

31/06-04K 3928 Washington St  
Kensington Historic District



RICHARD S. ROSEN, AIA  
ARCHITECT

*cell*

*301-674-  
2937*

8910 Third Avenue  
Silver Spring, MD 20910  
P. 301-588-6821  
F. 301-588-0240  
E. rrosenaia@~~cell~~ *earthlink.net*



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

February 25, 2005

Mr. Reggie Jetter  
Department of Permitting Services  
255 Rockville Pike, 2nd Floor  
Rockville, MD 20850-4166

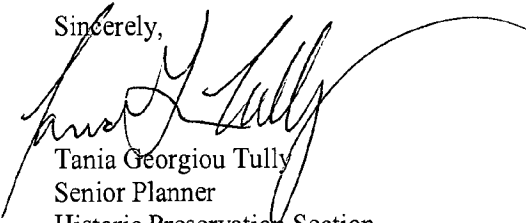
Re: Historic Area Work Permit # 349100  
3928 Washington St, Kensington, MD  
Non-Contributing Resource within the *Kensington Master Plan Historic District*

Dear Mr. Jetter:

I am writing regarding proposed changes to the previously approved HAWP (HPC# 31/06-04K). With authority granted by the Montgomery County Historic Preservation Commission (HPC) staff has approved the extension of the addition 2' to the rear of the property. The stamped permit set reflects this change.

**Please utilize this letter as formal approval for this revision.** Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact staff at 301-563-3400.

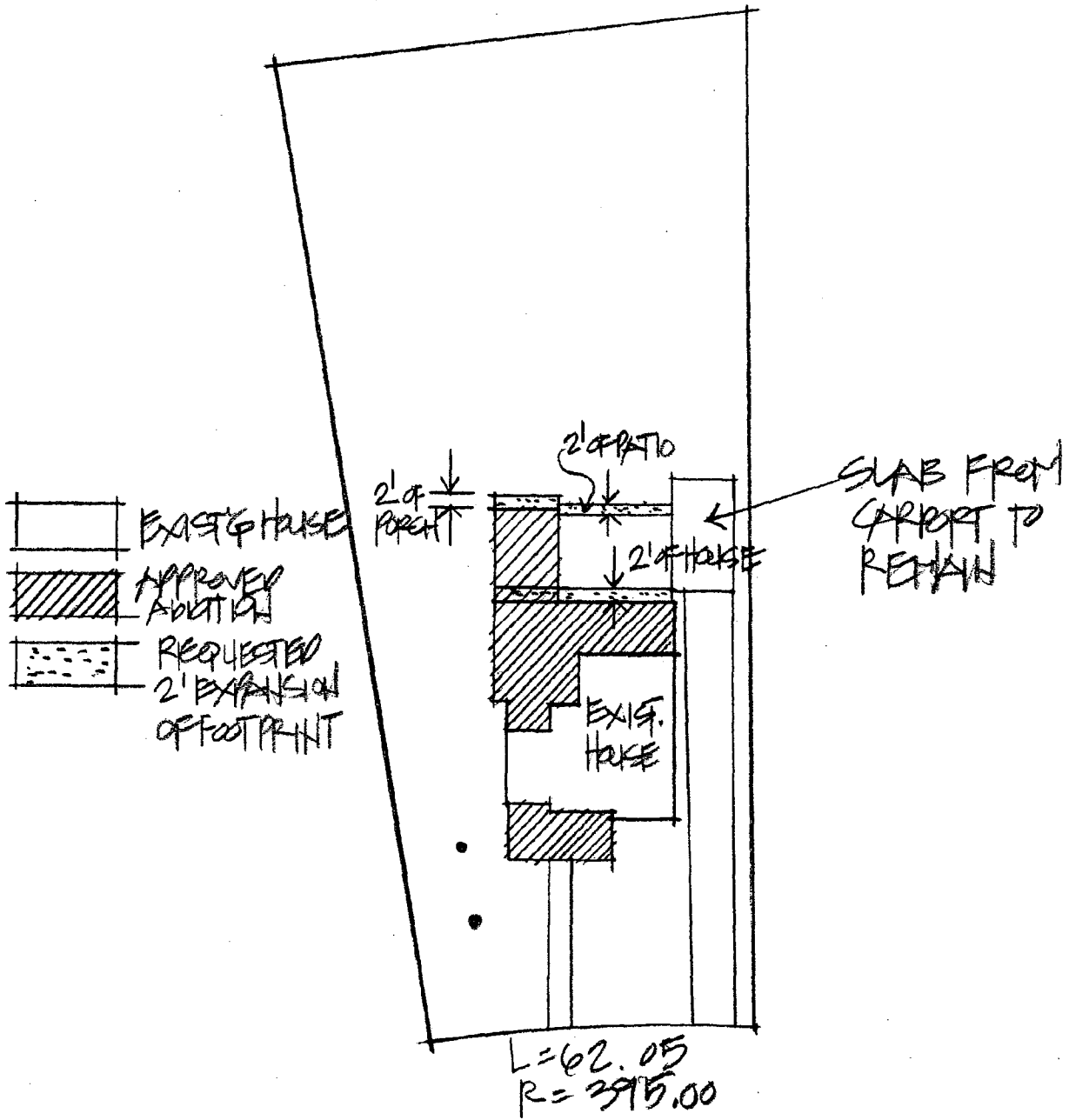
Sincerely,



Tania Georgiou Tully  
Senior Planner  
Historic Preservation Section

cc: Mr. & Mrs. Noyes, Applicants  
Richard Rosen, Architect  
Town of Kensington  
Kensington LAP

# SITE



SCALE: 1" = 30'

LOT 49 BLOCK 13  
KENSINGTON PARK  
PLAT BOOK B PLAT 4  
MONTGOMERY COUNTY, MD

2' FOOTPRINT EXPANSION

3928 WASHINGTON STREET  
KENSINGTON, MD 20895

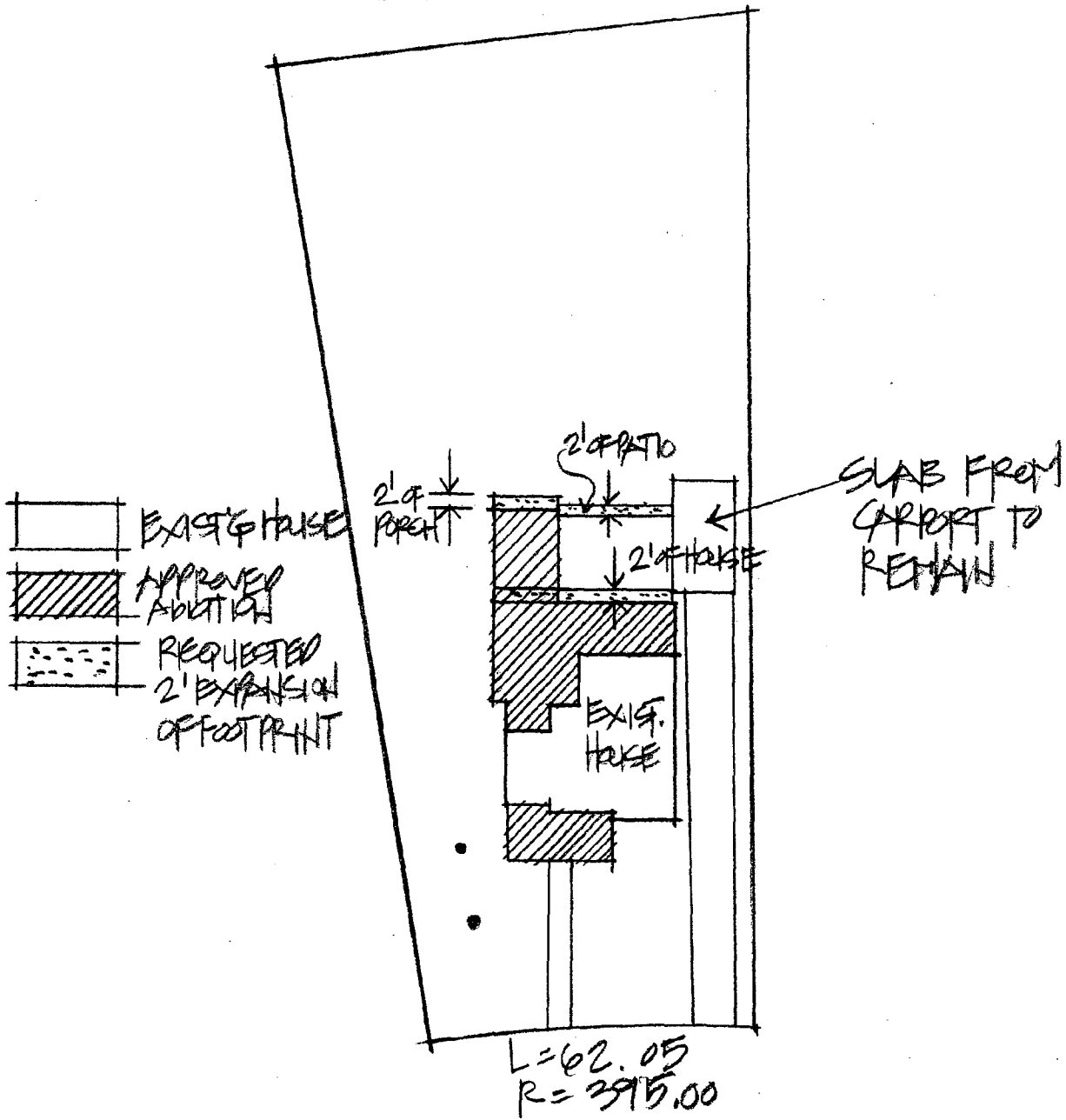
15 FEB 2005

RICHARD S. ROSEN, AIA ARCHITECT

8910 Third Avenue Silver Spring, Maryland 20910

301.588.6821 P 301.588.0240 F rosenaiia@earthlink.net

# SITE



SCALE: 1"=30'

LOT 49 BLOCK B  
KENSINGTON PARK  
PLAT BOOK B PLAT 4  
MONTGOMERY COUNTY, MD

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3928 WASHINGTON STREET

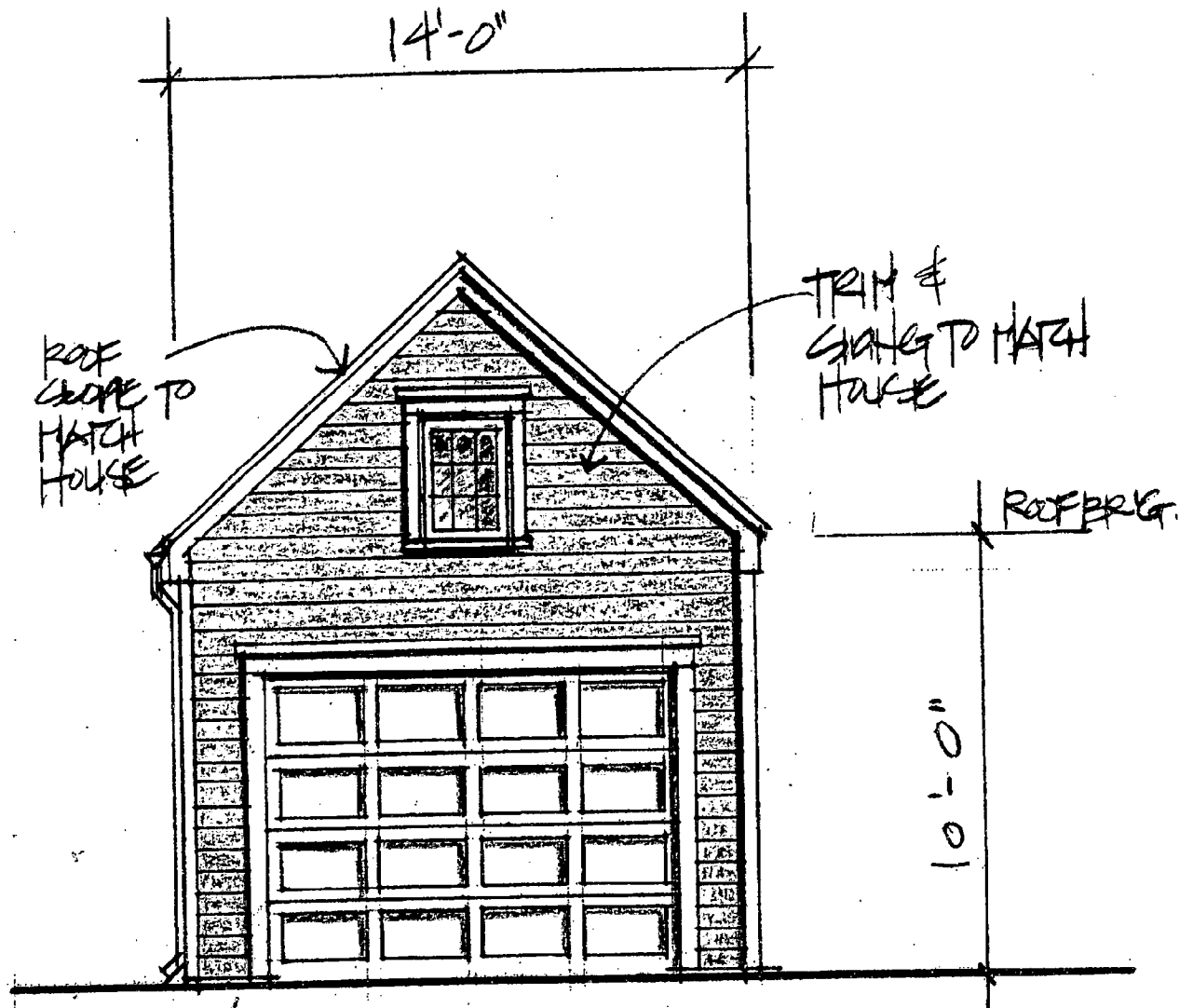
KENSINGTON, MD 20895

15 FEB 2005

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8910 Third Avenue Silver Spring, Maryland 20910

301.588.6821 P 301.588.0240 F rosenaiia@earthlink.net



ELEVATION - PROPOSED NEW GARAGE  
 SCALE: 1/4" = 1'-0"

**NOYES RESIDENCE-ADDITION/RENOVATION**

3928 Washington Street Kensington, MD 20895

RICHARD S. ROSEN, AIA ARCHITECT

8910 Third Avenue Silver Spring, Maryland 20910

301.588.6821 P 301.588.0240 F rrosenaia@earthlink.net

10



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

March 29, 2005

Mr. Reggie Jetter  
Department of Permitting Services  
255 Rockville Pike, 2nd Floor  
Rockville, MD 20850-4166

Re: Historic Area Work Permit # 349100  
3928 Washington St, Kensington, MD  
Non-Contributing Resource within the *Kensington Master Plan Historic District*

Dear Mr. Jetter:

I am writing regarding proposed changes to the previously approved HAWP (HPC# 31/06-04K). With authority granted by the Montgomery County Historic Preservation Commission (HPC) staff has approved the extension of the addition 2' to the rear of the property. The stamped permit set reflects this change.

**Please utilize this letter as formal approval for this revision.** Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact staff at 301-563-3400.

Sincerely,

Tania Georgiou Tully  
Senior Planner  
Historic Preservation Section

cc: Mr. & Mrs. Noyes, Applicants  
Richard Rosen, Architect  
Town of Kensington  
Kensington LAP



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 15, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner  
Historic Preservation

SUBJECT: Historic Area Work Permit # 349100 for tree removal, construction of a rear addition and construction of a front porch.

---

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**.

