714 Washington Street, Kensington **Meeting Date:** 02/14/07

Resource: Primary 1 Resource **Report Date:** 02/07/07
Kensington Historic District

Review: HAWP **Public Notice:** 01/31/07

Case Number: 31/06-07B **Tax Credit:** N/A

Applicant: Carl Mahany (Tom Manion, Architect) **Staff:** Michele Oaks

PROPOSAL: Two-story rear addition and alterations

RECOMMEND: Approve with conditions

*JEFF ~ REC. APPROVAL.
 2nd THOMAS
 all support
 except O'Malley*

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

- ~~1.~~ The window configuration on the west elevation's second story is not altered.
2. The proposed deck and screened porch design will be altered so they do not extend beyond the plane of the existing east (side) elevation of the house. The revised design will be reviewed and approved at a staff level.
3. One tree from Montgomery County's native species list (min. 3" caliper deciduous) will be planted on the property.

only

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary 1 Resource
STYLE: Vernacular
PERIOD OF SIGNIFICANCE: c1900

The subject house is an excellent example of a modest vernacular farmhouse that has evolved over time. The house has had many additions and alterations to the original, 2-1/2 story side-passage home. The first alterations were the removal of a front porch and the projection of the one-story front bay and the shed/gable roof extension on the west elevation. These alterations were done very early (within the period of significance of the historic district) and staff believes contribute to the historic significance of this dwelling. The addition of a rear, shed roof addition, and installing cedar shingles over the original German siding continued the alterations to this home prior to the designation of the Kensington Historic District on the County's Master Plan for Historic Preservation.

During a previous HAWP application in 1996, the applicants applied for and received approval from the Commission to construct the gable additions, which currently project from the east elevation and the current wrap-around front porch (see existing condition drawings from 1996 within staff report). Additionally, the Commission approved a large, rear addition, which was never constructed (see circles 41-47, to view drawings that were approved by the HPC).

This 16,816 sq. ft. lot contains several mature trees, a driveway along the eastern property line and an existing, one-story, frame shed, which is located behind the house along the eastern property line.

Existing footprint with front and side porches: Lot Coverage	1,947 sq. ft. 11.6%
Previously approved (1996 HAWP) footprint with porches and deck: Lot Coverage	2,324 sq. ft. 13.8%
Revised Proposal footprint with porches and deck: Lot Coverage	2,651 sq. ft. 15.8%

HISTORIC CONTEXT

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.

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*, now a nursing home, is sited at the southern end of the historic district, at 10231 Carroll Place. 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 in a 10-block area south of the railroad.

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.

PROPOSAL:

The applicant is proposing to:

1. Demolish the existing one-story shed roof addition and construct a new, two-story rear addition with screen porch and new deck. Proposed building materials for this addition include horizontal, German siding with wood trim and details, cedar shingle detailing in the gable ends, mostly 6/1 simulated-divided light, double hung wood windows (not clad), wood doors, and asphalt roofing shingles.
2. Replace the existing cedar shingles on the west side elevation of the house with painted, German siding.
3. Install a second, 6/1 double-hung window in the second-story on the west elevation of the contributing addition.
4. Remove an existing 14" black walnut tree from the rear yard.

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 *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Secretary of Interior's Standards for Rehabilitation (Standards)* and the *Vision of Kensington: A Long-Range Preservation Plan (Vision)*. The pertinent information in these documents is outlined below.

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 of to the achievement of the purposes of this chapter.

Secretary of Interior's Standards for Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

- Standard #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- Standard #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.
- Standard #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Standard #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.
- Standard #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- Standard #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.

Vision of Kensington: A Long-Range Preservation Plan

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

STAFF DISCUSSION

Topic #1 Demolish the existing one-story shed roof addition and construct a new, two-story rear addition with screen porch and new deck. Proposed building materials for this addition include horizontal, German siding with wood trim

and details, cedar shingle detailing in the gable ends, mostly 6/1 simulated-divided light, double hung wood windows (not clad), wood doors, and asphalt roofing shingles.

The existing one-story shed roof addition has been significantly altered from its original form. The left section was probably a screen porch addition, which was later enclosed and extended to the left to provide for the installation of a bathroom. These alterations have compromised the integrity of this period addition, and as such staff does not object to its removal.

The proposed additions, except for 5' of the one-story screen porch addition and deck, are completely contained behind the existing rear elevation. The two-story mass is offset by 6" on the west elevation and 7'6" on the east elevation. Additionally, the two story addition's ridgeline is 1'7" lower than the existing ridgeline and proposed material selections are complementary to the existing historic resource.

The only concern with the subject proposal is the extension of the deck and screen porch beyond the rear plane of the house. The Commission has generally made it a policy on outstanding resources within the Kensington Historic District to only support additions that do not extend beyond the existing side elevations of the house. Although the proposed screen porch and deck protrusion are complementary in style, staff feels that they compete with the already much altered principal façade of the house.

Topic #2 Replace the existing cedar shingles on the west side elevation of the house with painted, German siding.

The applicant has indicated that based on his physical assessment and research, the original house was completely sheathed in German siding. As such, returning this façade to German siding as applicant has proposed is consistent with the Secretary of Interior's Standards, as to only install replacement materials when there is sufficient documentation of the original material.

Topic #3 Install a second, 6/1 double hung window in the second-story on the west elevation of the contributing addition.

This historic resource is an example of a simple farmhouse evolving over time. The west elevation is the only elevation that has not been altered by the 1996 HPC approval. The extension protruding from the original, 2-1/2 story, massing's west elevation is an early massing and does contribute to the historicity of the original structure. Retaining this elevation intact is important, because of the significant alterations that have been approved for all the other elevations of this resource. As such staff is recommending no changes to west elevation window configuration on the second story.

Topic #4 Remove an existing 14" black walnut tree from the rear yard.

The removal of the 14" black walnut tree would not negatively impact the overall canopy of the historic district. However, it has been the Commission's policy to require the replacement of a tree for every healthy tree being removed within the historic district. As such, staff is recommending that the Commission support this tree removal with the condition that the applicant replants a new, deciduous tree (min.3" caliper) on the subject property. The tree must be selected from the Montgomery County Native species list.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and the *Vision of Kensington: A Long-Range Preservation Plan*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

HISTORIC PRESERVATION COMMISSION
301/595-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Applicant Person: Carl Mahany
Applicant Phone No.: 301 933-7420

Property Owner: Carl Mahany Phone No.: 301 933 7420
Address: 3714 Washington Street Kensington MD. 20895
City: Kensington State: MD Zip Code: 20895
Contractor: Macon Construction Inc. Phone No.: 301 933 7420
Contractor Registration No.: 15715
Agent for Owner: Carl Mahany Telephone No.: 301 933 7420

LOCATION OF BUILDING/PREMISE

House Number: 3714 Street: Washington St.
Town/City: Kensington Nearest Cross Street: Hadley St.
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Replace
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A.C.
- Sides
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplaces
- Woodburning Stove
- Single Family
- Pools/Well/Compost Section 4)
- Other: _____

15. Construction cost estimate: \$ 175,000

16. Is this a revision of a previously approved active permit? (see Permit # _____)

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

17. Type of sewage disposal: 01 W/S/C 02 _____ Septic 03 _____ Other: _____
18. Type of water supply: 01 W/S/C 02 _____ Well 03 _____ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

19. Height _____ feet _____ inches.
20. Indicate whether the fence or retaining wall is to be constructed on one of the following situations:
 On parcels/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 information is correct, and that the construction will comply with plans approved by all agencies. I hereby acknowledge and accept the responsibility for the issuance of this permit.

Carl Mahany
Signature of owner or authorized agent

1/16/07
Date

Approved: _____ Secretary, Historic Preservation Commission
Disapproved: _____ Date: _____
Application Form No. _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

1. Remove a make-shift rear addition from historic dwelling
2. Extend full basement to the rear of the exist. house
3. Build a first floor addition, to provide a family room, powder room, laundry, mud room, stairs, deck and screen porch.
4. Build 1st second floor addition to provide two bedrooms and a bath room.

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

The proposed project requires the removal of (1) 14" Black Walnut Tree located in the rear yard. Two other, much larger trees in the rear yard will remain undisturbed.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an adequate 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 address list of adjacent and confronting property owners in the vicinity, including their full 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 owners of interior parcels which are diagonally to the street/highway from the parcel in question. You can obtain this information from the Department of Assessment via Telephone: 813-254-3300. Website: 813-275-1122.

PLEASE PRINT ON BLUE OR BLUE-GRAY PAPER. THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY.
PLEASE STAY WITHIN THE BOUNDS OF THE PROJECT. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY.

The Mahany/Pillette Residence

3714 Washington Street
Kensington, MD 20895

Neighbors:

Across the Street

Nycci and David Nellis 3709 Calvert St.

Trang and Reed Hall 10101 Hadley Pl.

Adjacent:

Ian Littman and Karen Smith 3716 Washington St.

Tod Dorian and Sue Gander 3710 Washington St.

Barry Peoples and Leenne Pfautz 10030 Kensington Pwky.



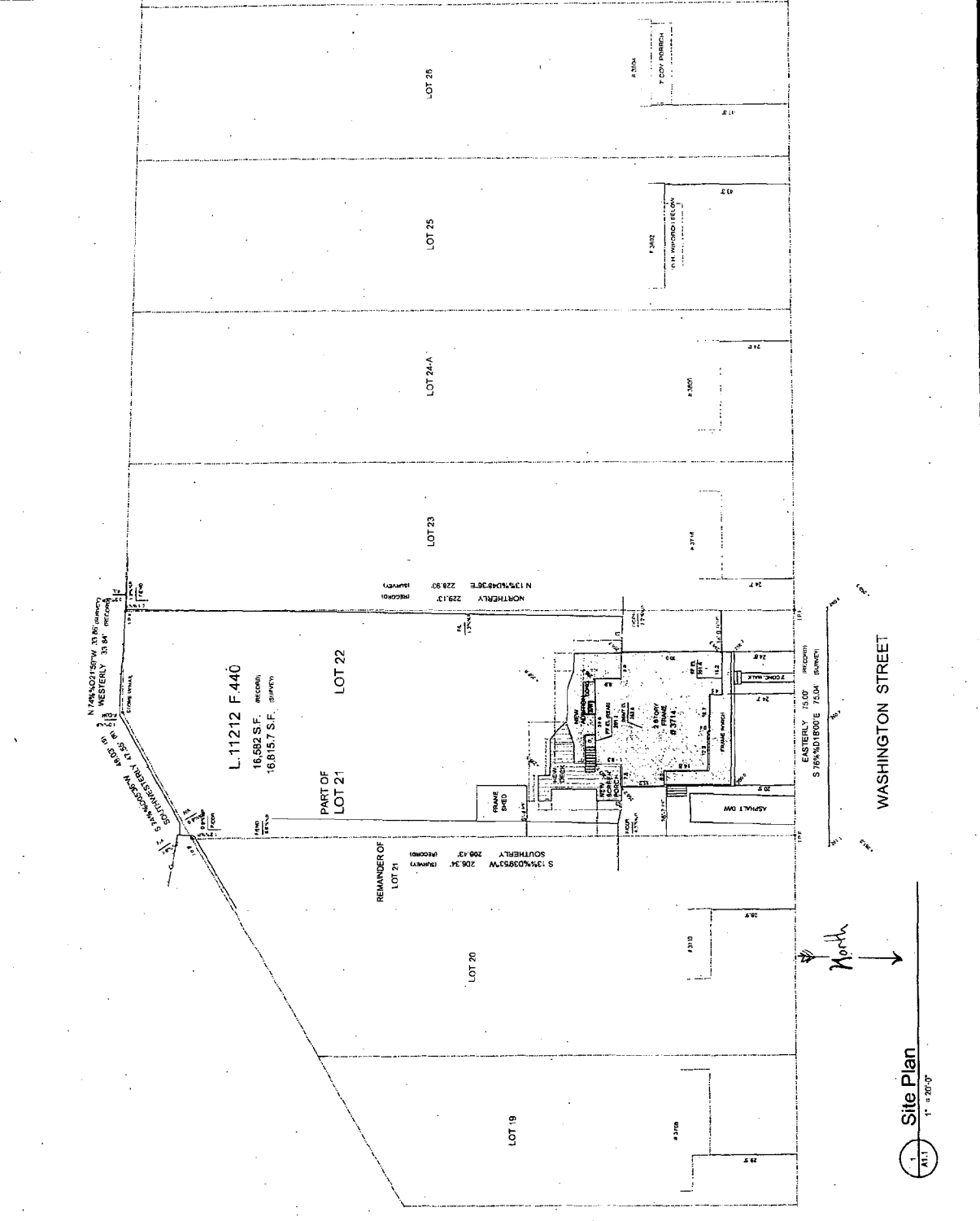
Mahany-Pillette Residence
 3714 Washington St.
 Kensington, MD 20895

Site Plan

DATE: 11/17/2007
 PROJECT: A1.1
 DRAWN BY: BJA

SCALE	AS SHOWN
TITLE	A1.1
DRAWN BY	BJA
CHECKED BY	
DATE	11/17/2007
PROJECT	
REVISIONS	

1
 A1.1
 SHEET 11 OF 25





MAHANY-PILLETTE
 3714 WASHINGTON AVE.
 KENSINGTON, MD.

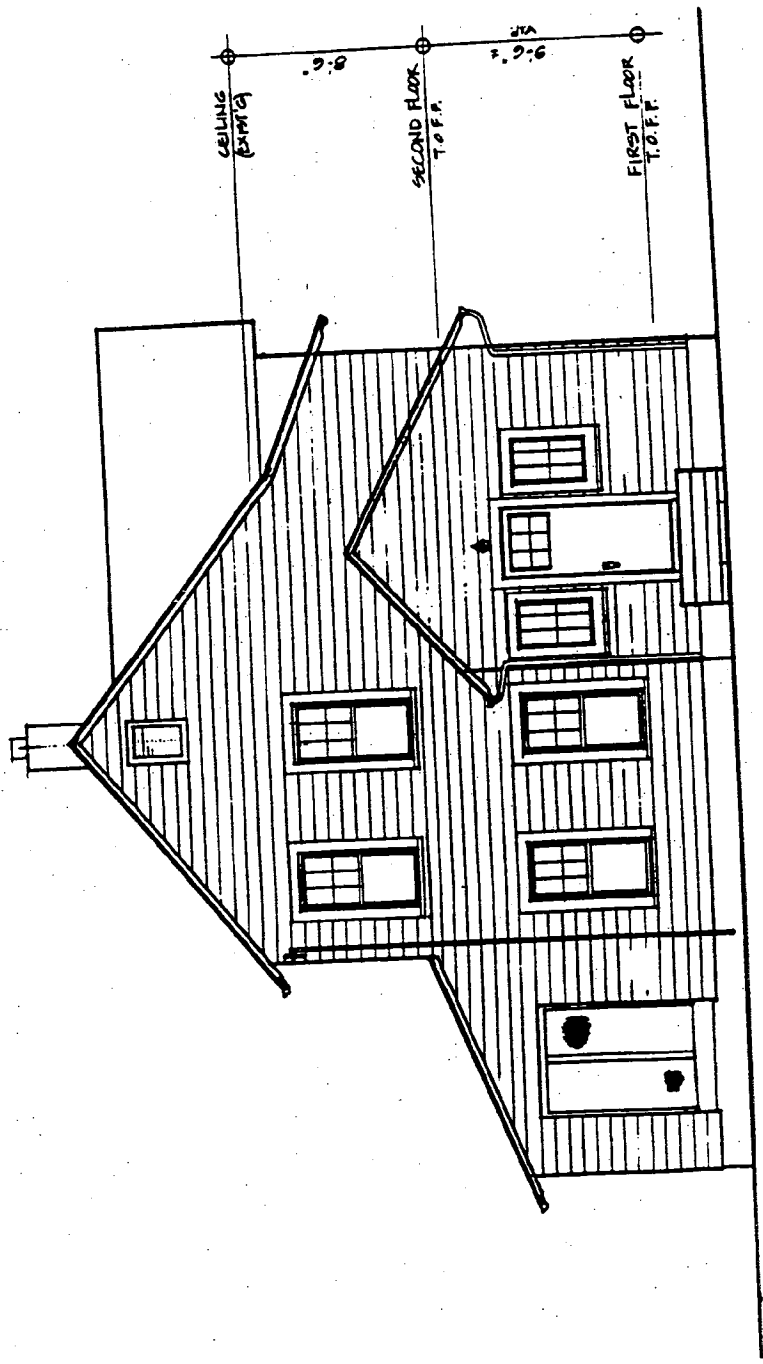
FRONT ELEVATION
 EXISTING

DATE: 2.29.96
 DRAWN: SCP
 CHECKED:
 REVISIONS:

scale: 1/4" = 1'-0"
 date: 2.29.96
 drawn: SCP
 checked:
 revisions:

sheet
 4
 of

19



EXISTING

FRONT ELEVATION

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

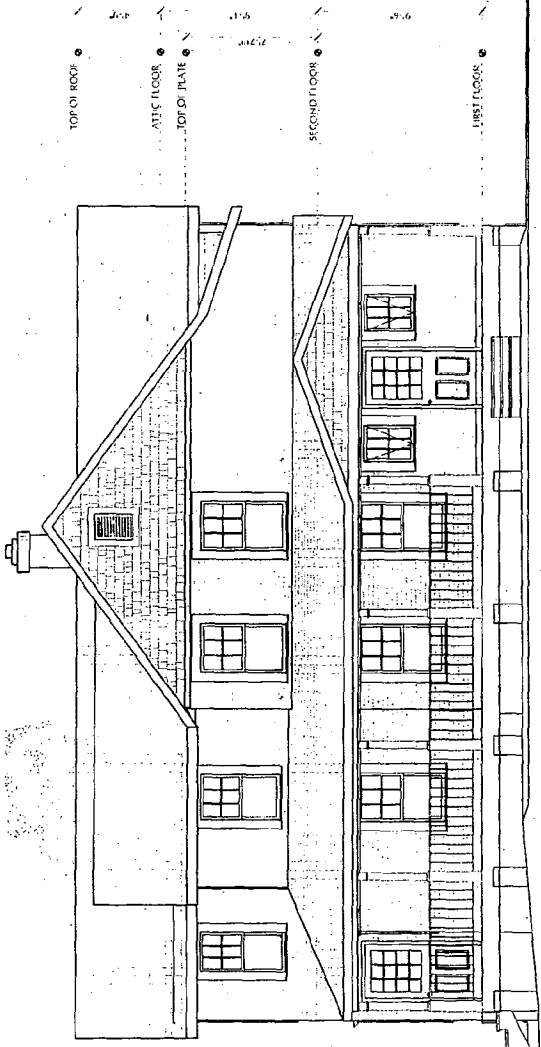
EXISTING CONDITIONS
 1996

11



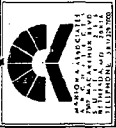
Mahany-Pillette Residence
3714 Washington St
Kensington, MD 20895

North & South Elevations



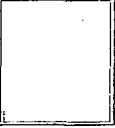
1 North (Front) Elevation

EXISTING CONDITIONS
2007



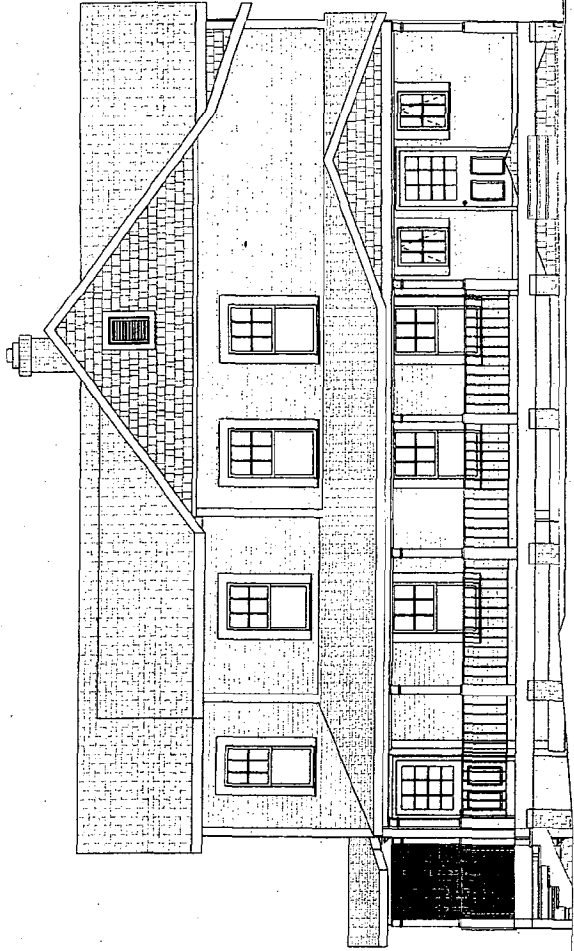
Mahany-Pillette Residence
3714 Washington St.
Kensington, MD 20895

Front Elevation
Scheme 1



Notes: All dimensions are given in feet and inches. All dimensions are to the center of the member unless otherwise noted. All dimensions are to the finished surface unless otherwise noted.

DATE	AS NOTED
DESIGNER	MAHANY-PILLETTE
DATE	1/11/2007
PROJECT	
DESCRIPTION	
SCALE	
BY	
CHECKED	
DATE	



North (Front) Elevation
1/8" = 1'-0"

PROPOSAL 2007



THOMAS MAHOEY, INC.
 ARCHITECTS
 3714 WASHINGTON AVE.
 KENSINGTON, MD. 20745
 TEL: (301) 278-7700
 FAX: (301) 278-7701

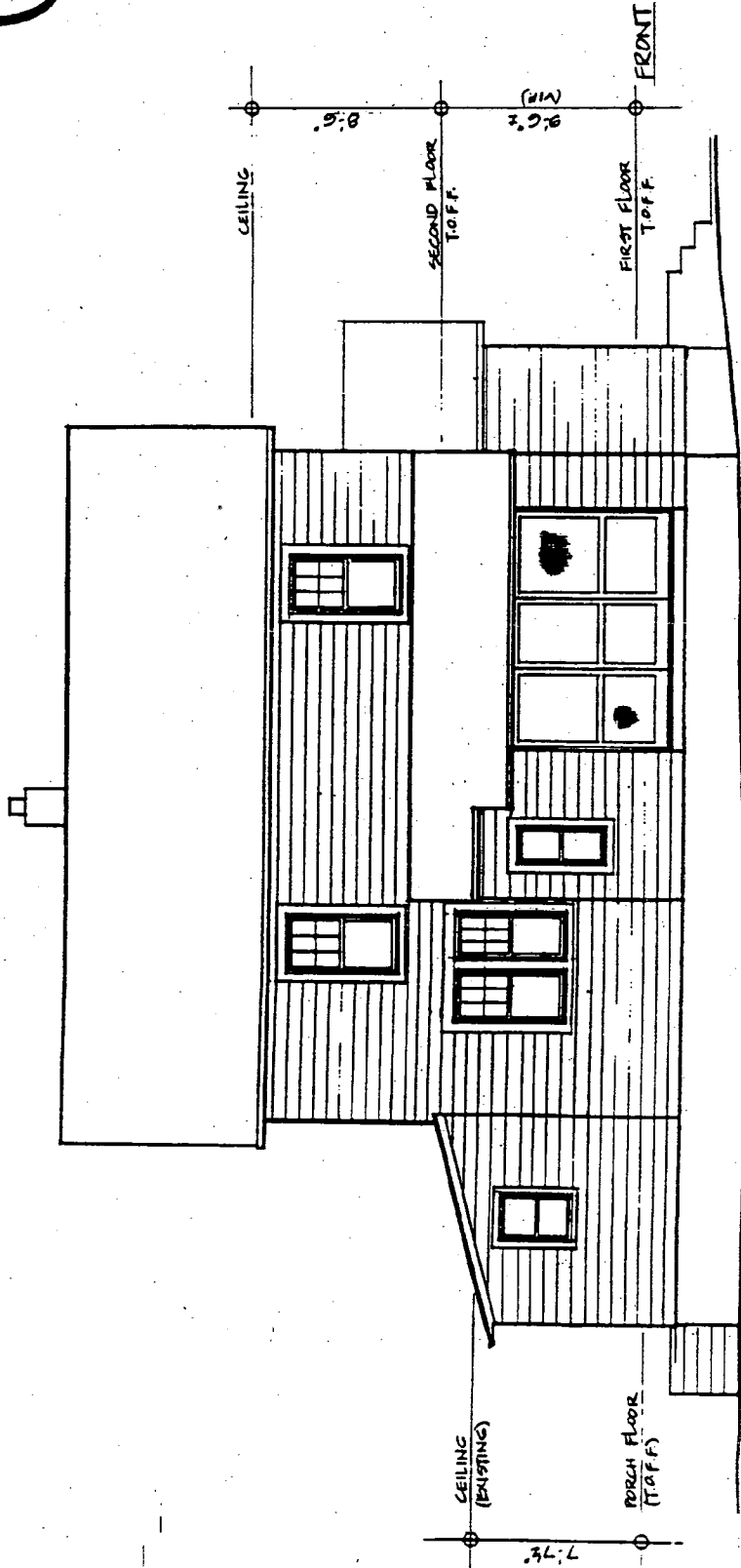
MAHANY-PILLETTE
 3714 WASHINGTON AVE
 KENSINGTON, MD.

LEFT SIDE ELEVATION

scale: 1/4" = 1'-0"
 date: 2-29-96
 drawn: SSP
 checked:
 revisions:

sheet

21



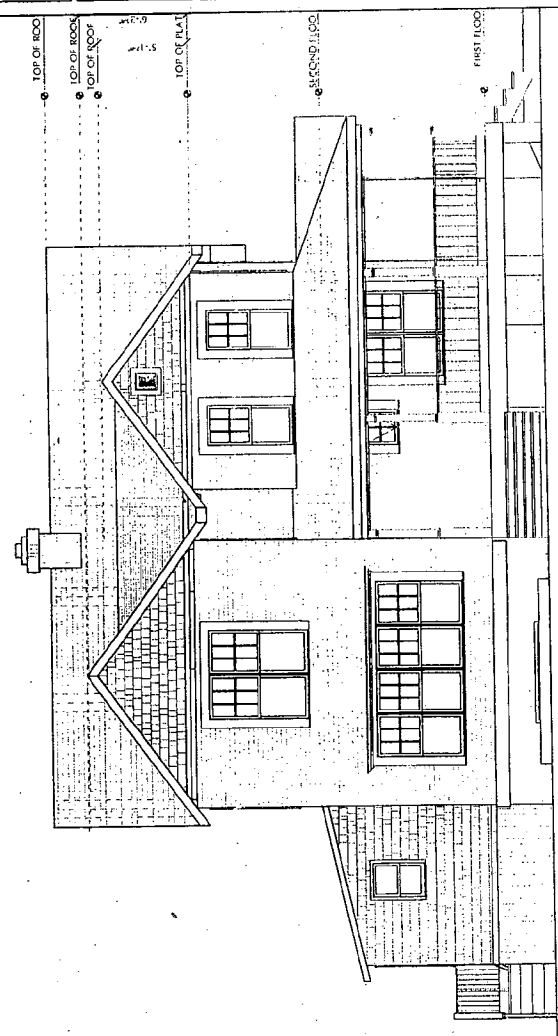
LEFT SIDE ELEVATION

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

EXISTING CONDITIONS
 1996

14

East & West Eleva		THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	AS NOTED DATE: 05.29.2006 DRAWN BY: [Name] CHECKED BY: [Name]	A2.2 EAST SIDE ELEVATION
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2 East Side Elevation
 NOT TO SCALE

EXISTING CONDITIONS
2007



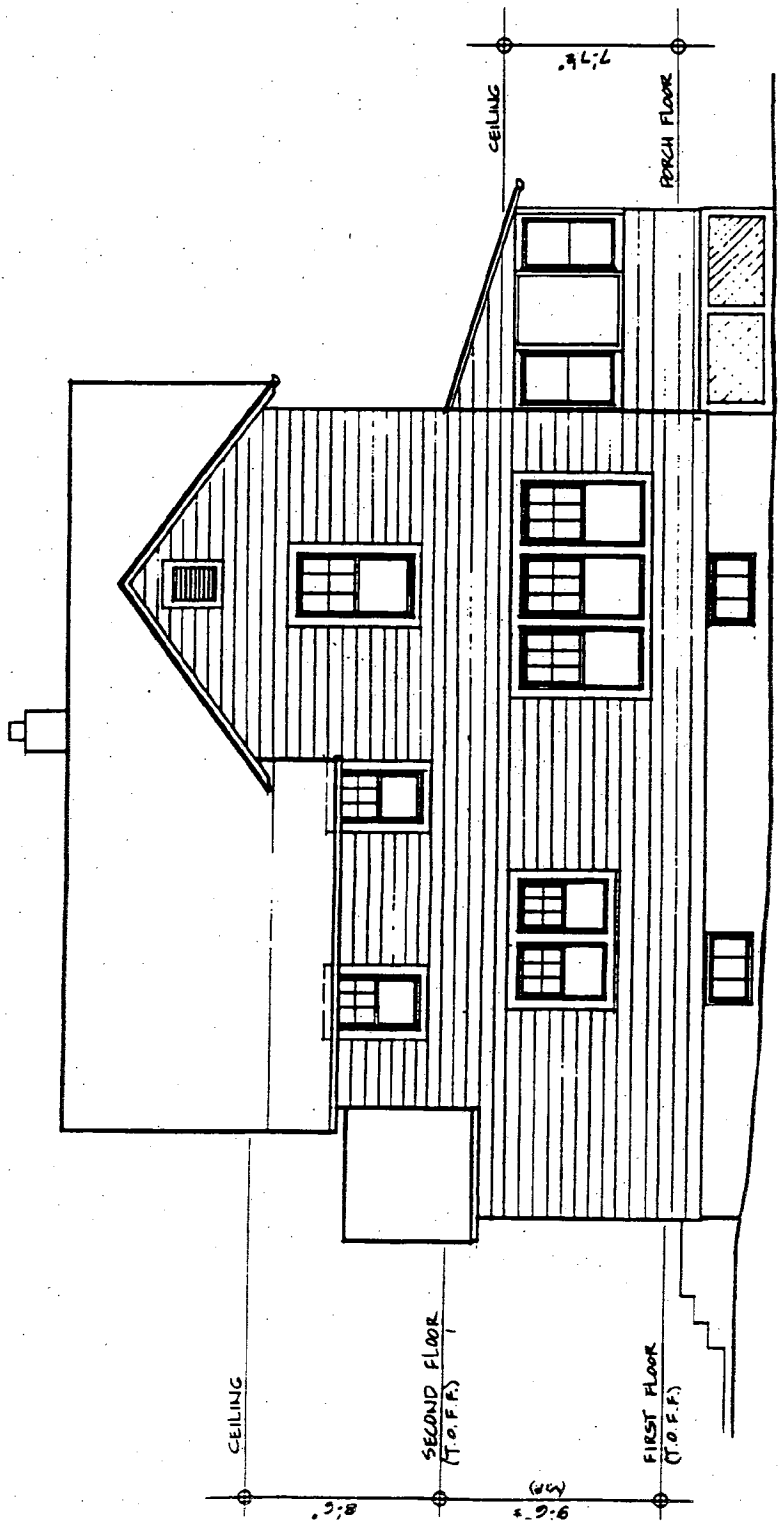
MAHANY-PILLETTE
 3714 WASHINGTON AVE.
 KENSINGTON, MD.

