

31/06-05G 3942 Washington St
Kensington Historic District



Date: June 10, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Tully, ^{TAT} Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit #383978

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. Staff must approve any proposal regarding the historic siding that includes anything other than repair or replacement in kind.
2. Staff must approve the profile of any replacement wood siding.
3. The replacement dormer window will be wood, true-divided light, single pane, and match existing dormer windows in window type, light configuration, and muntin profile.
4. All new windows and doors will be wood, true- or simulated-divided light windows (where applicable).
5. Staff must approve any proposal regarding the historic windows that includes anything other than repair and rehabilitation.
6. The new window on the east elevation should match the existing dormer windows.
7. The porch rail design is approved.
8. The applicants reconsider the design of the rear dormer window - perhaps something more simple.

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: Hal & Annie Frazier

Address: 3942 Washington Street, Kensington

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

Tully, Tania

From: Tully, Tania
Sent: Saturday, July 02, 2005 11:58 PM
To: Jefferson C. Knapp, pbd
Subject: RE: <http://www.lincolnwindows.com/>; <http://www.marvin.com/>

For Marvin either the Wood Ultimate Double Hung simulated divided lights will work for the new windows. The replacement window in the dormer has to be true divided light and be an exact replica of one of the other dormer windows.

For Lincoln, wood exterior, simulated divided light double hung windows will work too.

Send me the drails on what you choose.
-Tania

-----Original Message-----

From: Jefferson C. Knapp, pbd [mailto:jefferson@knappworks.com]
Sent: Fri 7/1/2005 9:24 AM
To: Tully, Tania
Cc:
Subject: <http://www.lincolnwindows.com/>; <http://www.marvin.com/>

Tania-

It seems to be getting harder to find wood exterior finish windows...

We have narrowed the search to either Lincoln or Marvin. They both make wood exterior double hung & casement w/ simulated divided lites. I would prefer the Marvin, but I'm not sure the budget will allow the cost.

I have provided links to both sites above and was hoping you could check them out to see if you agree will either/both for the Frazier Residence 3942 Washington Street, Kensington.

Thanks again for your time & help.

**Best
Jeff**

Jefferson C. Knapp, pbd
President
Knappworks, LLC
P.O. Box 577

Mclean, VA 22101
202-321-6336
P.O. Box 273
St Michaels, MD 21663
jefferson@knappworks.com

Tully, Tania

From: Tully, Tania
Sent: Monday, June 06, 2005 12:18 PM
To: Jefferson C. Knapp, pbd
Cc: melissa@knappworks.com
Subject: RE: Frazier Residence 3942 Washington Street - Options

Jeff-

The elliptical window is a definite no. I think the windows on the porch are too fancy, but could possibly be approved. As staff I would recommend against them, but not too strongly. I can give copies to the Commisisoners at the worksession before the meeting on Wednesday. It will be discussed.

I hope this helps.

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From: Jefferson C. Knapp, pbd [mailto:jefferson@knappworks.com]
Sent: Mon 6/6/2005 9:28 AM
To: Tully, Tania
Cc: melissa@knappworks.com
Subject: RE: Frazier Residence 3942 Washington Street - Options

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It may be too late for this, and if so, I understand.

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Let me know what you think.

Thanks again for all your help.

Best,

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Jefferson C. Knapp, pbd
President
Knappworks, LLC
202 Briscoe Street
Gaithersburg, MD 20878

Tully, Tania

From: Tully, Tania
Sent: Friday, June 10, 2005 12:11 PM
To: 'Jefferson C. Knapp, pbd'
Subject: RE: Frazier Residence left window

I'm usually ok with waiting, but with staff reports due next week and my wacky schedule between now & then, it may more efficient for you to drop them off so I can squeeze it in between things. If you really want to be here, it'll be Wed before I can schedule an apt.
-Tania

-----Original Message-----

From: Jefferson C. Knapp, pbd [mailto:jefferson@knappworks.com]
Sent: Friday, June 10, 2005 12:06 PM
To: Tully, Tania
Subject: RE: [Norton AntiSpam] RE: [Norton AntiSpam] RE: Frazier Residence left window

Thanks!