1. Tree protection measures are put in place.
2. Two replacement trees are planted.
3. The approved front porch design is Option B.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Michael & Michelle Noyes (Richard Rosen, Agent)

Address: 3928 Washington Street, Kensington Historic District

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





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
1555 ROCKCREEK PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6300

PS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Account No.: 161301019631

Contract Person: RICHARD ROSEN

Daytime Phone No.: 301 674 2937

Name of Property Owner: MICHAEL NOYES

Daytime Phone No.: 240 418 9593

Address: 3928 WASHINGTON ST. KENSINGTON MD 20895

Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: RICHARD ROSEN, AIA Daytime Phone No.: 301 674 2937

RECEIVED

JUN 23 2004

Dept. of Permitting Services  
Division of  
Casework Management

### LOCATION OF BUILDING/PREMISE

House Number: 3928 Street: Washington Street

Town/City: Kensington Nearest Cross Street: Connecticut Avenue

Lot: 49 Block: 13 Subdivision: Kensington Park

Liber: 3628 Folio: 128 Parcel: Plat Book B, Plat 4

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

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

#### CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed *garage*
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: 2-story addition  
basement renovation/excavation

1B. Construction cost estimate: \$ 250,000

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.

Michael Noyes  
Signature of owner or authorized agent

6/23/04  
Date

Approved: with conditions for Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 7/14/04

Application/Permit No.: 349100 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

**WRITTEN DESCRIPTION OF PROJECT**

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

THE EXISTING HOUSE IS A 1 1/2 STORY COLONIAL  
REVIVAL WOOD FRAME HOUSE WITH AN ADDITION  
BUILT IN THE 1960'S. THE ORIGINAL HOUSE WAS  
BUILT BETWEEN 1935-1941 AND IS DESIGNATED  
AS A COLONIAL RESOURCE. THERE IS A  
DETACHED CARPORT ADJACENT. THE HOUSE HAS  
GRAY CLAPBOARD SIDING WITH WHITE TRIM. THE  
CARPORT HAS AN ALMOST FLAT ROOF W/ A SINGLE PITCH.

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

WE ARE PROPOSING A 2-SDRY ADDITION AT THE REAR  
OF THE HOUSE. ALSO PROPOSE REMOVING THE EXISTING CARPORT  
AND REPLACING IT WITH A 1SDRY ONE CAR GARAGE W/ A  
GATED ROOF TO MATCH THE EXISTING HOUSE. A FRONT PORCH IS  
ALSO PROPOSED. ITS FORM AND MATERIALS WILL MAKE IT COMPATIBLE  
WITH MANY OF THE OTHER HOMES ON WASHINGTON STREET.

**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.

MATCH EXISTING WOOD  
SIDING

**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 envelope 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**

<b>Address:</b>	3928 Washington Street	<b>Meeting Date:</b>	07/14/04
<b>Applicant:</b>	Michael Noyes (Richard Rosen, Agent)	<b>Report Date:</b>	07/7/04
<b>Resource:</b>	Secondary Resource <b>Kensington Historic District</b>	<b>Public Notice:</b>	06/30/04
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	31/06-04K	<b>Staff:</b>	Tania Tully

**PROPOSAL:** Rear addition, new front porch and tree removal.

**RECOMMENDATION:** Approval with conditions

**STAFF RECOMMENDATION:**

Staff is recommending approval with the following condition:

1. Tree protection measures are put in place.
2. Two replacement trees are planted.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Secondary Resource within the Kensington Historic District  
**STYLE:** Traditional  
**DATE:** c.1935-41

The existing house is a 1½ story two-bay, side-gable frame dwelling with a 1-story side addition and slightly projecting front bay. There is an existing wood carport and rear patio. The lot and surrounding area contains numerous mature trees. The streetscape consists of primary and secondary resources of varying architectural styles.

**PROPOSAL:**

The applicant is proposing to:

- Add a front porch – two design options (circles 8-9).
- Construct a 2-story rear addition with screened porch (circles 6 & 15-17).
- Remove existing carport (circle 20).
- Construct a gable roofed 1-story garage (circle 10).
- Remove two trees (19" and 27") (circles 6 & 18-19).
- Add a new side entry (circle 16).

## **APPLICABLE GUIDELINES**

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

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

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

### ***Vision of Kensington: A Long-Range Preservation Plan***

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

### ***Montgomery County Code; Chapter 24A***

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

### ***Secretary of the Interior's Standards for Rehabilitation:***

#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 will 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.

## STAFF DISCUSSION

This property is located on a section of Washington Street with a mix of primary and secondary resources with a variety of architectural styles. As described in the *Amendment*, secondary resources are treated as non-contributing. The review focus is on the compatibility of proposed changes with the district as a whole. The design as proposed is compatible with the Kensington Historic District. The addition better integrates existing additions into the house, is set to the rear of the house, and is lower than the main body of the house. The materials proposed are HardiPlank siding and wood or wood-clad windows.

The application presents two alternatives for the new porch. Option A, which is the owners' preferred design, places the porch on the main massing of the house and allows the additions, new and old, to appear more as additions. Option B gives prominence to the projecting bay and unites the house as a whole. Option B would require specific construction methods to avoid damage to a tree. Staff believes that either option could be approved.

The proposal also involves demolition of an existing, non-historic carport and construction of a new 1-story garage. The new garage with gravel driveway extension is proposed at the rear of the lot to avoid damage to a neighboring Tulip tree. Of the two trees proposed for demolition, one has been determined to be a hazard by an arborist. The other would not survive the addition and is not thriving as well as it could. The applicant is willing to plant new trees as compensation for the loss and has contacted an arborist to determine appropriate protection measures for other trees.

## STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with 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 with the conditions that:

1. Tree protection measures are put in place.
2. Two replacement trees are planted.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



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

SPS - #8

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Account No.: 161301019631  
 Contact Person: RICHARD ROSEN  
 Daytime Phone No.: 301 674 2937  
 Name of Property Owner: MICHAEL NOYES Daytime Phone No.: 240 418 9593  
 Address: 3928 WASHINGTON ST. KENSINGTON MD 20895  
Street Number City State Zip Code  
 Tractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Tractor Registration No.: \_\_\_\_\_  
 Applicant for Owner: RICHARD ROSEN, AIA Daytime Phone No.: 301 674 2937

RECEIVED  
 JUN 23 2004  
 Dept. of Permitting Services  
 Division of  
 Casework Management

**CATION OF BUILDING/PREMISE**

Use Number: 3928 Street: Washington Street  
 Town/City: Kensington Nearest Cross Street: Connecticut Avenue  
 Lot: 49 Block: 13 Subdivision: Kensington Park  
 Parcel: 3628 Folio: 128 Parcel: Plat Book B, Plat 4

**PART ONE: TYPE OF PERMIT ACTION AND USE**

A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  Move  Install  Wreck/Raze  Revision  Repair  Revocable

CHECK ALL APPLICABLE:  
 A/C  Slab  Room Addition  Porch  Deck  Shed *garage*  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: 2-story addition  
Basement renovation/excavation

B. Construction cost estimate: \$ 250,000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
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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.

Michael Noyes  
 Signature of owner or authorized agent

6/23/04  
 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 349100 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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

**WRITTEN DESCRIPTION OF PROJECT**

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

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- 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.

ALL NEW CONSTRUCTION WILL BE CLAPBOARD/HARDIE PLANK TO  
MATCH EXISTING WOOD  
SIDING.

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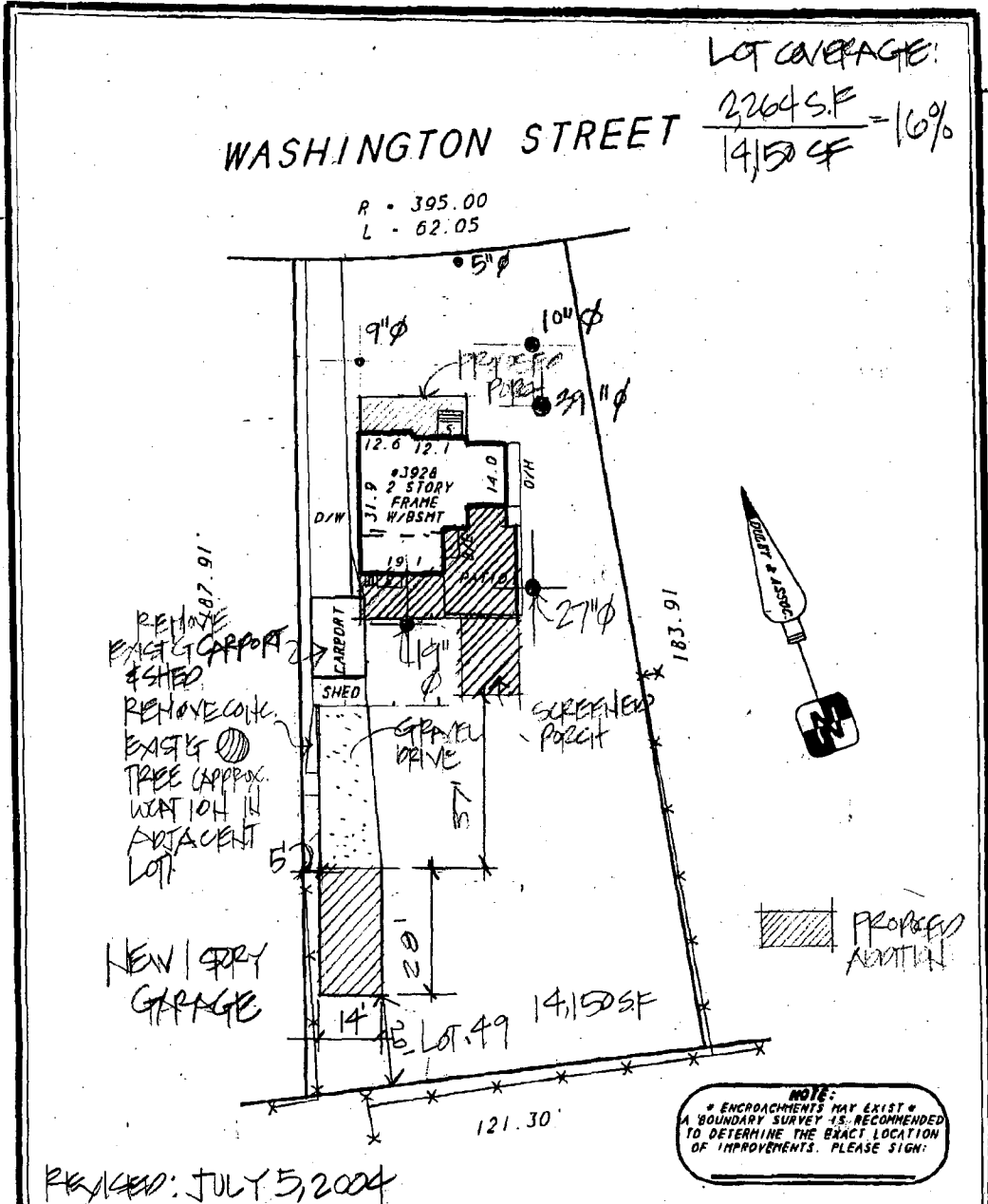
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**ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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



REVISED: JULY 5, 2004

LOCATION SURVEY OF:

#3928 WASHINGTON STREET  
LOT 49 BLOCK 13  
KENSINGTON PARK  
PLAT BOOK B PLAT 4  
MONTGOMERY COUNTY, MD

SCALE: 1"=30' DATE: 5-31-2002

CASE # PJS020334  
COHEN  
FILE # 022973-308  
DRAWN BY: WRH

A LAND SURVEYING AND DESIGN COMPANY.



**DULEY  
AND  
ASSOCIATES, INC.**  
SERVING D.C., MD, VA.



HOUSE LOCATION SURVEYS  
BOUNDARY SURVEYS - ALTA SURVEYS  
TOPOGRAPHIC SURVEYS - SITE PLANS

8450 PENNSYLVANIA AVE.  
UPPER MARLBORO, MD. 20778

PHONE: 301-888-1111  
PHONE: 1-888-85-DULEY

FAX: 301-888-1114  
FAX: 1-888-85-DULEY

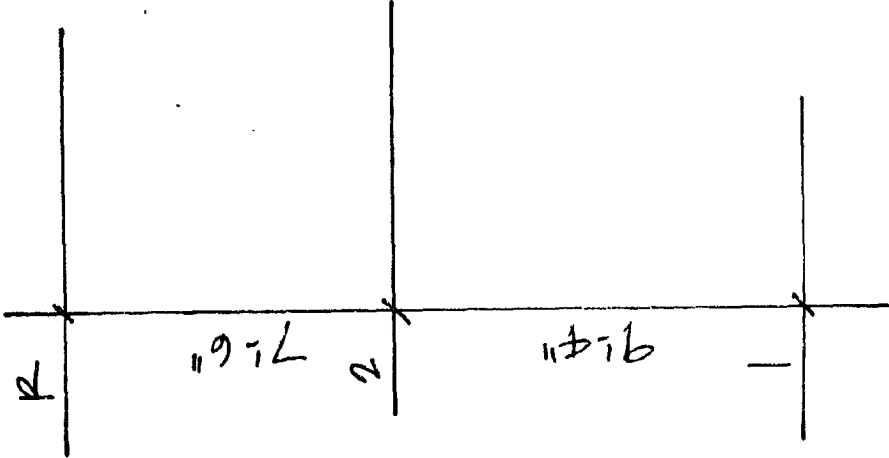
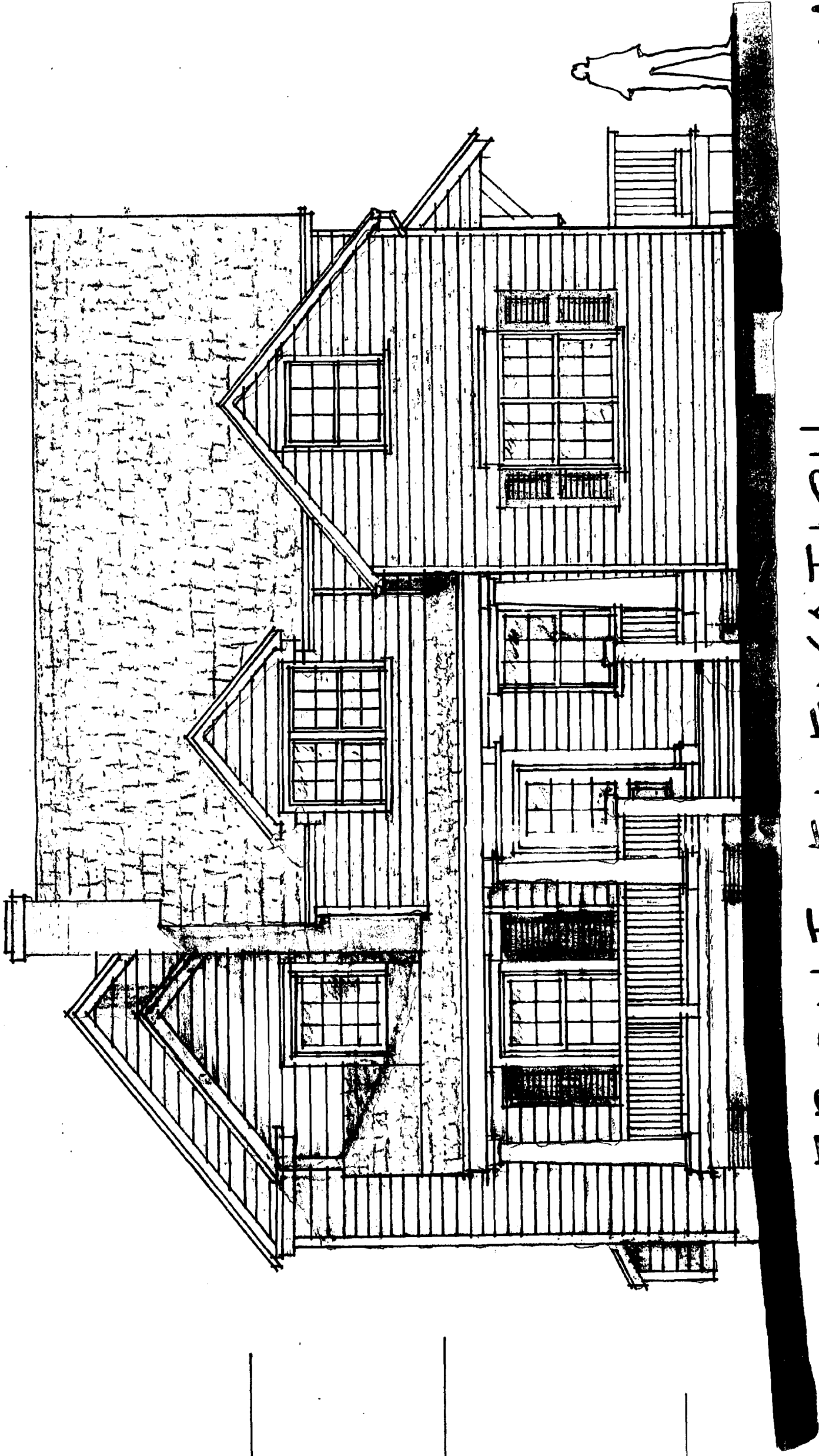


**SURVEYOR'S CERTIFICATE**

HEREBY STATE THAT THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED METHODS AND THAT THE IMPROVEMENTS APPEAR TO BE WITHIN FLOOD ZONE C. FLOOD CERTIFICATION IS RECOMMENDED TO DETERMINE THE EXACT FLOOD ELEVATION AND FLOOD ZONE. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAN DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES. SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFUNDING. THIS PLAN IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFUNDING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1:1. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN.