RIGHT SIDE ELEVATION
 EXISTING

scale: 1/4" = 1'-0"
 date: 2-29-96
 drawn: scp
 checked:
 revisions:

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 7
 of
 1

22



EXISTING CONDITIONS
 1996

EXISTING

RIGHT SIDE ELEVATION

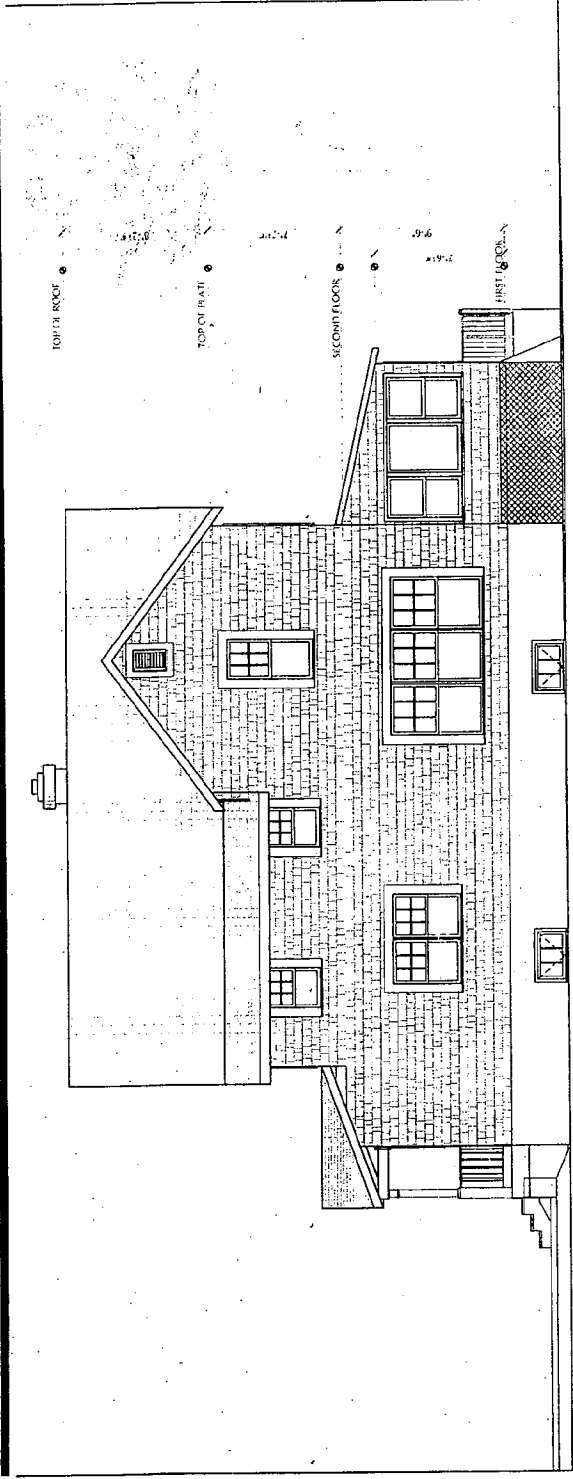
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17



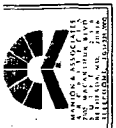
Mahany-Pillette Residence
3714 Washington St
Kensington, MD 20895

West Elevations



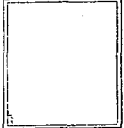
WEST SIDE ELEVATION

EXISTING CONDITIONS
2.00.7



Mahany-Pillette Residence
 3714 Washington St.
 Kensington, MD 20895

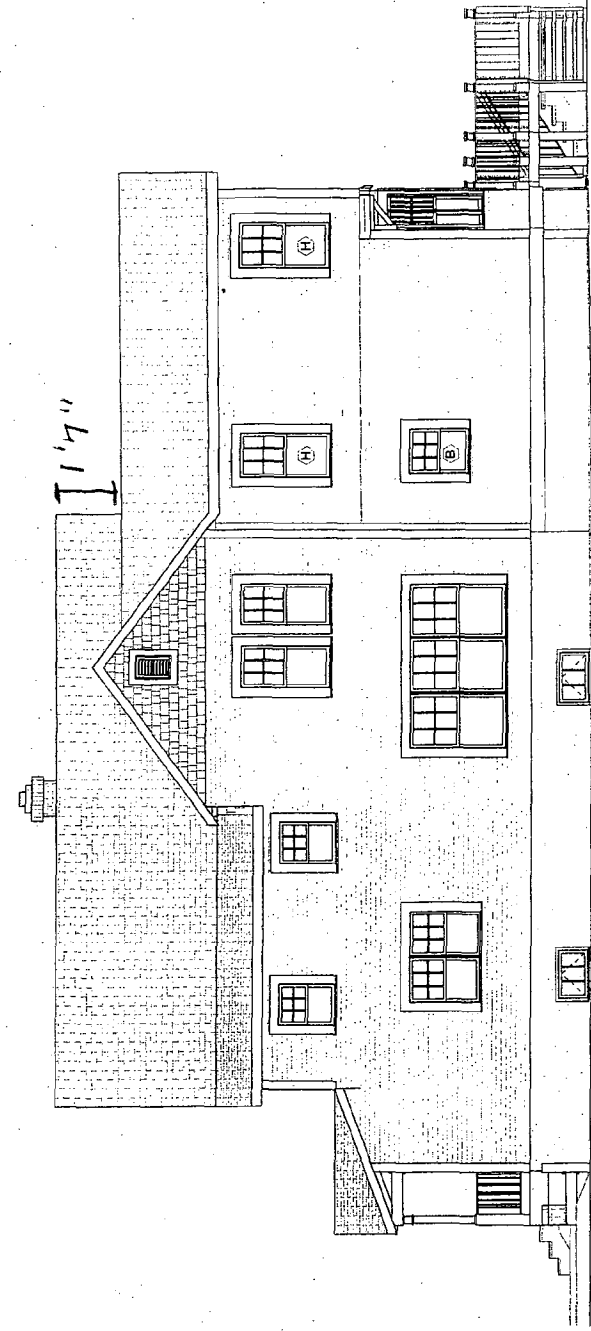
West Elevation
 Scheme 1



Always refer to the project files for the most current information. This drawing is a preliminary design and is not to be used for construction without the approval of the architect.

DATE:	AS NOTED
PROJECT:	LM
ARCHITECT:	
SCALE:	1/4" = 1'-0"
DATE:	
PROJECT:	
ARCHITECT:	
SCALE:	

A2.4
 SHEET 1 OF 1



PROPOSED
 2007

1
 22.4
 West Side Elevation
 1/4" = 1'-0"



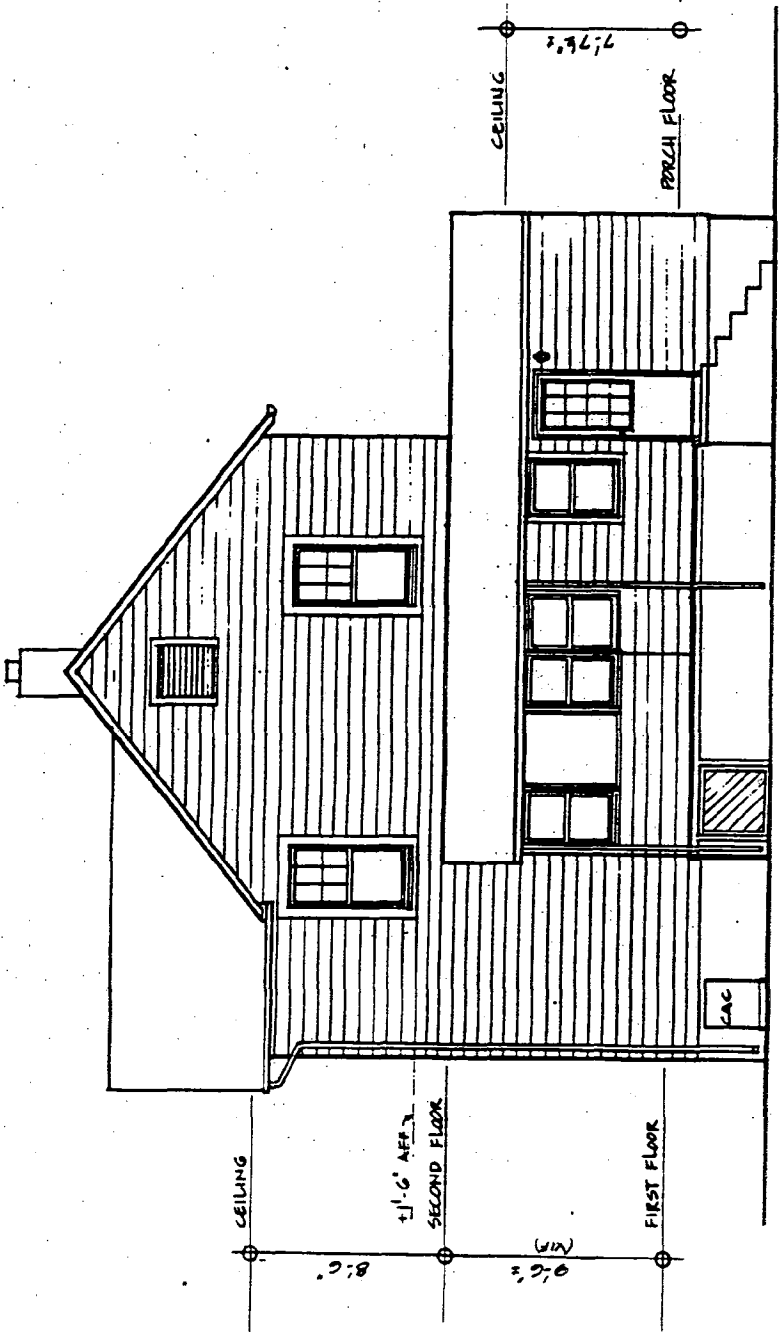
MAHANY-PILLETTE
 3714 WASHINGTON AVE.
 KENSINGTON, MD.

REAR ELEVATION
 EXISTING

Scale: 1/4" = 1'-0"
 Date: 2-29-96
 Drawn: SGP
 Checked:
 Revisions:

sheet
 5 of
 7

20

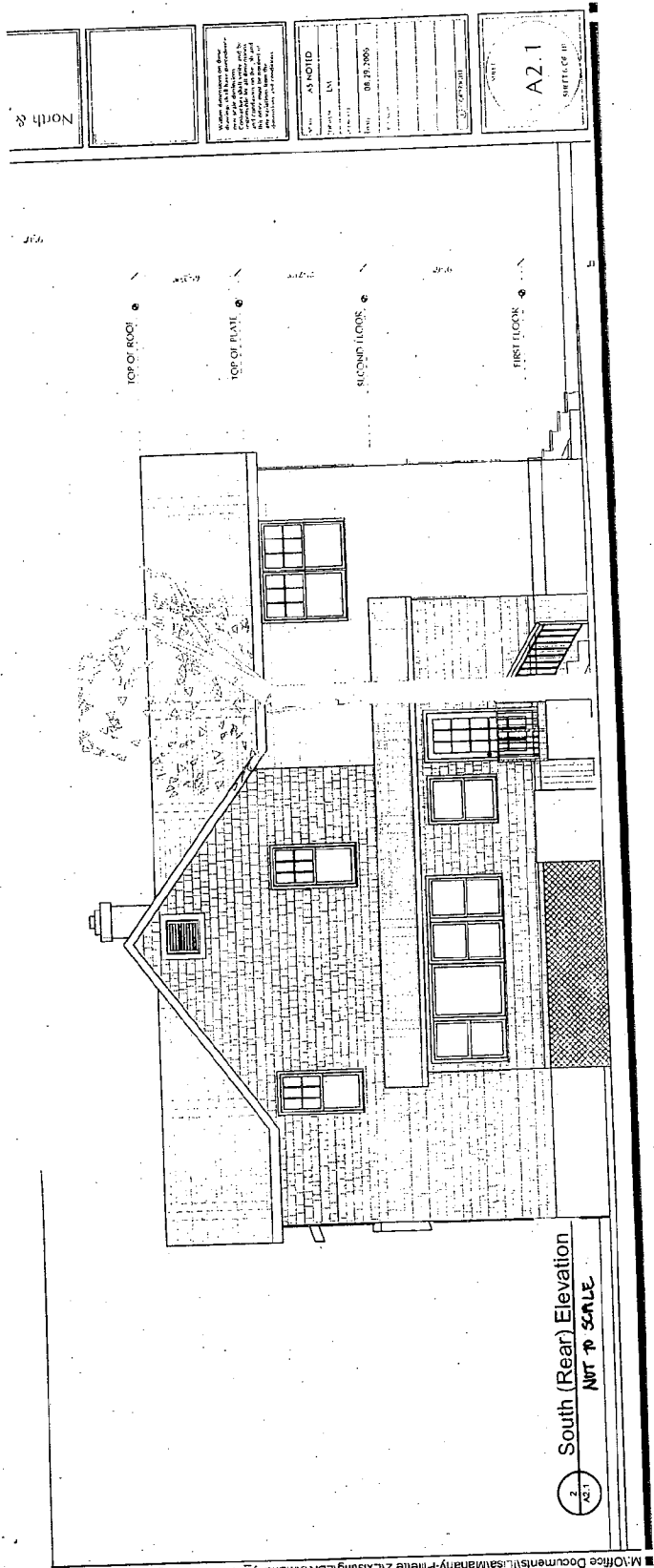


REAR ELEVATION
 SCALE: 1/4" = 1'-0"

EXISTING

EXISTING CONDITIONS
 1996

20

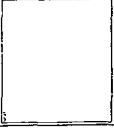


EXISTING CONDITIONS
2007



Mahany-Pillette Residence
 3714 Washington St.
 Kensington, MD 20895

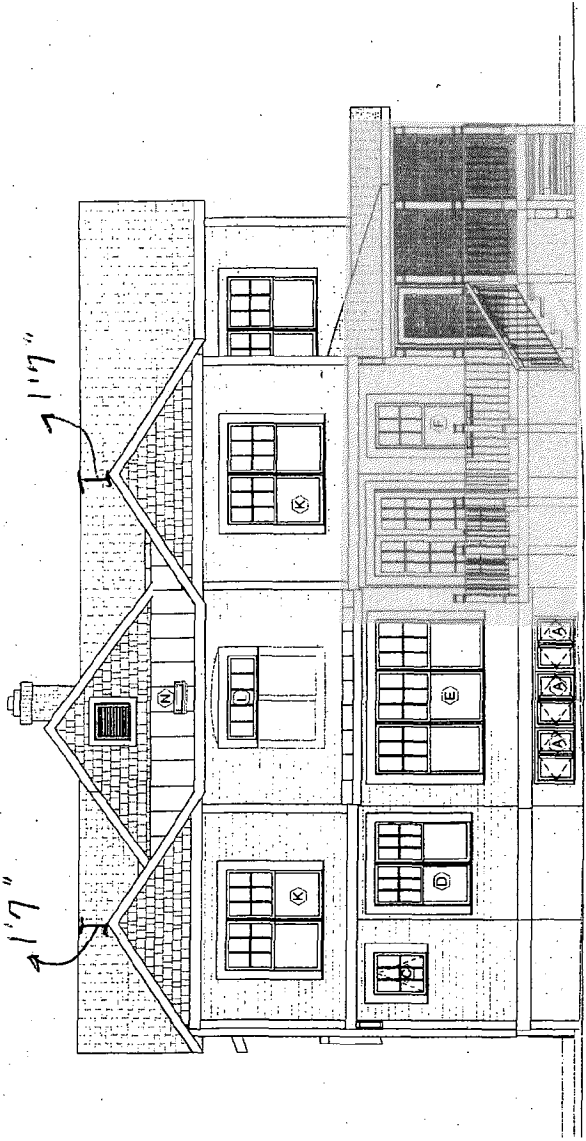
Rear Elevation
 Scheme 1



As shown on this drawing, the contractor shall be responsible for the construction of the structure and the installation of the materials shown on this drawing. The contractor shall be responsible for the construction of the structure and the installation of the materials shown on this drawing.

Project	AT-1011010
Phase	EA
Date	11/17/2007
Drawn by	
Checked by	
Scale	
Notes	

A2.3
 SHEET NO. 27



1 South (Rear) Elevation
 1/8" = 1'-0"

PROPOSED 2007

22



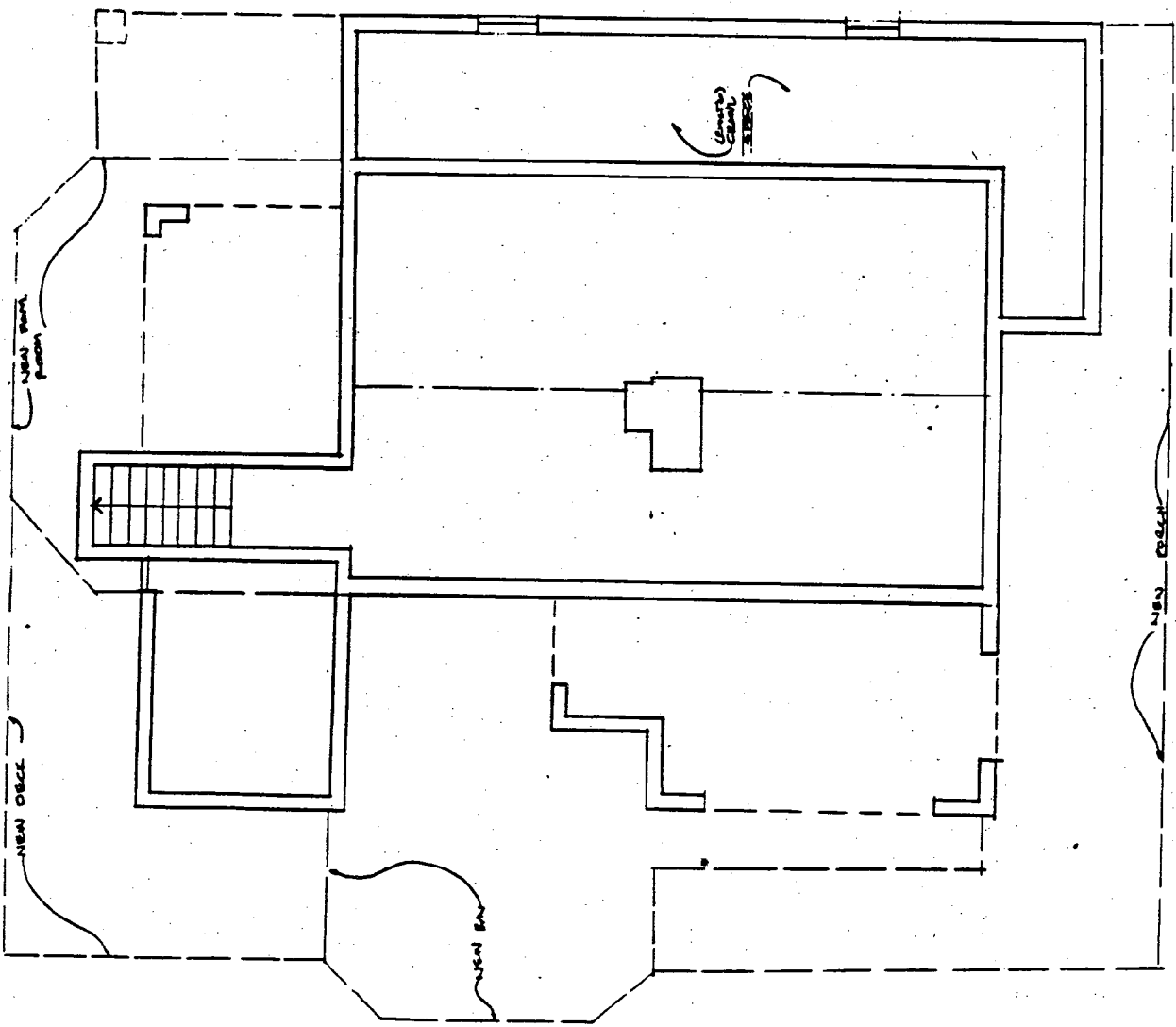
MAHANAY - PILLETTE
3714 WASHINGTON AVENUE
KENSINGTON, MARYLAND

scale:
date:
drawn:
checked:
revisions:

sheet
1
of
1

EXISTING
CONDITIONS
1990

BASEMENT PLAN





Mahany-Pillette Residence
 3714 Washington St
 Kensington, MD 20895

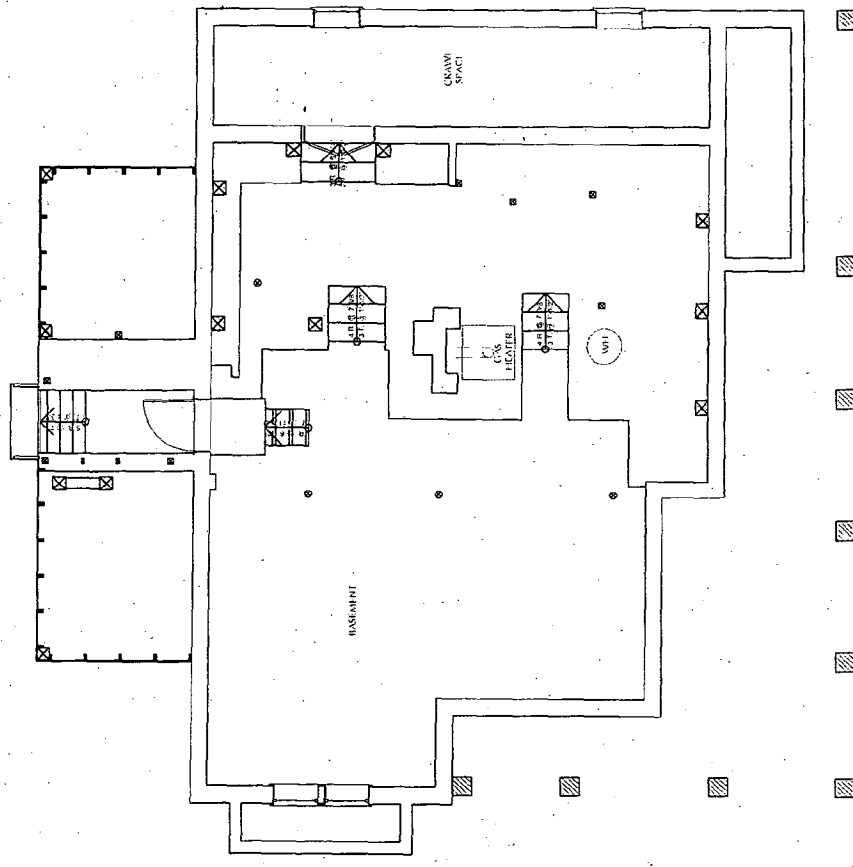
Basement Floor Plan

DATE: 08/27/2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]

When it comes to your
 home, you want the best.
 That's why you need a
 professional to help you
 understand the true value
 of your property. We'll
 help you make the right
 decisions for your home.

AS NOTED
 ALL DIMENSIONS UNLESS
 OTHERWISE NOTED
 OR BY NOTES

11.1
 SHEET 10



Basement Floor Plan
 NOT TO SCALE

EXISTING CONDITIONS
 2007



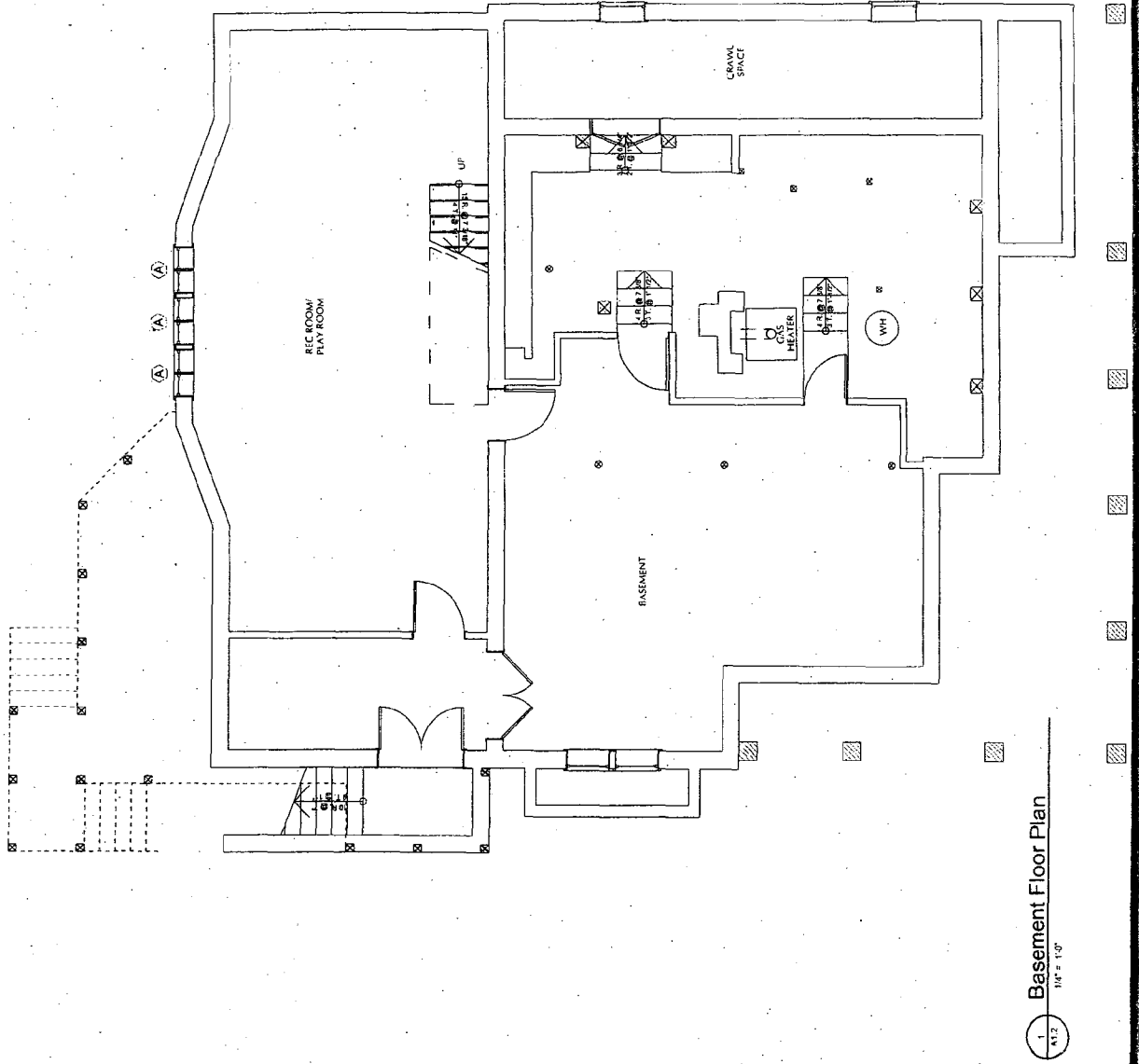
Mahany-Pillette Residence
 3714 Washington St
 Kensington, MD 20895

Basement Floor Plan
 Scheme 1

DATE: 11/12/07
 DRAWN BY: [blank]
 CHECKED BY: [blank]

SCALE: AS NOTED
 PROJECT: 1M
 SHEET: 11/12/07
 DRAWING: [blank]

A1.2
 SHEET 12 OF 20



PROPOSED 2007

17

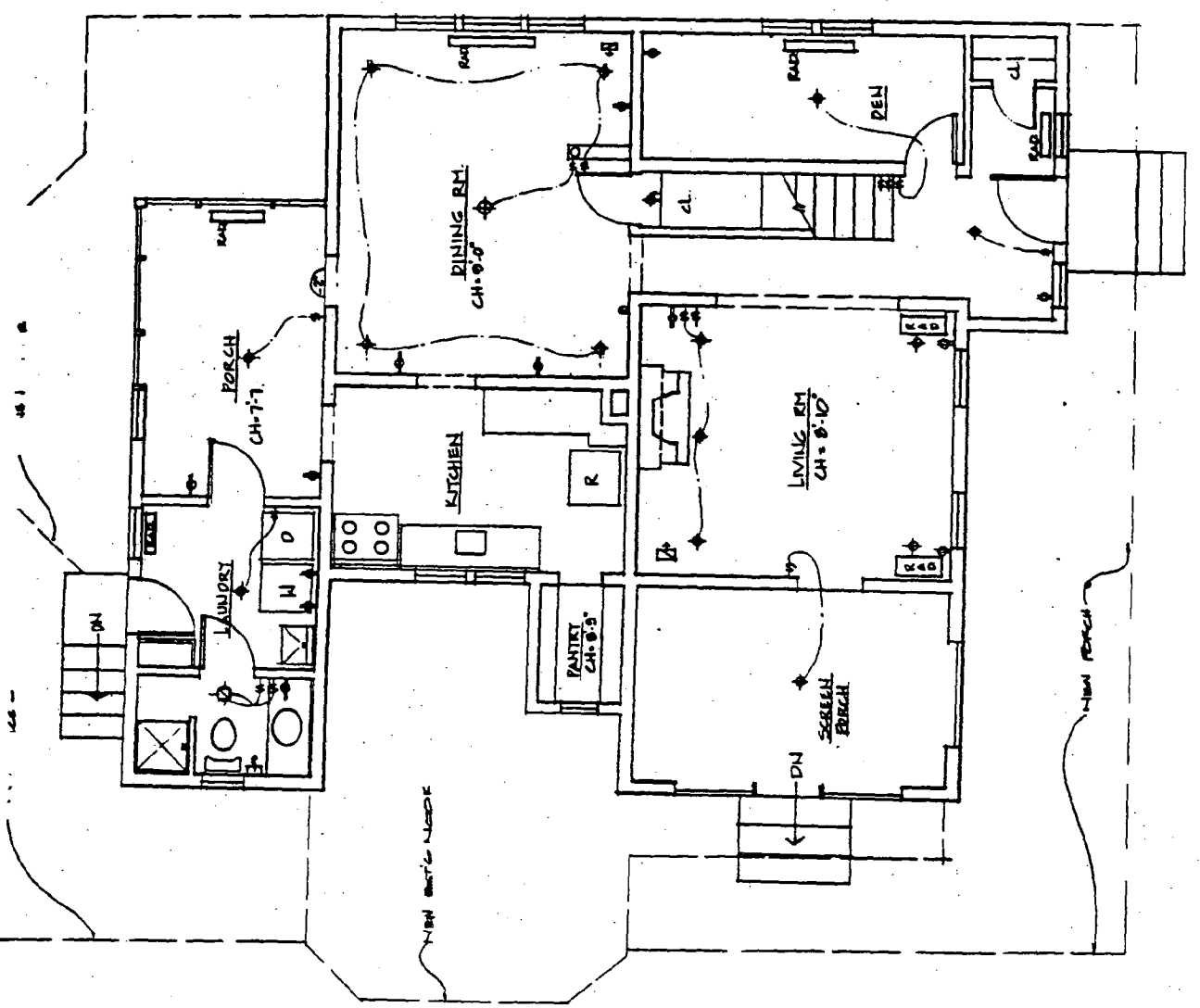
THOMAS J. JARROLD, ARCHITECT
1000 North Washington Ave.
Kensington, MD 20745
Tel: 301-278-1100
Fax: 301-278-1101

MAHANY-PILLETTE
3714 WASHINGTON AVE.
KENSINGTON, MD.