I know I need to bring you 3 copies of the 'for permit' drawings for your approval. Is this something you can do while I wait or do I need to leave them for you?

Jeff

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From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
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To: Jefferson C. Knapp, pbd
Subject: [Norton AntiSpam] RE: [Norton AntiSpam] RE: Frazier Residence left window

This looks fine. Go with it!

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From: Jefferson C. Knapp, pbd [mailto:jefferson@knappworks.com]
Sent: Thursday, June 09, 2005 5:35 PM
To: Tully, Tania
Subject: RE: [Norton AntiSpam] RE: Frazier Residence left window

Tania-

Here is per your suggestion - I have raised it as well. The other was per client request.

Jeff

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From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
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To: Jefferson C. Knapp, pbd

Subject: [Norton AntiSpam] RE: Frazier Residence left window

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I think that is fine or even one that is a bit narrower and taller. Why do you have it placed so low?
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To: Tully, Tania

Subject: Frazier Residence left window

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Thanks again for all of your help & time.

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From: Tully, Tania
Sent: Wednesday, June 08, 2005 1:24 PM
To: 'Jefferson C. Knapp, pbd'
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Jeff-

Unless you will be requesting the oval window you do not need to bring anything. I have your drawings in my PowerPoint presentation.

-Tania

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From: Jefferson C. Knapp, pbd [mailto:jefferson@knappworks.com]
Sent: Tuesday, June 07, 2005 2:09 PM
To: Tully, Tania
Subject: RE: Frazier Residence 3942 Washington Street - Options

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Thanks for the input. I do understand your position.

Is there anything I need to bring to the meeting on Wednesday?

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Best,
Jeff

Jefferson C. Knapp, pbd
President
Knappworks, LLC
202 Briscoe Street
Gaithersburg, MD 20878

Tully, Tania

From: Tully, Tania
Sent: Wednesday, June 01, 2005 2:43 PM
To: 'Jefferson C. Knapp, pbd'
Subject: RE: Frazier Residence 3942 Washington Street - Question

Jeff-
Go ahead and send it. If it doesn't make it out with the staff report I can hand it out the night of the meeting.
-Tania

-----Original Message-----

From: Jefferson C. Knapp, pbd [mailto:jefferson@knappworks.com]
Sent: Wednesday, June 01, 2005 2:41 PM
To: Tully, Tania
Subject: RE: Frazier Residence 3942 Washington Street - Question

Tania-

Good point.

Should I send you a drawing of one, just in case - or is it too late?

Thanks again

Jeff

-----Original Message-----

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
Sent: Wednesday, June 01, 2005 11:15 AM
To: Jefferson C. Knapp, pbd
Subject: RE: Frazier Residence 3942 Washington Street - Question

Jeff-

That's fine with us, but you should check with the Department of Building Services (DPS) to make sure they won't require one by code.

-Tania

-----Original Message-----

From: Jefferson C. Knapp, pbd [mailto:jefferson@knappworks.com]
Sent: Wednesday, June 01, 2005 11:13 AM
To: Tully, Tania
Subject: RE: Frazier Residence 3942 Washington Street - Question

Tania-

The home owner is hoping for no railing at all. She believes the house didn't have one originally and would like to restore everything as closely as possible.

Thanks

Jeff

-----Original Message-----

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
Sent: Tuesday, May 31, 2005 10:49 AM
To: Jefferson C. Knapp, pbd
Subject: Frazier Residence 3942 Washington Street - Question

Jeff-

Will there be a new railing installed on the front porch?

-Tania

-----Original Message-----

From: Jefferson C. Knapp, pbd [mailto:jefferson@knappworks.com]
Sent: Sunday, May 29, 2005 5:28 PM
To: Tully, Tania
Cc: melissa@knappworks.com
Subject: Frazier Residence 3942 Washington Street, Kensington

<<...>> <<...>> <<...>> <<...>>

Tania-

Thank you so much for your time last week. It was

nice to meet you and very informative as well.