6

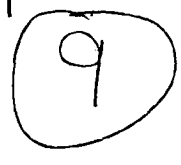




**FRONT ELEVATION**

**OPTION 'B'**

SCALE:



1/4" = 1'-0"

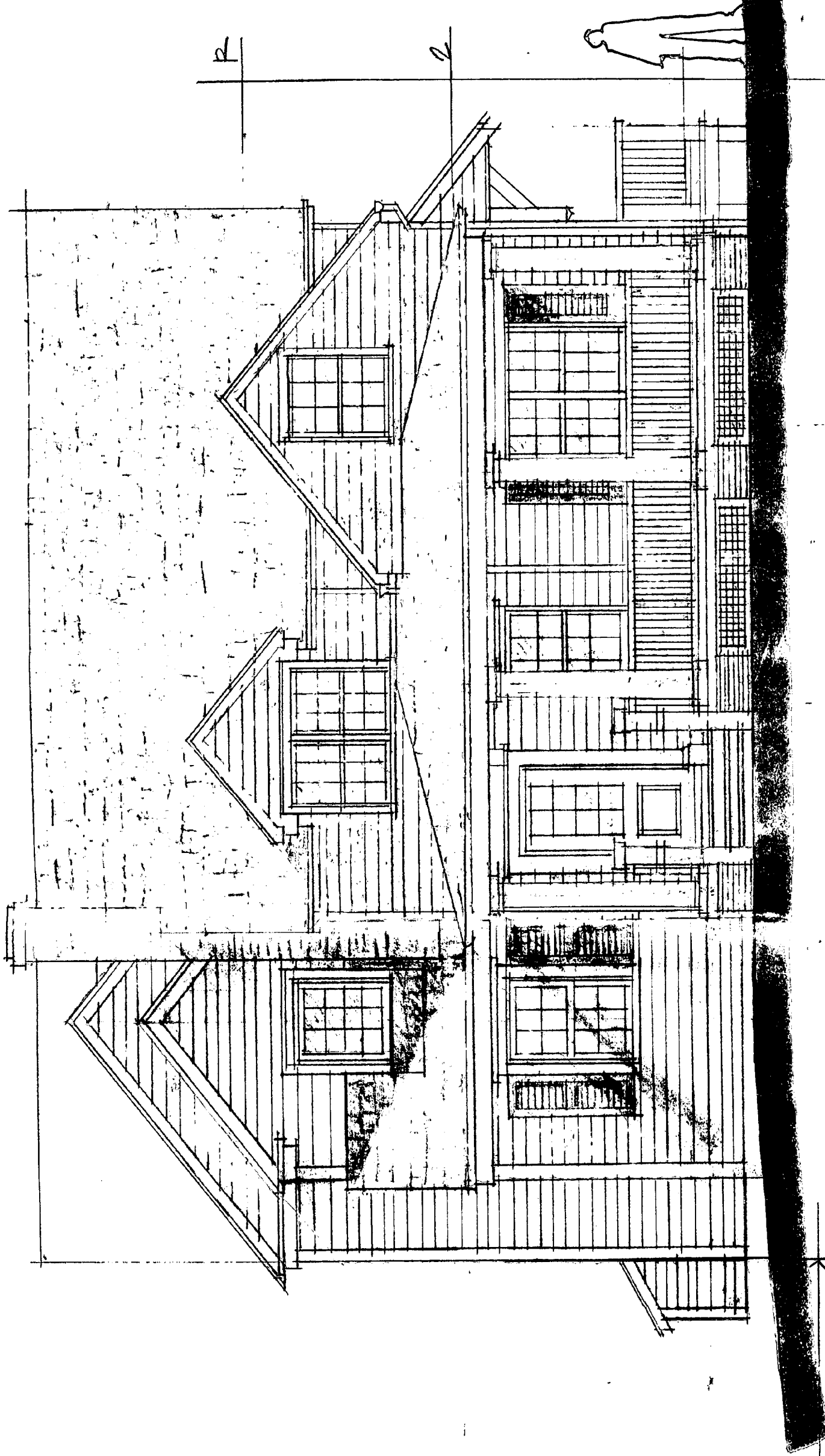
**RICHARD S. ROSEN, AIA ARCHITECT**  
 8910 Third Avenue Silver Spring, Maryland 20910  
 301.588.6821 P 301.588.0240 F rrosenaia@earthlink.net

**NOYES RESIDENCE-ADDITION/RENOVATION**  
 3928 Washington Street Kensington, MD 20895



7

7



10

PROPOSED FRONT ELEVATION

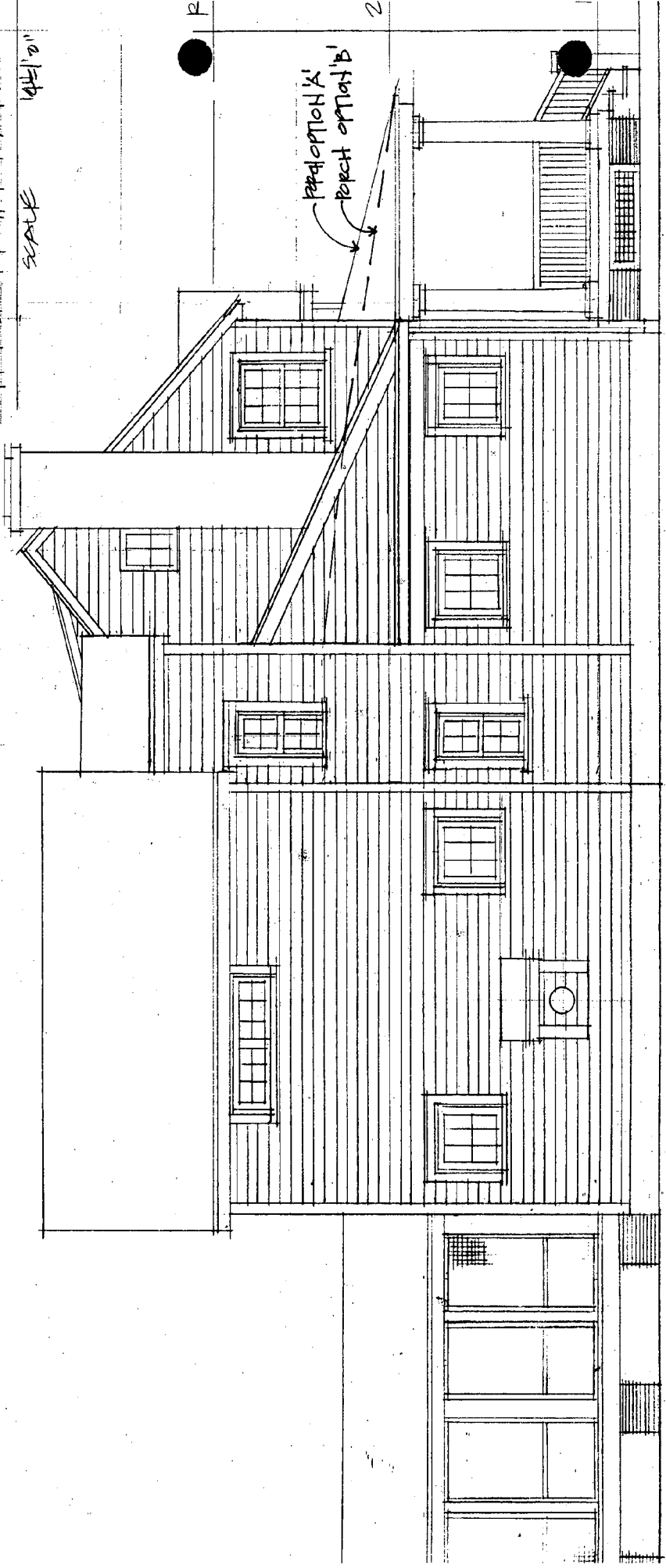
SCALE 1/4" = 1'-0"

RICHARD S. ROSEN, AIA ARCHITECT  
8910 Third Avenue Silver Spring, Maryland 20910  
301.588.6821 P 301.588.0240 F rrosenaia@earthlink.net



NOYES RESIDENCE-ADDITION/RENOVATION  
3928 Washington Street Kensington, MD 20895

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



2728 WASHINGTON STREET  
WASHINGTON, MD 20815  
RICHARD S. ROBERTS, AIA

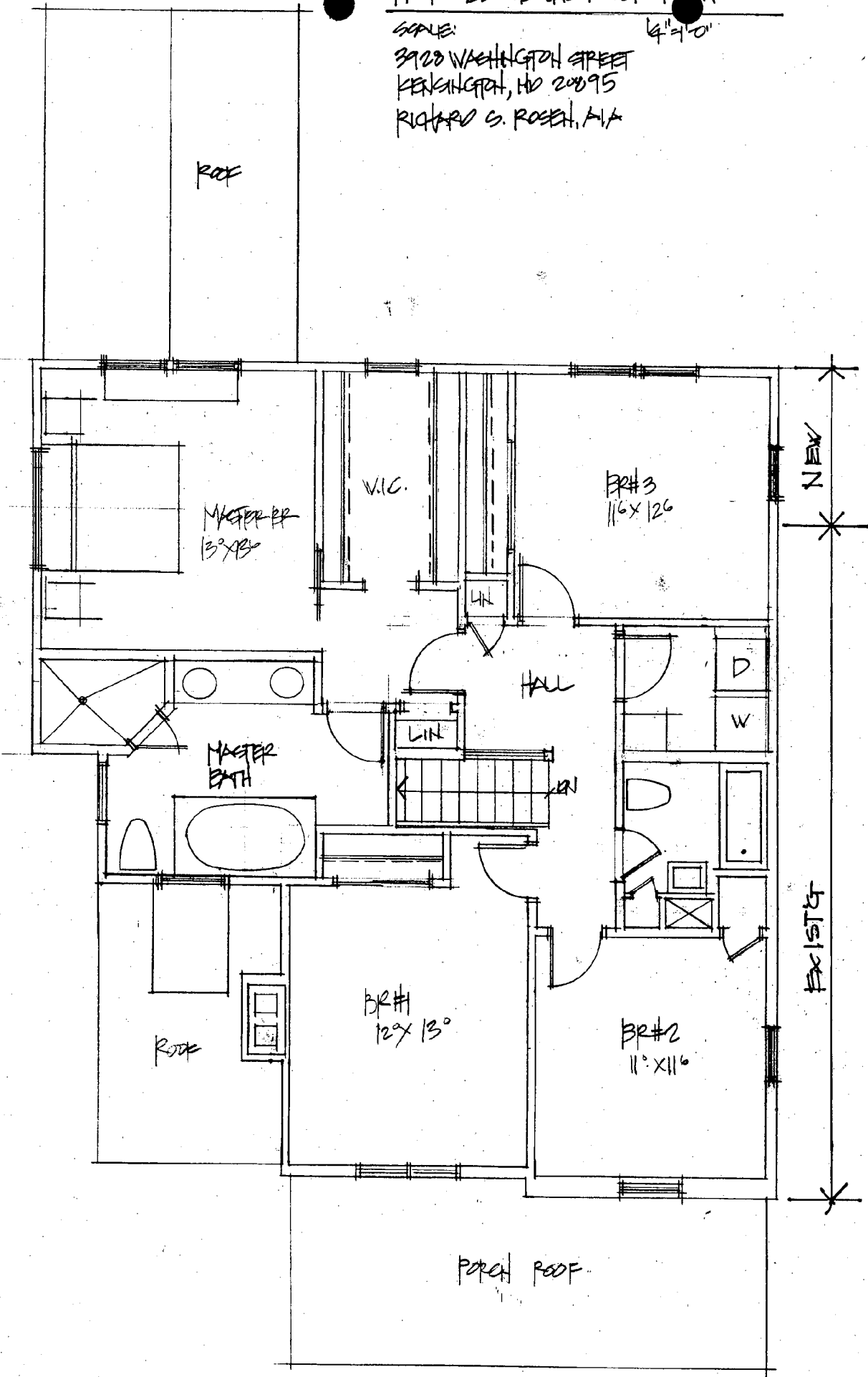
PROPOSED SIDE ELEVATION  
SCALE: 1/4"=1'-0"

PROPOSED SECOND FLOOR PLAN

SCALE:

1/4" = 1'-0"