1st FLOOR PLAN
EXISTING

Scale: 1/4" = 1'-0"
Date: 2-29-96
Drawn: JGP
Checked:
Revisions:

sheet
2
of
7



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
EXISTING

EXISTING CONDITIONS
2000

26



Mahany-Pillette Residence
 3714 Washington St
 Kensington, MD 20895

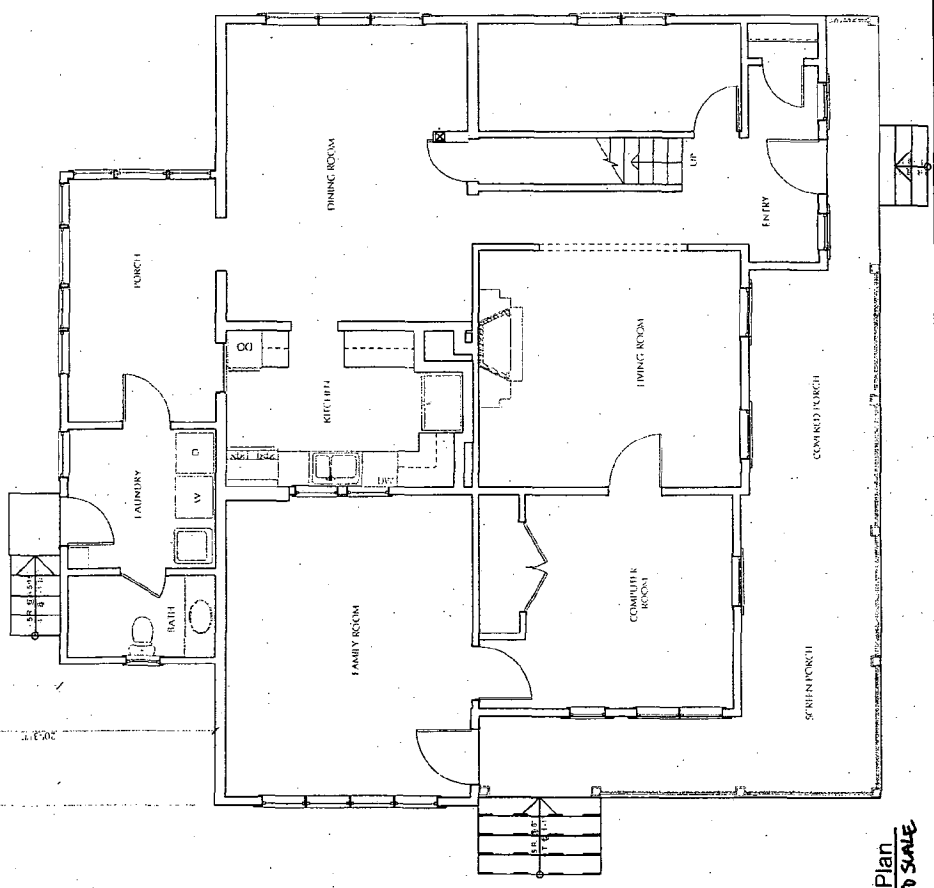
First Floor Plan

AS NOTED
 EXISTING
 DIMENSIONS
 08.29.2006

MAHANY-PILLETTE ARCHITECTS
 1000 WASHINGTON BLVD
 WASHINGTON, DC 20004
 TEL: 202-462-1000
 FAX: 202-462-1001
 WWW.MAHANY-PILLETTE.COM

DATE: 08.29.2006
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

A1.2
 SHEET TITLE



First Floor Plan
 NOT TO SCALE

EXISTING CONDITIONS
 2007

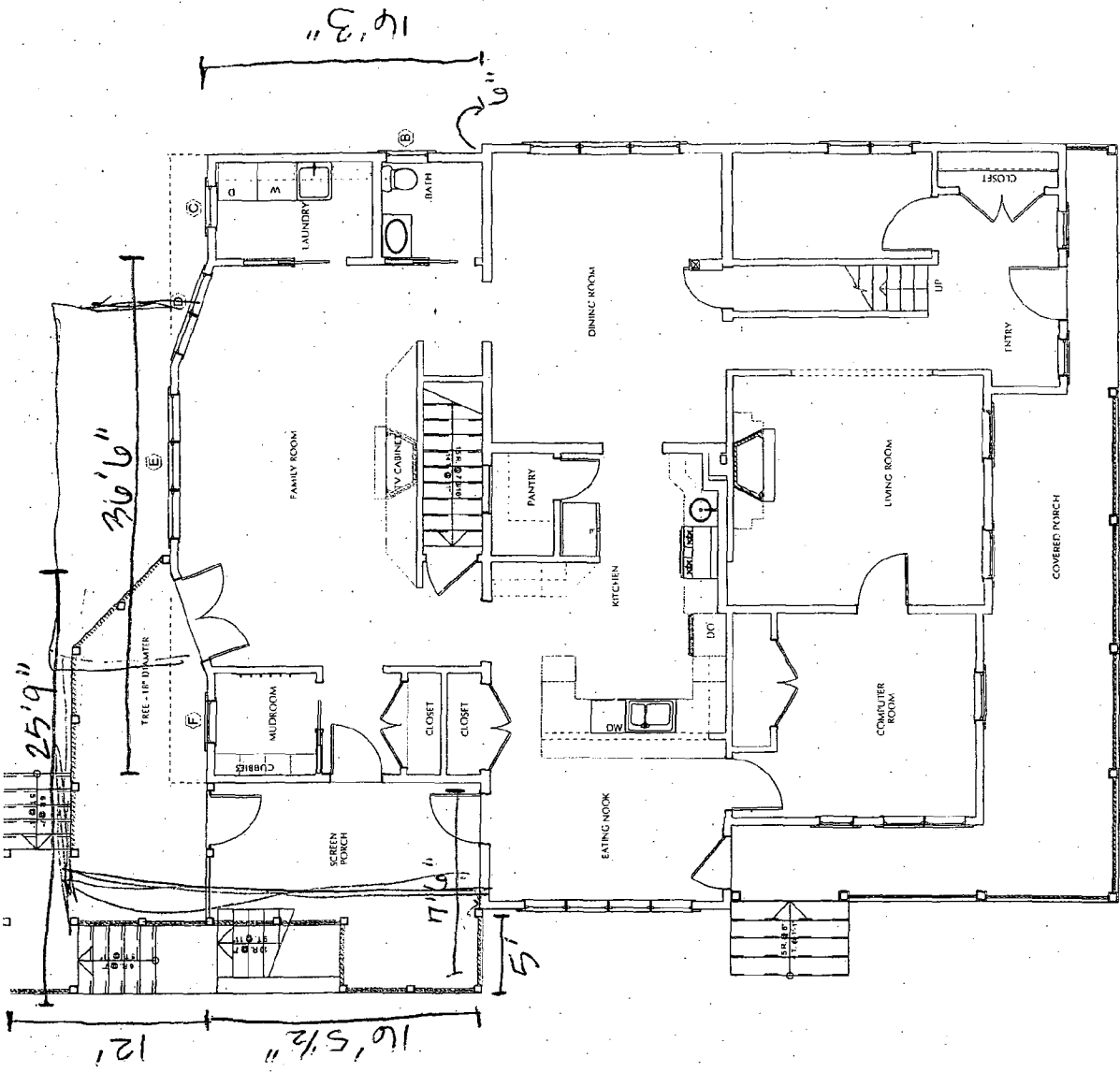


Mahany-Pillette Architecture, Inc.
 3714 Washington St
 Kensington, MD 20895

First Floor Plan
 Scheme 1

DATE: AS NOTED
 DRAWN: LM
 CHECKED: JH
 DATE: 11/11/07
 DRAWING: 10000000

A1.3
 SHEET NO. 1 OF 1



PROPOSED 2007

19



THOMAS MASON & CO.
ARCHITECTS
1000 W. WASHINGTON AVE.
KENSINGTON, MD 20746
Tel: 301-271-1100
Fax: 301-271-1101

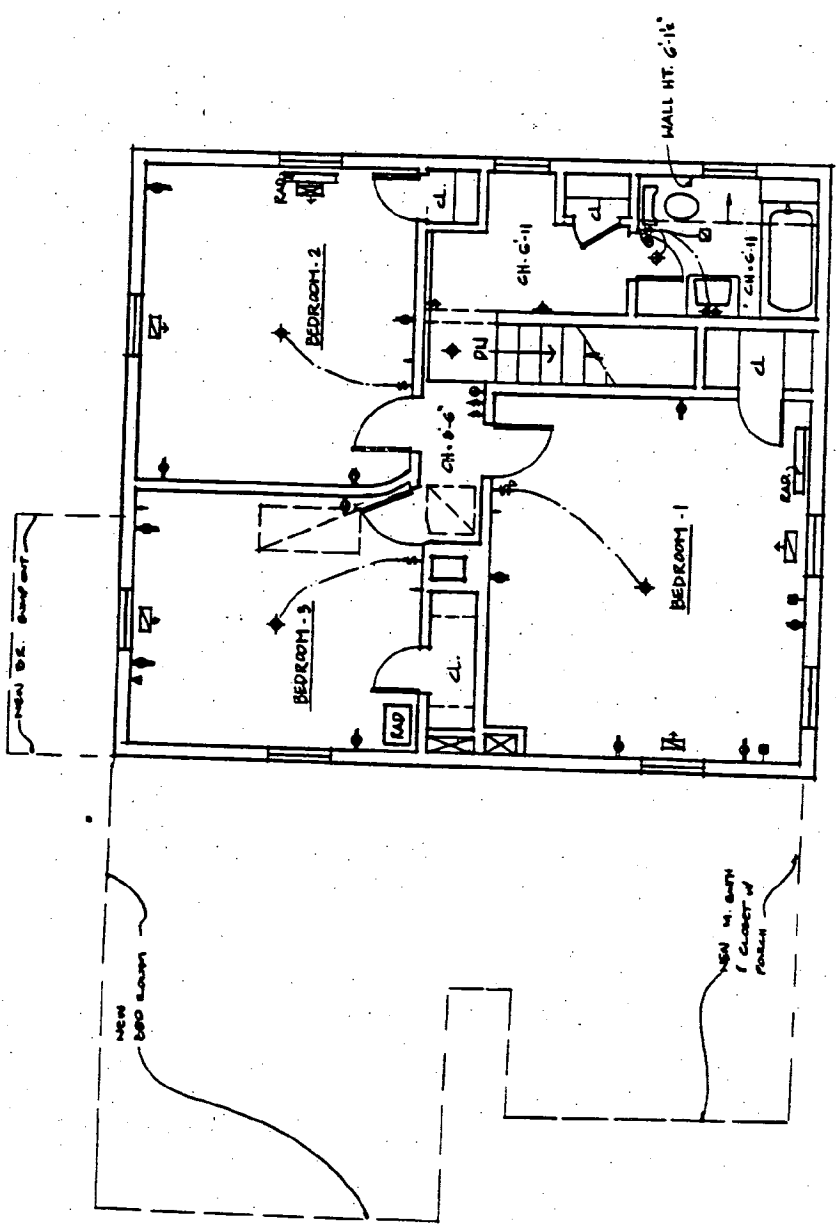
MAHANY-PILETTTE
3714 WASHINGTON AVE.
KENSINGTON, MD

2nd FLOOR PLAN
EXISTING

Scale: 1/4" = 1'-0"
Date: 2-29-96
Drawn: SGP
Checked:
Revisions:

Scale: 1/4" = 1'-0"
Date: 2-29-96
Drawn: SGP
Checked:
Revisions:

Sheet
3



SECOND FLOOR PLAN EXISTING
SCALE: 1/4" = 1'-0"

EXISTING CONDITIONS
1996

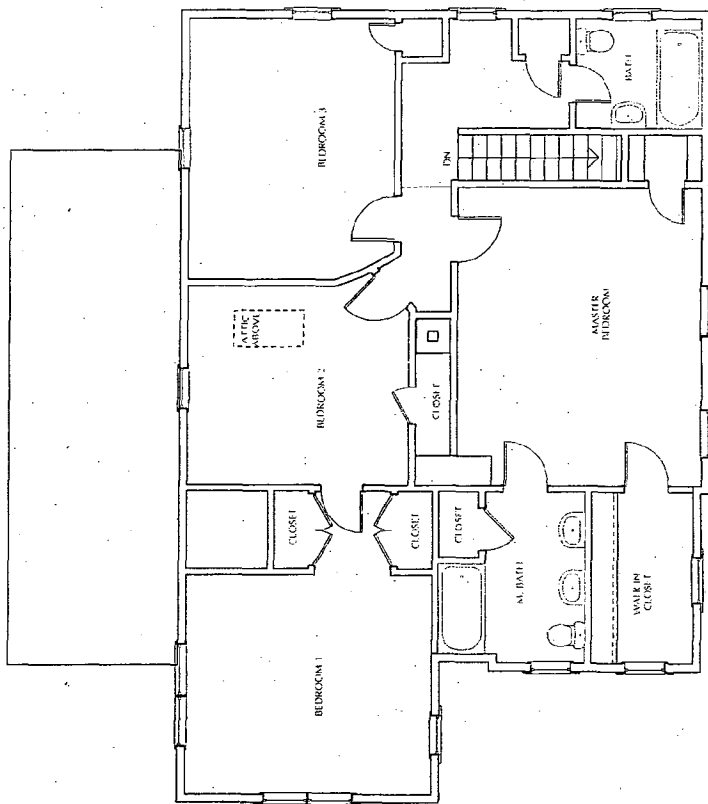
29



Mahany-Pillette Residence
 3714 Washington St
 Kensington, MD 20895

Second Floor Plan

DATE: 08/20/2006
 PROJECT: MAHANY-PILLETTE RESIDENCE
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO.: 202



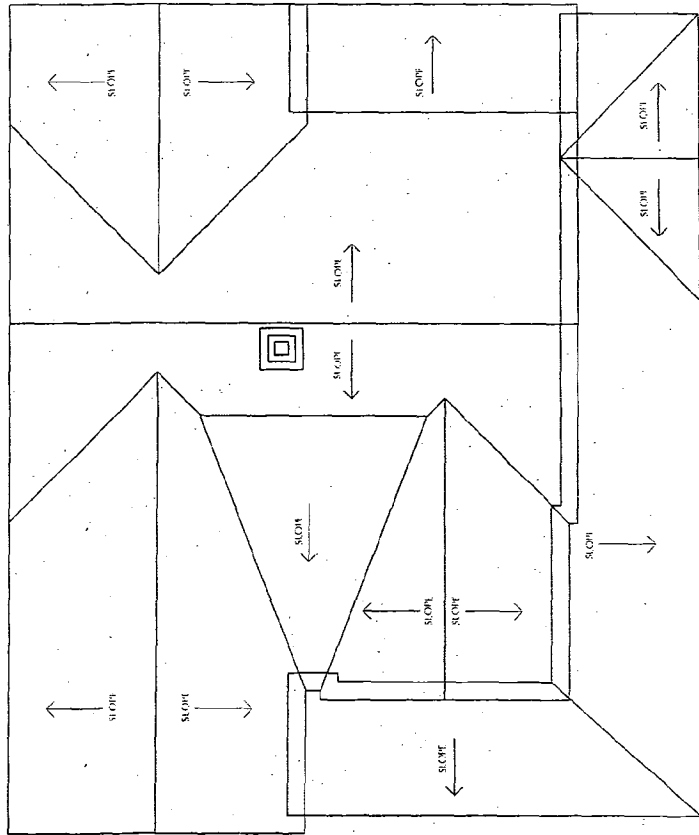
1 Second Floor Plan
 NOT TO SCALE

EXISTING CONDITIONS
 2007

30

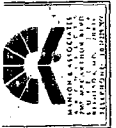
24

EXISTING 2007



Roof Plan
NOT TO SCALE

	<p>Mahany-Pillette Residence 3714 Washington St Kensington, MD 20895</p>	<p>Roof Plan</p>		<p>Project No. 2007-001 Date: 08/15/2007</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>A1.4 SHEET 1 OF 10</p>
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Mahany-Pillette Architecture
 3714 Washington St.
 Kensington, MD 20895

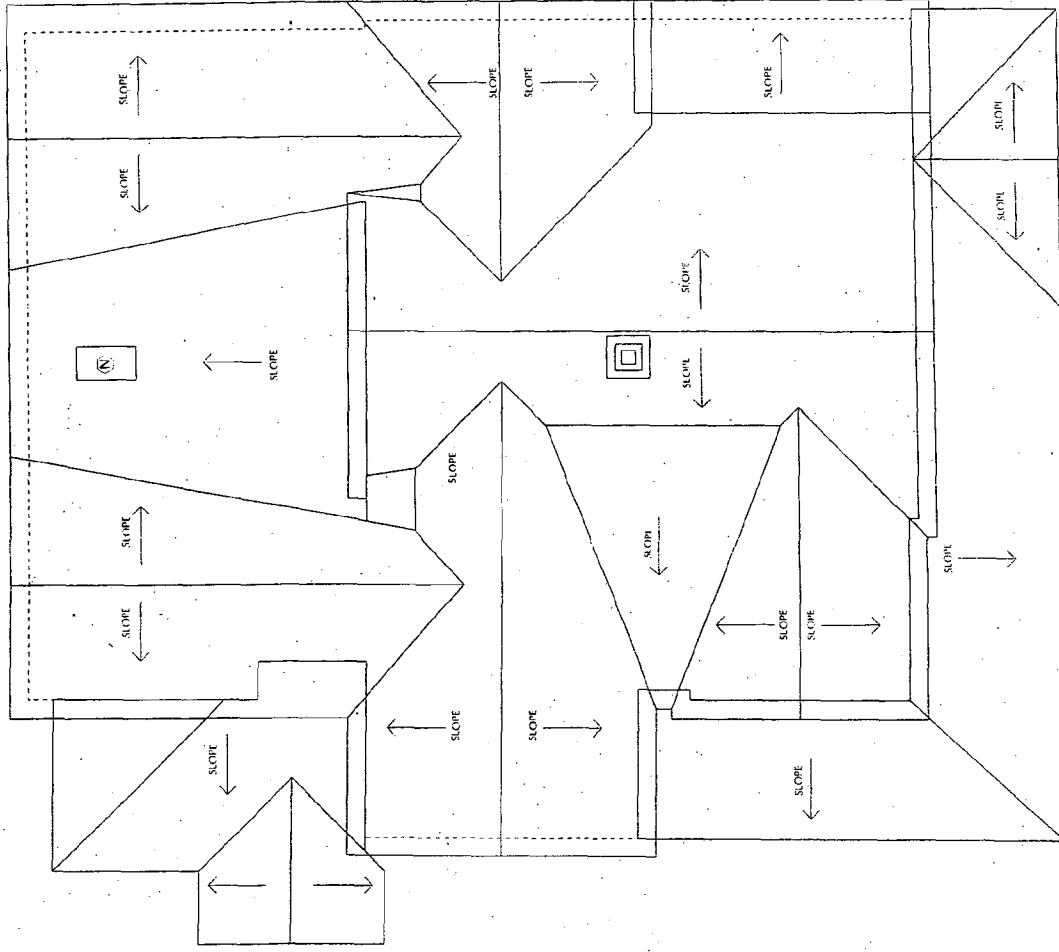
Roof Plan
 Scheme 1



When preparing this drawing, the designer has assumed that all dimensions are in feet and inches unless otherwise noted. The user is responsible for verifying the accuracy of the information and conditions.

NO.	AS NOTED
DATE	DATE
BY	DATE
BY	DATE
BY	DATE
BY	DATE
BY	DATE
BY	DATE
BY	DATE
BY	DATE

11/15
 A15
 SHEET IS ONE OF



1 Roof Plan
 1/8" = 1'-0"

PROPOSED 2007

44

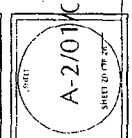


Mahany-Pillette Architecture
 3714 Washington St.
 Kensington, MD 20895

Schedules

Notes: Architect's Office -
 Mahany-Pillette Architecture
 3714 Washington St.
 Kensington, MD 20895
 Tel: 301-709-1000
 Fax: 301-709-1001
 E-mail: info@mahany-pillette.com
 Website: www.mahany-pillette.com

DATE: 08/11/2016
 PROJECT: UN
 DRAWING NO.: 111-2426
 SHEET NO.: 111-2426
 SHEET TITLE: WINDOW SCHEDULE



WINDOW SCHEDULE

QTY.	CAT. NO.	FRAME O. W. H.	GLASS O. W. H.	TYPE	REMARKS
1	A	21-1/2" x 31-1/2"	21-1/2" x 31-1/2"	CASEMENT	
1	B	11-1/2" x 16-1/2"	11-1/2" x 16-1/2"	TILT AWNING	
1	C	11-1/2" x 24-1/2"	11-1/2" x 24-1/2"	TILT	
1	D	11-1/2" x 24-1/2"	11-1/2" x 24-1/2"	TILT	
1	E	11-1/2" x 24-1/2"	11-1/2" x 24-1/2"	TILT	
1	F	11-1/2" x 24-1/2"	11-1/2" x 24-1/2"	TILT	
1	G	11-1/2" x 24-1/2"	11-1/2" x 24-1/2"	TILT	
1	H	11-1/2" x 24-1/2"	11-1/2" x 24-1/2"	TILT	
1	I	11-1/2" x 24-1/2"	11-1/2" x 24-1/2"	TILT	
1	J	11-1/2" x 24-1/2"	11-1/2" x 24-1/2"	TILT	
1	K	11-1/2" x 24-1/2"	11-1/2" x 24-1/2"	TILT	
1	L	11-1/2" x 24-1/2"	11-1/2" x 24-1/2"	TILT	
1	M	11-1/2" x 24-1/2"	11-1/2" x 24-1/2"	TILT	
1	N	11-1/2" x 24-1/2"	11-1/2" x 24-1/2"	TILT	

WINDOW GENERAL NOTES

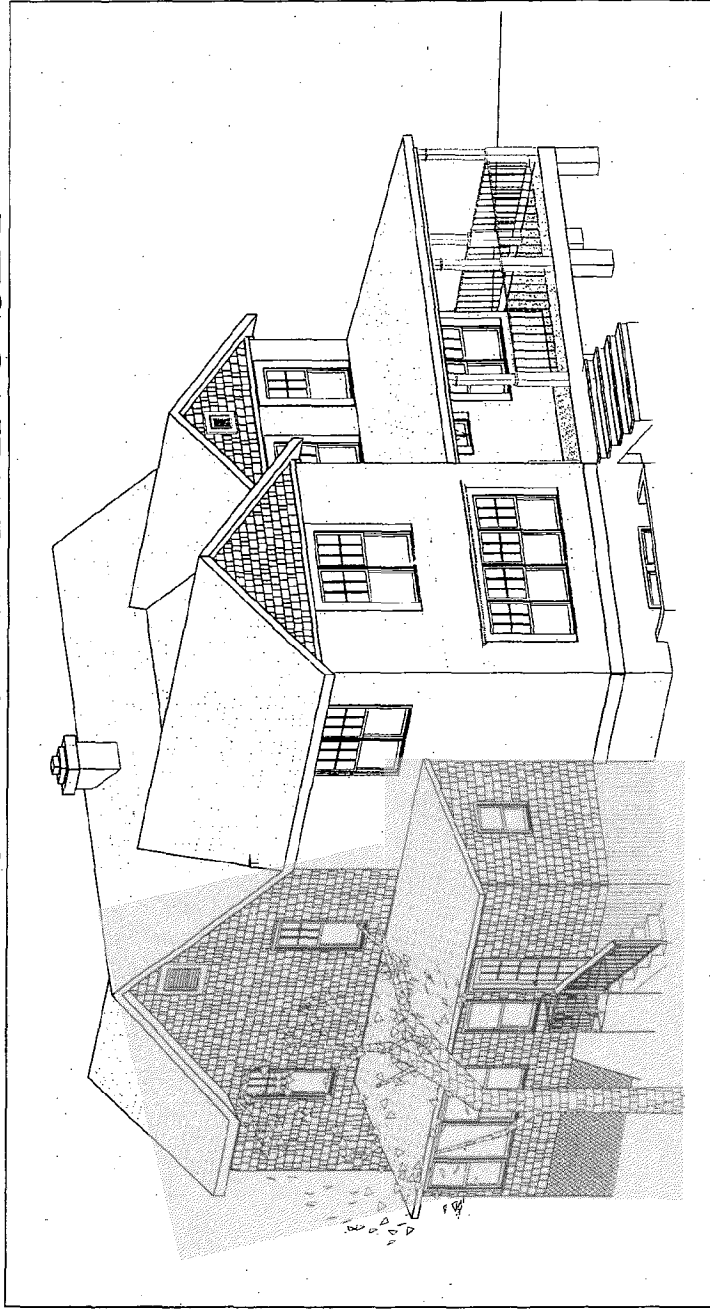
- WINDOWS SPECIFIED ARE BY WEATHERSHIELD.
- WINDOWS ARE FINISH WOOD, INSULATED GLASS W/ SIMULATED DIVIDED LITES, LOW E* COATING, AND ARGON GAS. SEE ELEVATIONS FOR GRILL PATTERN.
- PROVIDE ALL NECESSARY HARDWARE, WEATHER STRIPPING, TRIM PIECES, ETC./ STANDARD BRONZE FINISH
- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. COLOR TO BE SELECTED BY ARCHITECT/OWNER.
- REFER TO PLANS AND ELEVATIONS FOR WINDOW LOCATIONS, VERIFY SIZES AND QUANTITIES.
- APPLY CAULKING AROUND EXTERIOR PERIMETER BEHIND WINDOW TRIM AND SET INTO OPENING.
- APPLY FOAM BACKER ROD AND CAULK TO EXTERIOR PERIMETER OF TRIM AT SIDING JOINT.
- FIELD VERIFY EXISTING WINDOW OPENING SIZES AND COORDINATE AS REQUIRED.

24

MAHANY-PILLETTE RESIDENCE

3714 WASHINGTON AVE.
KENSINGTON MD, 20895

EXISTING DRAWING SET



001
C-1
Rear Axon

NOT TO SCALE



Mahany-Pillette Residence
3714 Washington St
Kensington, MD 20895

Cover Sheet

When preparing this drawing, the following information was used:
1. All dimensions are in feet and inches.
2. All dimensions are to the center of the member unless otherwise noted.
3. All dimensions are to the finished surface unless otherwise noted.
4. All dimensions are to the center of the member unless otherwise noted.
5. All dimensions are to the center of the member unless otherwise noted.

AS NOTED
DATE: 06-27-2006
DRAWN BY: [Name]
CHECKED BY: [Name]



320



Mahany-Pillette Architecture
 3714 Washington St.
 Kensington, MD 20895

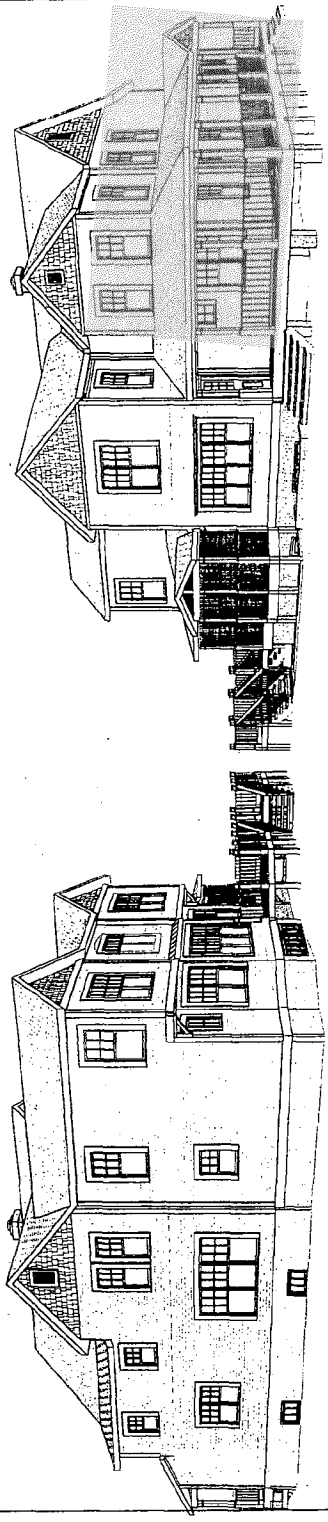
3D Perspectives

3D Perspectives

Architect: Mahany-Pillette Architecture
 Designer: Lisa Mahany, B.S., and
 Brian Pillette, B.S., and
 Date: 11/17/2017

Project:	AS PROJECT
Client:	LM
Architect:	3714 WASH ST
Date:	11/17/2017
Revision:	

3D.2
 SHEET 23 OF 23



1
 30.2
 West Side Perspective
 1/8" = 1'-0"



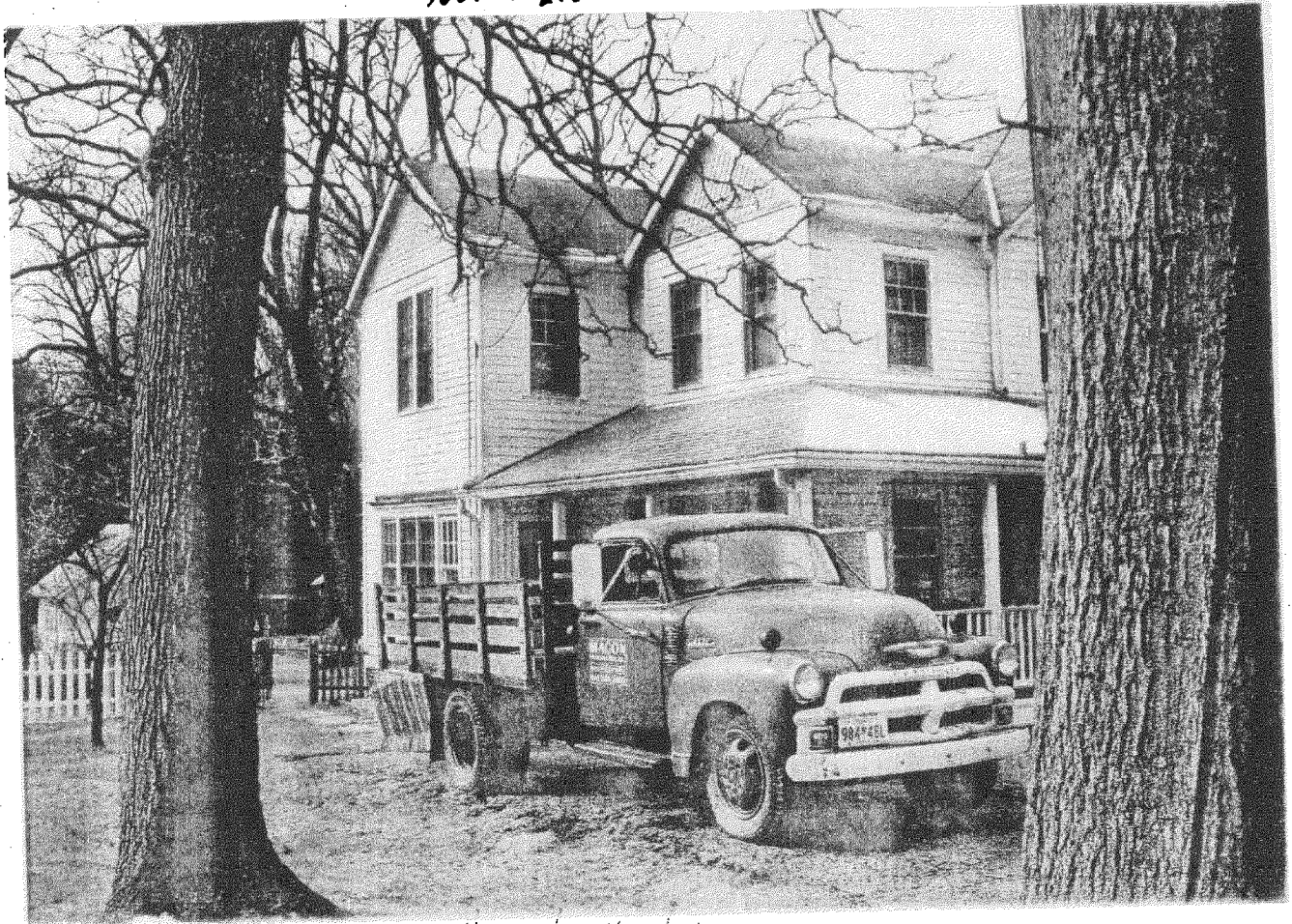
3
 30.2
 Rear Perspective
 1/4" = 1'-0"

2
 30.2
 East Side Perspective
 1/8" = 1'-0"

(Handwritten initials)