Attached are the revised elevations we discussed at the meeting.

The full Scope of Work now:

1) addition of rear dormer

2) removal & replacement of gutters & downspout w/ same.

3) removal of asbestos siding to expose original clapboard siding - repair/replace as necessary.

4) repair of rear 'sun porch' - includes new windows to match existing as closely as possible; new rear door; repair/replace rear wood steps; etc.

5) removal of existing asphalt shingles and replace w/ new.

6) replace missing window sashes on right elevation attic dormer w/ new. Match construction & style of other existing dormer windows as closely as possible.

7) remove existing pipe railing & brickwork @ front steps.

8) various structural repairs exposed by the interior demolition work.

If you have any questions or need more information, please do not hesitate to contact me @ 202-321-6336 or jefferson@knappworks.com

Thank you again for your help.

Best regards,

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To: 'Jefferson C. Knapp, pbd'
Cc: melissa@knappworks.com
Subject: RE: Frazier Residence 3942 Washington Street, Kensington

Jeff-
Thank you. It was a pleasure meeting you as well. I'll let you know if I need anything else.
-Tania

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

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From: Jefferson C. Knapp, pbd [jefferson@knappworks.com]
Sent: Wednesday, June 22, 2005 5:29 PM
To: Tully, Tania
Cc: melissa@knappworks.com
Subject: Frazier Residence 3942 Washington Street, Kensington - Dormer windows

Tania-

The owners would like to use the Andersen Window Series 400 w/ the 'Prairie A' grilles for the dormer & rear sunroom windows.

Do you need me to send you some literature on this or do you have it available to you?

Thanks for your help.

**Best
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Left elevation 2.pdf

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Optional Left
Elevation.pdf



Optional Rear
Elevation.pdf

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Opt. Porch Stair
Rail.pdf

Tania-

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Sent: Wednesday, June 01, 2005 2:43 PM
To: Jefferson C. Knapp, pbd
Subject: RE: Frazier Residence 3942 Washington Street - Question

Jeff-

Go ahead and send it. If it doesn't make it out with the staff report I can hand it out the night of the meeting.
-Tania

-----Original Message-----

From: Jefferson C. Knapp, pbd [mailto:jefferson@knappworks.com]
Sent: Wednesday, June 01, 2005 2:41 PM
To: Tully, Tania
Subject: RE: Frazier Residence 3942 Washington Street - Question

Tania-

Good point.

Should I send you a drawing of one, just in case - or is it too late?

Thanks again
Jeff

-----Original Message-----

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
Sent: Wednesday, June 01, 2005 11:15 AM
To: Jefferson C. Knapp, pbd
Subject: RE: Frazier Residence 3942 Washington Street - Question

Jeff-

That's fine with us, but you should check with the Department of Building Services (DPS) to make sure they won't require one by code.
-Tania

-----Original Message-----

From: Jefferson C. Knapp, pbd [mailto:jefferson@knappworks.com]
Sent: Wednesday, June 01, 2005 11:13 AM
To: Tully, Tania
Subject: RE: Frazier Residence 3942 Washington Street - Question

Tania-

The home owner is hoping for no railing at all. She believes the house didn't have one originally and would like to restore everything as closely as possible.

**Thanks
Jeff**

-----Original Message-----

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
Sent: Tuesday, May 31, 2005 10:49 AM
To: Jefferson C. Knapp, pbd
Subject: Frazier Residence 3942 Washington Street - Question

Jeff-

Will there be a new railing installed on the front porch?
-Tania

-----Original Message-----

From: Jefferson C. Knapp, pbd [mailto:jefferson@knappworks.com]
Sent: Sunday, May 29, 2005 5:28 PM
To: Tully, Tania
Cc: melissa@knappworks.com
Subject: Frazier Residence 3942 Washington Street, Kensington

<<...>> <<...>> <<...>> <<...>>

Tania-

Thank you so much for your time last week. It was nice to meet you and very informative as well. Attached are the revised elevations we discussed at the meeting.