3900 WASHINGTON STREET  
KENSINGTON, MD 20895  
RICHARD S. ROSETH, AIA

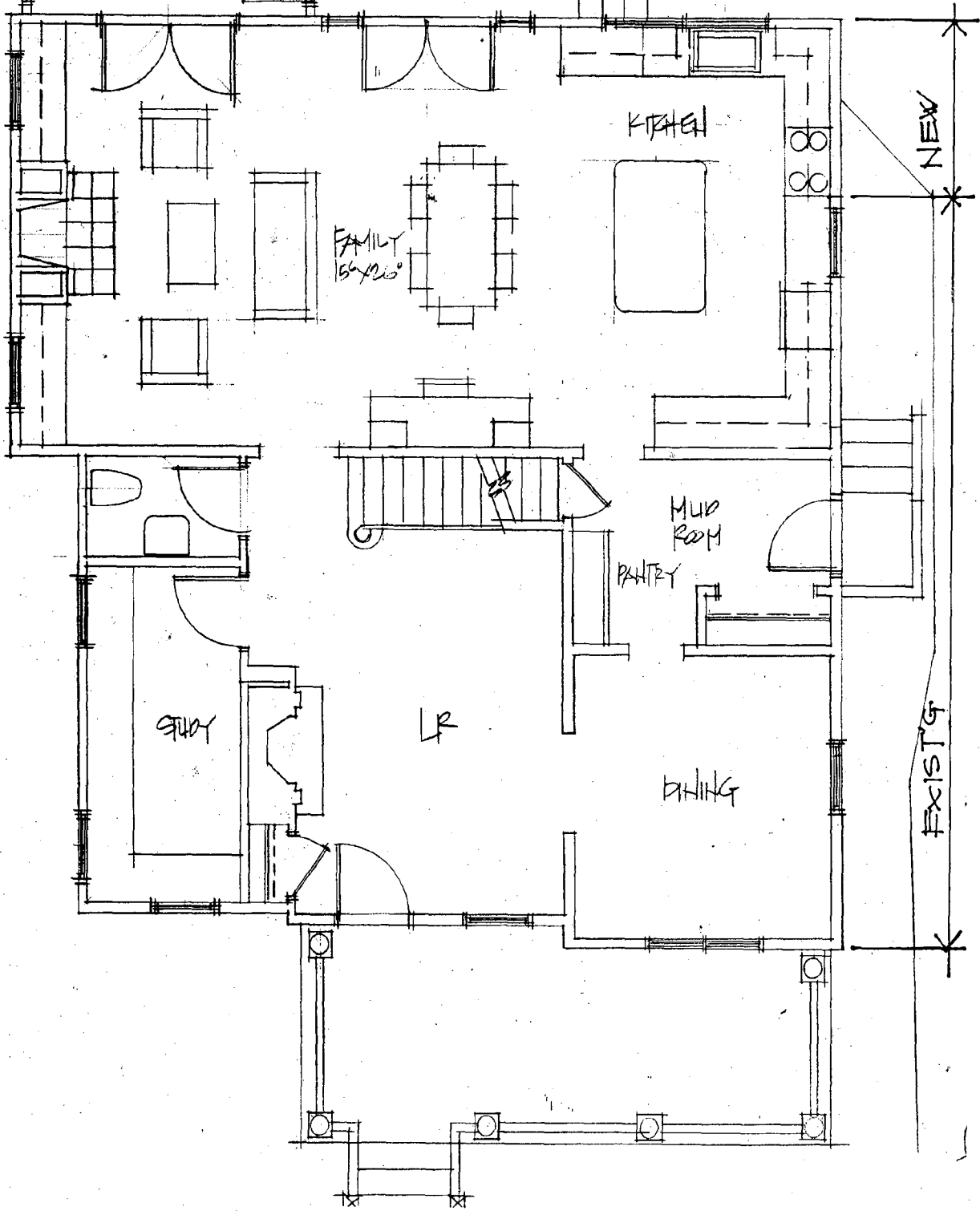


PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
3908 WASHINGTON STREET  
KENSINGTON, MD 20895  
RICHARD S. ROSEN, AIA.

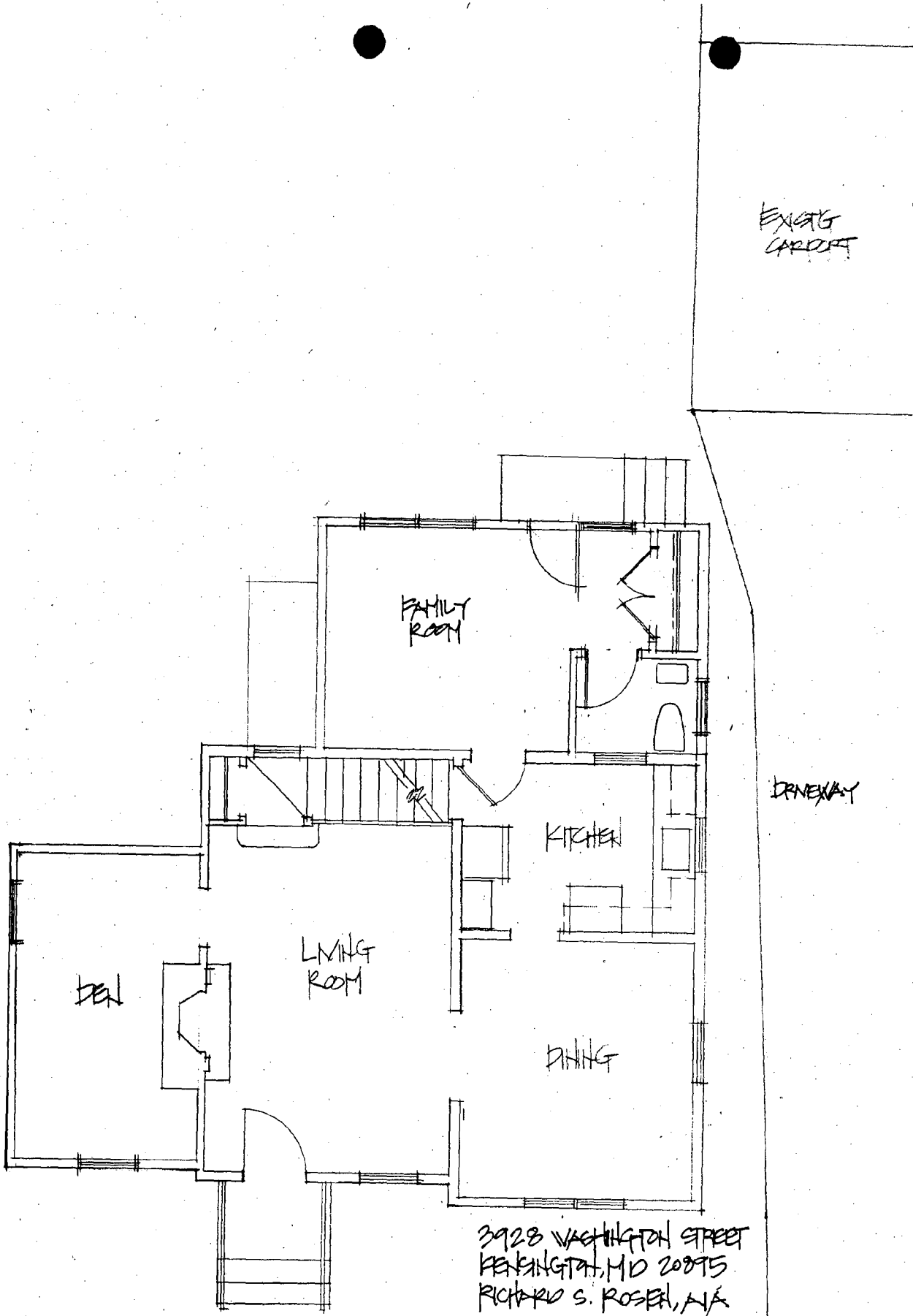
NEW GARAGE

NEW  
SCREEN  
PORCH  
12' x 16'

WOOD DECK

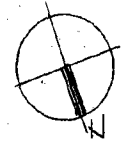


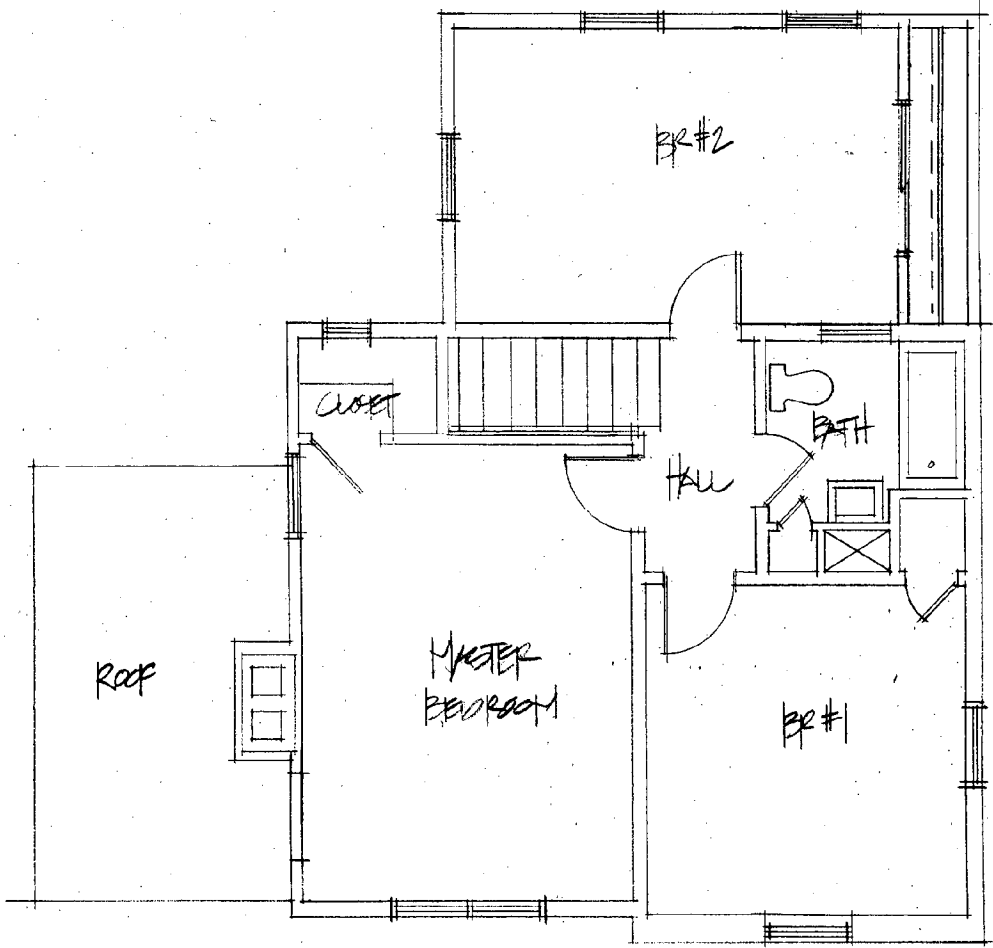
12



3928 WASHINGTON STREET  
 BETHESDA, MD 20895  
 RICHARD S. ROSEN, AIA

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





SECOND FLOOR PLAN - EXISTING CONDITIONS

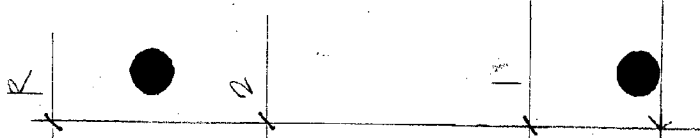
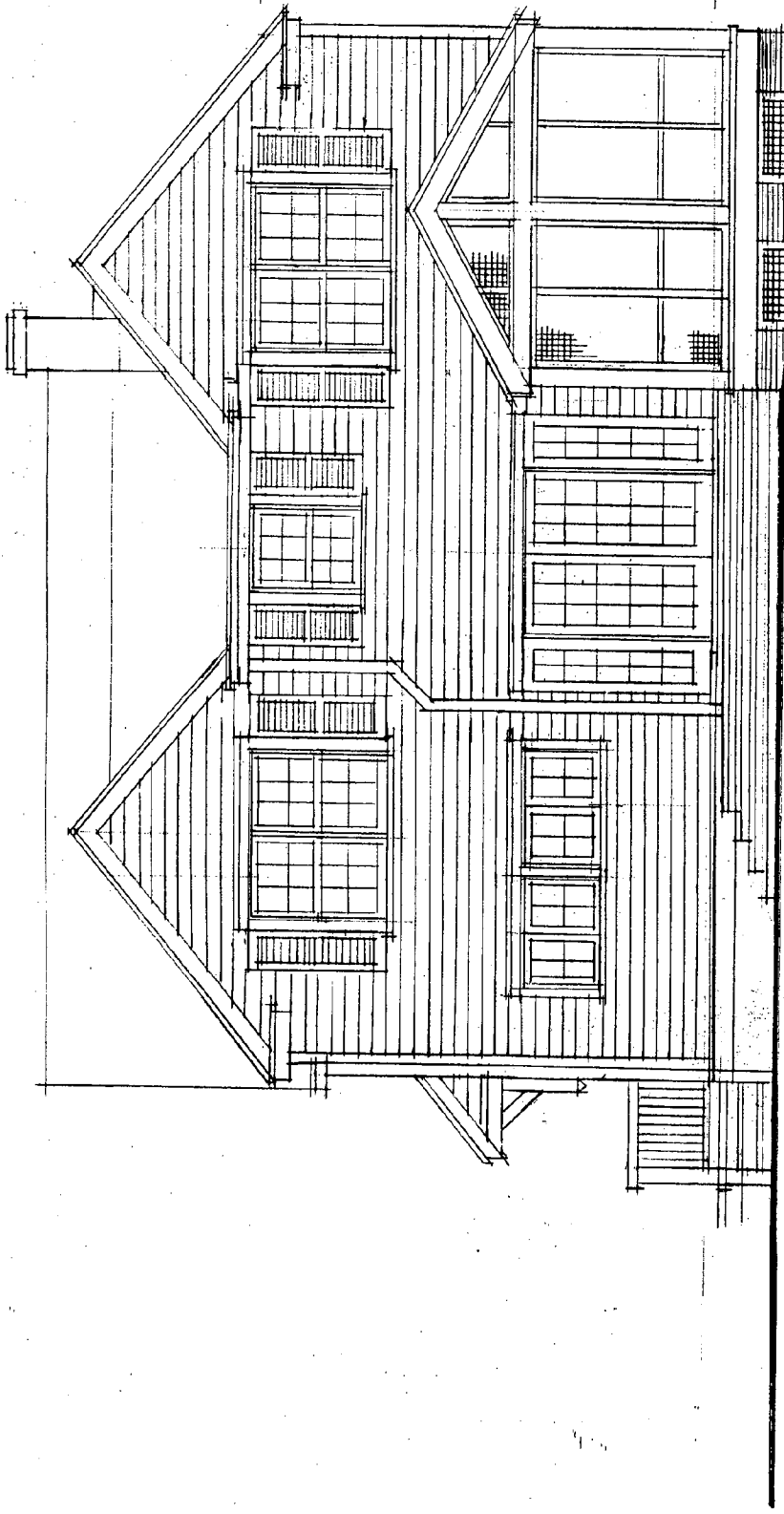
SCALE: 1/4" = 1'-0"