North Elevation



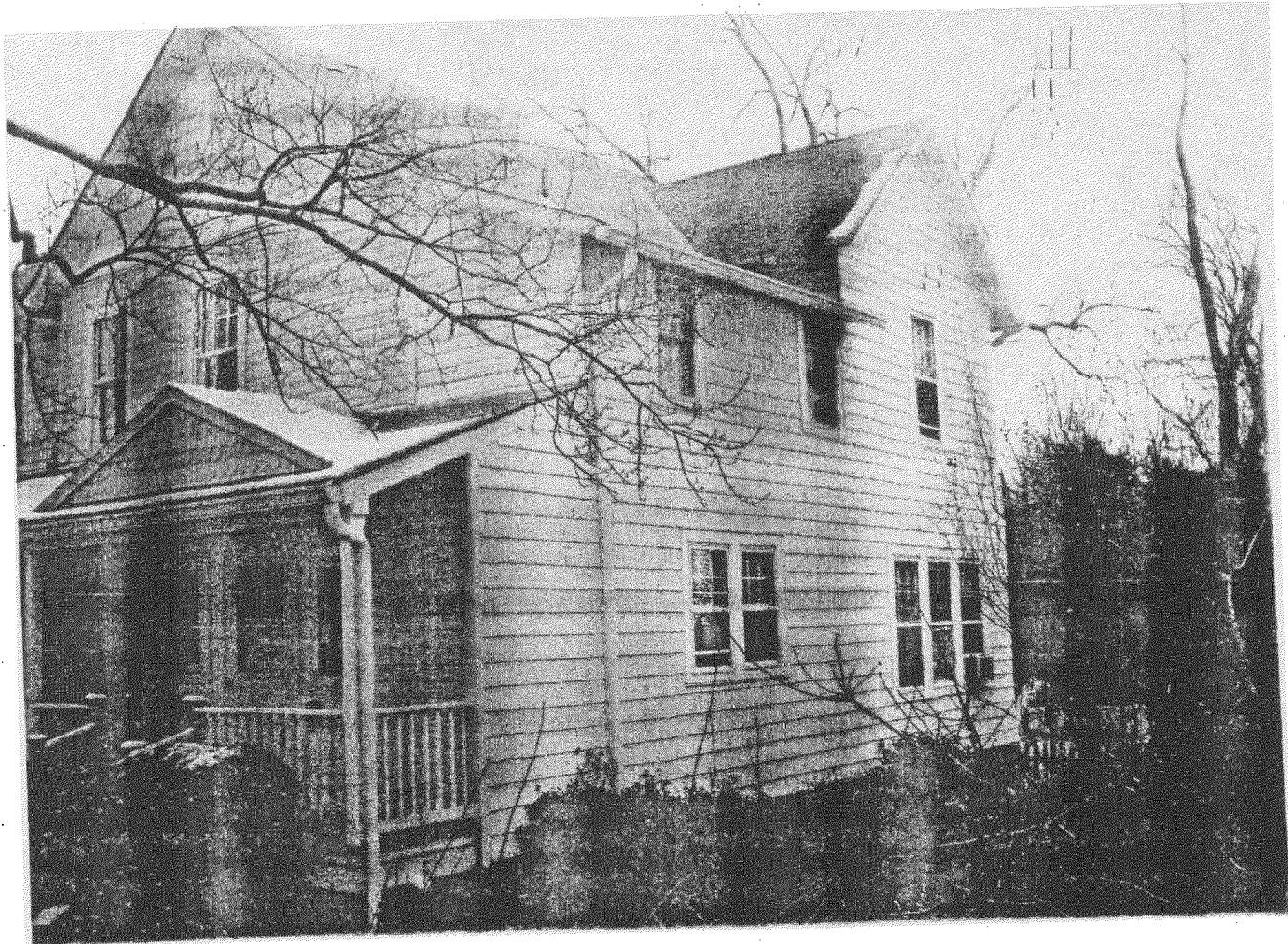
North-East Elevation




East Elevation

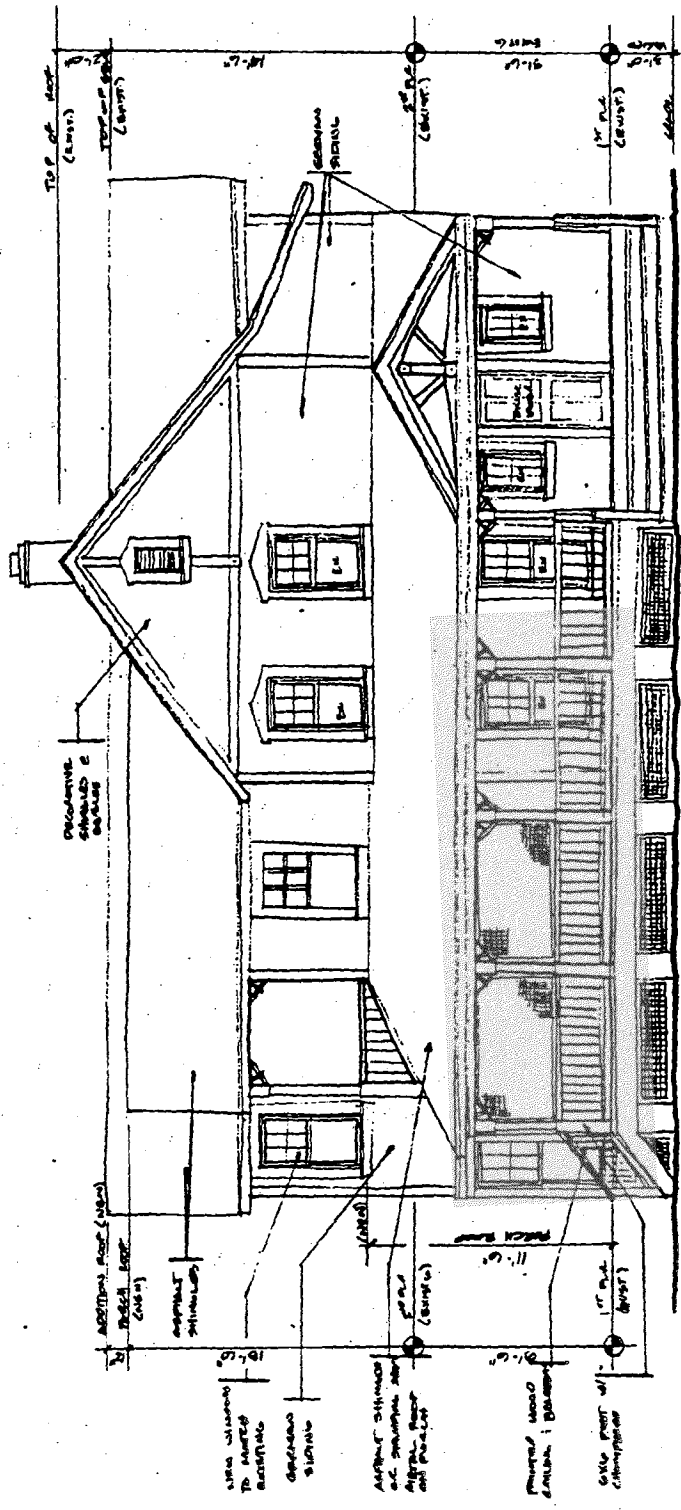


South Elevation



North West Elevation


MAHANAY - PILLETTE RESIDENCE
 3714 WASHINGTON AVENUE
 KENNINGTON, MARYLAND
 ARCHITECTS AND INTERIORS
 10000 WOODBRIDGE AVENUE
 SUITE 100
 WOODBRIDGE, MARYLAND 21785
 TEL: (301) 741-1100
 FAX: (301) 741-1101



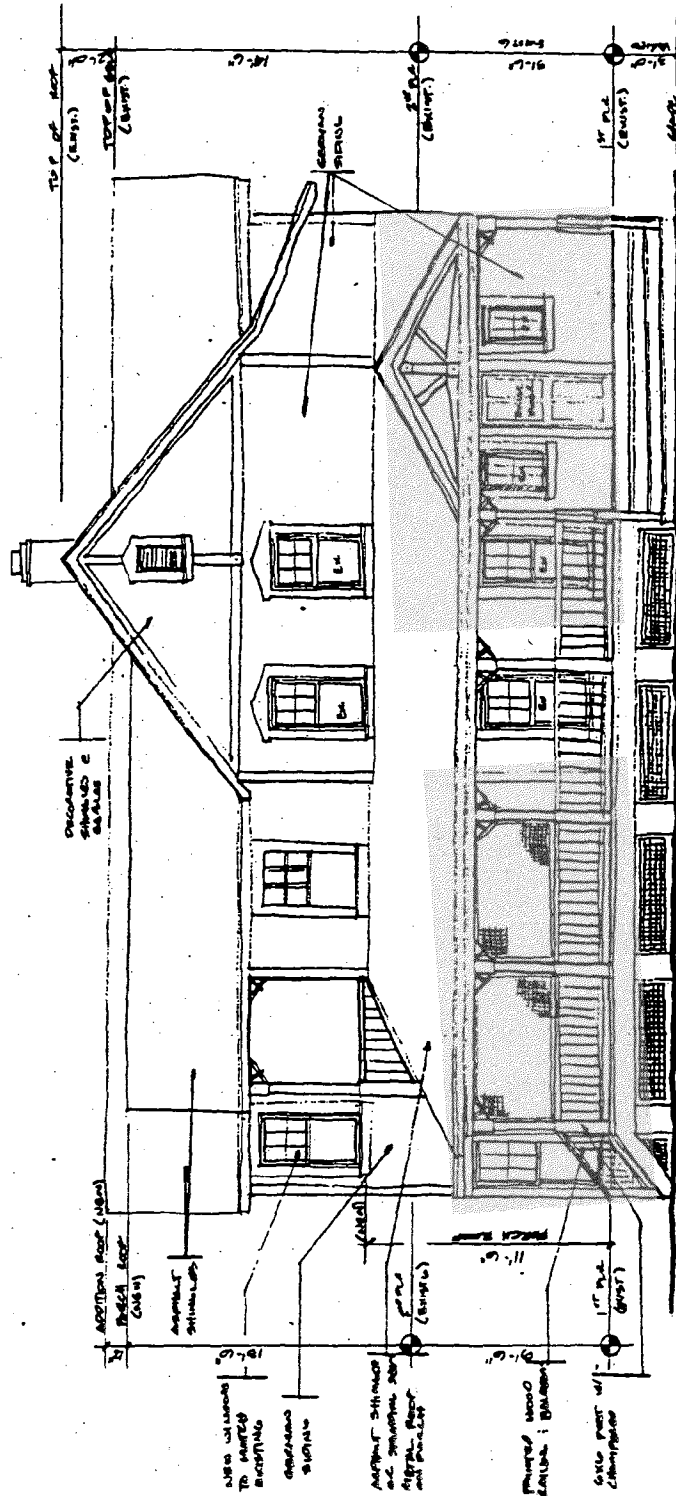
1996 ADDITION'S
 APPROVED BY HPC
 REAR ADDITION NOT
 CONSTRUCTED.

NORTH ELEVATION - FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



MAHANAY - PILLETTE RESIDENCE
 3714 WASHINGTON AVENUE
 KENSINGTON, MARYLAND

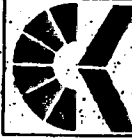
THOMAS SWANLICK, AIA
 1000 N. WASHINGTON AVE.
 WASHINGTON, D.C. 20002
 (202) 462-1100

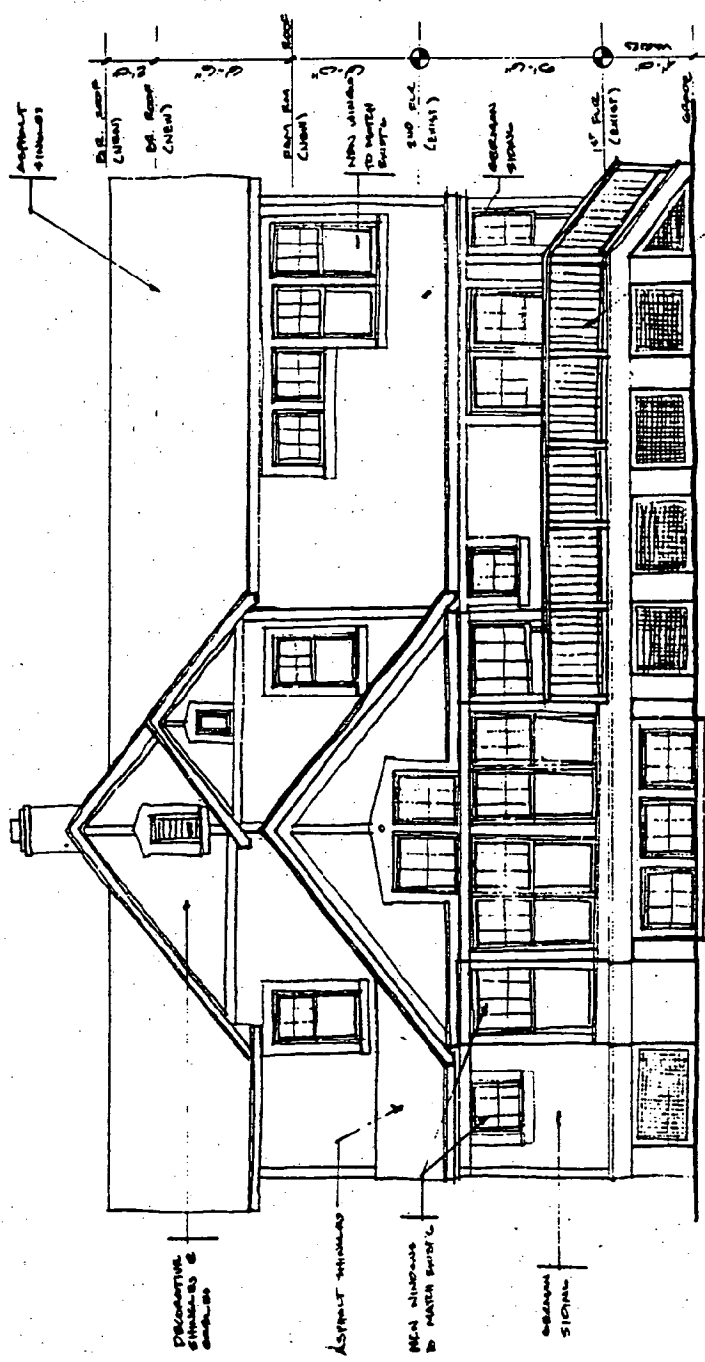


1996 ADDITION'S
 APPROVED BY HPC-
 REAR ADDITION NOT
 CONSTRUCTED

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





MAHANAY - PILETTE RESIDENCE
 1714 WASHINGTON AVENUE
 KENSINGTON, MARYLAND
 RICHARD J. KISHNER, INC.
 ARCHITECTS
 1000 WASHINGTON AVENUE
 SUITE 200
 WASHINGTON, D.C. 20004
 (202) 462-1100



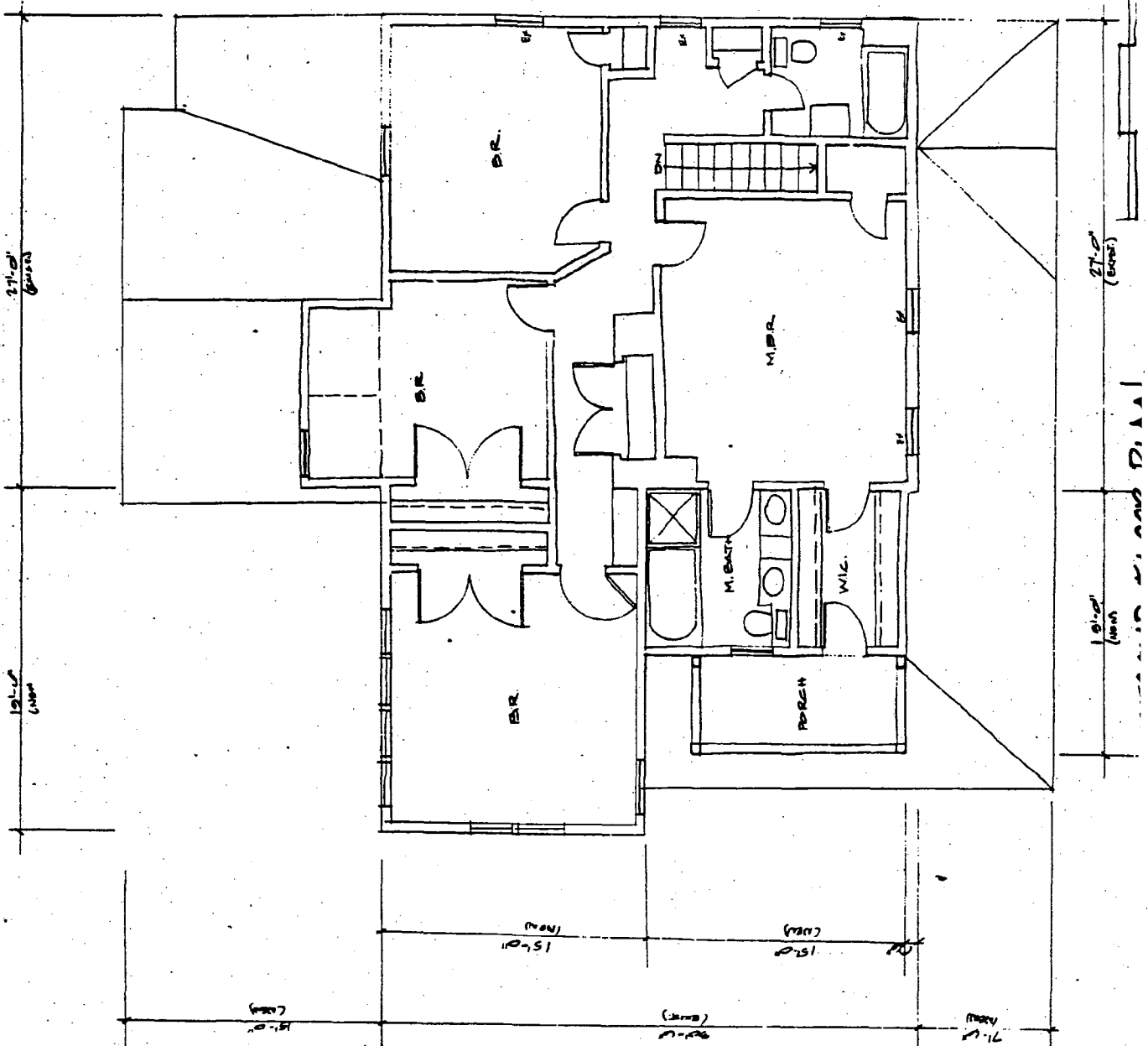
SOUTH ELEVATION

1996 ADDITIONS
 APPROVED BY HPC
 REAR ADDITION
 NOT CONSTRUCTED


 MAHANAY - PILETTE RESIDENCE
 3714 WASHINGTON AVENUE
 KENSINGTON, MARYLAND
 301/453-1100
 301/453-1101
 301/453-1102
 301/453-1103
 301/453-1104
 301/453-1105
 301/453-1106
 301/453-1107
 301/453-1108
 301/453-1109
 301/453-1110

26

1996 ADDITIONS
 APPROVED BY
 HPC - REAR
 ADDITION NOT
 CONSTRUCTED



47

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3714 Washington Street

Meeting Date: 7/10/96

Resource: Kensington Historic District

Review: HAWP

Case Number: 31/6-96K

Tax Credit: Partial

Public Notice: 6/26/96

Report Date: 7/3/96

Applicant: Carl Mahany and Leona Pillette

Staff: Perry Kephart

PROPOSAL: Remove existing east and south additions.
Construct additions on east and south, enlarge basement,
add front/side porch & deck.

RECOMMEND: Approval
with conditions.

DATE OF CONSTRUCTION: Ca. 1900

SIGNIFICANCE: Contributing Resource in Kensington Historic District.

ARCHITECTURAL DESCRIPTION: Two-story shingle covered wood frame Queen Anne gable-front with 2 story gabled and shed roof addition to west elevation, 1-story projecting enclosed front entry with asymmetrical peaked roof, 1-story pent roof screened porch addition on east elevation and 1-story pent roof sun room/laundry addition on south elevation. Windows are double-hung throughout the original structure with six-over-one lights. Roof is of asphalt shingle.

BACKGROUND: The applicant proposes changes which will bring back some of the original materials and reverse inappropriate and out-of-period changes made in the 1940's and 1960's. The modifications were poorly constructed and are in bad condition. The applicant also proposes improvements which will change the house from a modest Queen Anne Homestead-style to a more elaborate and larger Eastlake Stick Style Queen Anne. The house is situated on a lot-and-a-half with four large black walnut trees forming a grove in the backyard near the house.

PROPOSAL:

1. **Removal of ca. 1940 screen porch addition** from east elevation.
2. **Removal of ca. 1960 sun room/laundry addition** from south elevation.
3. **Construction of two-story Eastlake-style double-gabled dining area/bedroom addition** to east elevation, the larger portion extending as an east-west gable out 19' 6" to form a new wing to the original structure. First floor on east end to have three-sided bay front with five banked windows in 6/1 configuration to match existing windows; south wall to have a 6/1

①

window and a french door leading to a deck in the southeast corner. Second story east gable-end is proposed to have two banked 6/1 windows; the south wall openings to be four banked windows near corner trim, the two easternmost windows would be full windows with 6/1 next to two six-light half windows; the north wall of the wing on the second story would have one 6/1 window. A portion of the original east wall to be removed to provide access to this wing.

4. The front or northeast section of the east wing would also have an east-west gable extending 15' from the original structure with a lower peak line than the larger section. The first floor of this section is proposed to have two banked 6/1 windows and one six-light half window. The second floor is to have one 6/1 window and a door leading to a balcony set on the porch roof. The balcony is proposed with a painted wood balustrade around three sides.

5. **Addition of a front veranda and screen porch.** The front entry enclosure would be integrated into the new porch and the front stoop (and steps) would be removed. The English boxwoods under the front windows would be relocated. A one-story wraparound shed roof veranda and corner screen porch would extend from the west edge of the south elevation across the facade and around to the eastern bay front addition. A symmetrical gable with a stick-style pediment would be added over the front entry enclosure. The current five foot wide front steps would be replaced with 12' wide steps and an additional set of stairs are proposed to be built in center of the east side of the veranda. The porch is to be supported by piers connected with lattice screening.

6. **Construction of a south addition** consisting of an off-center second floor bumpout and first floor north-south gabled wing with six 6/1 banked windows set in a three-sided bay front with two banked six-light half windows centered above in the gable pediment and two french doors leading to a deck on the southeast corner of house. The south addition would also include a first floor shed roof addition in the southwest corner extending south to the bay front. The shed roof addition would be supported by one pier on the southwest corner 7' 6" from a 36" diameter black walnut tree. Three six-light basement windows would be banked below the south bay front in the foundation wall.

7. **Construction of a deck** joining new south and east additions at the southeast corner. The deck would have a balustrade and stairs accessing the backyard. The deck would be supported by piers connected by lattice screening, the piers to be approximately 4' from a 16" diameter black walnut tree.

8. **Enlarge basement,** build additional foundation walls out and excavate to provide walk-in headroom available for future living space under the east and south wings. The exterior entry to the basement would be replaced with an interior stairwell.

9. All shingle siding will be removed. The **underlying German siding will be repaired/restored** where feasible and German siding will be used on the new additions. All the gable pediments are to have decorative shingle work. Half-timber style framing is proposed to trim all facades and pediments.

10. Windows and vents are to have non-original plain molding replaced with decorative

painted wood molding on the north and east facades and on the new south facade construction . All 38 new windows and 5 doors are to be insulated Weathershield units with true divided lights.

11. All the wood trim, posts, railings and balustrade are in a restrained Stick Style, and are to be painted..
12. All new roofing is to be asphalt-shingle in the same color as is currently on the house.

STAFF DISCUSSION: Staff supports the proposed restoration and additions. The applicant is a professional contractor and would be general contractor for the proposed project. He has acquired a thorough knowledge of the house's construction details in the process of the extensive repair/restoration and renovation work which he has already completed on the house interior.

The proposed changes would return the house more closely to its original configuration and replace rather ponderous modern additions with more lively and appropriate Queen Anne Stick Style improvements. The proposed use of a cozy balcony, covered and screened porches, a specialized back porch, and lots of angles and steep gables is in keeping with the age of the house and of the neighborhood. The proposed double hung windows with a variety of lights and sizes copy accurately the style of the original windows. The decorative shingle siding proposed for the gable pediments is commensurate with the eclectic nature of Queen Anne styling.

The applicant believes that an original front porch and the exterior trim have been removed and should be restored. Staff supports the proposal to add a deep wraparound front porch with stick brackets and simple chamfered posts which add visual support for the many shingled gables. The proposed framing detail, reminiscent of half-timbering, is typical of a Stick Style Queen Anne and would be appropriate in consideration of the owner's interest in the internal construction details of the house. Additionally, the framing detail and indentation of the walls would differentiate the new construction from the old.

The proposed footprint of the house on the lot is enlarged by 2-4' to the north, 4-6' to the east and 4' to the south. The proposed total lot coverage is 2,290 square feet (approximately 14%, an increase from 8% currently). Although the setback at the east elevation is reduced from approximately 25' to 16', staff feels that the distance from the eastern neighboring property is still sufficient. The current setback of 13' at the west elevation is unchanged. The driveway and toolshed on the east side of the house will not be affected.

The proposed additions spread the house out horizontally, but staff feels the appearance of sprawl is prevented by the vertical line and lightness of the stick ornamentation and lattice screening and by the use of angles and multiple gables. Staff feels that the proposed front and rear additions will not extend such that they would adversely intrude on the neighboring backyards or adversely affect the streetscape.

Regarding sitework, staff recommends as a condition of approval that a certified arborist be consulted by the applicant regarding the large black walnut trees in the backyard which are fairly close to the house in order to confirm that the Critical Root Zone of the trees will not be

3'0"
+3'0" North
+9'0" East

affected by the proposed south facade and deck additions. Staff supports the proposal to use piers rather than a basement foundation wall to reduce the impact to the adjacent trees. Staff also recommends that any fencing that is removed be replaced with fencing of a similar design.

Staff reminds the applicants that tax credits are available for documented approved exterior restoration work.

STAFF RECOMMENDATION: With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)2:

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

and with the Secretary of the Interior's Standards for Rehabilitation #9 and #10:

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

New additions and adjacent or related new construction shall 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.

CONDITIONS:

1. A certified arborist will confirm that the proposed piers and foundation walls are outside the Critical Root Zone of the 36" and 16" black walnut trees in the backyard.
2. Adequate and effective tree protection measures will be developed and enforced throughout the construction period to minimize loss. This will include placement of barrier fencing at the driplines of trees within proximity of all new construction.
3. The row of English boxwood in the front yard constitute a significant landscape resource and will be moved to a location on the property to be determined by the owner.
4. Any fencing that is removed during construction will be replaced with fencing of the same configuration.
5. The west facade, although not specifically shown in the Work Permit, is to receive the same treatment as the other original facades, i.e., the shingle siding is to be replaced with German siding except in the gable pediment which is to be sided with shingles and trimmed with half-timber painted wood framing.

And with the general condition applicable to all Historic Area Work Permits that the applicant

shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Carl Mahany
 DAYTIME TELEPHONE NO. (301) 585-2669

TAX ACCOUNT # Y
 NAME OF PROPERTY OWNER Carl Mahany + Laura Pilleke DAYTIME TELEPHONE NO. (301) 585-2669
 ADDRESS 3714 Washington St. Kensington MD 20895
CITY STATE ZIP CODE
 CONTRACTOR owner built TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER None DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 3714 STREET Washington St.
 TOWN/CITY Kensington NEAREST CROSS STREET Hadley Place
 LOT 22 + 21 BLOCK B SUBDIVISION Kensington Park
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 40,000.00
 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.

Carl H. Mahany Signature of owner or authorized agent 6-13-96 Date
 APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

**RELEVANT 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:

See Attached Project Description

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

See Attached Project Description

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at

Mahany/Pillette Residence

3714 Washington Street
Kensington, Maryland 20895
(301) 942-4206

Project Description

Mahany/Pillette Residence
3714 Washington Street
Kensington, Maryland 20895

General

The work consists of additions to an existing residence located in the Historic District of Kensington, Maryland.

Existing Structures

The existing house consists of a two-story wood frame building with painted wood shingle siding and asphalt shingle roof. I estimate that the original house is approximately 100 years old. The house was modernized some time ago (I estimate approximately 1940.) and the following changes were made:

- A. Two-story addition at west elevation;
- B. German siding covered with shingles;
- C. Exterior trim removed;
- D. Front porch removed I suspect (Evidence of the original porch may be exposed when the shingles on the front wall of the house are removed.)
- E. Side porch added, east elevation.

In approximately 1965, the rear laundry and bathroom areas were added.

The house is situated on 1 1/2 lots providing a property width of 75'.

The current set back at the west elevation (13'+/-) remains unchanged.

The current set back at the north elevation (25'+/-) remains unchanged except that the open porch will extend 3'0" beyond the existing. **Note:** The proposed porch addition will line up with the porch on the adjacent house (front).

The current set back at the east elevation (25'+/-) is reduced to 16'+/-.

The property size is 16,762 square feet

The current lot coverage is 1,337 square feet (approximately 8%)

The proposed lot coverage is 1,655 square feet for the house, 341 square feet for the front and side porch and 294 square feet for the rear deck. The proposed total is 2,290 square feet (approximately 14%).

No changes to the existing driveway or shed are being proposed.

Page (Two) of (Two)
June 12, 1996
Mahany/Pillette Residence

In my view, the additions beings proposed will not have a negative impact on the existing structure.

- A. I believe that the house once had a front porch and that my building a new porch will be in keeping with the style of the house and also help offset he appearance of the 1940's era front entry which is oddly proportioned.
- B. The existing porch at the east elevation is currently in bad condition as needs to be rebuilt or extensively repaired. It is also not part of the original structure and not very attractive.
- C. The existing sunroom, laundry and bathroom area at the south elevation need to be torn down. It is very ugly and very poorly built, lacking operable windows, adequate heating, etc.
- D. The house originally had German siding which was covered with shingles. My proposal to change back to German siding will be what the house was originally sided with.
- E. The front porch will not extend any closer to the street than the porch on the adjacent house to the west.
- F. The additions at the east elevation will not extend past the existing driveway and, because of the 75' property width, will leave a side yard set back of 16' +/- which is quite a bit more than the county or town minimum requirements.
- G. The rear addition will not extend back any further than the existing houses on either side.
- H. A portion of the rear addition shall be supported by piers rather than basement foundation wall to reduce the impact on the adjacent walnut tree.

Please let me know if I can provide any additional information or be of service to you in any way.

Thank you,

Carl N. Mahany
Carl N. Mahany

c:\msoffice\winword\proposal\propmah3.doc

cc: CM
JF

9

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Karen Smith & Ian Littman
3716 Washington St.
Kensington, MD 20895

David Nellis
3709 Calvert Pl.
Kensington, MD. 20895

Neal & Coleen Nelson
3710 Washington St.
Kensington, MD 20895

Barry & Leanne Peoples
10030 Kensington Parkway
Kensington, MD 20895

Reed & Trang
10101 Hadley Place
Kensington, MD 20895

Building Location Plat
Lot 22 and Part of Lot 21 Block B
KENSINGTON PARK
Montgomery County, Maryland

Scale: 1" = 40'
Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown. This is not a ALTA/ACSM Survey.