The full Scope of Work now:

- 1) addition of rear dormer**
- 2) removal & replacement of gutters & downspout w/ same.**
- 3) removal of asbestos siding to expose original clapboard siding - repair/replace as necessary.**
- 4) repair of rear 'sun porch' - includes new windows to match existing as closely as possible; new rear door; repair/replace rear wood steps; etc.**

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- 6) replace missing window sashes on right elevation attic dormer w/ new. Match construction & style of other existing dormer windows as closely as possible.**

- 7) remove existing pipe railing & brickwork @ front steps.**
- 8) various structural repairs exposed by the interior demolition work.**

If you have any questions or need more information, please do not hesitate to contact me @ 202-321-6336 or jefferson@knappworks.com

Thank you again for your help.

Best regards,

Jeff

Jefferson C. Knapp, pbd
President
Knappworks, LLC
202 Briscoe Street
Gaithersburg, MD 20878

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To: Tully, Tania
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Subject: Frazier Residence 3942 Washington Street, Kensington



Frazier Front
Elevation.pdf



Frazier Right
Elevation.pdf



Frazier Left
Elevation.pdf



Frazier Rear
Elevation.pdf

<<...>> <<...>> <<...>> <<...>>

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Jefferson C. Knapp, pbd
President
Knappworks, LLC
202 Briscoe Street
Gaithersburg, MD 20878

Tully, Tania

From: Tully, Tania
Sent: Thursday, June 23, 2005 9:44 AM
To: 'Jefferson C. Knapp, pbd'
Cc: melissa@knappworks.com
Subject: RE: Frazier Residence 3942 Washington Street, Kensington - Dormer windows

Jeff-

I can get the specs online, but need some more info.

Tilt Wash or Woodwright? The Tilt-wash appears to be a clad product.

Would they have the permanent interior & exterior grilles with the aluminum spacer?

Which muntin width? - 3/4" or 7/8"

The glazing should not be tinted.

Well, now that I've asked these questions and looking carefully at the site I'm realizing that unless I am missing some information, the Andersen 400 series will not work because "Exterior outer frame members are covered with a preformed rigid vinyl PVC cladding (Perma-Shield®), Sash exterior is made from patented Fibrex® material (high-tech composite). The Commission approved wood.

I'll take a look at the next option.

Thanks,
Tania

-----Original Message-----

From: Jefferson C. Knapp, pbd [mailto:jefferson@knappworks.com]
Sent: Wednesday, June 22, 2005 5:29 PM
To: Tully, Tania
Cc: melissa@knappworks.com
Subject: Frazier Residence 3942 Washington Street, Kensington - Dormer windows

Tania-

The owners would like to use the Andersen Window Series 400 w/ the 'Prairie A' grilles for the dormer & rear sunroom windows.

Do you need me to send you some literature on this or do you have it available to you?

Thanks for your help.

Best

Jeff

Jefferson C. Knapp, pbd
President
Knappworks, LLC
202 Briscoe Street

Gaithersburg, MD 20878
202.321.6336
jefferson@knappworks.com

BARN is the Location Code for the "historic barn," CABIN is the "historic cabin," HOUSE is the "Woodlawn Mansion Bldg A," and PKLOT A is "Parking Lot Manor House." I'm not sure when this naming occurs because there are no Location Code designations in Smart Parks for the Red Door Store Historical/Cultural Park even though work has been done inside the house and deli, and on the parking lot.

Purchase Cost

Regarding your description of this field: I don't think it's possible to separate the purchase price of an improvement from the price of the entire property. And I found that purchase information is not always included in the state real property database, especially for transfers that occurred more than 40 years ago.