3928 WASHINGTON STREET  
KENSINGTON, MD 20895  
RICHARD S. ROSEN, AIA

**RICHARD**  
8910 Third A  
301.588.6821

13

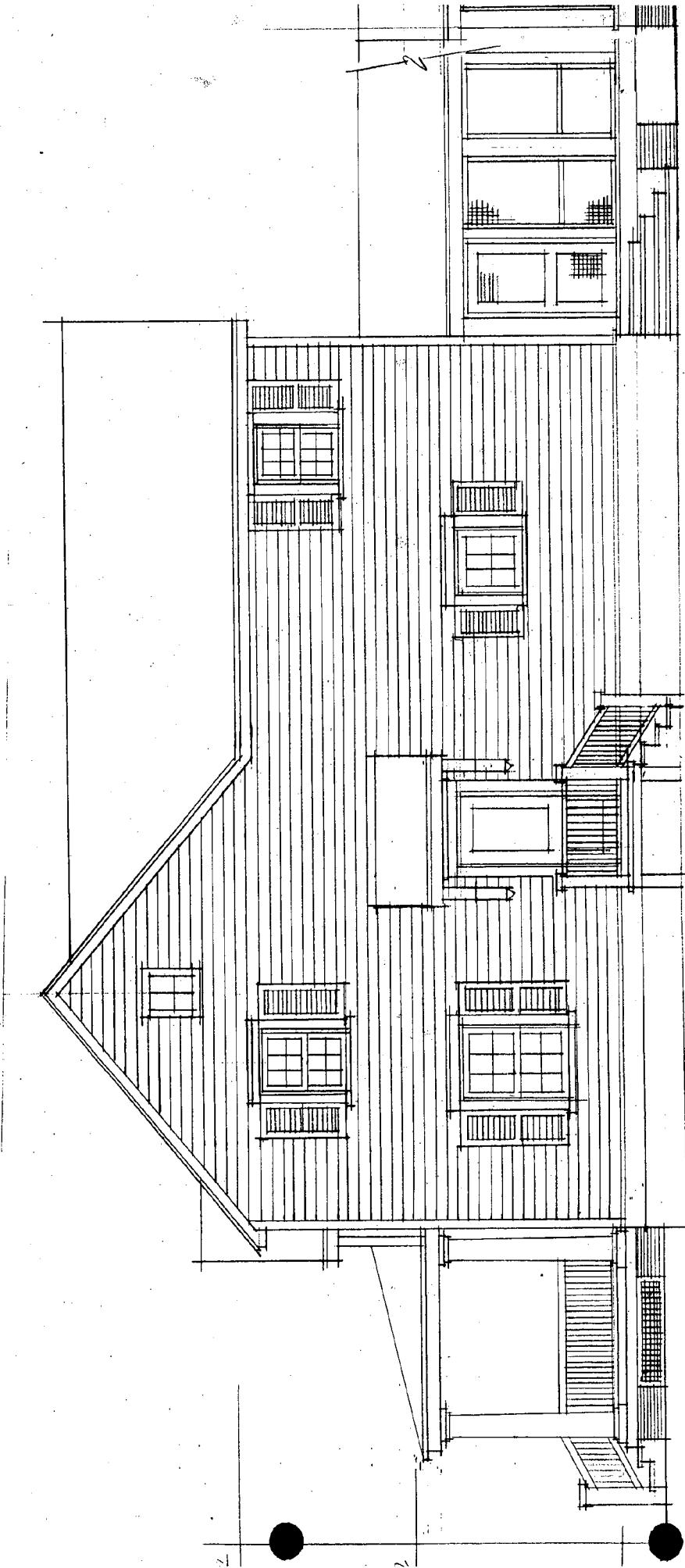




REAR ELEVATION (PROPOSED)

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

3728 WASHINGTON STREET  
KENSINGTON, MD 20875  
RICHARD S. ROBERT, AIA



3928 WASHINGTON STREET  
KENSINGTON, MD 20095  
RICHARD S. ROSEN, AIA

SIDE ELEVATION - DRIVEWAY (PROPOSED)  
SCALE: 1/4" = 1'-0"



2279 Lewis Avenue □ Rockville, Maryland 20851

(301) 881-8130 • Fax (301) 881-3695

June 30, 2004

Mr. Michael Noyes  
3928 Washington St.  
Kensington, MD 20895

Dear Mr. Noyes,

Thank you for meeting with me yesterday morning to discuss the plans for your addition and the impact this may have on the existing trees. Having reviewed the site, I wish to submit recommendations and suggestions to you for consideration.

There is a 38" diameter black walnut in the left front that is in very good condition. In order to significantly diminish the chances of root damage when the porch is constructed, I recommend the porch be supported by SONA tubes rather than grade beams or a footing. Using an Airspade, an 8" diameter hole can be dug close to the trunk and moved slightly should significant roots be uncovered. Tree protection fencing for both this tree and the dogwood in the right front will need to be erected to minimize traffic on the root system.

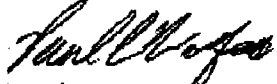
The 27" English walnut in the left rear is one of the larger of its species in the area. I noted 2" to 5" diameter dead limbs throughout the top of the tree. When checking the base to determine why the crown is declining, I noted rhizomorphs encompassing the base of the tree. I also noted small fruiting bodies protruding from the bark at the root flare. I believe the reason the tree is declining in vigor is because the root system has been compromised by root rot fungi. For safety reasons, I recommend it be taken down.

As the addition is currently envisioned, the 19" diameter Norway spruce located in the center rear is within 6" of the footing. The tree will not survive when 50% of the root system is cut. Although the tree appears to be healthy, the amount of foliage is thinner than normal and the crown is approximately 75% of a Norway spruce growing in an ideal situation. Perhaps the cause for this is the competition from the adjacent walnut and neighbor's hemlock and tuliptree.

Your plan calls for a garage to be located in the rear of the existing carport. As proposed, this will be devastating to the neighbor's tuliptree as the roots of this tree would be severed. A possible solution would be to build the garage on the existing concrete slab. I would be happy to work with you and Richard Rosen to develop a plan.

If you should have any questions or desire additional information, please call. We look forward to working with you in caring for your landscape.

Sincerely,



Paul L. Wolfe, II

President

Integrated Plant Care, Inc.

Member- American Society of Consulting Arborists



20



12



22

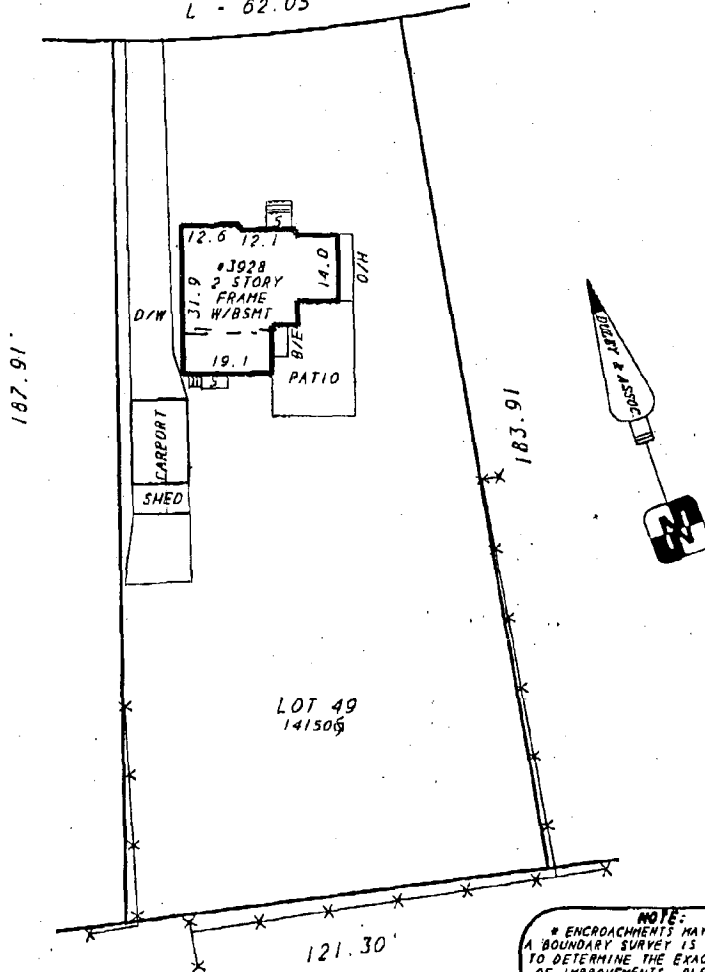


23



# WASHINGTON STREET

R = 395.00  
L = 62.05



**NOTE:**  
 \* ENCROACHMENTS MAY EXIST \*  
 A BOUNDARY SURVEY IS RECOMMENDED  
 TO DETERMINE THE EXACT LOCATION  
 OF IMPROVEMENTS. PLEASE SIGN:

LOT 49  
141506

### LOCATION SURVEY OF:

**#3928 WASHINGTON STREET**  
 LOT 49 BLOCK 13  
**KENSINGTON PARK**  
 PLAT BOOK B PLAT 4  
 MONTGOMERY COUNTY, MD

SCALE: 1"=30'      DATE: 5-31-2002

### A LAND SURVEYING AND DESIGN COMPANY



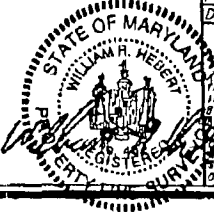
**DULEY AND ASSOCIATES, INC.**  
 SERVING D.C., MD, VA.

HOUSE LOCATION SURVEYS  
 BOUNDARY SURVEYS - ALTA SURVEYS  
 TOPOGRAPHIC SURVEYS - SITE PLANS

9450 PENNSYLVANIA AVE.  
 UPPER MARLBORO, MD 20978

PHONE: 301-888-1111      FAX: 301-888-1114  
 PHONE: 1-888-88-DULEY      FAX: 1-888-88-DULEY

CASE # PJ5020334  
 COHEN  
 FILE # 022073-308  
 DRAWN BY: WRH

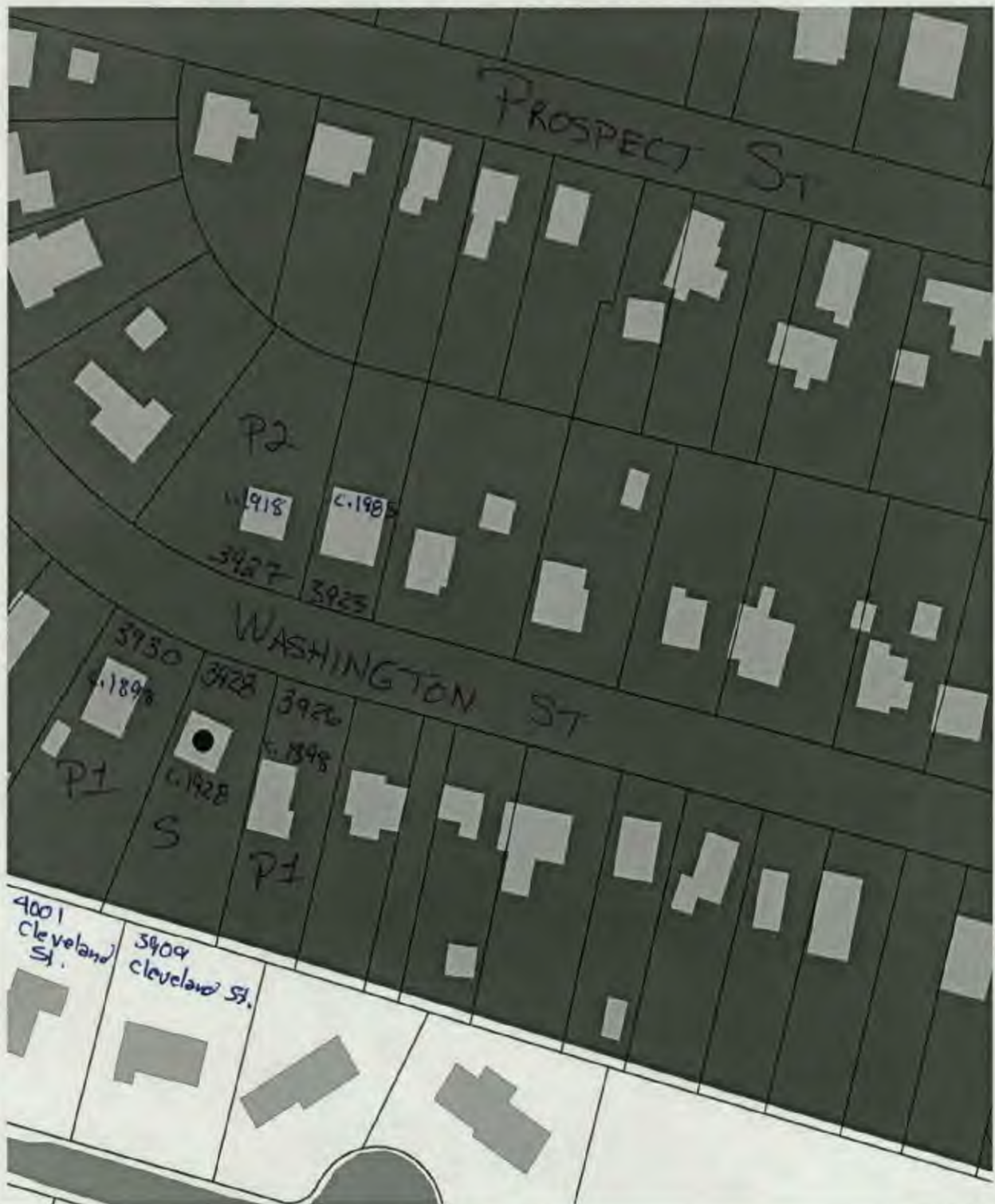


### SURVEYOR'S CERTIFICATE

HEREBY STATE THAT THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED METHODS AND THAT THE IMPROVEMENTS APPEAR TO LIE WITHIN FLOOD ZONE C. FLOOD CERTIFICATION IS RECOMMENDED TO DETERMINE THE EXACT FLOOD ELEVATION AND FLOOD ZONE. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAN DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES WHICH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR BEING INSURED. THIS PLAN IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN.

24


# 3928 WASHINGTON STREET, KENSINGTON HISTORIC DISTRICT



**Notice:**  
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 Copyright ©1998

Casual User Application

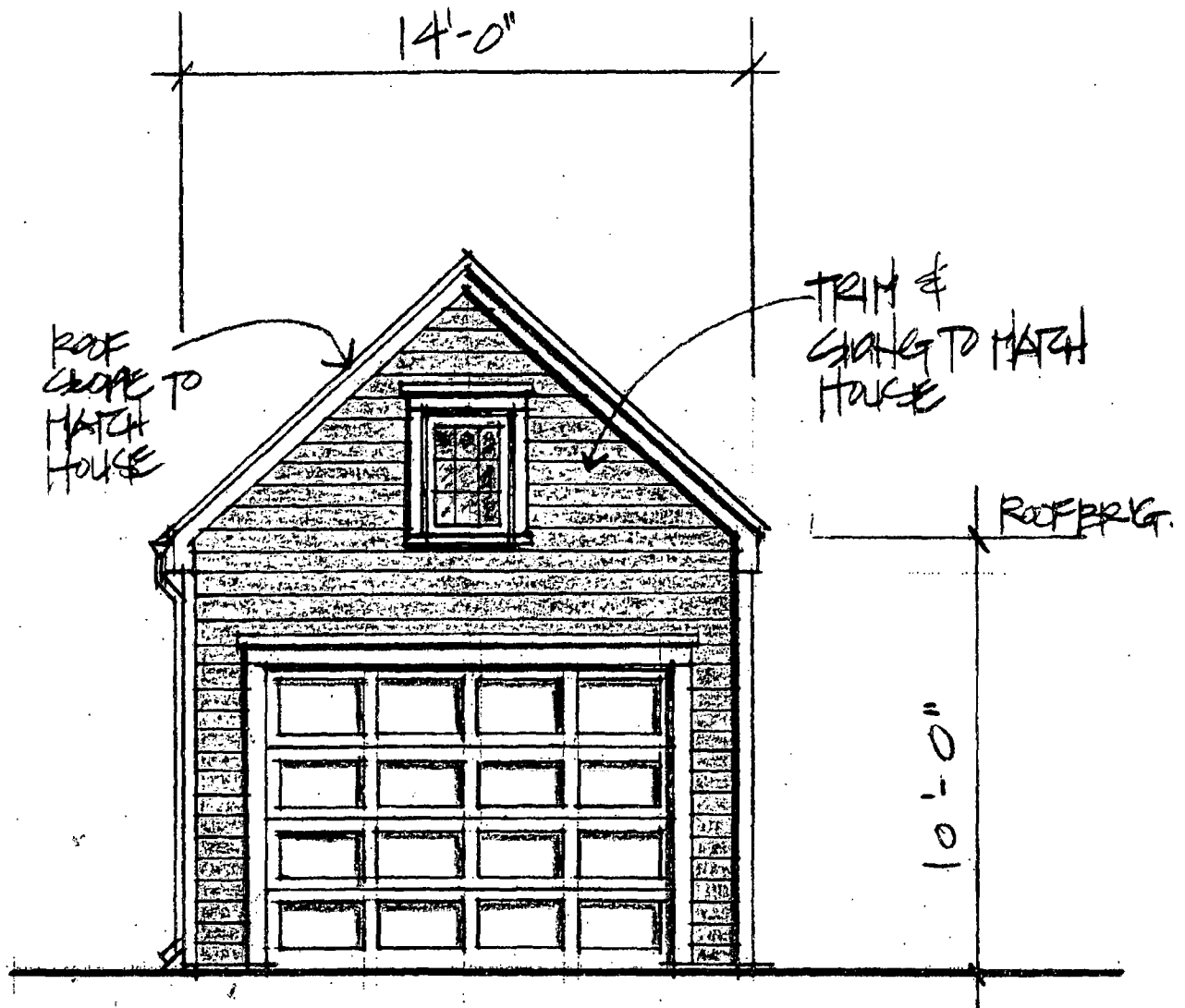



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 1717 Georgia Avenue - Silver Spring, Maryland 20910-1717