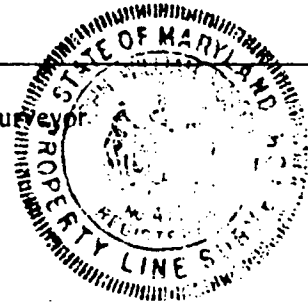
Date: March 11, 1993

Frey, Sheehan, Stoker & Assoc., Inc./Land Services Group, Inc.
Land Planning Consultants
Phone 588-3110

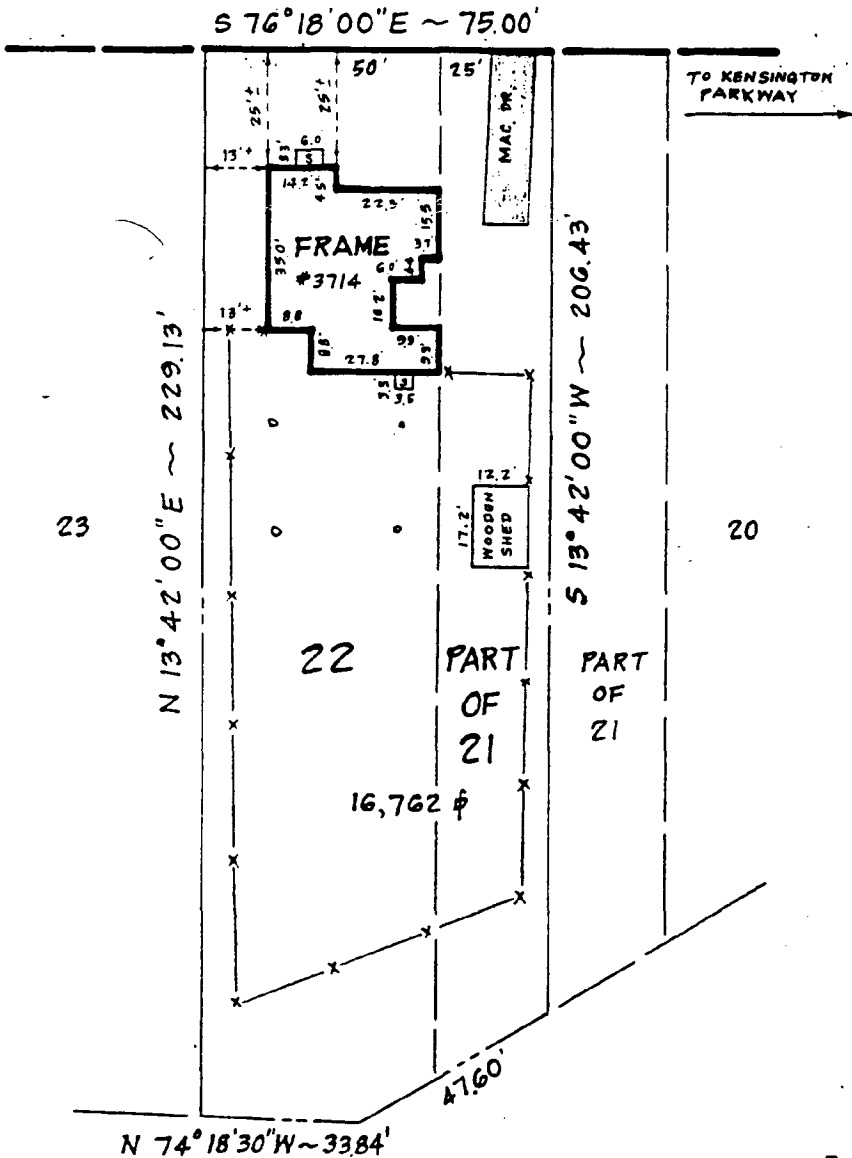
Plat Book B
Plat No 4

By: John W. Kostic

John W. Kostic
Registered Property Line Surveyor
Md. No. 473



WASHINGTON STREET



11

PROPOSED EXTERIOR MATERIALS 3714 Washington Street

1. Exterior siding: Painted pine german siding (see attached drawing)
2. New windows: Shall be insulated true divided units, with 7/8" muntins, with six lights in upper sash and single light in lower sash, as manufactured by Weather Shield (sample will be provided at the HPC hearing)
3. Porch railings: Painted pine railing, with 1"x1" painted pickets (see attached drawing).
4. Gable siding: Shall be painted machine cut cedar shingles.
5. Porch posts: Shall be 5"x5" pine, with champhered edges.

Proposed Exterior Siding Material

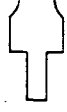
1/2" x 1 1/16" PARTING BEAD



WM-147
1/2" x 9/16" GLASS BEAD



LWP-150
5/8" x 3/4" GLASS BEAD



SM-69
9/16" x 1-3/8" MUNTIN BAR

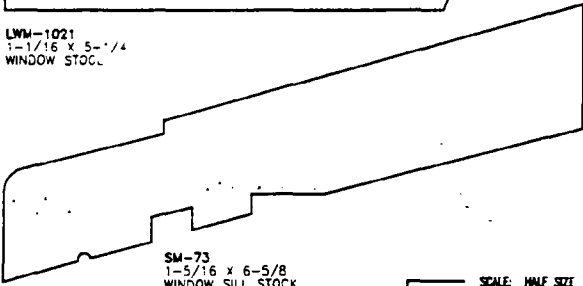
STOOL AND SILL



WM-1183
1-1/16" x 3-1/4" RABBETED WINDOW STOOL



LWM-1021
1-1/16" x 5-1/4" WINDOW STOOL



SM-73
1-5/16" x 6-5/8" WINDOW SILL STOCK

SCREENING



WM-142
1/4" x 3/4" PLAIN SCREEN BEAD



WM-144
1/4" x 3/4" BEADED SCREEN BEAD



SM-71
1-1/16" x 1-3/4" SCREENING STOCK

SCALE: HALF SIZE
PAGE NO. A-57

DOOR JAMB



1-5/16" x 5-1/4" SINGLE RABBETED EXTERIOR JAMB #PRIMEC



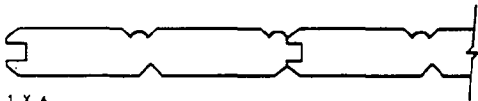
1-1/16" x 4-5/8" FLAT INTERIOR JAMB



1-1/16" x 5-1/4" FLAT INTERIOR JAMB

SCALE: HALF SIZE
PAGE NO. A-58

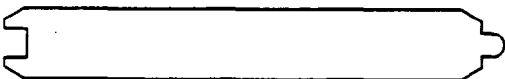
PANELING



1" x 4" BEADED FIR CEILING



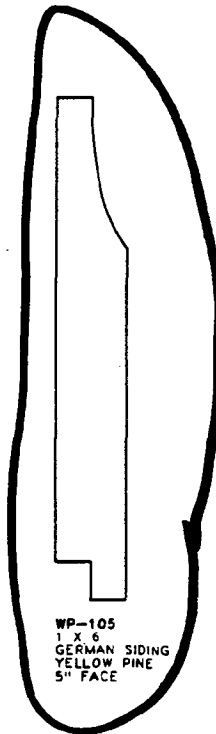
1" x 6", 1" x 8", 1" x 10" KNOTTY PINE PANELING



1" x 6" T & G V-JT CEDAR

SCALE: HALF SIZE
PAGE NO. A-59

SIDING



WP-105
1" x 6" GERMAN SIDING YELLOW PINE 5" FACE



WP-117
1" x 6" DOUBLE WORKED YELLOW PINE SIDING 5" FACE



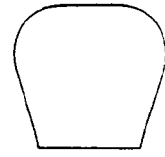
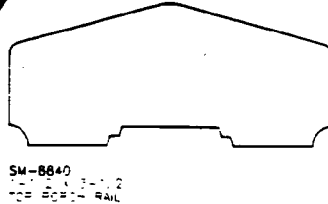
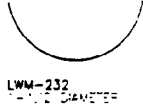
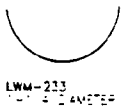
3/4" x 8" CLEAR CEDAR SIDING 6" EXPOSURE

SCALE: HALF SIZE
PAGE NO. A-60

Proposed Siding

ROUND

HANDRAIL



WM-230
1-1/2\"/>

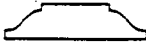
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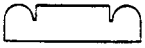
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1-1/2\"/>



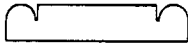
SM-63
3/4\"/>



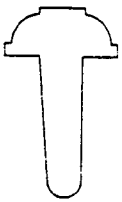
LWM-983
3/4\"/>



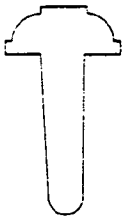
LWM-957
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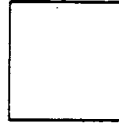
WM-956
1-1/2\"/>



WM-1305
1-1/2\"/>



WM-1300
1-1/2\"/>



LWM-237
1-1/2\"/>



SM-8841
1-1/2\"/>



WM-240
1-1/2\"/>

SCALE: HALF SIZE
PAGE NO. A-53

SCALE: HALF SIZE
PAGE NO. A-54

STAIR PARTS

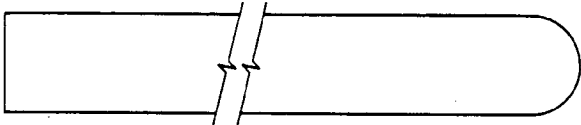
BAR RAIL



SM-65
3\"/>



1-1/16 x 3-1/2\"/>



1-1/16 x 2-1/4\"/>

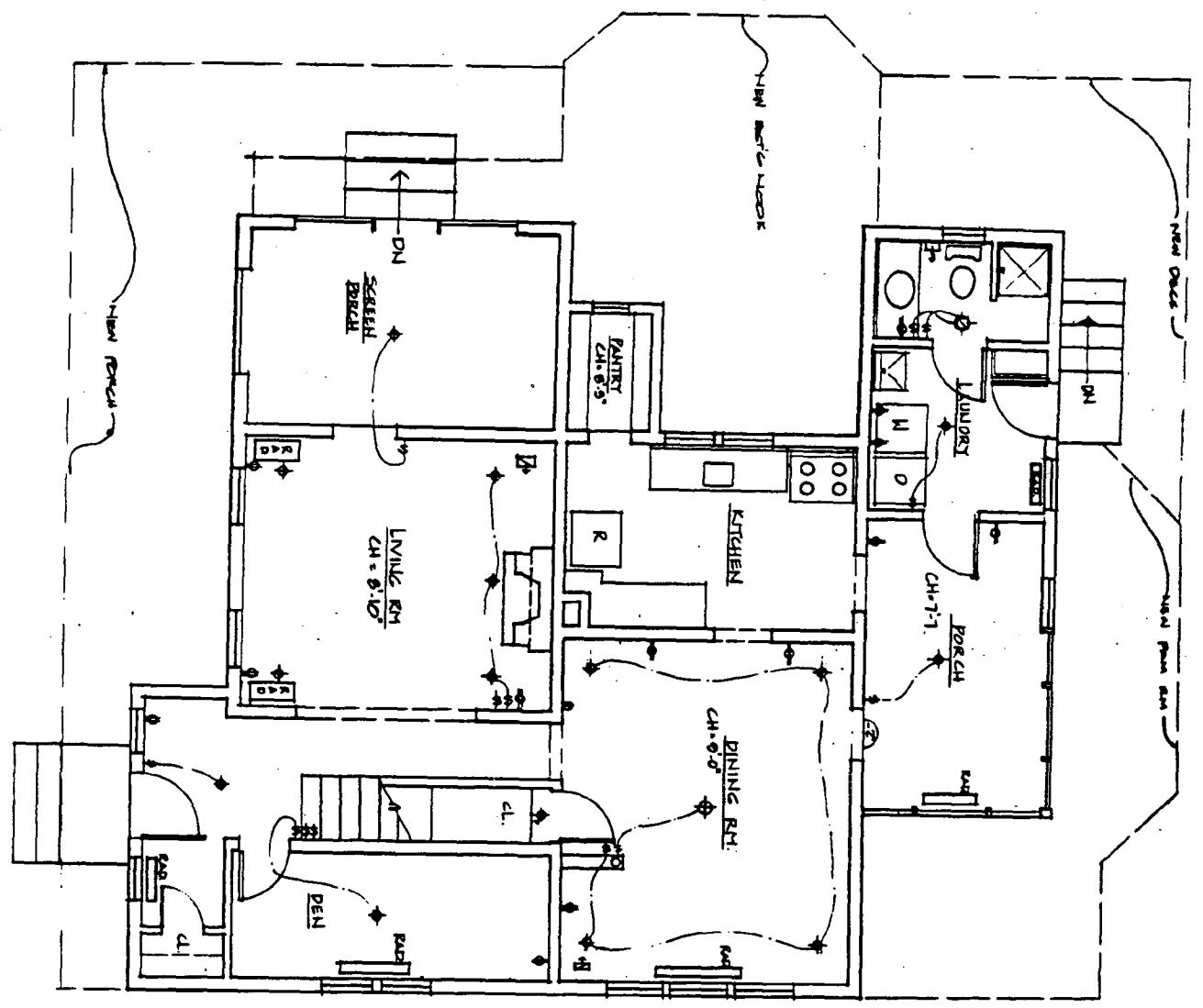
SEE SECTION B
PAGE 16

SCALE: HALF SIZE
PAGE NO. A-55

SCALE: HALF SIZE
PAGE NO. A-56

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING

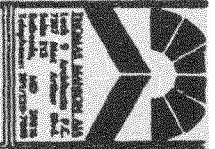


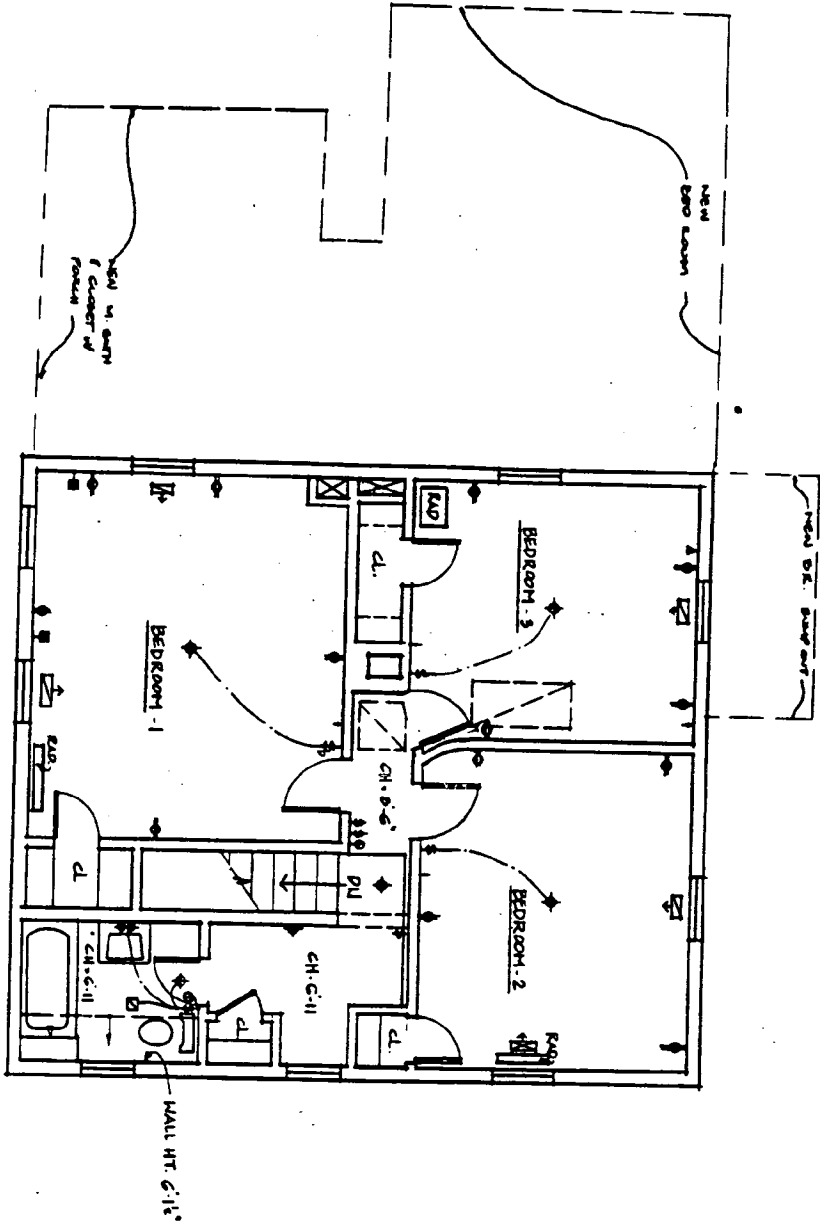
Sheet
2
of
7

scale: 1/4" = 1'-0"
date: 2-29-96
drawn: JGP
checked:
revisions:

1st FLOOR PLAN
EXISTING

MAHANY-PILLETTE
3714 WASHINGTON AVE.
KENSINGTON, MD.





SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 EXISTING

18

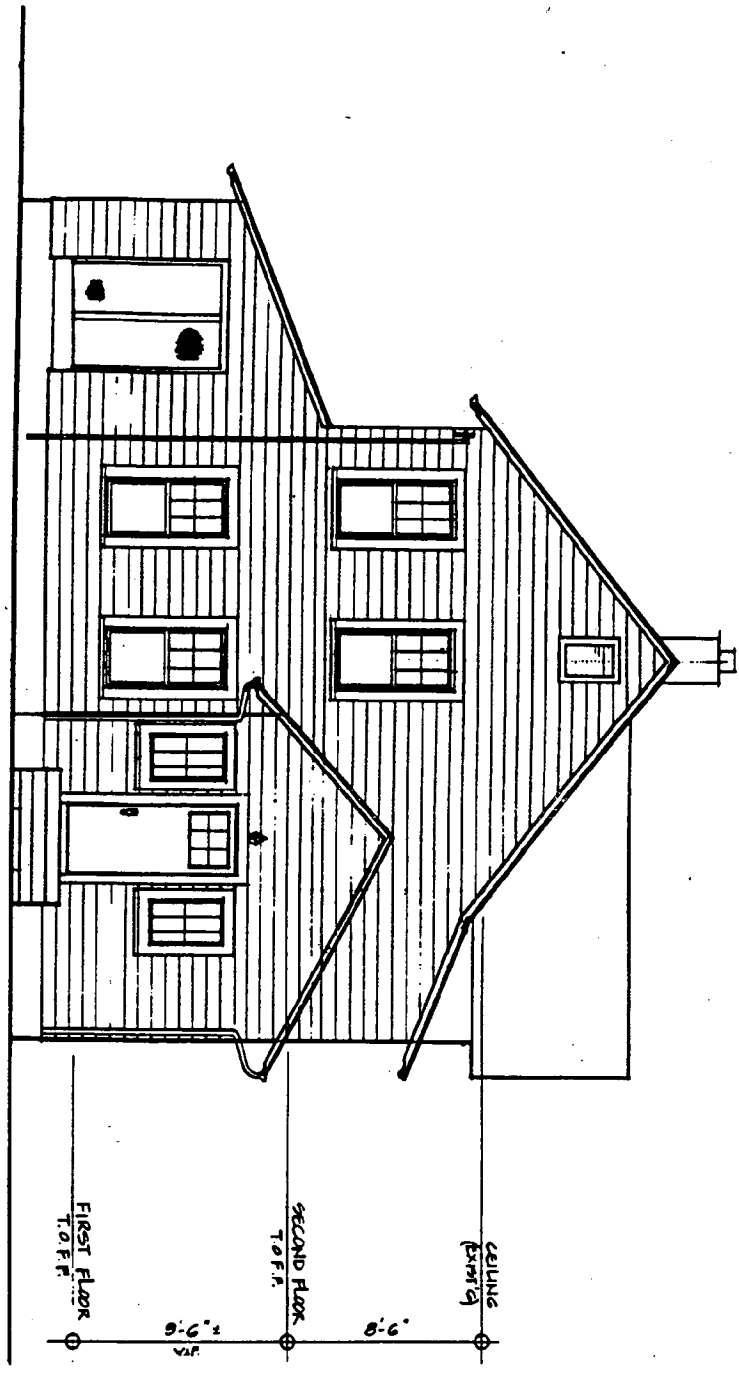


MAHANY-PILLETTE
 3714 WASHINGTON AVE.
 KENSINGTON, MD.

2nd FLOOR PLAN
 EXISTING

scale: 1/4" = 1'-0"
 date: 2-29-96
 drawn: SGP
 checked:
 revisions:

sheet
 3
 of



FRONT ELEVATION
SCALE: 1/4" = 1'-0"
EXISTING

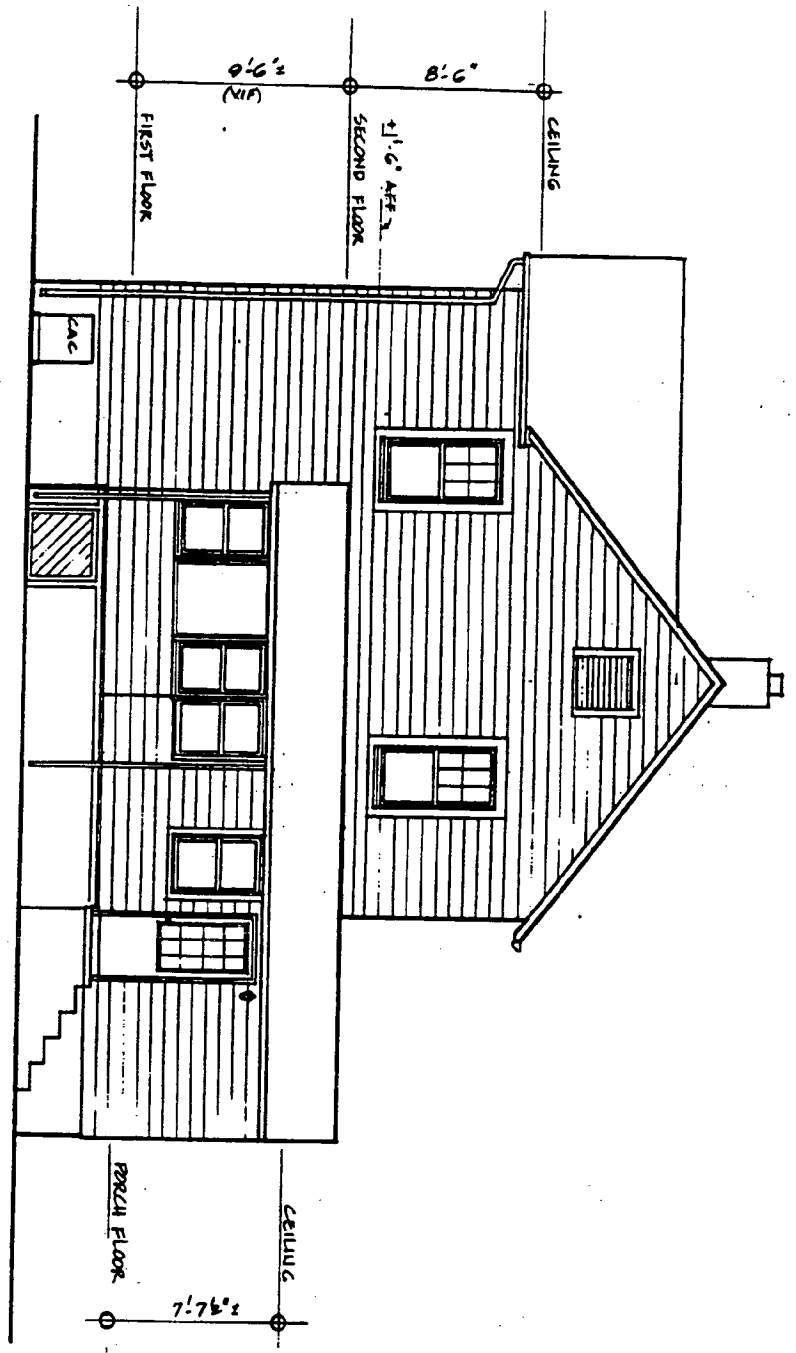
19

sheet 4 of 01	scale: 1/4" = 1'-0" date: 2.29.96 drawn: SCP checked: revisions:	<small> This drawing is the property of the Architect and is to be used only for the project and site specified herein. It is not to be reproduced, copied, or used for any other project without the written consent of the Architect. The Architect assumes no responsibility for the construction of the project or for the accuracy of the information provided by others. </small>	FRONT ELEVATION EXISTING	MAHANY-PILLETTE 3714 WASHINGTON AVE. KENSINGTON, MD.	
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REAR ELEVATION

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

EXISTING



20

Sheet
5
of
7

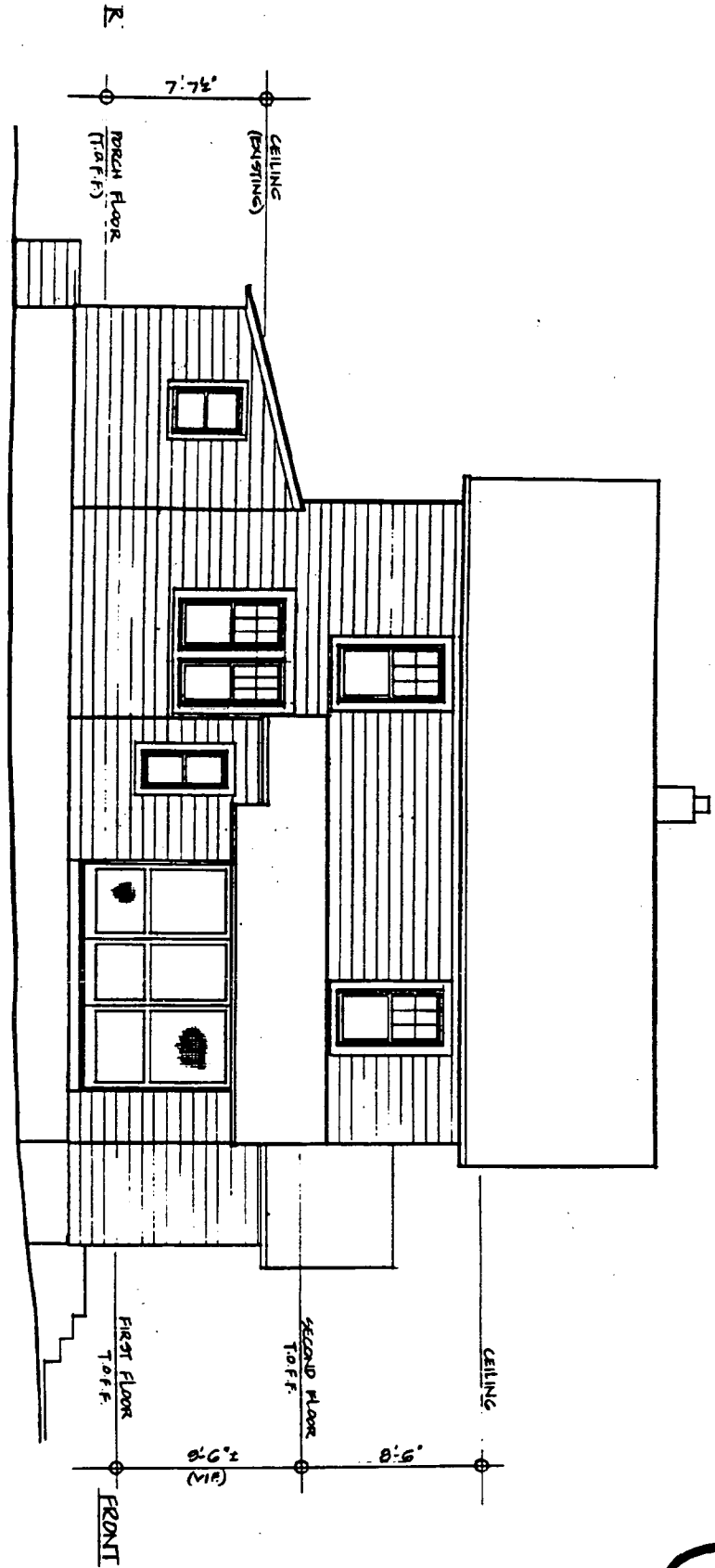
scale: 1/4" = 1'-0"
 date: 2-29-26
 drawn: SGP
 checked:
 revisions:

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 THIS DRAWING IS FOR INFORMATION ONLY
 AND DOES NOT REPRESENT A CONTRACT
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 VERIFY ALL DIMENSIONS AND CONDITIONS
 BEFORE CONSTRUCTION. THE ARCHITECT
 ASSUMES NO LIABILITY FOR ANY
 ERRORS OR OMISSIONS IN THIS
 DRAWING.

REAR ELEVATION
 EXISTING

MAHANY-PILLETTE
 3714 WASHINGTON AVE.
 KENSINGTON, MD.





LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

21

sheet
6
of
7

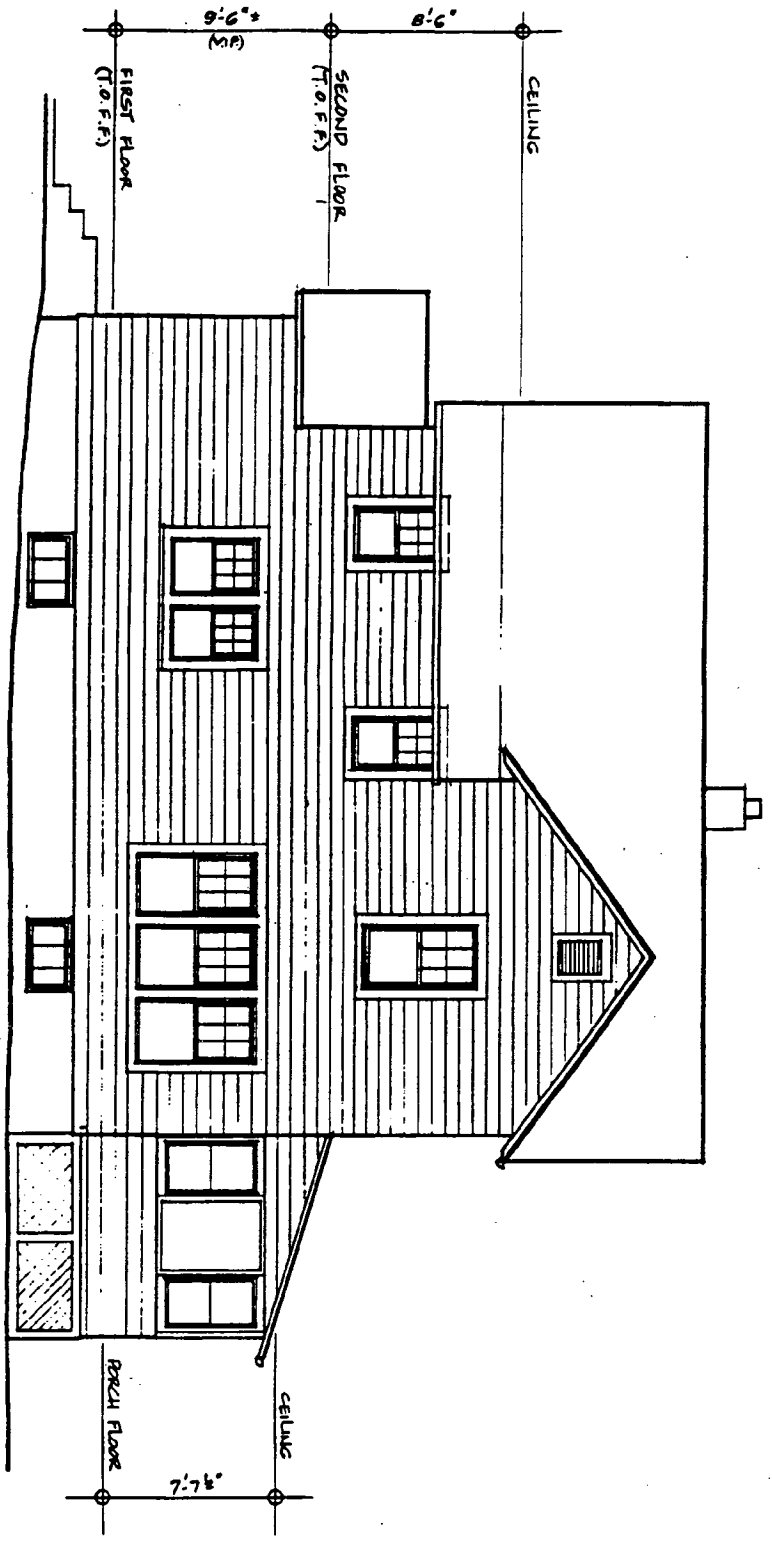
scale: 1/4" = 1'-0"
date: 2-29-26
drawn: SCP
checked:
revisions:

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LEFT SIDE ELEVATION


MAHANY-PILLETTE
3714 WASHINGTON AVE
KENSINGTON, MD.