For the Top 20 properties, I found some purchase price information in the state real property database and some in our (Parks) property database. (These didn't always agree.) In the state database there is valuation information, i.e., the most recent (current) assessed value of the property and the base value (which is the full cash value of the property prior to the most recent assessment).

I met with Rachelli this am to share with her new/revised information for the PPD inventory of historic properties, e.g., square footages, property descriptions, additional properties. She will be going to photograph Oursler/Spencer Farm this week and will email us the images. She also expects to update/finalize the PPD inventory of historic properties by the end of next week. I asked her to send the revised version to you to replace the 2004 version.

I also began going through the GIS layer to ensure that shapes match building outlines and streets and road intersections are correct. I think I'll be able to finish this Thursday.

That's it for now. See you soon. Thanks.
Rosemary

II-6

Local Advisory Panel
Kensington Historic District

LAP members were provided with the HAWPs referenced below during the week of May 26th, 2005 and were asked to provide comment.

RE: 31/06-05G: 3942 Washington Street, Kensington

LAP believes that the proposed rear dormer on the existing primary 1 resource will not detract significantly from the structure, and appears to conform to all applicable guidelines for historic preservation in Kensington.

There is a reference in Staff's report to removal of a chimney. We encourage documentation (i.e., photographically) of the chimney's location and design, in the event that it is restored in the future.

Staff's report outlines substantial exterior restoration efforts to be undertaken by the applicant, which should be applauded



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 855 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
 301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jeff Knapp
 Daytime Phone No.: 202-321-6336

Account No. # 1161301024114
 Name of Property Owner: Hal & Annie Frazier Daytime Phone No.: 301-942-1976
 Address: 3942 Washington St. Kensington Md. 20895
Street Number City Street Zip Code
 Contractor: Knappworks, LLC Phone No.: 202-321-6336
 Contractor Registration No.: #122898
 Agent for Owner: Jeff Knapp Daytime Phone No.: 202-321-6336

LOCATION OF BUILDING/PREMISE

House Number: 3942 Street: Washington St
 Town/City: Kensington Nearest Cross Street: Connecticut
 Lot: 55 Block: 13 Subdivisions: Kensington
 Liber: 15891 Folio: 207 Parcel: Map: KP43 Deed: 548

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wheel/Make Sole Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Dormer

1B. Construction cost estimate: \$ 75,000

1C. If this is a revision of a previously approved active permit, see Permit # 383231

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature]
 Signature of owner or authorized agent

18 MAY 2005
 Date

Approved: with conditions For Chairman, Historic Preservation Commission
 Disapproved: _____ Signature: Julia O'Malley Date: 6/8/05
 Application/Permit No.: 383978 Date Filed: _____ 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:

Existing structure is a 1898 Victorian style home in the Old Town section of Kensington, Maryland. The setting consists of mature trees & landscaping. The home features hardwood floors and beautiful moldings. The high ceilings represent days long past as does the front wrap-around porch. This home has four bedrooms, a walk-up attic and an unfinished basement.

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

This project consists of the interior renovation of a two story home as well as the addition of a rear dormer. All finishes are as described on the related drawings attached. Additional work includes the installation of a new HVAC system, connections to utilities & other related work.

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.

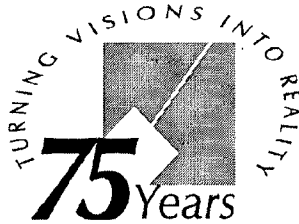
6. TREE SURVEY

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 accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)779-1355).

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.



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: June 10, 2005

MEMORANDUM

TO: Hal & Annie Frazier
3942 Washington Street, Kensington

FROM: ^{TGT} Tania Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #383978

Your Historic Area Work Permit application for rear dormer installation was **Approved with Conditions** by the Historic Preservation Commission at its June 8, 2005 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must **schedule a meeting** with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping). These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

Tully, Tania

From: Jefferson C. Knapp, pbd [jefferson@knappworks.com]
Sent: Monday, June 06, 2005 9:28 AM
To: Tully, Tania
Cc: melissa@knappworks.com
Subject: RE: Frazier Residence 3942 Washington Street - Options

Tania-

The homeowners are asking for the attached changes to the submission.