25

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

<p><b>Owner's mailing address</b>                  MICHAEL + MICHELLE NOYES                  3928 WASHINGTON STREET                  KENSINGTON, MD 20895</p>	<p><b>Owner's Agent's mailing address</b>                  RICHARD S. ROSEN, MA                  8910 HIBB AVENUE                  GLENE SPRING MD 20910</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Reid + Nancy Collins                  3926 Washington Street                  Kensington, Md. 20895</p>	<p>John Schwabe                  3930 Washington Street                  Kensington, Md. 20895</p>
<p>Paul + Cynthia Andreason                  3927 Washington Street                  Kensington, Md. 20895</p>	<p>Richard + Mary Strachan                  3925 Washington Street                  Kensington, Md. 20895</p>
<p>Mr. + Mrs. Mark Shank                  3909 Cleveland Street                  Kensington, Md. 20895</p>	<p>James Shelhamer +                  Ruth Whiteside                  4001 Cleveland Street                  Kensington, Md. 20895</p>



ELEVATION - PROPOSED NEW GARAGE  
 SCALE: 1/4" = 1'-0"

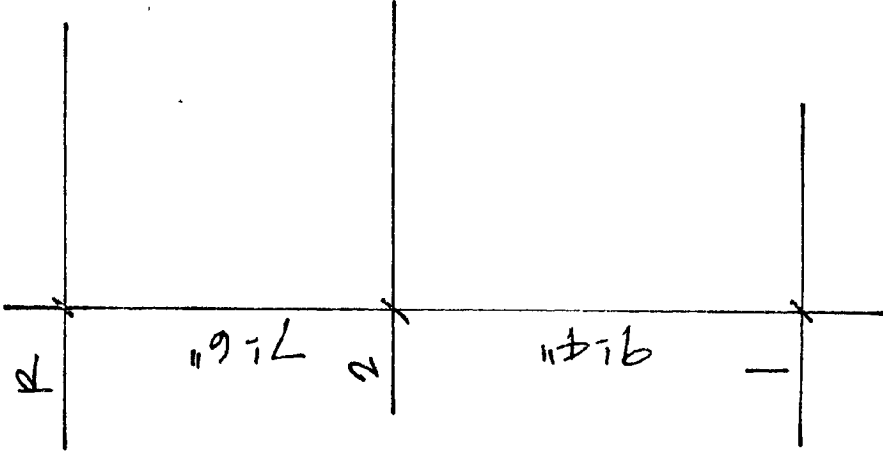
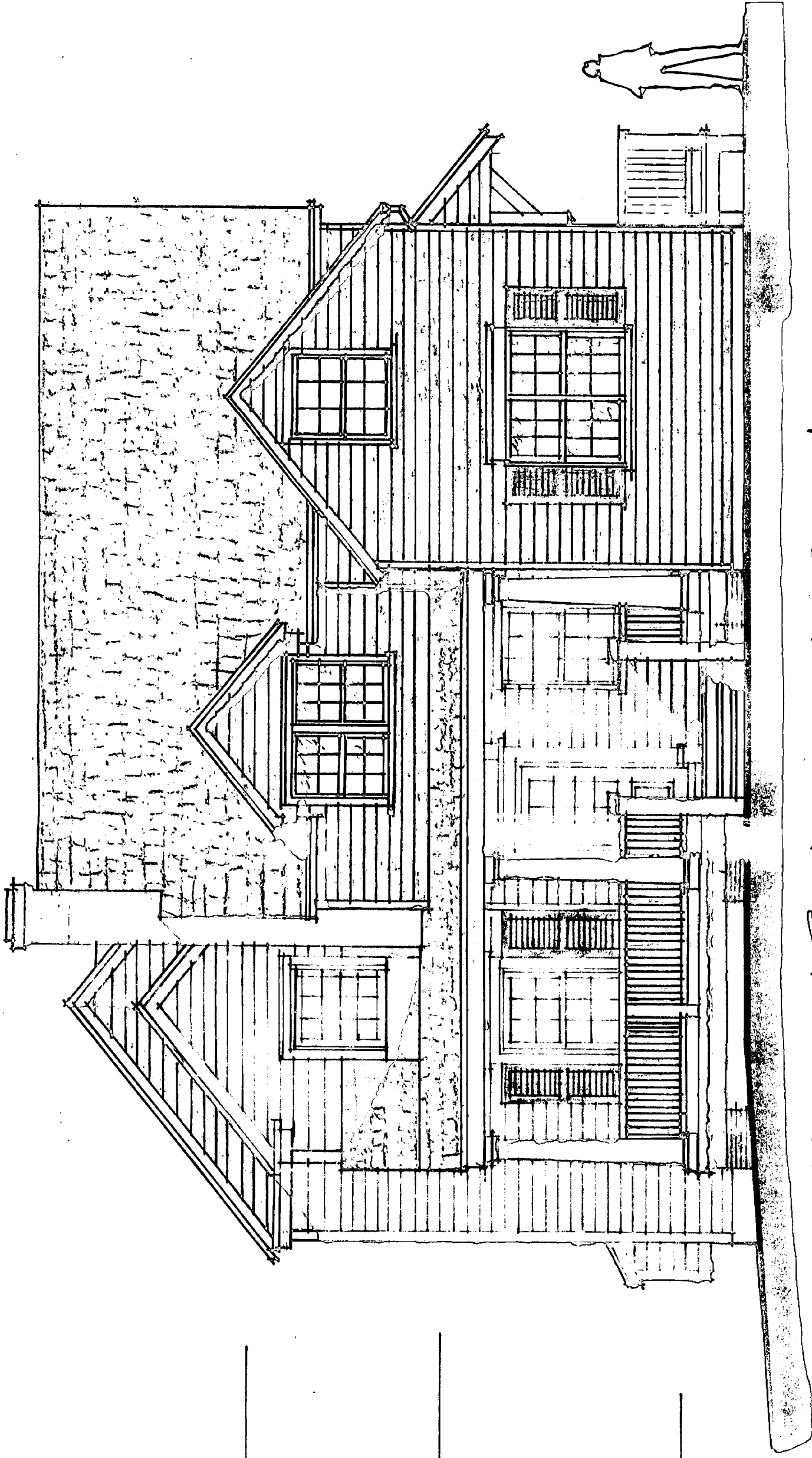
**NOYES RESIDENCE-ADDITION/RENOVATION**

3928 Washington Street Kensington, MD 20895

RICHARD S. ROSEN, AIA ARCHITECT

8910 Third Avenue Silver Spring, Maryland 20910

301.588.6821 P 301.588.0240 F [rosenaia@earthlink.net](mailto:rosenaia@earthlink.net)



FRONT ELEVATION

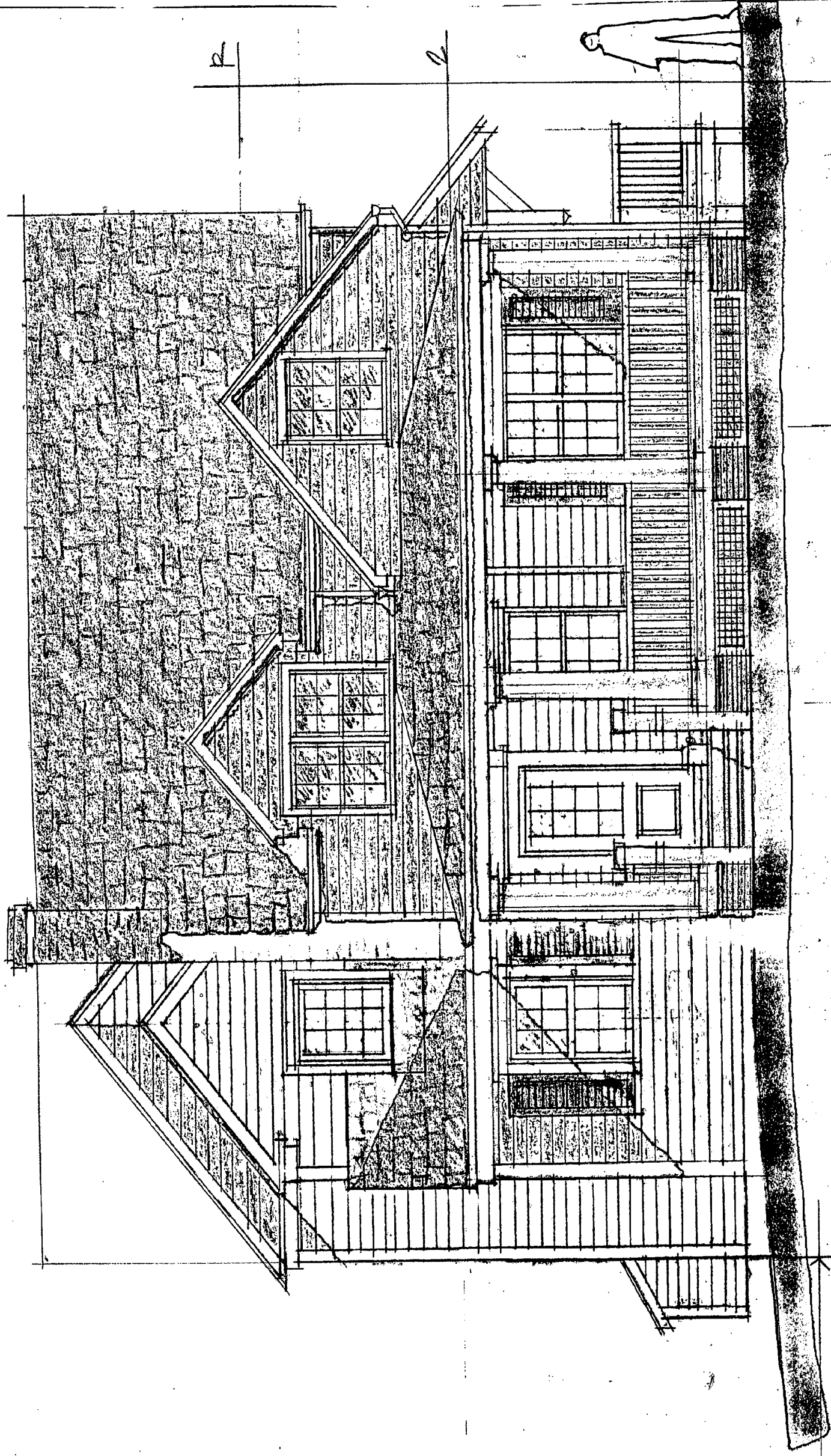
SCALE:

1/4" = 1'-0"

OPTION 'B'

RICHARD S. ROSEN, AIA ARCHITECT  
 8910 Third Avenue Silver Spring, Maryland 20910  
 301.588.6821 P 301.588.0240 F rrosenaia@earthlink.net

NOYES RESIDENCE-ADDITION/RENOVATION  
 3928 Washington Street Kensington, MD 20895



PROPOSED FRONT ELEVATION

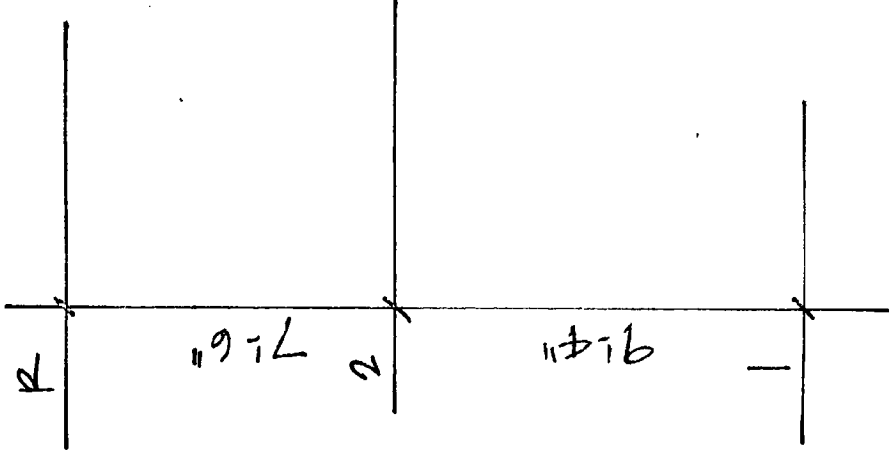
SCALE

1/4" = 1'-0"

**RICHARD S. ROSEN, AIA ARCHITECT**  
8910 Third Avenue Silver Spring, Maryland 20910  
301.588.6821 P 301.588.0240 F [rosenaia@earthlink.net](mailto:rosenaia@earthlink.net)

*OPTION A*

**NOYES RESIDENCE-ADDITION/RENOVATION**  
3928 Washington Street Kensington, MD 20895



FRONT ELEVATION

SCALE:

1/8" = 1'-0"

OPTION 'B'

RICHARD S. ROSEN, AIA ARCHITECT  
 8910 Third Avenue Silver Spring, Maryland 20910  
 301.588.6821 P 301.588.0240 F rrosenaia@earthlink.net

NOYES RESIDENCE-ADDITION/RENOVATION  
 3928 Washington Street Kensington, MD 20895