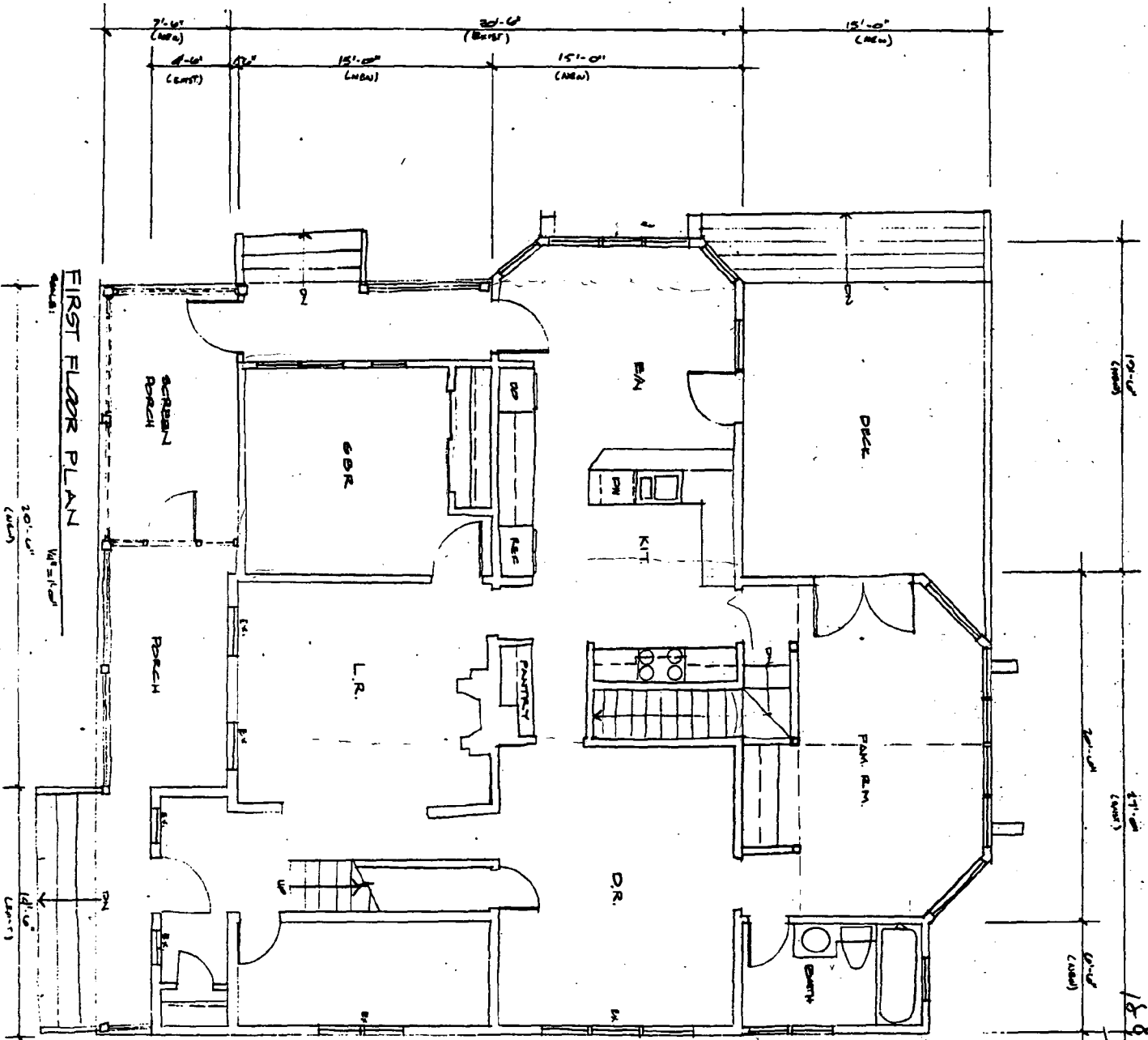




RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"
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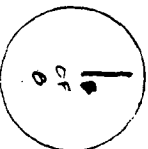
22

<p>sheet 7 of 7</p>	<p>checked: revisions:</p> <p>drawn: SCP</p> <p>date: 2-29-20</p> <p>scale: 1/4" = 1'-0"</p>	<p>RIGHT SIDE ELEVATION EXISTING</p>	<p>MAHANY-PILLETTE 3714 WASHINGTON AVE. KENSINGTON, MD.</p>	<p>TECHNICAL SERVICES AND ARCHITECTURE, INC. 10000 WOODBURN AVE. WOODBURN, MD 21797 TEL: 410-321-7700 FAX: 410-321-7701 WWW: WWW.MAHANY-PILLETTE.COM</p> 
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FIRST FLOOR PLAN

3 47
 735
 188 2115



25

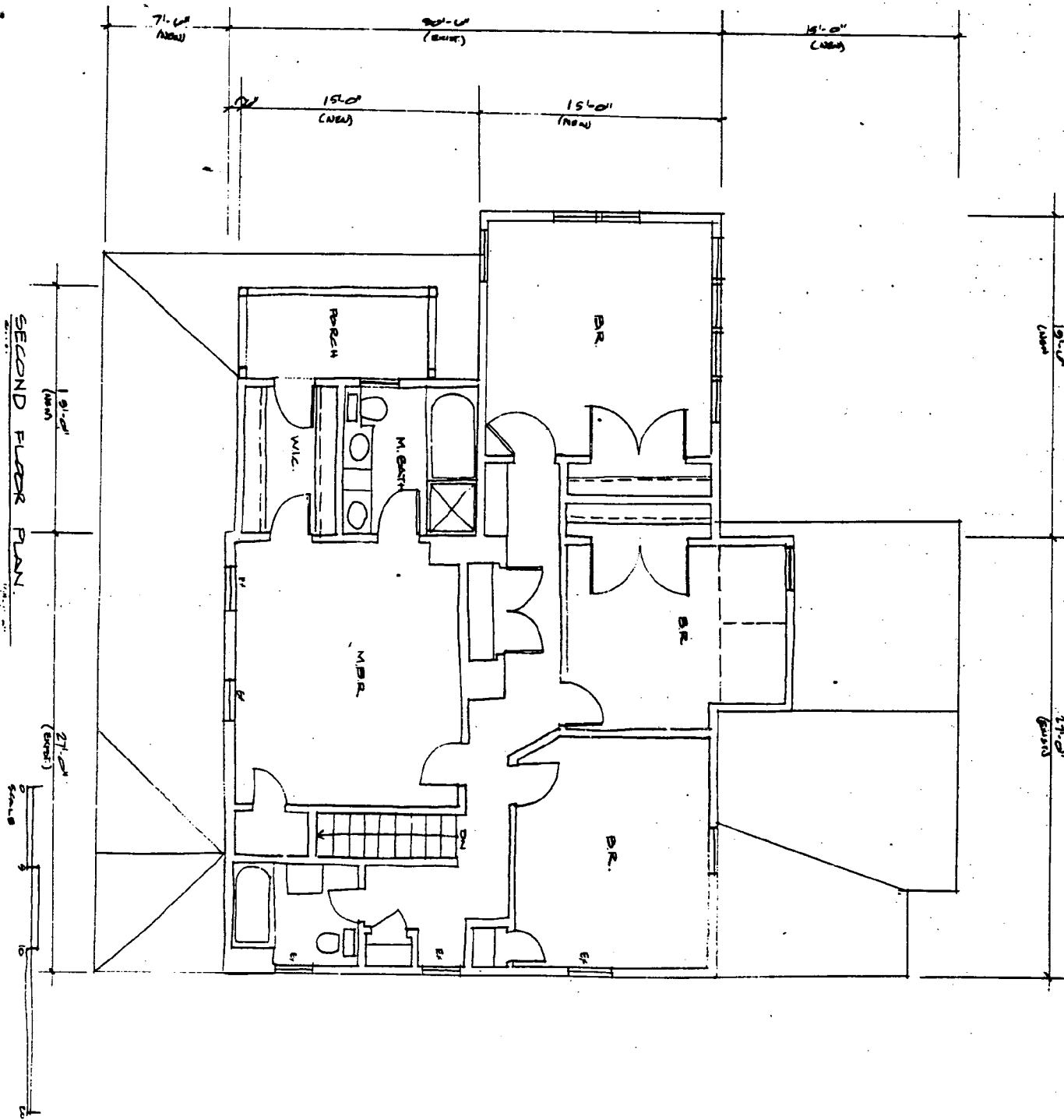
4/10/78

MAHANEY - PILLETTE RESIDENCE

3714 WASHINGTON AVENUE
 KENSINGTON, MARYLAND.

LIBRARY ARCHIVES
 1000 PENNSYLVANIA AVENUE
 WASHINGTON, D.C. 20004
 (202) 541-2100

SECOND FLOOR PLAN



2
OF
6

26

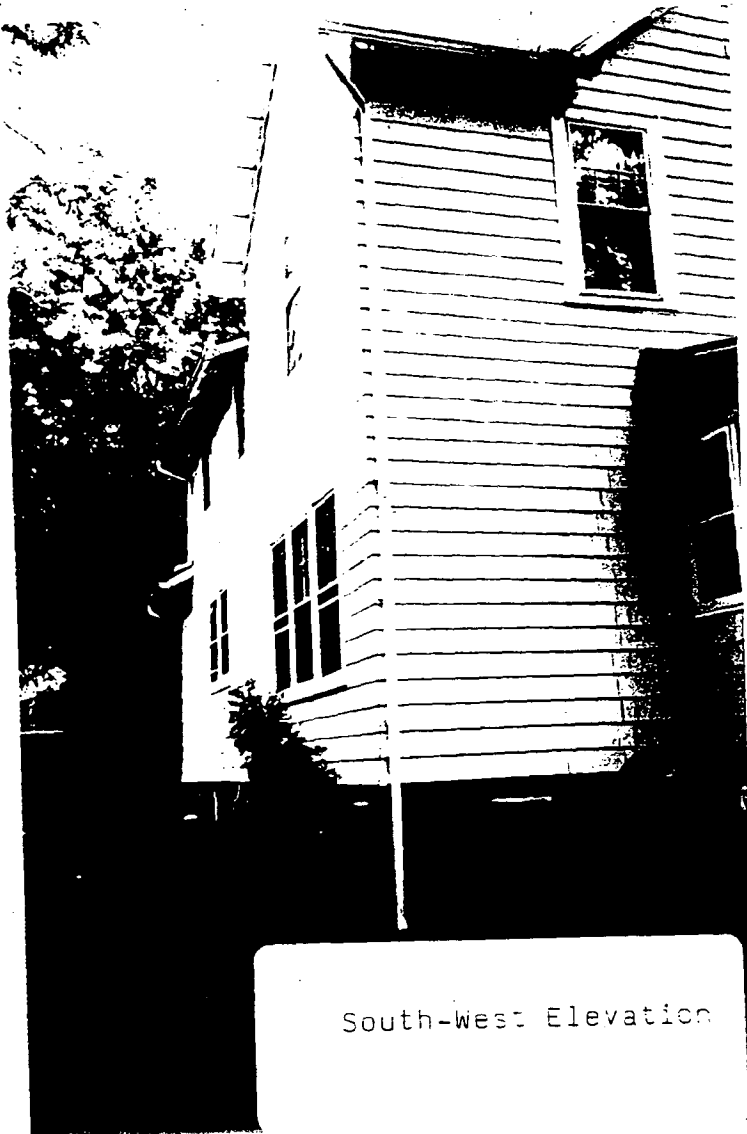
MAHANEY - PILLETTE RESIDENCE
3714 WASHINGTON AVENUE
KENSINGTON, MARYLAND



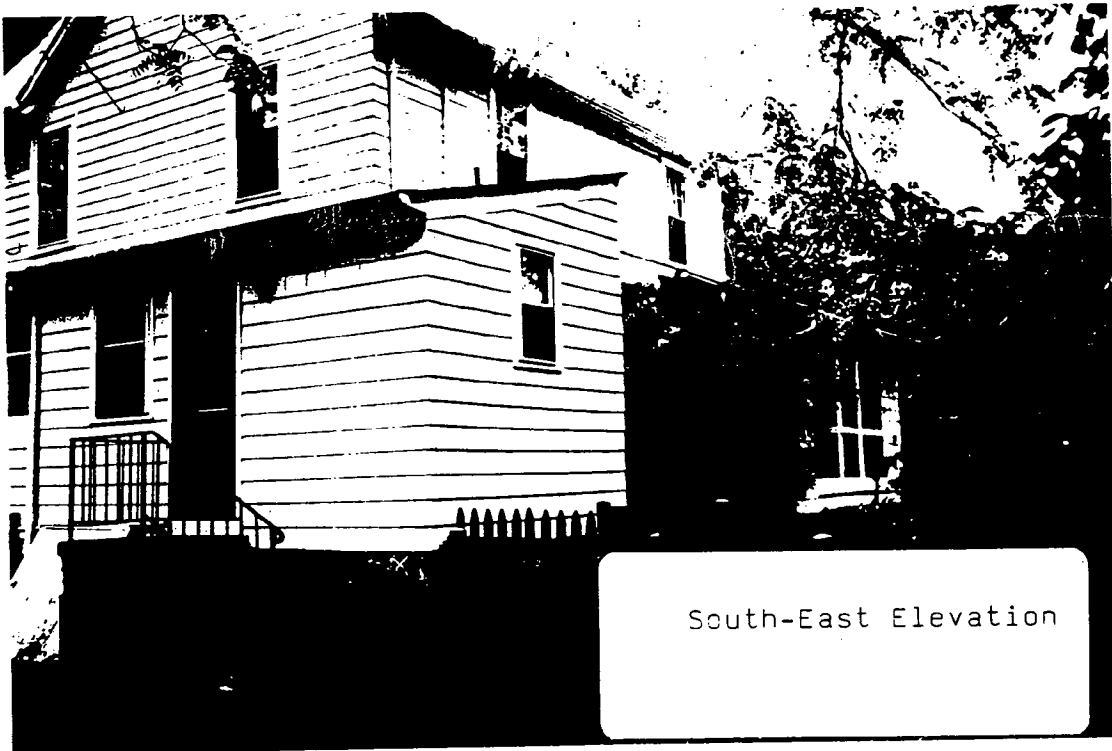
West Elevation



South-West Elevation



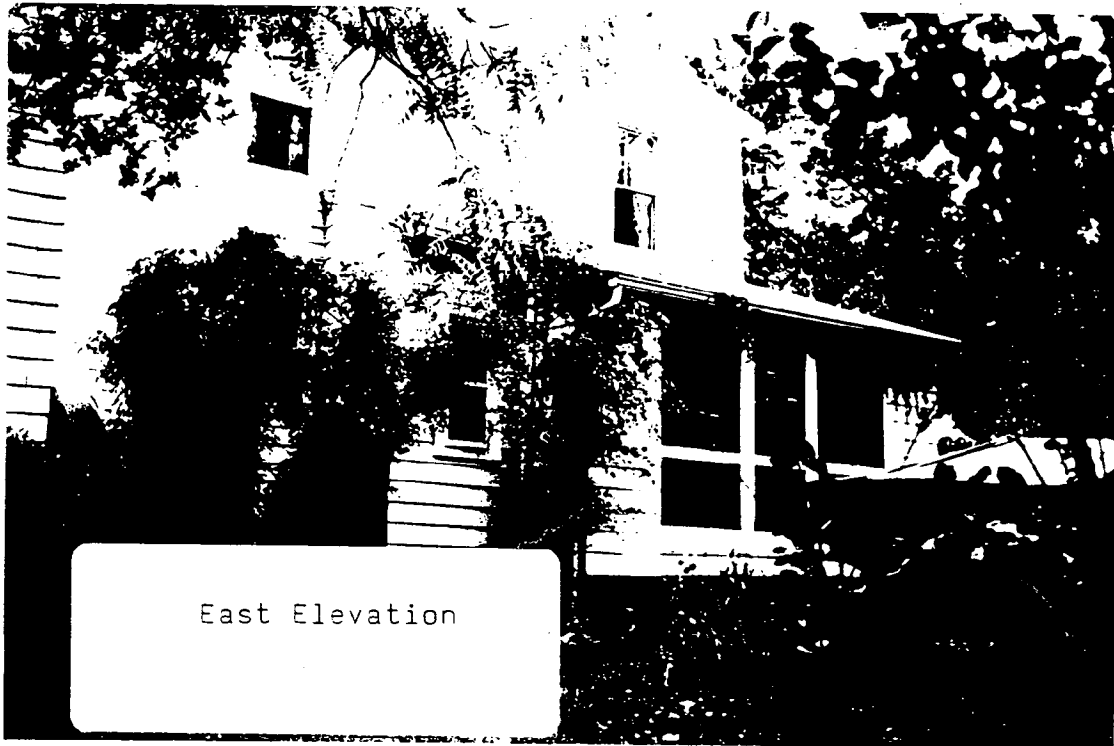
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South-East Elevation



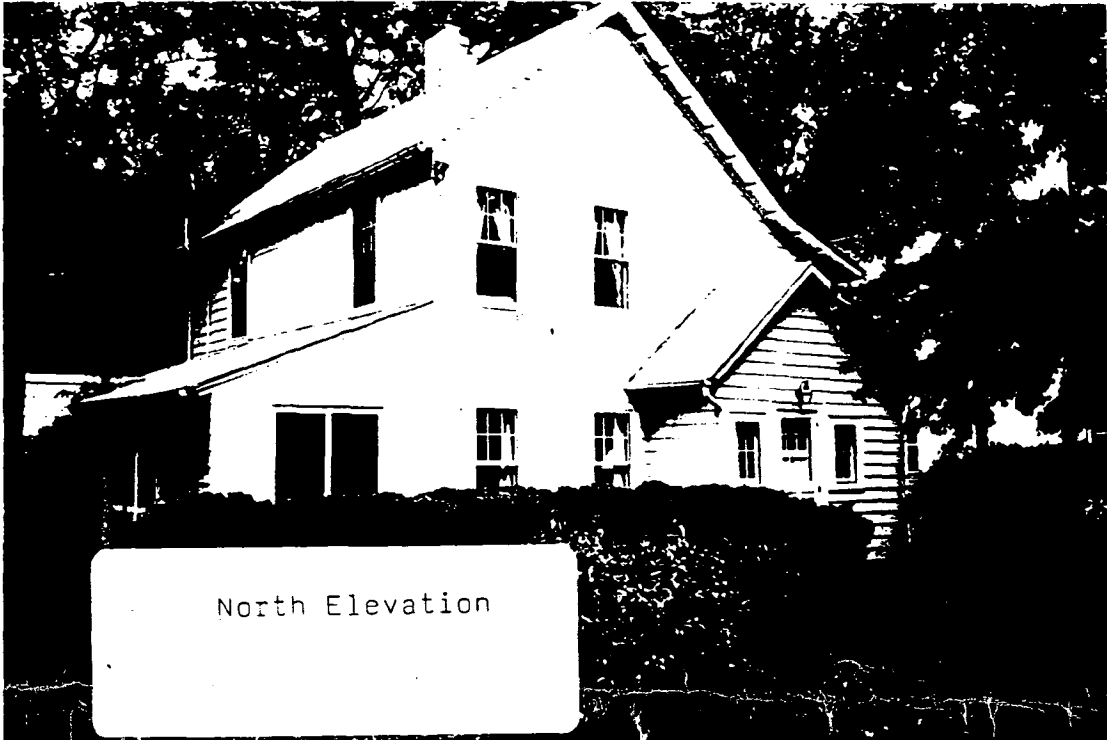
East Elevation



East Elevation

32

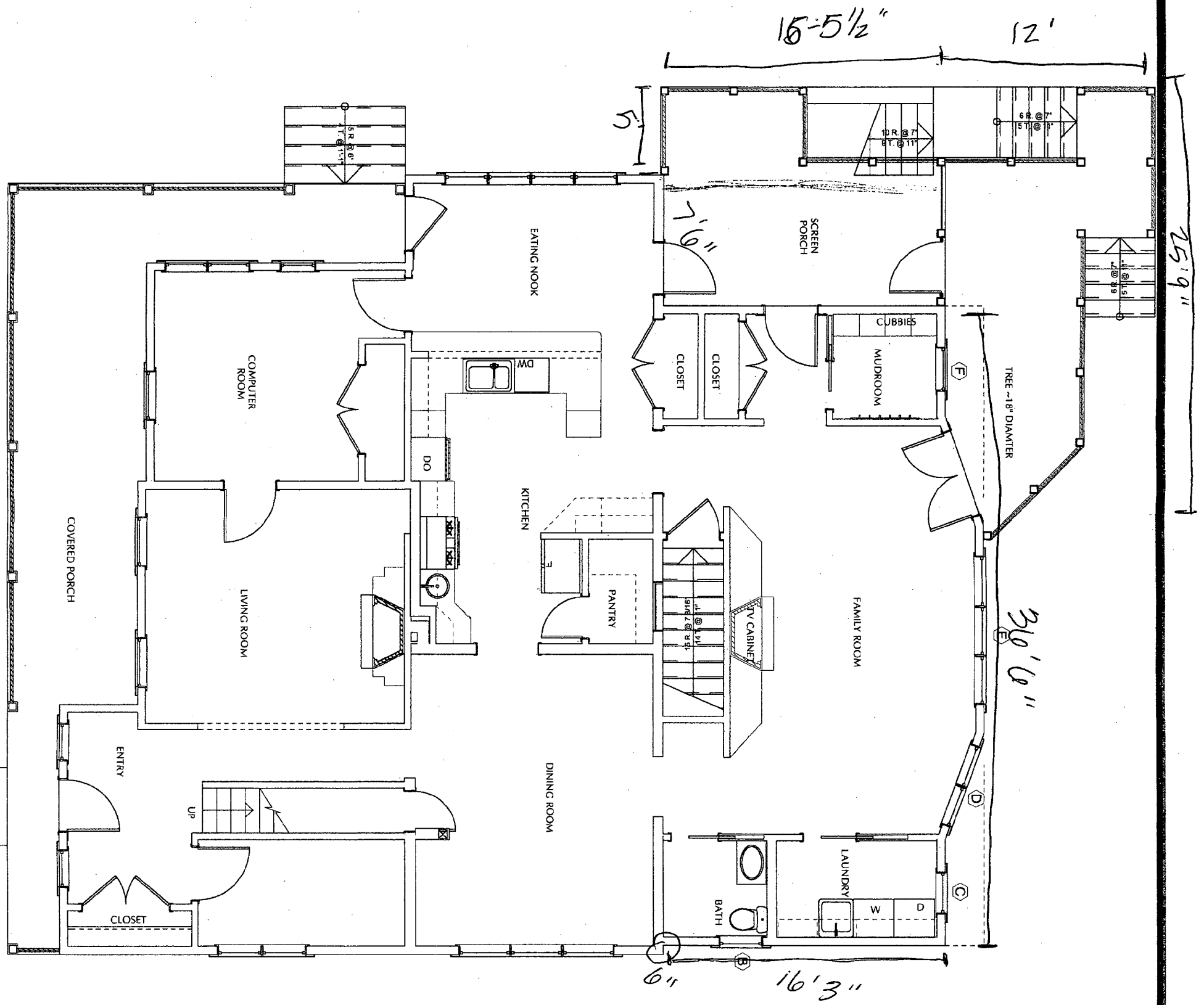
- FRONT PORCH



North Elevation



South Elevation



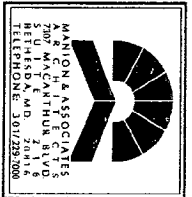
SHEET
A1.3
SHEET 13 OF 35

SCALE: AS NOTED
 DRAWN: LM
 CHECKED:
 DATE: 1/11/2007
 REVISIONS:

Notes: Dimensions on this drawing shall have precedence over scale dimensions. Consider the final utility, materials and conditions on the job and an office must be notified of discrepancies and conditions.

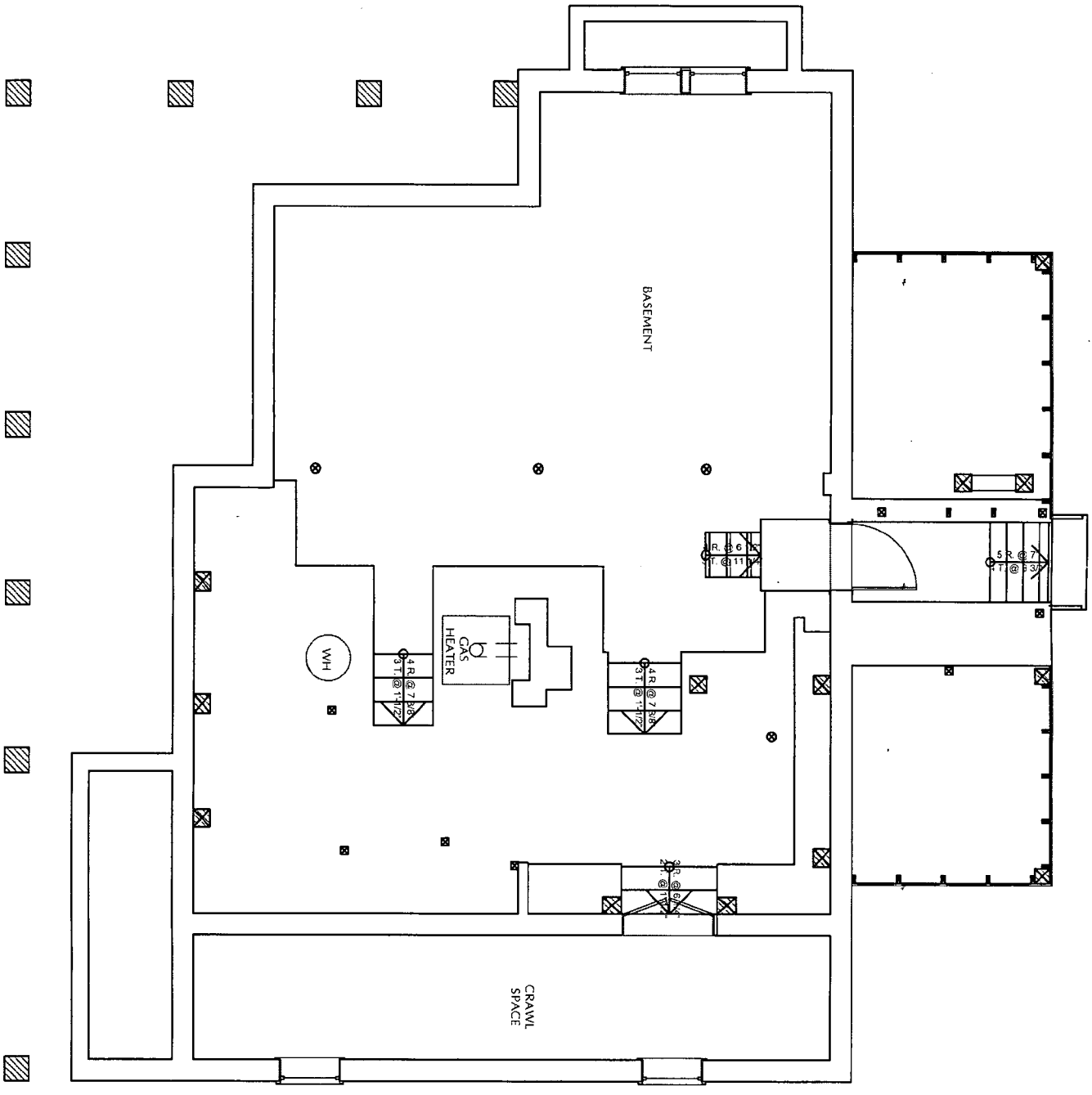
First Floor Plan
Scheme 1

Mahany-Pillette Residence
3714 Washington St.
Kensington, MD 20895



1
A1.1

Basement Floor Plan
NOT TO SCALE



SHEET
A1.1
SHEET 2 OF 10

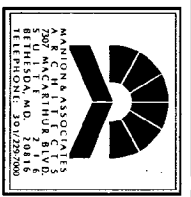
SCALE:	AS NOTED
DRAWN:	LM
CHECKED:	
DATE:	08.29.2006
REVISIONS:	

When dimensions on these drawings shall have precedence over scale dimensions, the latter shall be disregarded. The drafter is responsible for all dimensions and conditions on the job and any variations from the dimensions and conditions.

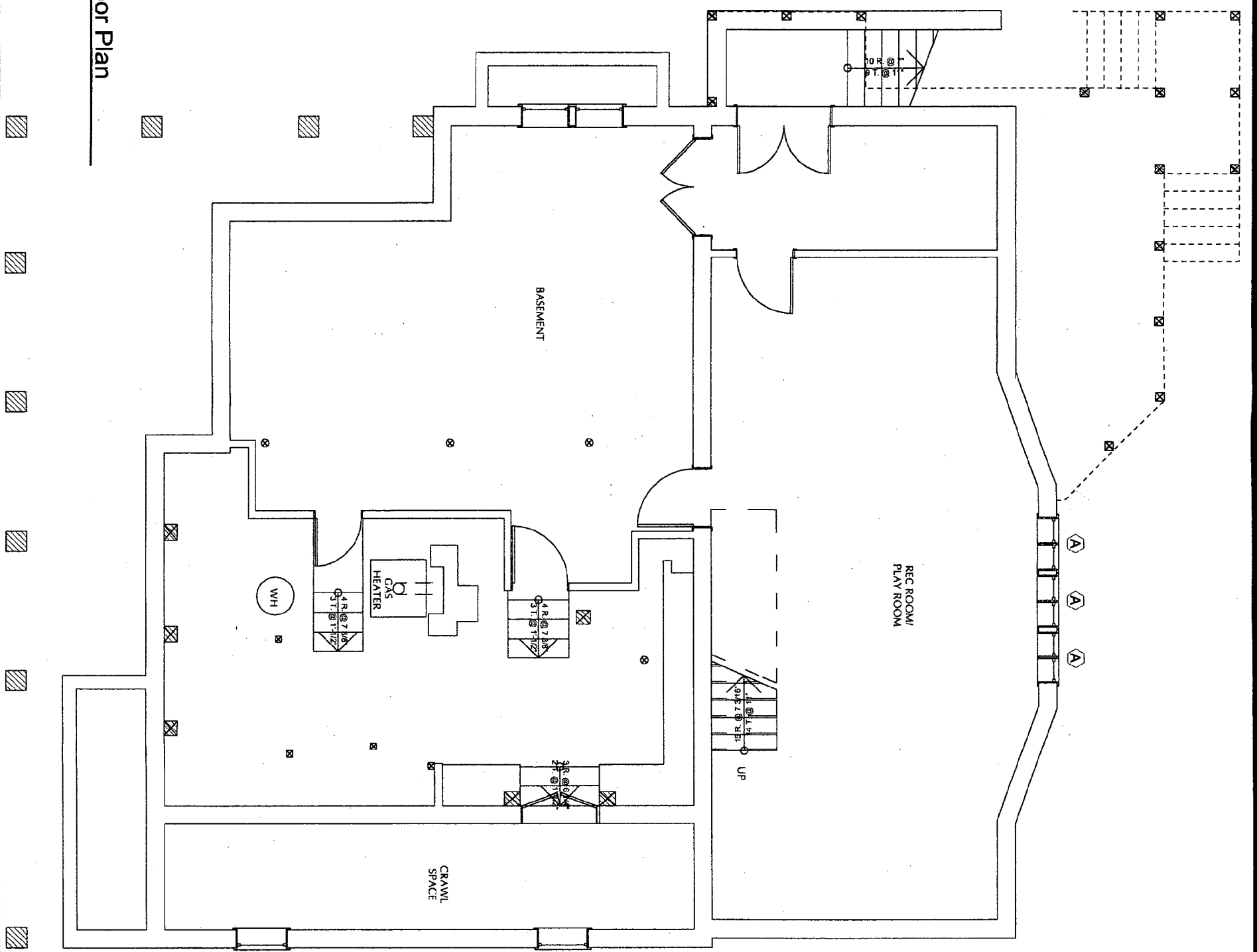
DATE

Basement Floor Plan

Mahany-Pillette Residence
3714 Washington St
Kensington, MD 20895



1
A1.2
1/4" = 1'-0"
Basement Floor Plan



SHEET
A1.2
SHEET 12 OF 26

SCALE:	AS NOTED
DRAWN:	LM
CHECKED:	
DATE:	1/11/2007
REVISIONS:	
COPYRIGHT	

Unless otherwise noted, all dimensions are in feet and inches. The architect shall be responsible for all dimensions and conditions on the job and any variations from the drawing and conditions.

Basement Floor Plan
Scheme 1

Mahany-Pillette Residence
3714 Washington St.
Kensington, MD 20895

MANDRIP & ASSOCIATES
ARCHITECTS
5011 TOWNE SQUARE
SUIT 200
FARMERS MARKET
TELEPHONE: 301.229.2000



1
A2.4
West Side Elevation
1/4" = 1'-0"

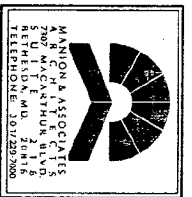
Without dimensions on these drawings, the contractor shall verify all dimensions over scale drawings. Contractors shall verify and be responsible for all dimensions on the job and this office must be notified of all dimensions and conditions.

SCALE: AS NOTED
DRAWN: LM
CHECKED:
DATE: 1/11/2007
REVISIONS:

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West Elevation
Scheme 1

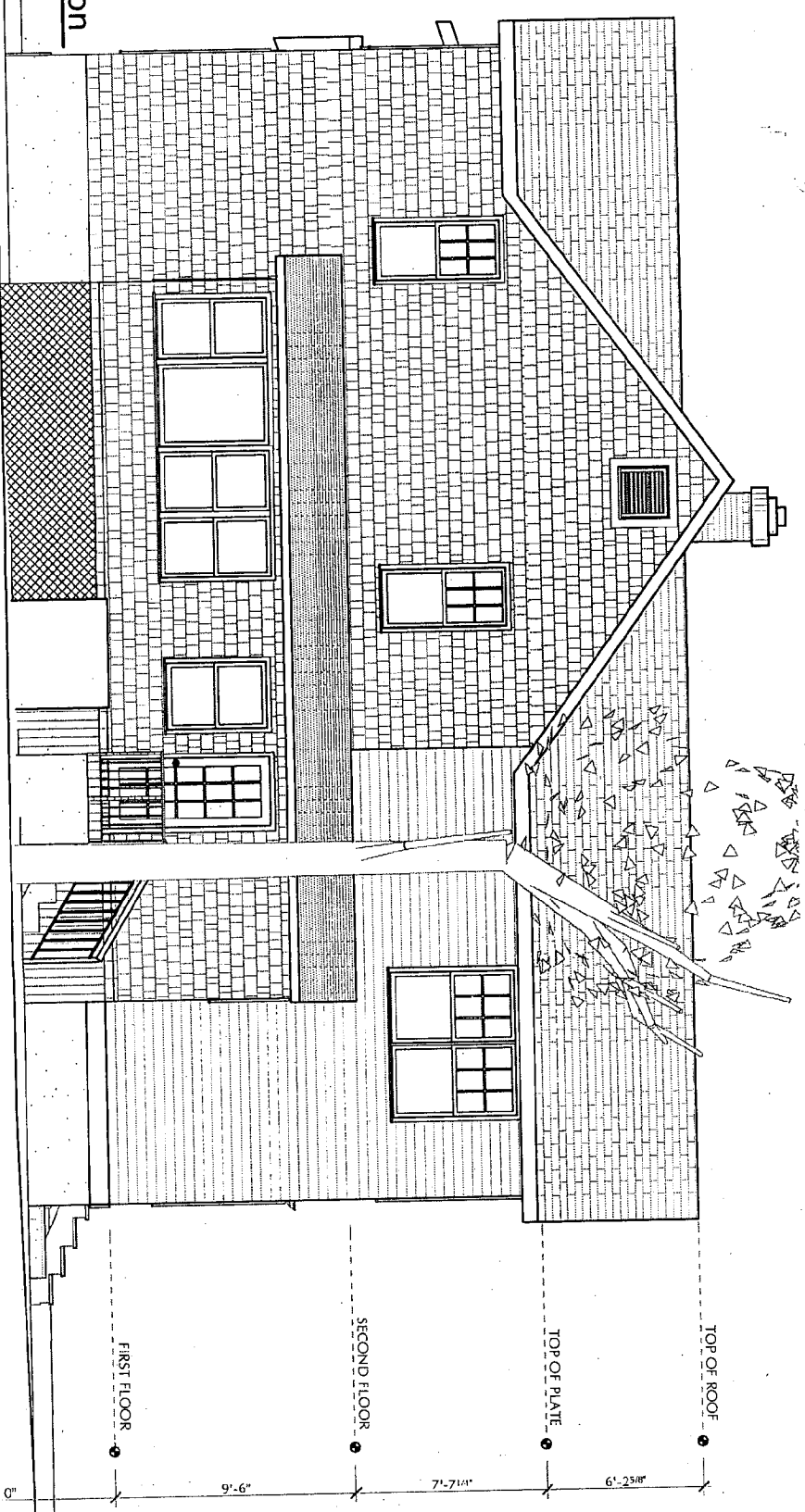
Mahany-Pillette Residence
3714 Washington St.
Kensington, MD 20895



SHEET
A2.4
SHEET 19 OF 26

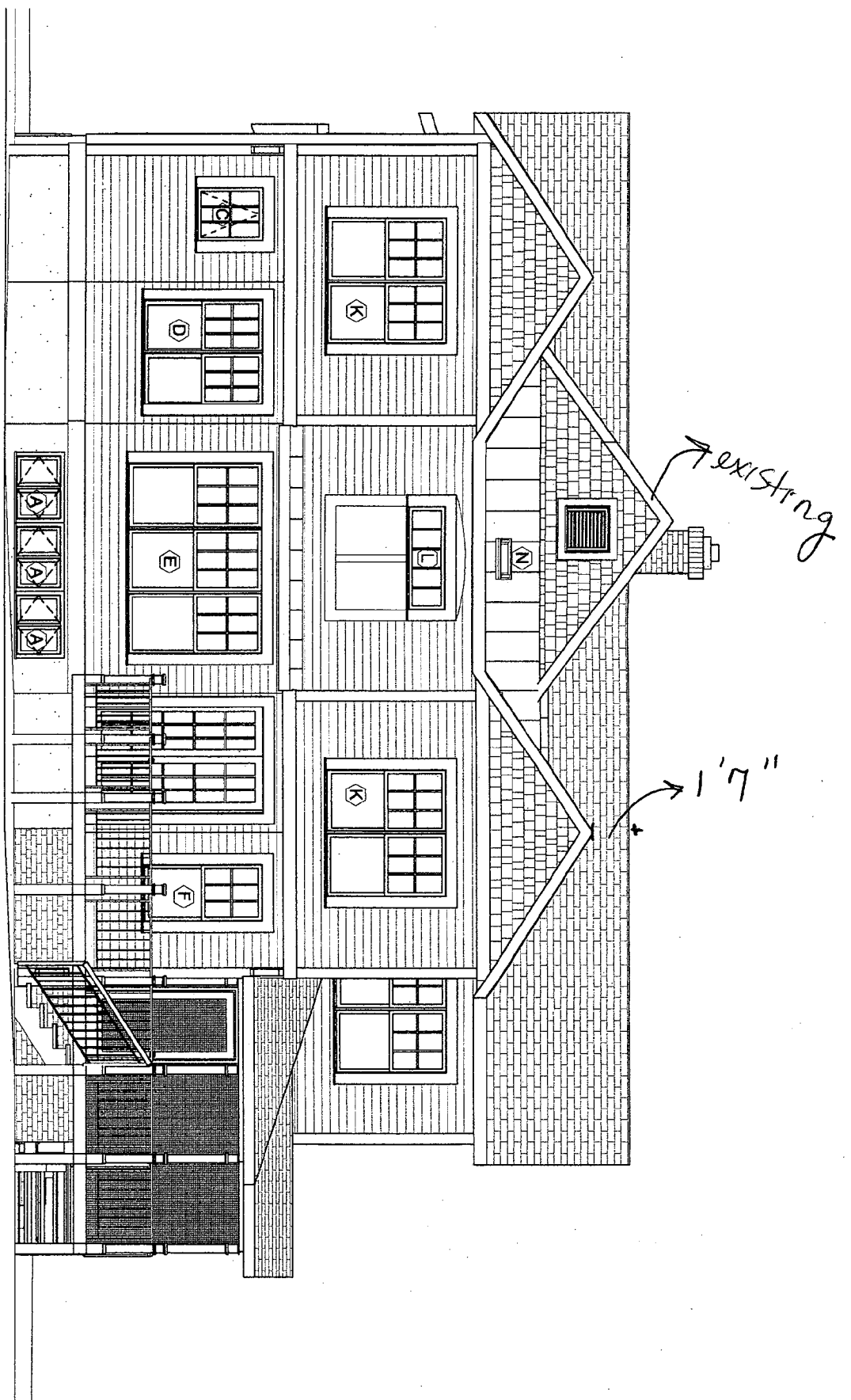
2
A2.1

South (Rear) Elevation
NOT TO SCALE



9'-0"

<p>SHEET A2.1 SHEET 6 OF 10</p>	<p>CONTRACT</p>	<p>DATE: 08 29 2006</p>	<p>BRWNS</p>	<p>CHECKED: LM</p>	<p>DRAWN: LM</p>	<p>SCALE: AS NOTED</p>	<p>Writer: shall have precedence Contractor shall verify and be responsible for all dimensions shown on this drawing. If any variations from the dimensions and details.</p>	<p>North &</p>

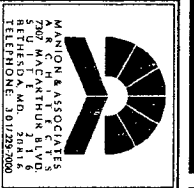


1
A2.3
South (Rear) Elevation
1/4" = 1'-0"

Notes:
1. All dimensions are in feet and inches unless otherwise noted.
2. Contractor shall verify and be responsible for all field conditions and conditions on the job and this office must be notified of all discrepancies and conditions.

Rear Elevation
Scheme 1

Mahany-Pillette Residence
3714 Washington St.
Kensington, MD 20895

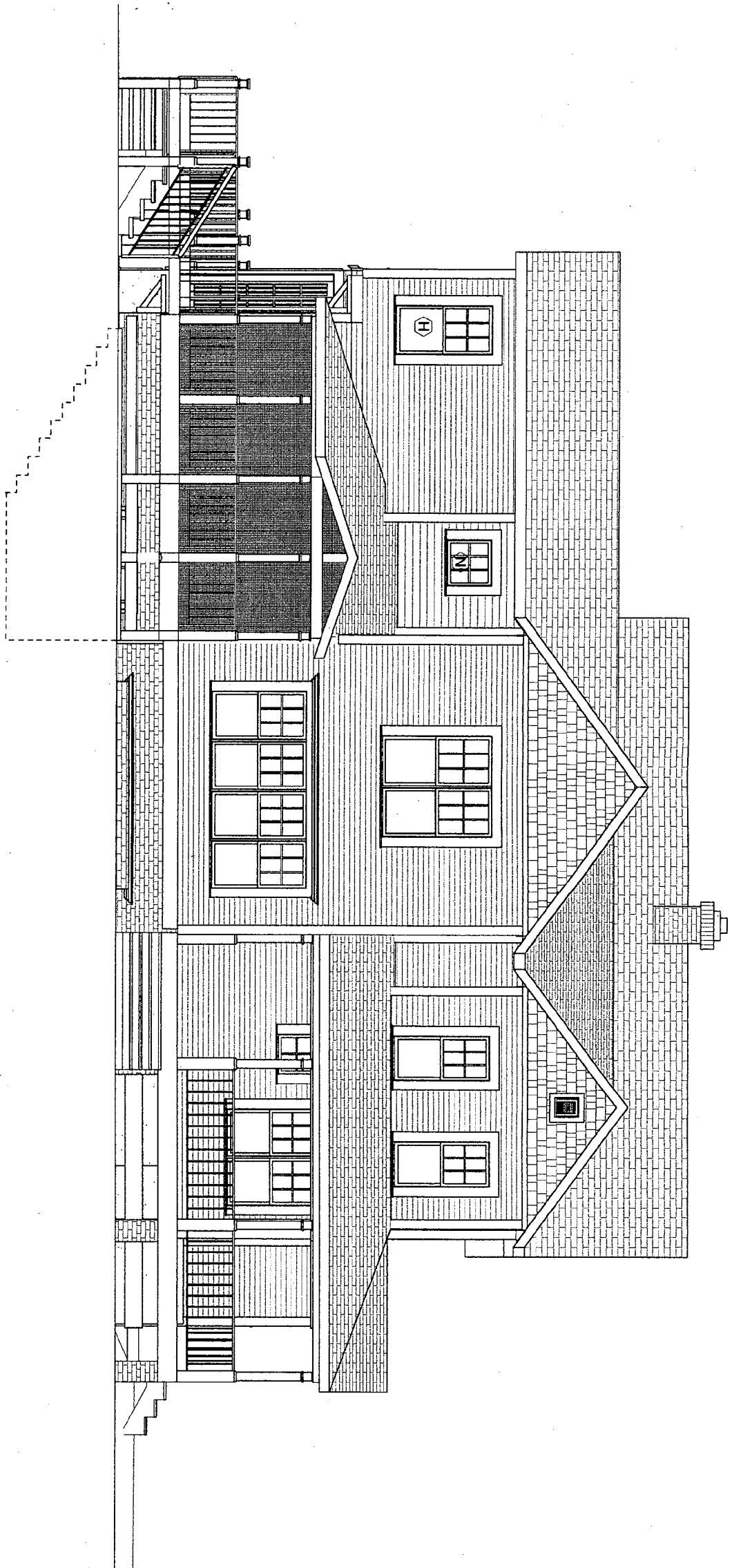


SCALE:	AS NOTED
DRAWN:	LM
CHECKED:	
DATE:	1/11/2007
REVISIONS:	

SHEET
A2.3
SHEET 18 OF 25

1
A2.2
1/4" = 1'-0"

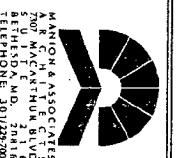
East Side Elevation



Within dimensions on these drawings, all measurements are given in feet and inches. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of dimensions and conditions.

East Elevation
Scheme 1

Mahany-Pillette Residence
3714 Washington St.
Kensington, MD 20895

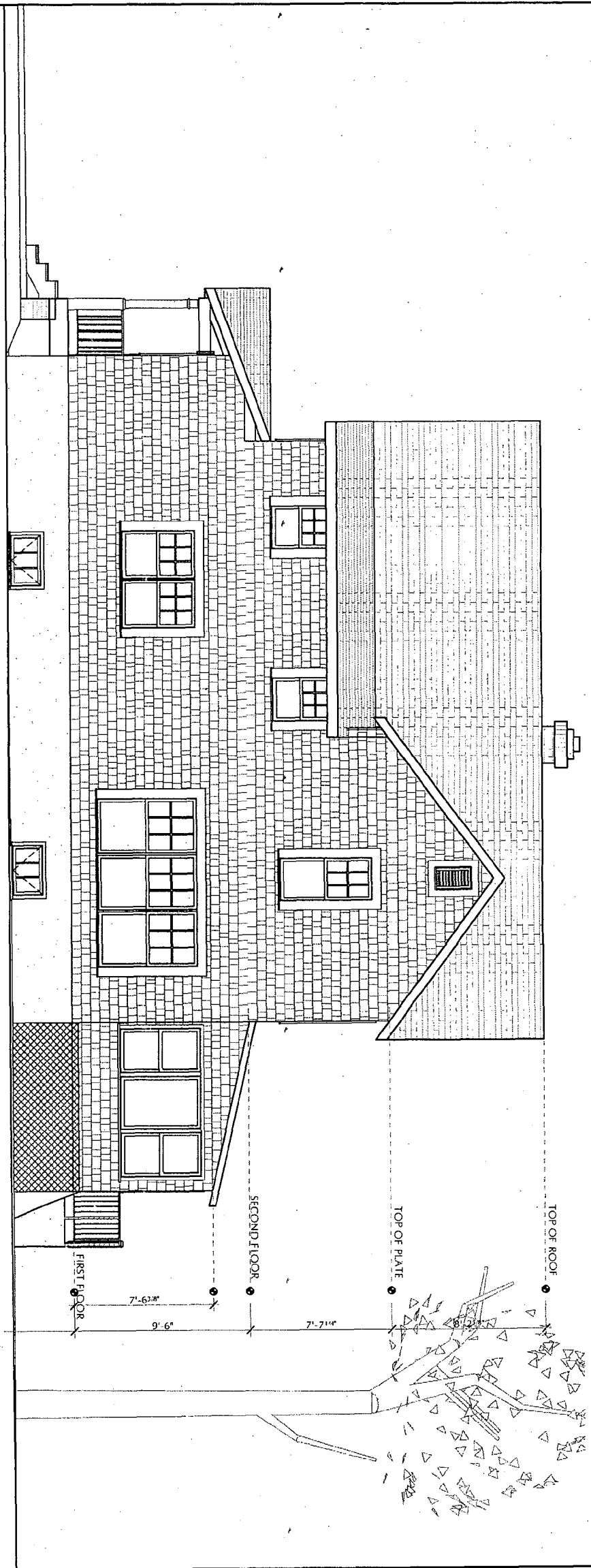


SHEET
A2.2
SHEET 17 OF 26

SCALE: AS NOTED
DRAWN: LM
DATE: 1/11/2007
REVISIONS:

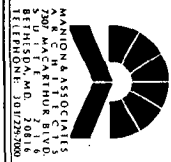
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WEST SIDE ELEVATION



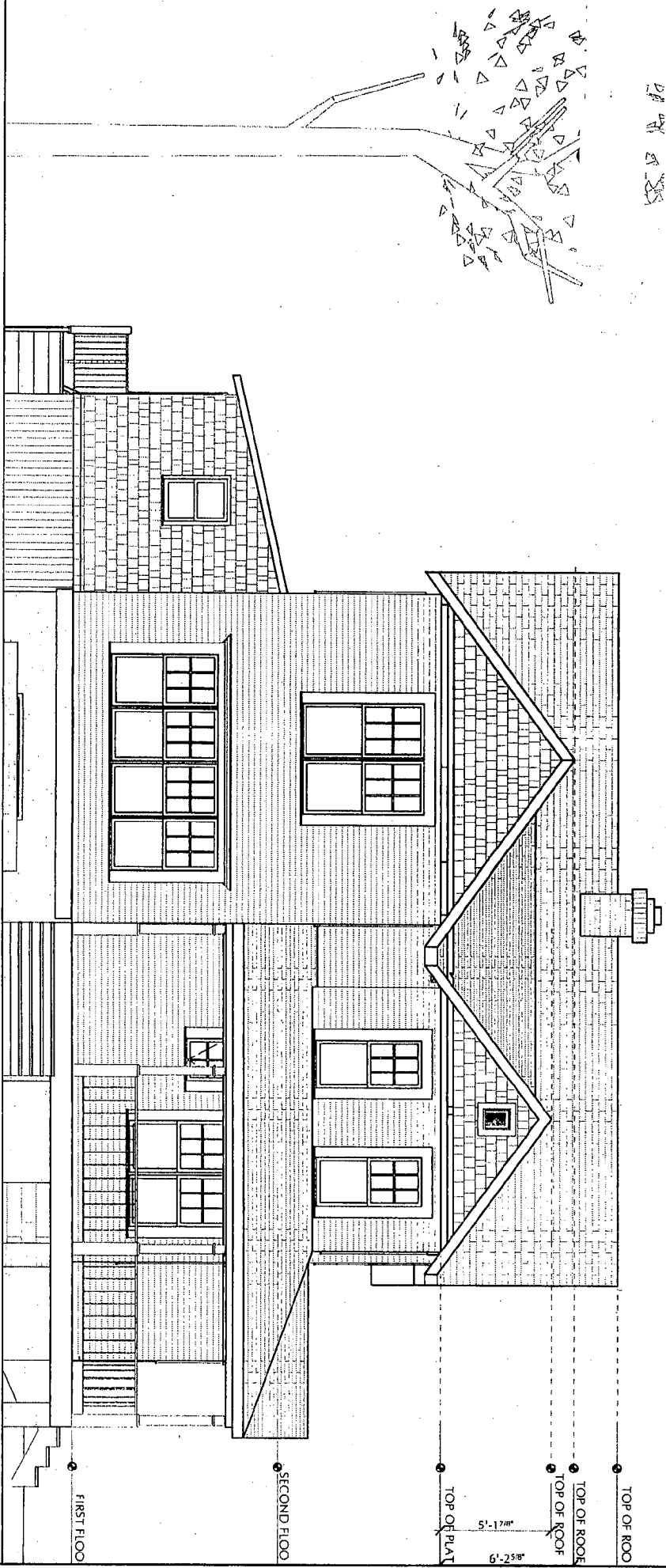
West Elevations

Mahany-Pillette Residence
3714 Washington St
Kensington, MD 20895



2
A2.2

East Side Elevation
NOT TO SCALE



East & West Eleva

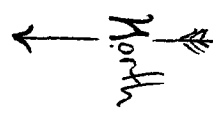
Unless dimensions or line drawings shall have precedence. Consultant shall verify and be responsible for all dimensions. This office must be notified of any variations from the dimensions and conditions.

K-A-U: AS NOTED
DRAWN: LM
CHECKED:
DATE: 08.29.2008
REVISED:

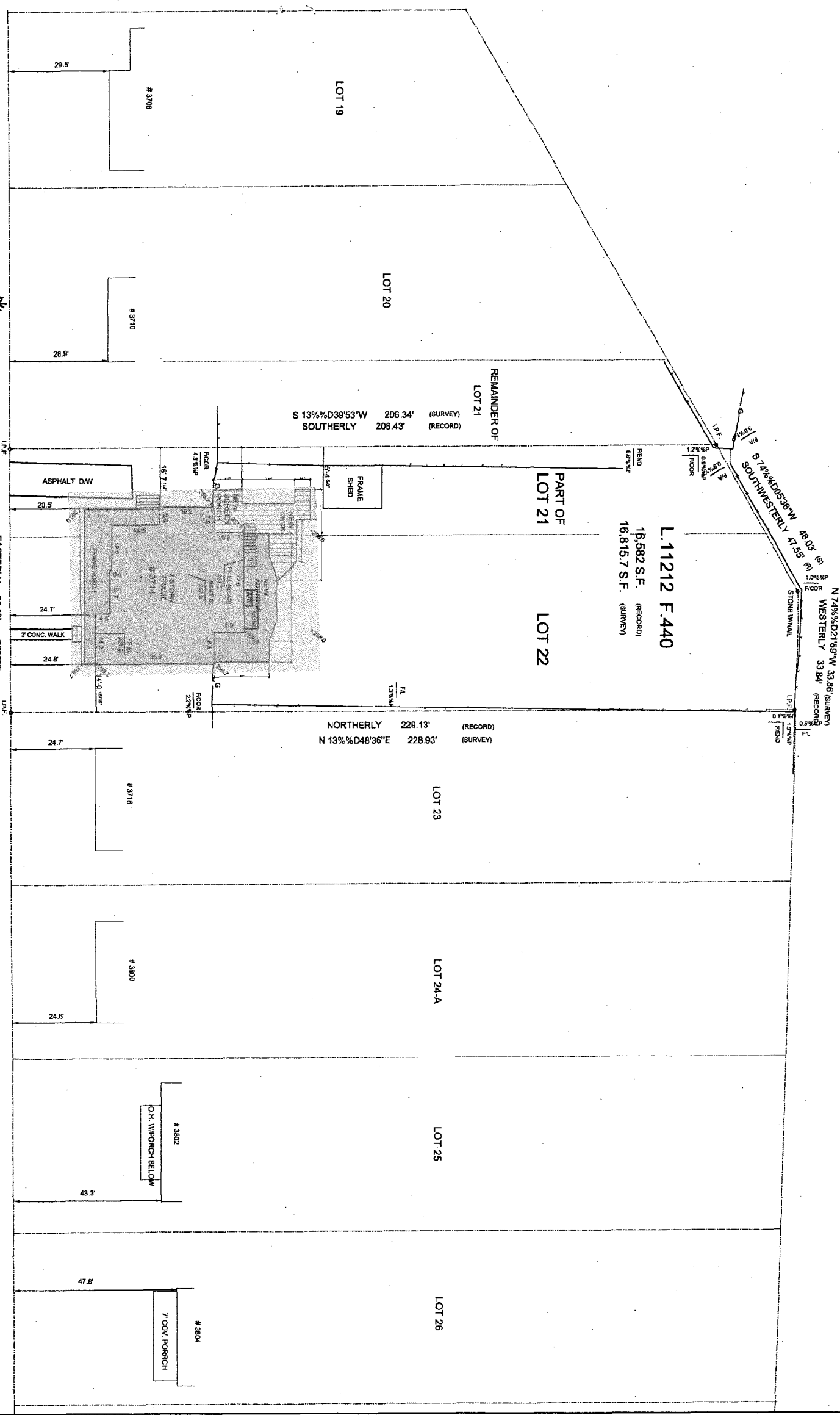
CDP/REB/JIT

SHEET
A2.2
SHEET 7 OF 10

1
A1.1
Site Plan
1" = 20'-0"



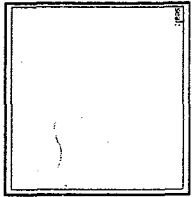
WASHINGTON STREET



SHEET
A1.1
SHEET 11 OF 26

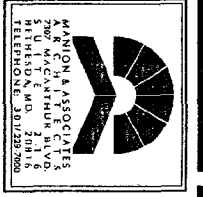
SCALE: AS NOTED
DRAWN: LM
CHECKED:
DATE: 1/11/2007
REVISIONS:

Notes: drawings on these drawings shall have precedence over scale dimensions. The drafter shall be responsible for all dimensions and conditions on the job and shall verify them from the field. Dimensions and conditions shall be as shown on these drawings.

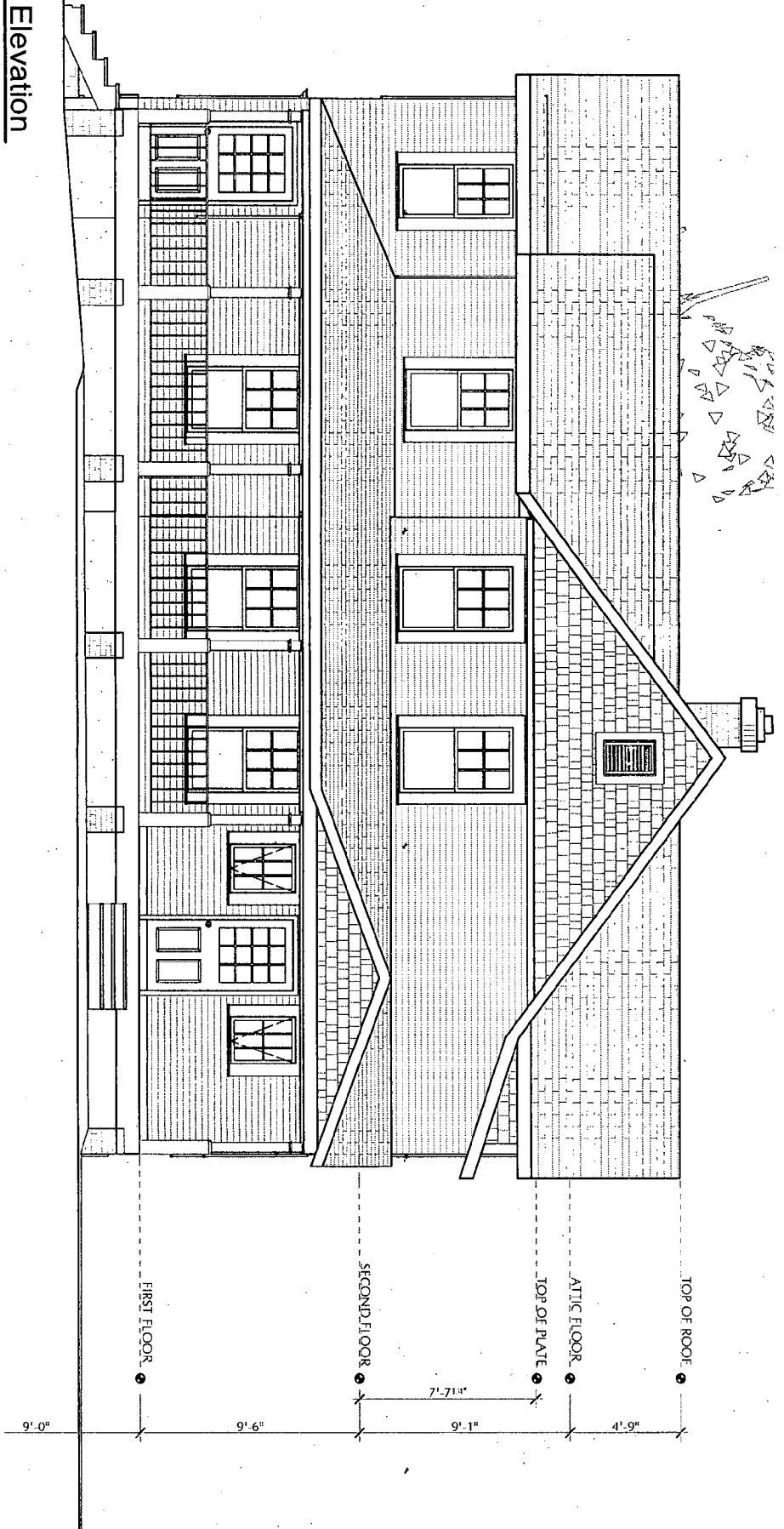


Site Plan

Mahany-Pillette Residence
3714 Washington St.
Kensington, MD 20895



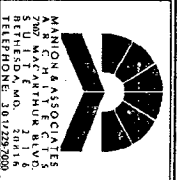
1
A2.1
North (Front) Elevation



North & South Elevations

Mahany-Pillette Residence
3714 Washington St
Kensington, MD 20895

MANION ASSOCIATES
240 ANCASTER BLVD
BETHESDA, MD 20814
TEL: (301) 279-2900



MAHANY ASSOCIATES
ARCHITECTS
530 WEST PATRICK BLVD.
BETHESDA, MD 20814
TEL: (301) 291-3000

Mahany-Pillette Residence
3714 Washington St.
Kensington, MD 20895

Schedules

Scale: AS NOTED
 DRAWN: LM
 CHECKED: LM
 DATE: 1/11/2007
 REVISIONS:

Within dimensions on these drawings, the contractor shall verify and be responsible for the accuracy of all dimensions and conditions on the job and this office must be notified of any discrepancies in dimensions and conditions.