3928 Washington St.











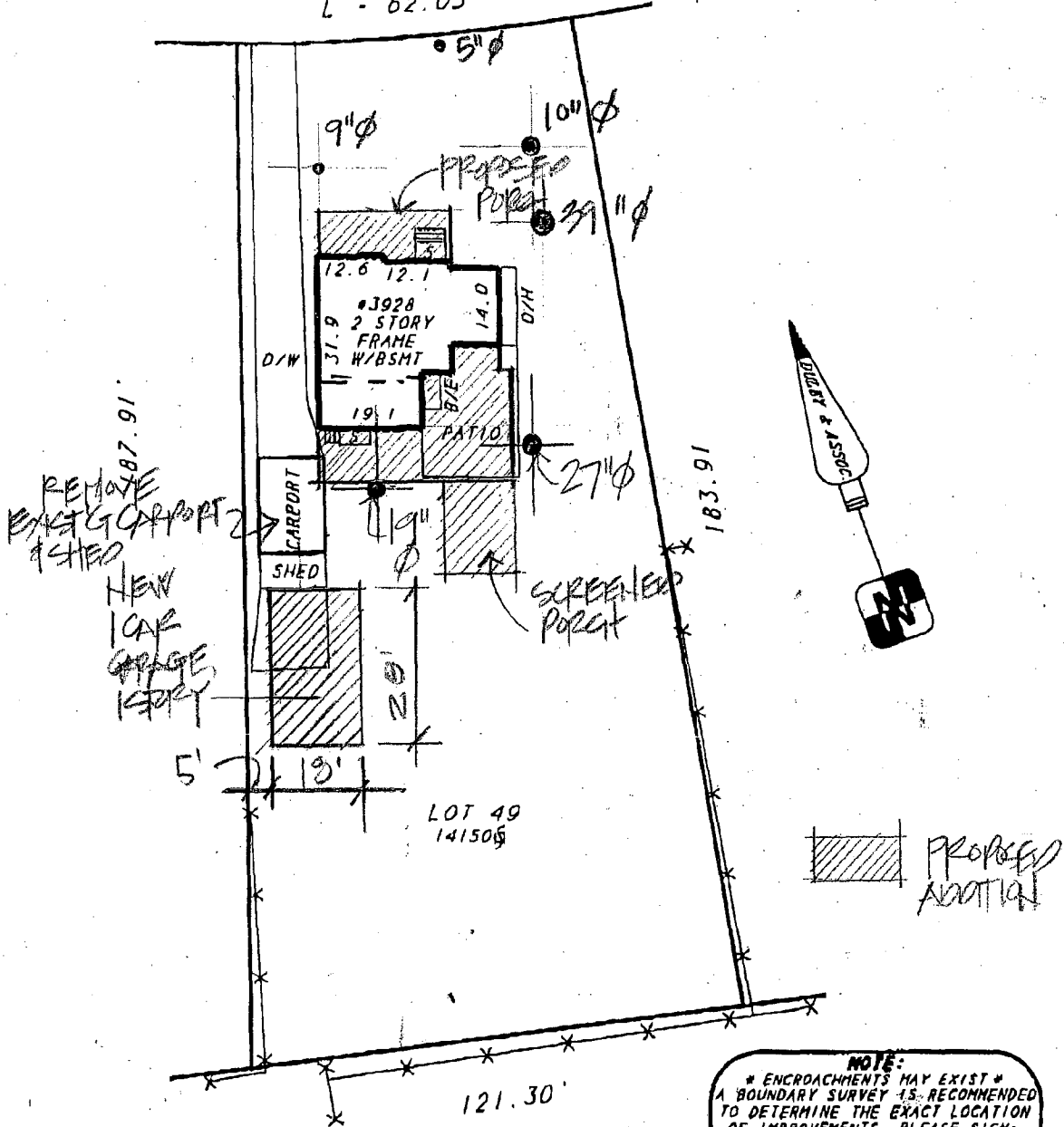
# WASHINGTON STREET

LOT COVERAGE:

$$\frac{2,376 \text{ S.F.}}{14,150 \text{ S.F.}} = 16.8\%$$

WTAREA

R = 395.00  
L = 62.05



**NOTE:**  
\* ENCROACHMENTS MAY EXIST \*  
A BOUNDARY SURVEY IS RECOMMENDED TO DETERMINE THE EXACT LOCATION OF IMPROVEMENTS. PLEASE SIGN:

**LOCATION SURVEY OF:**  
#3928 WASHINGTON STREET  
LOT 49 BLOCK 13  
KENSINGTON PARK  
PLAT BOOK B PLAT 4  
MONTGOMERY COUNTY, MD

SCALE: 1"=30'      DATE: 5-31-2002

A LAND SURVEYING AND DESIGN COMPANY

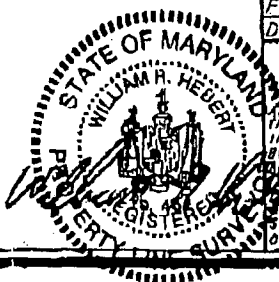
**DULEY AND ASSOCIATES, INC.**  
SERVING D.C., MD., VA.

HOUSE LOCATION SURVEYS  
BOUNDARY SURVEYS - ALTA SURVEYS  
TOPOGRAPHIC SURVEYS - SITE PLANS

8450 PENNSYLVANIA AVE.  
UPPER MARLBOR, MD. 20998

PHONE: 301-888-1111      FAX: 301-888-1114  
PHONE: 1-888-89-DULEY      FAX: 1-888-85-DULEY

CASE # PJS020J34  
COHEN  
FILE # 022973-308  
DRAWN BY: WRH

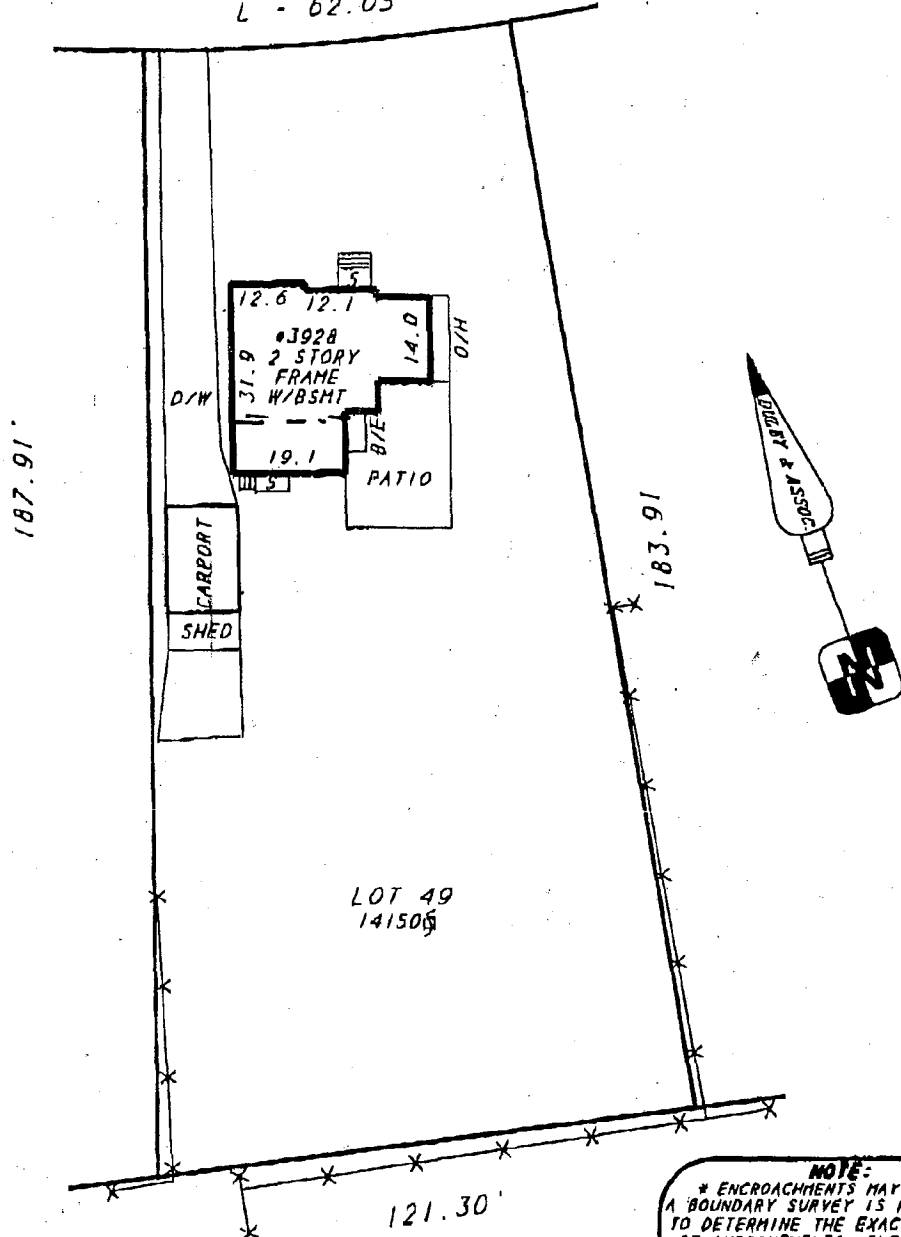


**SURVEYOR'S CERTIFICATE**

HEREBY STATE THAT THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED METHODS AND THAT THE IMPROVEMENTS APPEAR TO LIE WITHIN FLOOD ZONE C. FLOOD CERTIFICATION IS RECOMMENDED TO DETERMINE THE EXACT FLOOD ELEVATION AND FLOOD ZONE. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES. SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING OF THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE RECORD WAS FURNISHED TO OR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD, BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN.

# WASHINGTON STREET

R - 395.00  
L - 62.05



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 TO DETERMINE THE EXACT LOCATION  
 OF IMPROVEMENTS. PLEASE SIGN:

### LOCATION SURVEY OF:

#3928 WASHINGTON STREET  
 LOT 49 BLOCK 13  
 KENSINGTON PARK  
 PLAT BOOK B PLAT 4  
 MONTGOMERY COUNTY, MD

SCALE: 1"=30'

DATE: 5-31-2002

### A LAND SURVEYING AND DESIGN COMPANY



**DULEY  
 AND  
 ASSOCIATES, INC.**  
 SERVING D.C. M.D. VA.



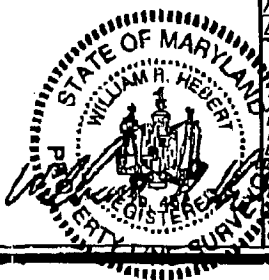
HOUSE LOCATION SURVEYS  
 BOUNDARY SURVEYS - ALTA SURVEYS  
 TOPOGRAPHIC SURVEYS - SITE PLANS

8450 PENNSYLVANIA AVE.  
 UPPER MARLBOR, MD. 20978

PHONE: 301-888-1111  
 PHONE: 1-888-89-DULEY

FAX: 301-888-1114  
 FAX: 1-888-65-DULEY

CASE # PJS020334  
 COHEN  
 FILE # 022973-J08  
 DRAWN BY: WRH



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JULY 12, 2004

P: TANIA TULLY

FAX: 301 963-3412

RE 3928 WASHINGTON STREET  
KENSINGTON, MD

FROM: RICH ROSEN

TANIA: HERE ARE DIAGRAMS FOR  
THE TWO PORCHES.

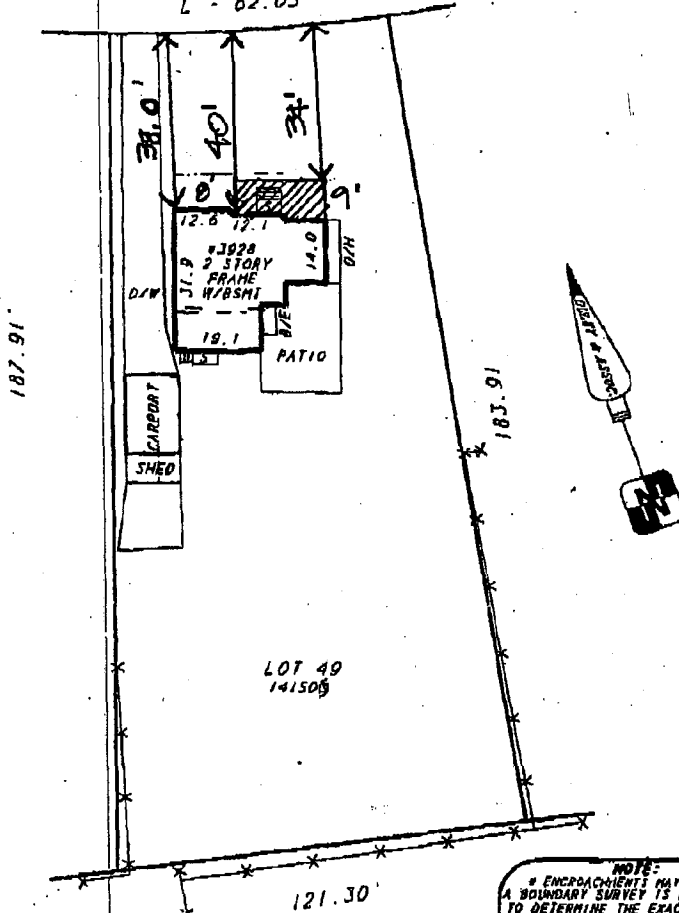
PLEASE CALL WITH QUESTIONS.

RICH ROSEN

WASHINGTON STREET

ATTN: 'B'

R = 395.00  
L = 62.05



**NOTE:**  
ENCROACHMENTS MAY EXIST. A BOUNDARY SURVEY IS RECOMMENDED TO DETERMINE THE EXACT LOCATION OF IMPROVEMENTS. PLEASE SIGN.

LOCATION SURVEY OF:

#3928 WASHINGTON STREET  
LOT 49 BLOCK 13  
KENSINGTON PARK  
PLAT BOOK B PLAT 4  
MONTGOMERY COUNTY, MD

SCALE: 1"=30' DATE: 5-31-2002

CASE # PJS020339  
COHEN  
FILE # 022073-309  
DRAWN BY WRH

A LAND SURVEYING AND DESIGN COMPANY



HOUSE LOCATION SURVEYS  
BOUNDARY SURVEYS - ALTA SURVEYS  
TOPOGRAPHIC SURVEYS - SITE PLANS

9458 PENNSYLVANIA AVE.  
UPPER MARLBORO, MD. 20785

PHONE: 301-888-1111 FAX: 301-888-1166  
PHONE: 1-888-63-DULEY FAX: 1-888-63-DULEY

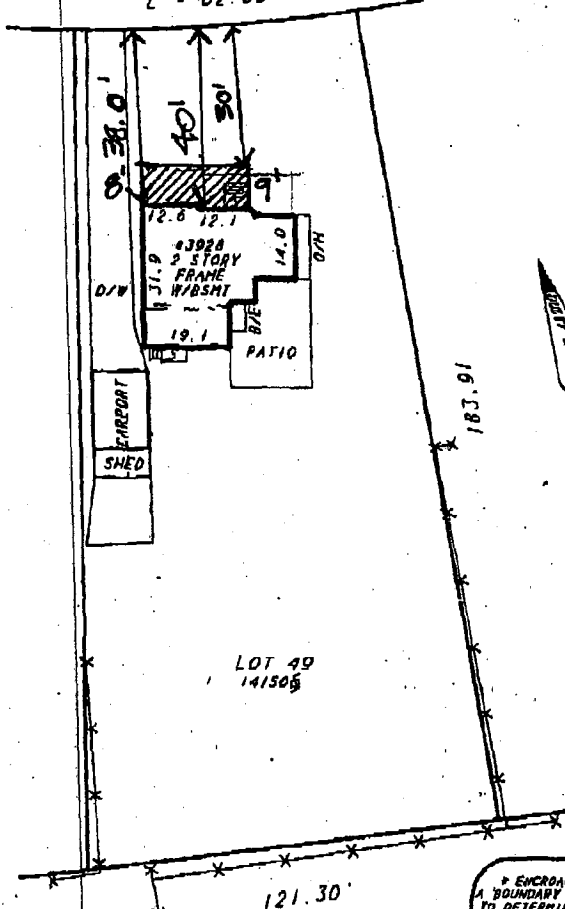


**SURVEYOR'S CERTIFICATE**

I HEREBY STATE THAT THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED METHODS AND THAT THE IMPROVEMENTS APPEAR TO LIE WITHIN FLOOD ZONE C. THIS CERTIFICATION IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY EASES, BUILDINGS, OR OTHER IMPROVEMENTS. THIS PLAN DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES. ACCURATE IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAN IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LEGEND OF A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1" = 30'. NO TITLE REPORT HAS BEEN DONE BY THIS SURVEYOR. THIS DRAWING IS SUBJECT TO ALL NOTES, RESTRICTIONS AND EXCEPTS OF RECORD, BUILDING OR PLANNING DEPARTMENT. THIS DRAWING IS NOT TO BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN.