SCALE: AS NOTED
 DRAWN: LM
 CHECKED: LM
 DATE: 1/11/2007
 REVISIONS:

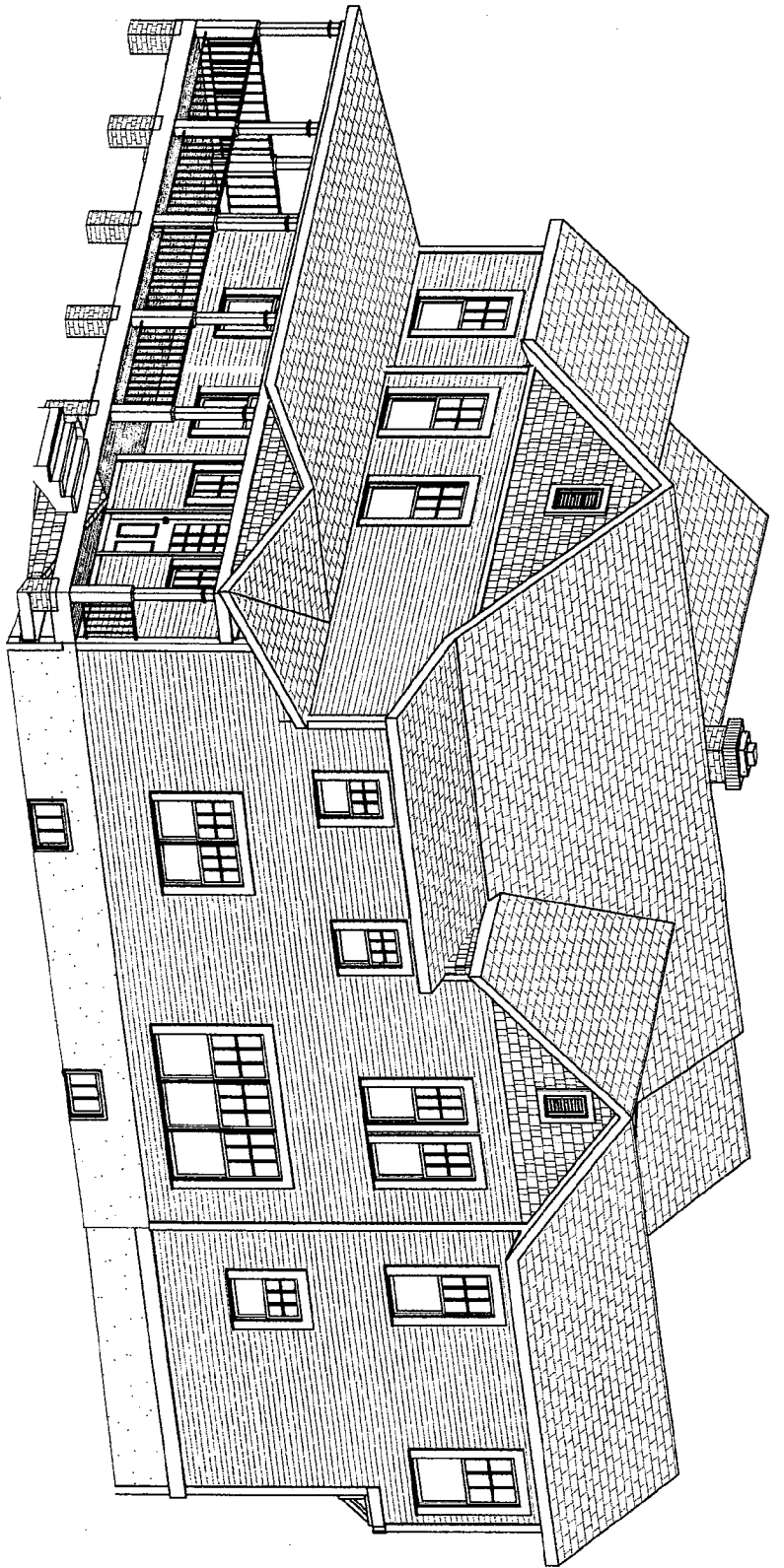
SHEET
A-2/01
 SHEET 20 OF 26

WINDOW SCHEDULE

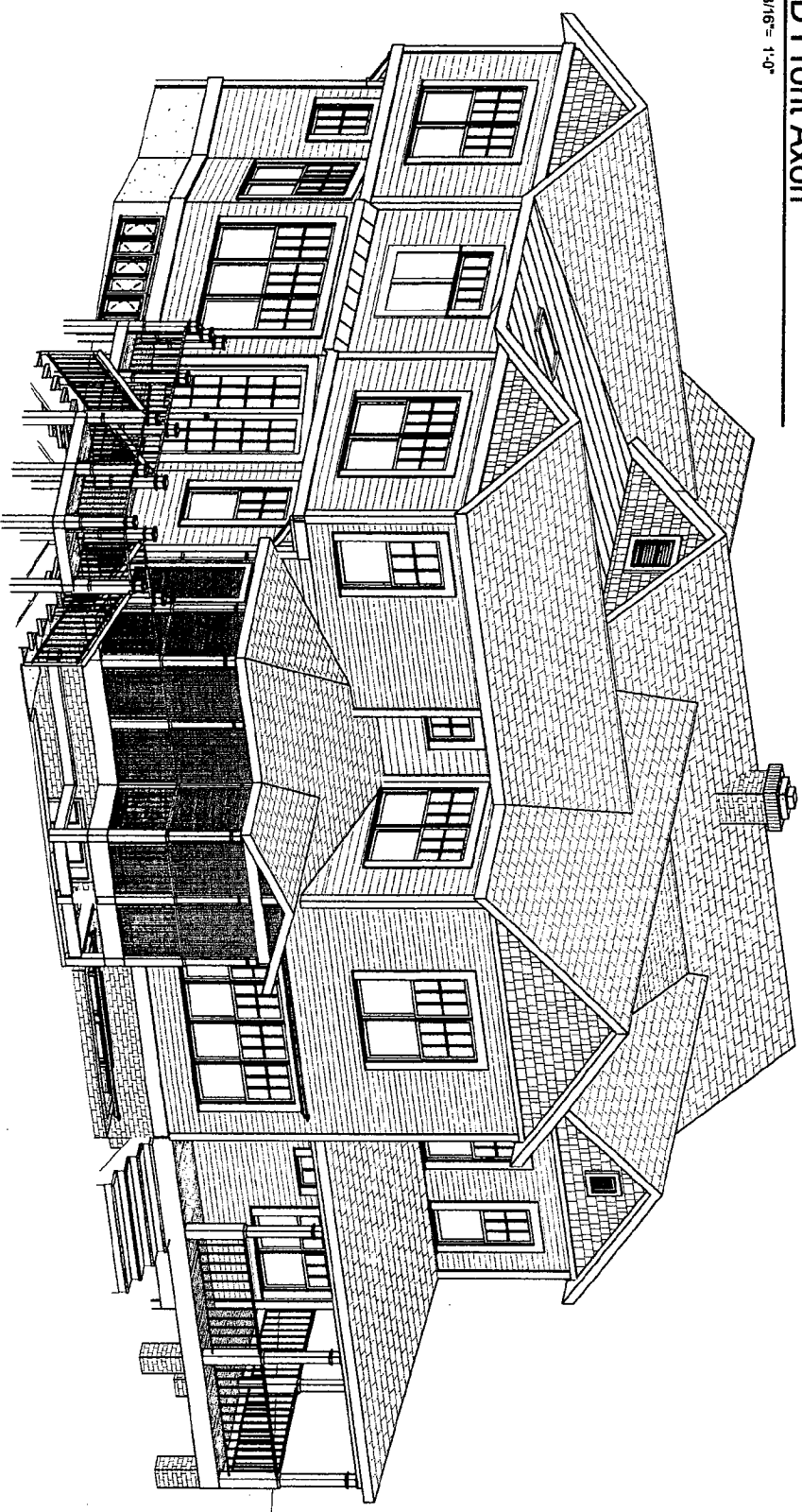
QTY	Cat. No.	FRAME R.O.		MASONRY R.O.		TYPE	REMARKS
		W	H	W	H		
3	A	C21-1220	2'-9 1/16"	2'-1 3/8"	-	-	CASEMENT
1	B	T11-24x16	2'-6 5/16"	3'-5 5/8"	-	-	TILT
1	C	A11-24x12	2'-5"	3'-1 1/4"	-	-	AWNING
1	D	T21-24x28	4'-11 1/16"	5'-5 5/8"	-	-	TILT
1	E	T31-28x32	8'-5 1/16"	6'-1 5/8"	-	-	TILT
1	F	T11-24x28	2'-6 5/16"	5'-5 5/8"	-	-	TILT
1	G	EX. WINDOW	2'-4"	5'-1"	-	-	TILT
3	H	T11-24x26	2'-6 5/16"	5'-1 5/8"	-	-	TILT
2	K	T21-28x28	5'-7 1/16"	5'-5 5/8"	-	-	TILT
1	L	A11-5016	4'-7"	1'-9 1/4"	-	-	AWNING
1	M	A11-2424	2'-5"	1'-4"	-	-	AWNING
1	N	VSE 104	21 1/2"	39"	-	-	SKYLIGHT

WINDOW GENERAL NOTES

1. WINDOWS SPECIFIED ARE BY: WEATHERSHIELD.
2. WINDOWS ARE PRIMED WOOD, INSULATED GLASS W/ SIMULATED DIVIDED LITES, LOW-E COATING, AND ARGON GAS. SEE ELEVATIONS FOR GRILL PATTERN.
3. PROVIDE ALL NECESSARY HARDWARE, WEATHER STRIPPING, TRIM PIECES, ETC./ STANDARD BRONZE FINISH
4. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. COLOR TO BE SELECTED BY ARCHITECT/OOWNER.
5. REFER TO PLANS AND ELEVATIONS FOR WINDOW LOCATIONS. VERIFY SIZES AND QUANTITIES.
6. APPLY CAULKING AROUND EXTERIOR PERIMETER BEHIND WINDOW TRIM AND SET INTO OPENING.
7. APPLY FOAM BACKER ROD AND CAULK TO EXTERIOR PERIMETER OF TRIM AT SIDING JOINT.
8. FIELD VERIFY EXISTING WINDOW OPENING SIZES AND COORDINATE AS REQUIRED.



1
3D.1
3/16" = 1'-0"



2
3D.1
3/16" = 1'-0"

MANION & ASSOCIATES
 207 MCGRAWHUR BLVD.
 BETHESDA, MD 20814
 TELEPHONE 301/283-2000

Mahany-Pillette Residence
 3714 Washington St.
 Kensington, MD 20895

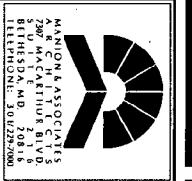
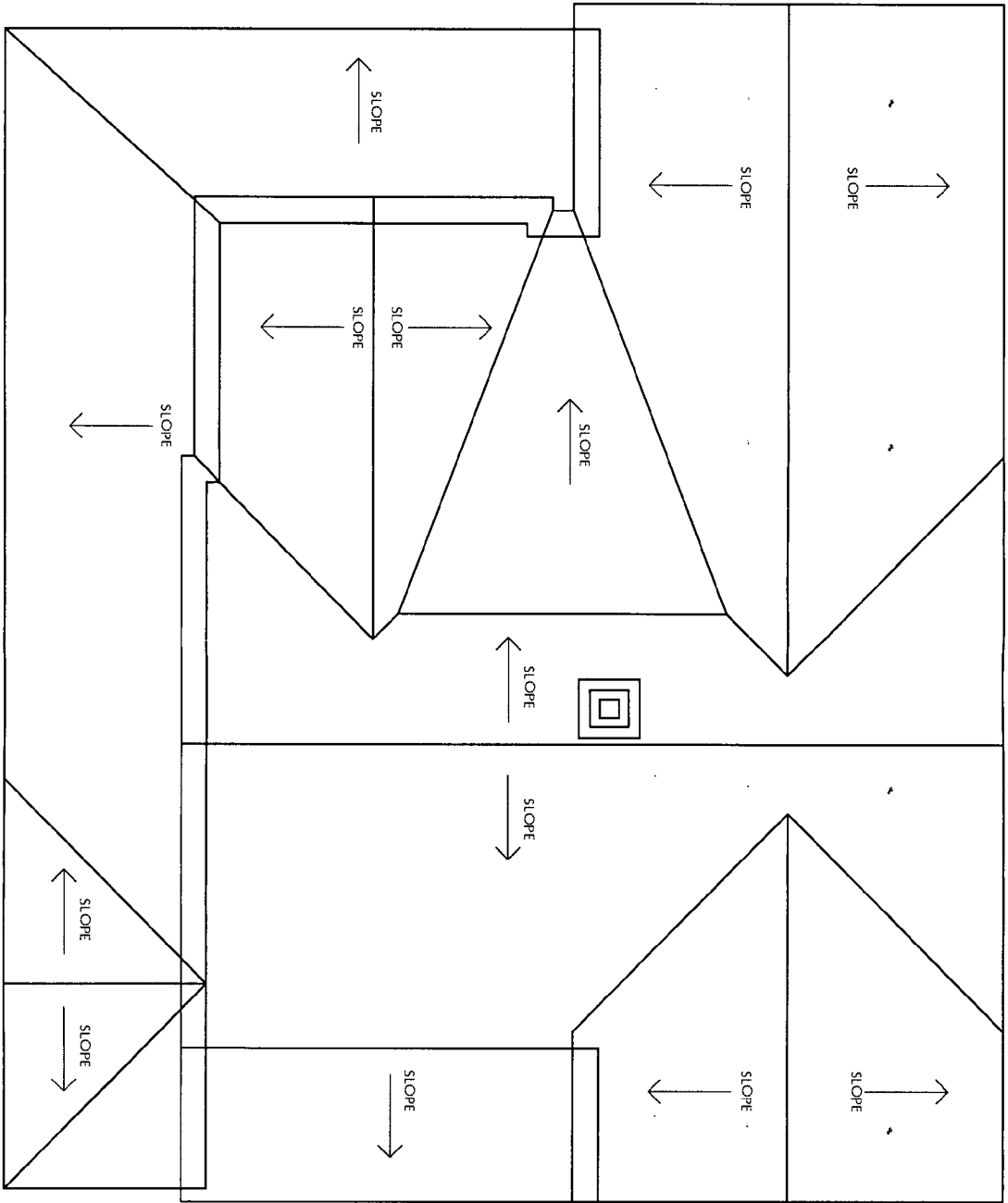
3D AXONOMETRICS

Written dimensions on these drawings shall have precedence over dimensions shown on this drawing. Contractors shall verify and be responsible for all dimensions. Any variations from the dimensions and conditions.

SCALE:	AS NOTED
DESIGNER:	LM
CHECKED:	
DATE:	1/11/2007
REVISIONS:	

SHEET
3D.1
 SHEET 24 OF 26

1
A1.4
Roof Plan
NOT TO SCALE



MAHANY & ASSOCIATES
ARCHITECTS
3714 WASHINGTON ST
KENSINGTON, MD 20895
PHONE: 301.279.2000
FAX: 301.279.2001

Mahany-Pillette Residence
3714 Washington St
Kensington, MD 20895

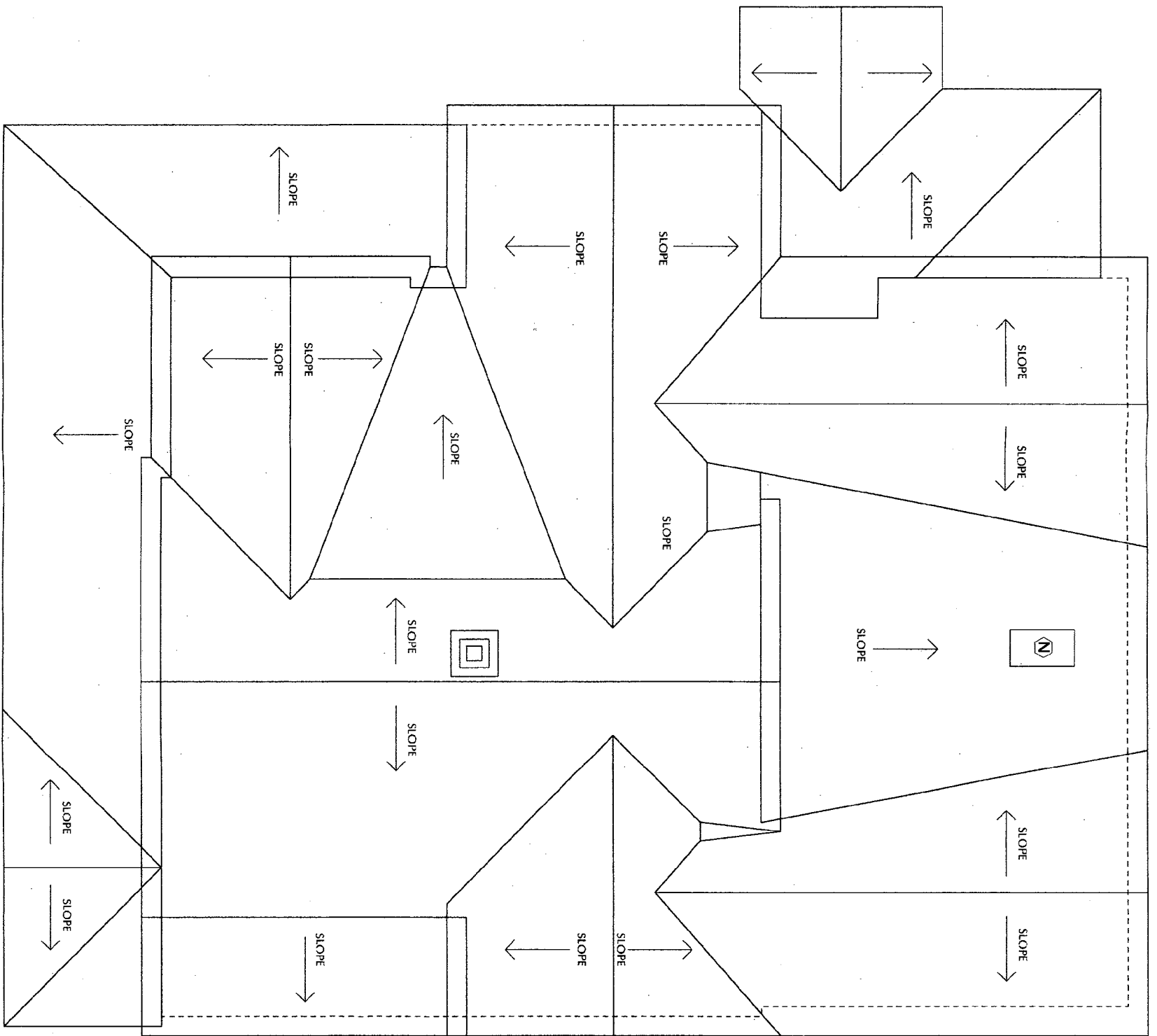
Roof Plan

DATE: _____
SCALE: AS NOTED
DRAWN: LM
CHECKED: _____
DATE: 08.29.2006
REVISIONS: _____

MAHANY & ASSOCIATES
ARCHITECTS
3714 WASHINGTON ST
KENSINGTON, MD 20895
PHONE: 301.279.2000
FAX: 301.279.2001

SHEET
A1.4
SHEETS OF 10

1
A1.5
Roof Plan
1/4" = 1'-0"



SHEET
A1.5
SHEET 15 OF 76

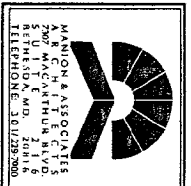
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SCALE: AS NOTED
DESIGNER: LM
CHECKER:
DATE: 1/11/2007
REVISIONS:

Notes: Dimensions on these drawings are for reference only. Contractors shall verify and be responsible for the accuracy and conditions of the job and dimensions and conditions.

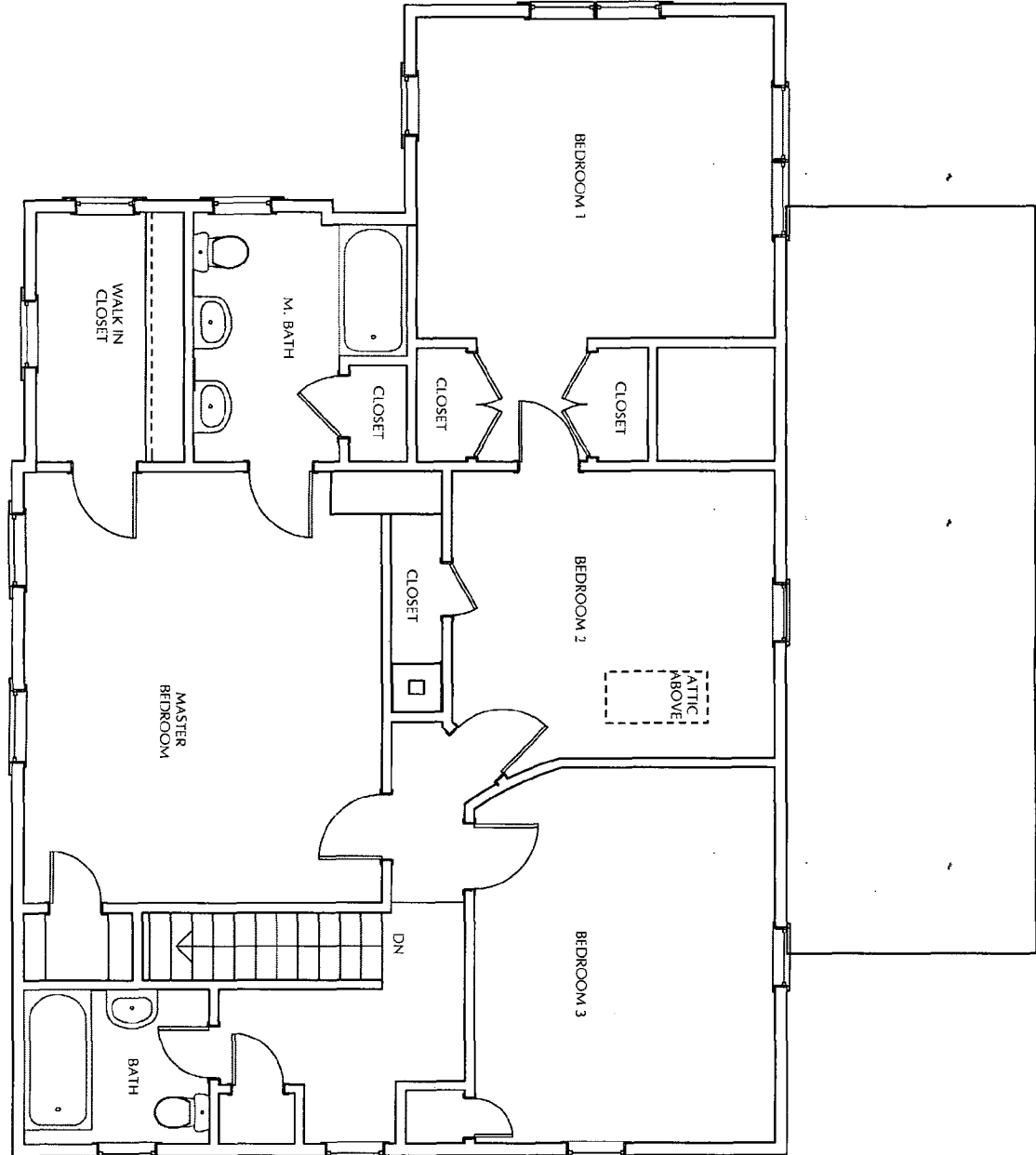
Roof Plan
Scheme 1

Mahany-Pillette Residence
3714 Washington St.
Kensington, MD 20895

MANION & ASSOCIATES
ARCHITECTS
501 F STREET, N.W.
SUITE 200
WASHINGTON, D.C. 20004
TELEPHONE: 301.229.2000



1
A1.3
Second Floor Plan
NBT TO SCALE



SHEET
A1.3
SHEET 4 OF 10

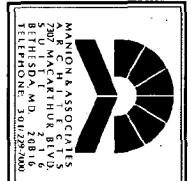
SCALE: AS NOTED
 DRAWN: LM
 CHECKED:
 DATE: 08.29.2006
 REVISIONS:

Written dimensions on these drawings shall have precedence over scale dimensions. Our office, its employees and I am responsible for all dimensions and conditions on the job and any variations from the dimensions and conditions.

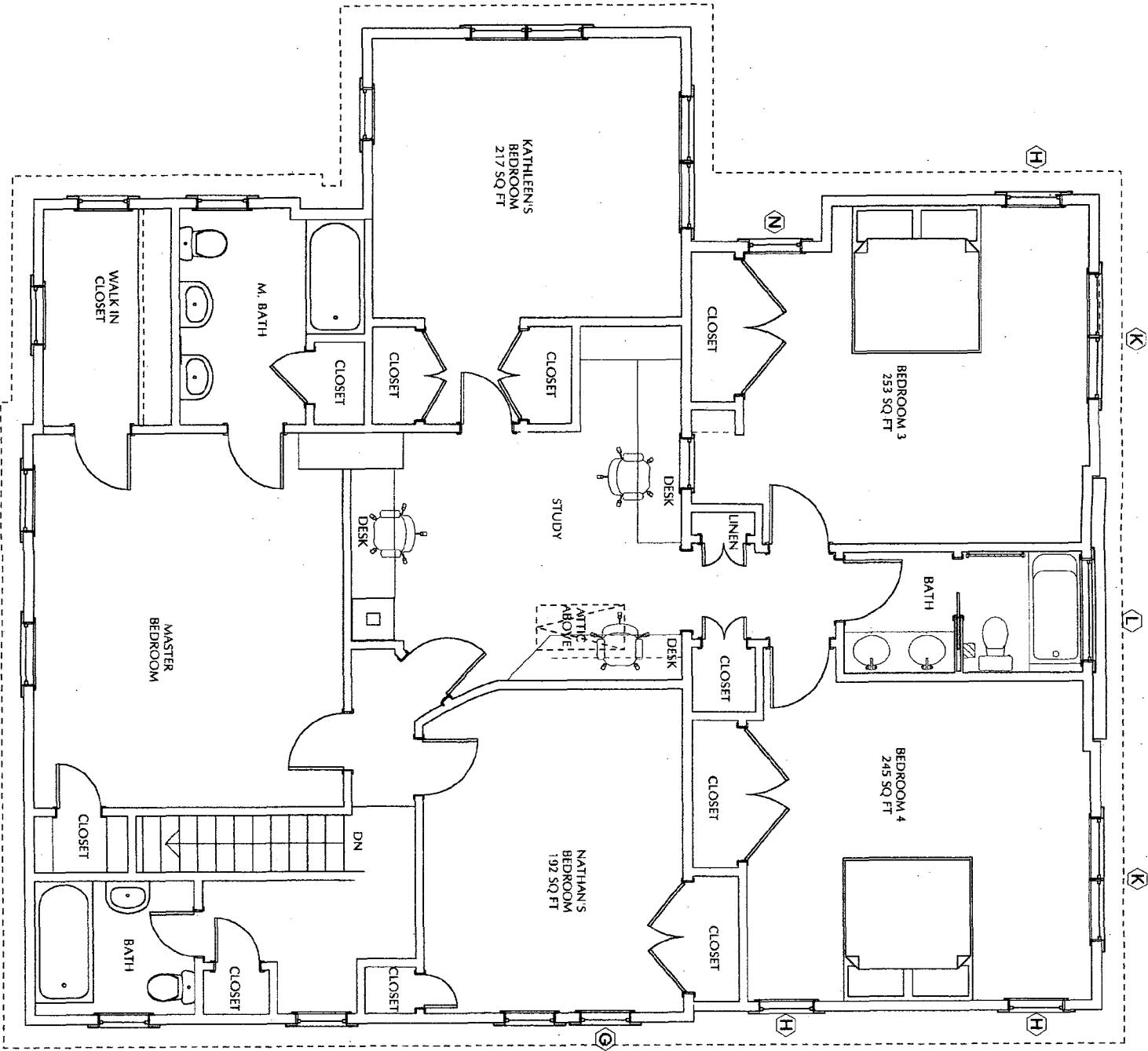
DATE: 08.29.2006

Second Floor Plan

Mahany-Pillette Residence
 3714 Washington St
 Kensington, MD 20895



1
A1.4
1/4" = 1'-0"
Second Floor Plan



SHEET
A1.4
SHEET 14 OF 26

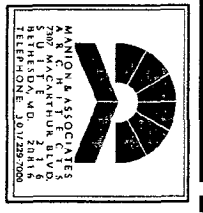
SCALE:	AS NOTED
DESIGNED BY:	LM
CHECKED BY:	
DATE:	1/11/2007
REVISIONS:	

Written dimensions on these drawings shall have precedence over scale dimensions. The contractor shall be responsible for all dimensions and conditions on the job and any variations from the dimensions and conditions.

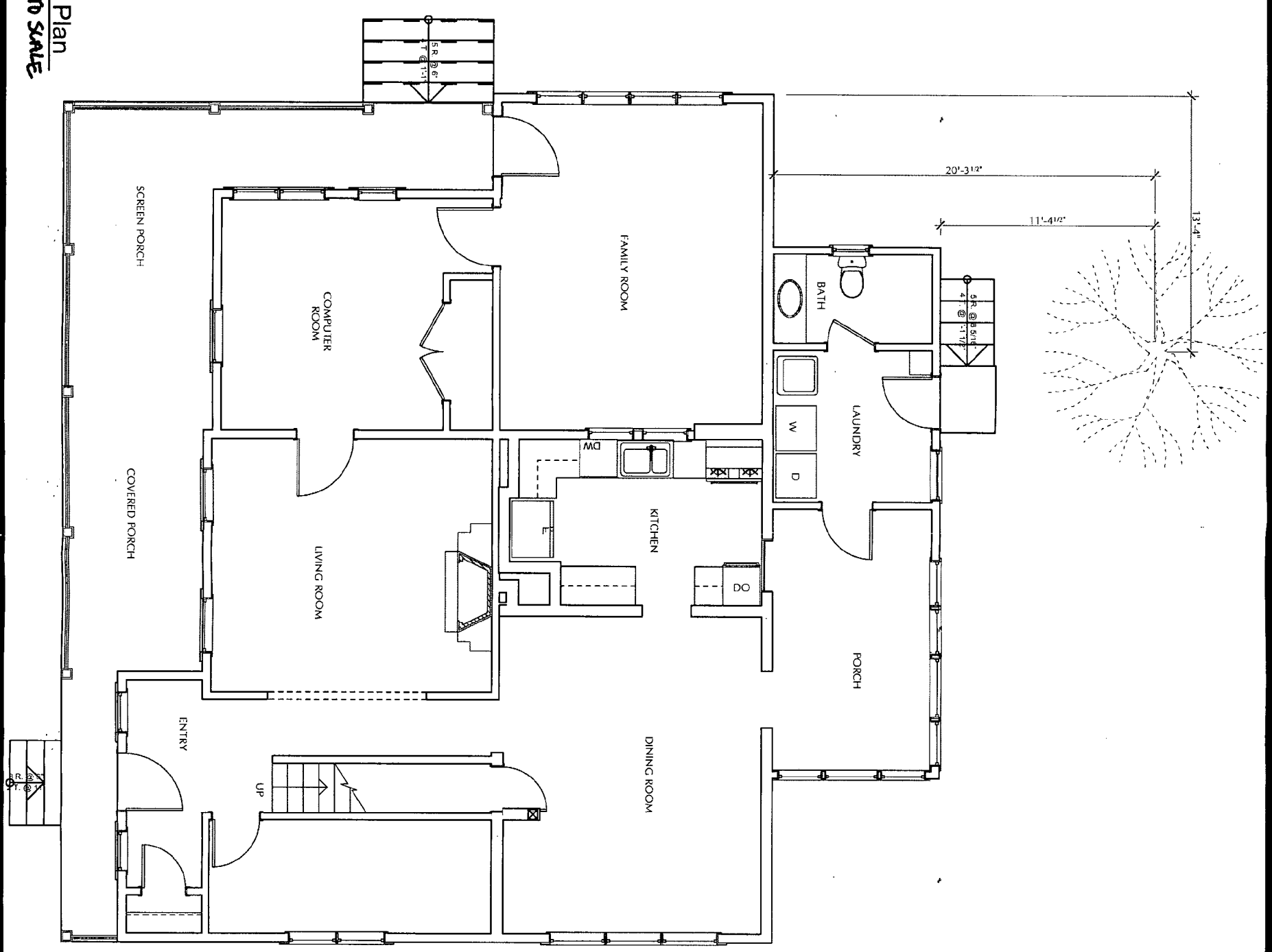
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Second Floor Plan
Scheme 1

Mahany-Pillette Residence
3714 Washington St.
Kensington, MD 20895



1
A1.2
First Floor Plan
NOT TO SCALE



SHEET
A1.2
SHEET 3 OF 10

SCALE:	AS NOTED
DRAWN:	LM
CHECKED:	
DATE:	08.29.2006
REVISIONS:	

Warning: Dimensions on this drawing shall have precedence over scale dimensions. The drafter is responsible for all dimensions and conditions on the job and any variations from the dimensions and conditions.

DATE

First Floor Plan

Mahany-Pillette Residence
3714 Washington St
Kensington, MD 20895

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ARCHITECTS
500 KENNEDY BLVD
SUITE 100
KENSINGTON, MD 20895
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