# WASHINGTON STREET

R - 395.00  
L - 62.05

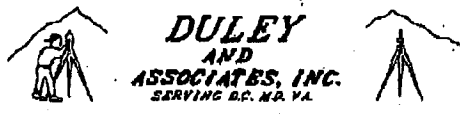


LOT 49  
141506

**NOTE:**  
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A BOUNDARY SURVEY IS RECOMMENDED  
TO DETERMINE THE EXACT LOCATION  
OF IMPROVEMENTS. PLEASE SIGN:

**LOCATION SURVEY OF:**  
#3928 WASHINGTON STREET  
LOT 49 BLOCK 13  
KENSINGTON PARK  
PLAT BOOK B PLAT 4  
MONTGOMERY COUNTY, MD

A LAND SURVEYING AND DESIGN COMPANY



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BOUNDARY SURVEYS - ALTA SURVEYS  
TOPOGRAPHIC SURVEYS - SITE PLANS

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UPPER MARLBORO, MD 20778

PHONE: 301-888-1111 FAX: 301-888-1114  
PHONE: 1-888-88-DULEY FAX: 1-888-88-DULEY

SCALE: 1"=30' DATE: 5-31-2002

CASE # PJS020334  
CONEN  
FILE # 022973-308  
DRAWN BY: WRH



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July 12, 2004

P. TANIA TULLY

FAX: 301 963-3412

RE 3928 WASHINGTON STREET  
KENSINGTON, MD

FROM: RICH ROSEN

TANIA: HERE ARE DIAGRAMS FOR  
THE TWO PORCHES.

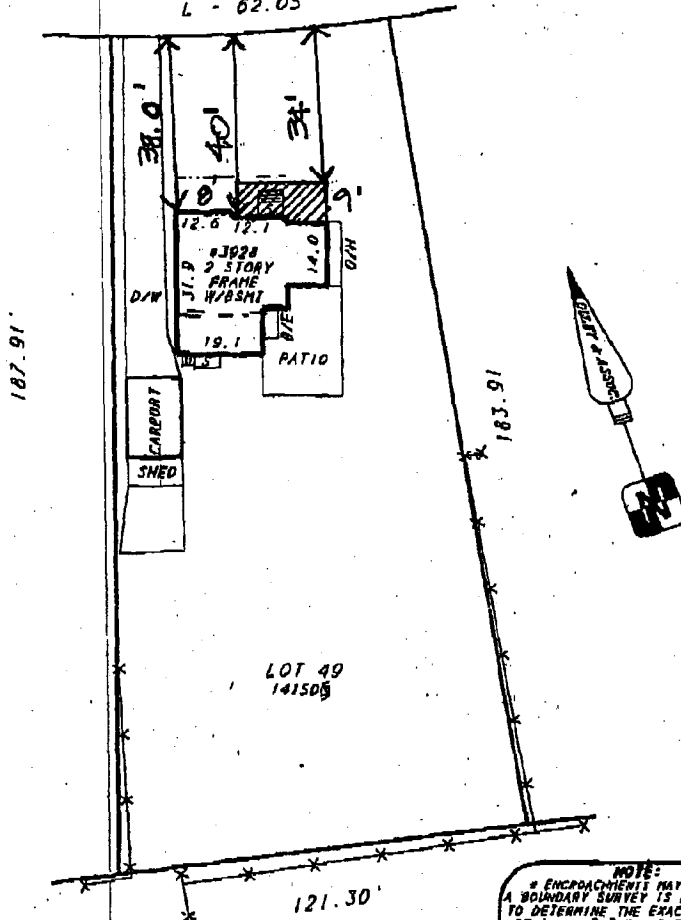
PLEASE CALL WITH QUESTIONS.

RICH ROSEN

# WASHINGTON STREET

## ATTN: 'B'

R - 395.00  
L - 62.05



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 KENSINGTON PARK  
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 MONTGOMERY COUNTY, MD

SCALE: 1"=30' DATE: 5-31-2002

CASE # PJS020339  
 COHEN  
 FILE # 022073-308  
 DRAWN BY: WRN

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PHONE: 301-888-1111  
 PHONE: 1-888-85-DULEY

FAX: 301-888-1114  
 FAX: 1-888-85-DULEY

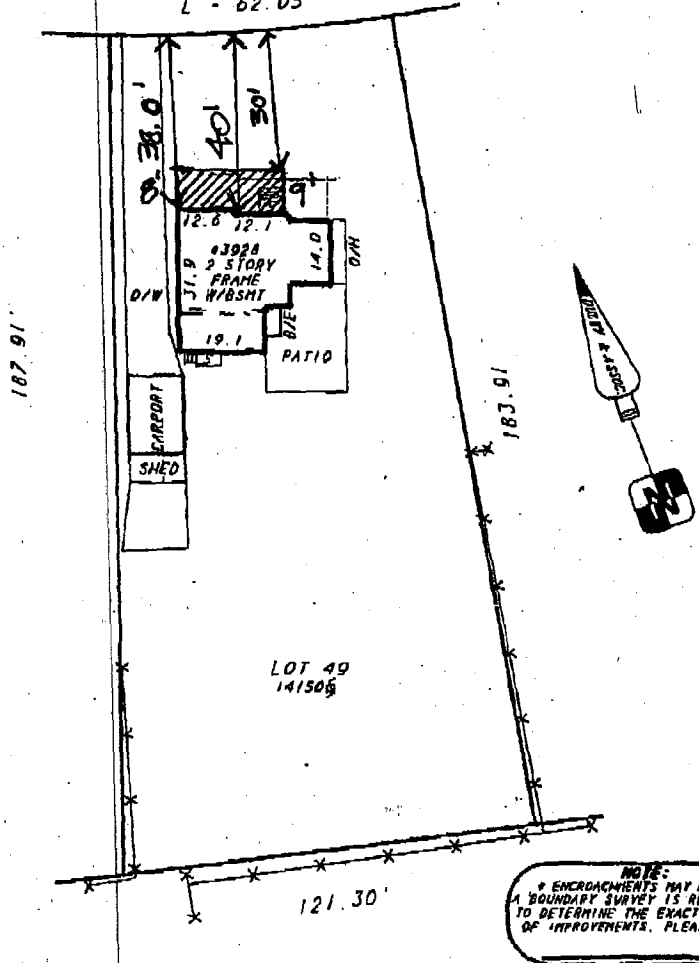


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# WASHINGTON STREET ALPHA

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L - 62.05



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LOT 49 BLOCK 13  
KENSINGTON PARK  
PLAT BOOK B PLAT 4  
MONTGOMERY COUNTY, MD

SCALE: 1"=30' DATE: 5-31-2002

CASE # PJS020334  
COHEN  
FILE # 022973-308  
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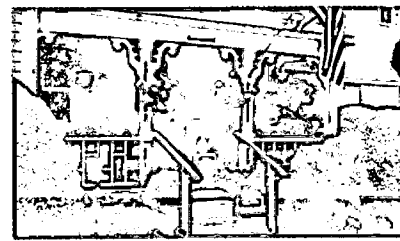
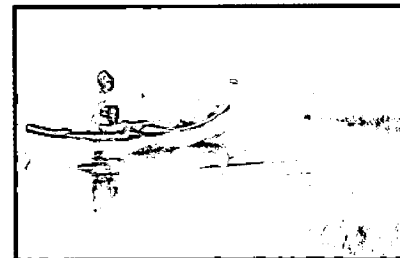
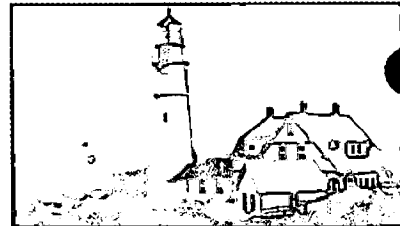
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SPECIFY NUMBER OF PRINTS OR ENLARGEMENTS DESIRED OPPOSITE  
 NEGATIVE NUMBER. **IMPORTANT: PLEASE DO NOT CUT NEGATIVES**

**FOR REGULAR PRINTS**

0	0A	8	8A	16	16A	24	24A	32	32A
1	1A	9	9A	17	17A	25	25A	33	33A
2	2A	10	10A	18	18A	26	26A	34	34A
3	3A	11	11A	19	19A	27	27A	35	35A
4	4A	12	12A	20	20A	28	28A	36	36A
5	5A	13	13A	21	21A	29	29A	37	37A
6	6A	14	14A	22	22A	30	30A	38	38A
7	7A	15	15A	23	23A	31	31A	39	39A

**SPECIAL INSTRUCTIONS**

**FOR ENLARGEMENTS**

NEG. NO.	QUANT.	SIZE

Date \_\_\_\_\_ Subject \_\_\_\_\_

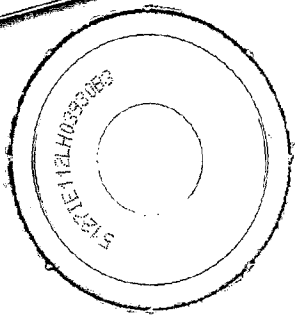




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Site Visit June 14, 2004



**Tully, Tania**

---

**From:** Tully, Tania  
**Sent:** Thursday, June 03, 2004 5:08 PM  
**To:** 'rosenaia@earthlink.net'  
**Subject:** 3928 Washington Street/Noyes Residence

Mr. Rosen-

It was a pleasure meeting with you today. I did some checking and have the answers I promised.

- As a Secondary Resource it is considered contributing to the district rather than outstanding as the Primary Resources are considered. This means that design review focuses on form, massing, and scale of the resource as well as with compatibility with the district as a whole rather than focusing on specific architectural details.
- Because of the proposed front porch and potential lot coverage issues I recommend you come in for a preliminary consultation in front of the Commission.
- The house was constructed c. 1928. ~~X~~ — b/w 1935 + 1941 (King Maps)

For the preliminary consultation you will continue to work with me and need not drop an application at DPS. I would like to go ahead and schedule a site visit for either the week of the 14th or 21st. Let me know which days could work for you.

Sincerely,  
Tania Tully

Tania Georgiou Tully  
Historic Preservation Planner  
Montgomery County Department of Park and Planning  
Historic Preservation Section  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 (fax)  
[www.mc-mncppc.org](http://www.mc-mncppc.org)

MTg  
6/15  
@ 11:30  
on site ✓  
discussed with  
July 14 for Prelim

## Tully, Tania

---

**From:** Tully, Tania  
**Sent:** Monday, June 21, 2004 1:49 PM  
**To:** 'rrosenaia@earthlink.net'  
**Subject:** 3928 Washington Street

Mr. Rosen -

After we spoke last week I met with the staff supervisor for definitive clarification on the treatment of Secondary Resources in Kensington. The *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6* states the following in the section on the HAWP process:

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

Based on this clarification a preliminary consultation is not necessary. I recommend filing for a HAWP for the July 14 meeting. The Application deadline is Wednesday, June 23 at 3pm. The applications should be filed at DPS in Rockville at the information desk on the 2nd floor.

None of the advice I have given you is changed except for the emphasis on lot coverage and the likely denial of the front porch. Based on discussions with other staff I believe that the information you were going to bring to the Preliminary mtg should suffice to receive an approval. I am available most of the day tomorrow if you wish to come in for a brief consultation.

I apologize for the mixed messages, but the final clarification is certainly in your clients favor.  
Sincerely,

Tania Georgiou Tully  
Historic Preservation Planner  
Montgomery County Department of Park and Planning  
Historic Preservation Section  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 (fax)  
[www.mc-mncppc.org](http://www.mc-mncppc.org)

Mike

3928 Washington St - Kensington #D - Noyes

new garage in rear  
rear addition on ~~the~~ house  
covered porch on front  
2 tree removals -

Secondary Resumed

per screen porch enclosed - 1968  
c.

1968 BR add.

adding side entry stoop

asphalt -  
concrete steps



lot coverage  
for vegetables

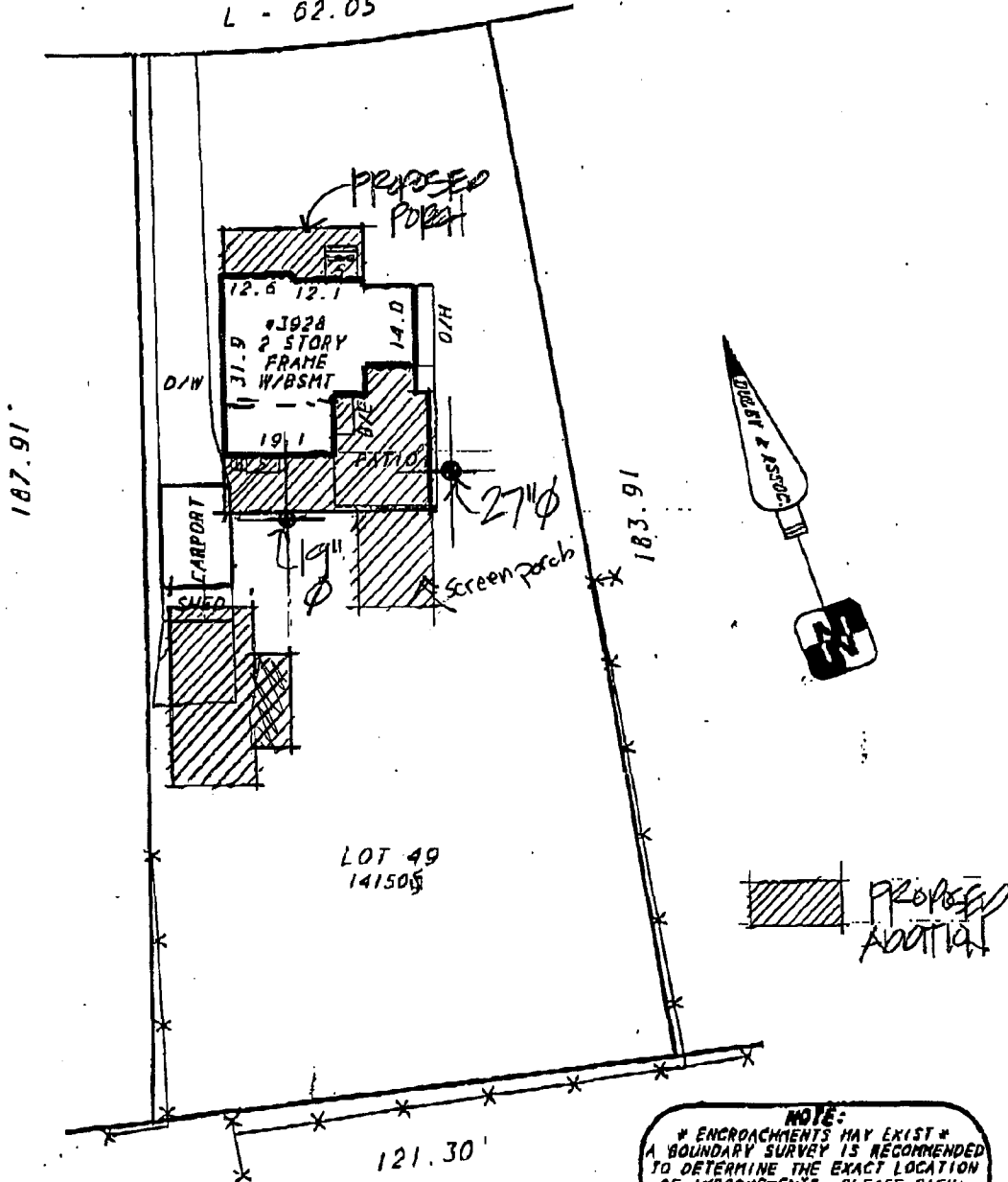
# porch  
# problem?

on Klinge in 1941  
not in 1935



# WASHINGTON STREET

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 LOT 49 BLOCK 13  
 KENSINGTON PARK  
 PLAT BOOK B PLAT 4  
 MONTGOMERY COUNTY, MD

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