It may be too late for this, and if so, I understand.

What they want is to change the rear porch window style to match the attic windows instead of the one over one style as submitted. They are also contemplating adding an elliptical feature window to the left side as shown.

Let me know what you think.

Thanks again for all your help.

Best,

Jeff

Jefferson C. Knapp, pbd
President
Knappworks, LLC
202 Briscoe Street
Gaithersburg, MD 20878

Front Elevation



- Rear Elevation -





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Thank you again for your help.

Best regards,

Jeff

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202 Briscoe Street
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Rear Dormer (+)

Outstanding,
Kensington.

Medium

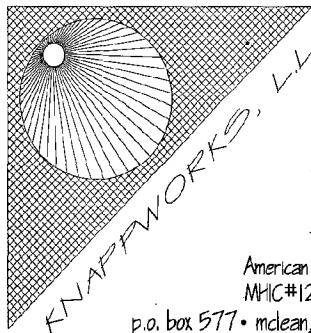
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Hal & Annie Frazier 2811 Jutland Road Kensington, Md. 20895	Owner's Agent's mailing address Knappworks, LLC 202 Briscoe St. Gaithersburg, Md. 20878
Adjacent and confronting Property Owners mailing addresses	
- Please see attached -	

**NEIGHBORS
&
ADDRESSES**



**NEIGHBORS
&
ADDRESSES**



design/build
construction management

Jefferson C. Knapp, P.B.D.
President
jefferson@knappworks.com

American Institute of Building Design



MIC#122898

p.o. box 577 • mclean, va • 22101 • 202-321-6336



255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Jeff Knapp

Daytime Phone No.: 202-321-6336

Tax Account No.: # 1161301024114

Name of Property Owner: Hal & Annie Frazier Daytime Phone No.: 301-942-1976

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Street Number City Street Zip Code

Contractor: Knappworks, LLC Phone No.: 202-321-6336

Contractor Registration No.: # 122898

Agent for Owner: Jeff Knapp Daytime Phone No.: 202-321-6336

LOCATION OF BUILDING/PREMISE

House Number: 3942 Street: Washington

Town/City: Kensington Nearest Cross Street: Connecticut

Lot: 55 Block: 13 Subdivision: Kensington

Liber: 15891 Folio: 207 Parcel: Map: KP43 Deed: 548

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
- Sider
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Dormer

1B. Construction cost estimate: \$ 75,000

1C. If this is a revision of a previously approved active permit, see Permit # 383231

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

13 MAY 2005
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

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- 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 drooping 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.

FRAZIER RESIDENCE
3942 WASHINGTON STREET
KENSINGTON, MARYLAND

HAWP APPLICATION

16 MAY 2005

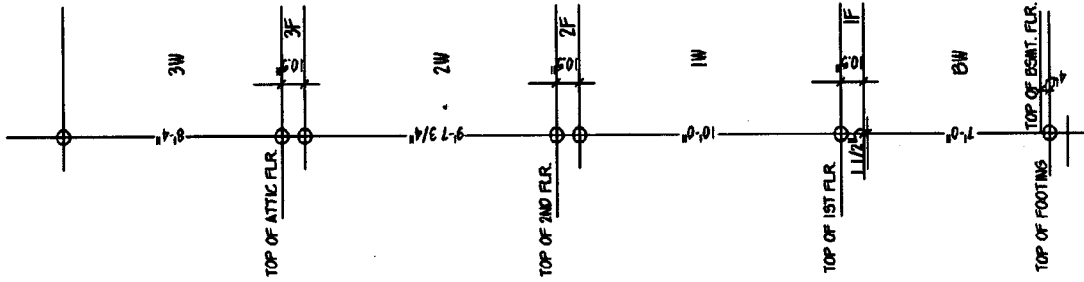
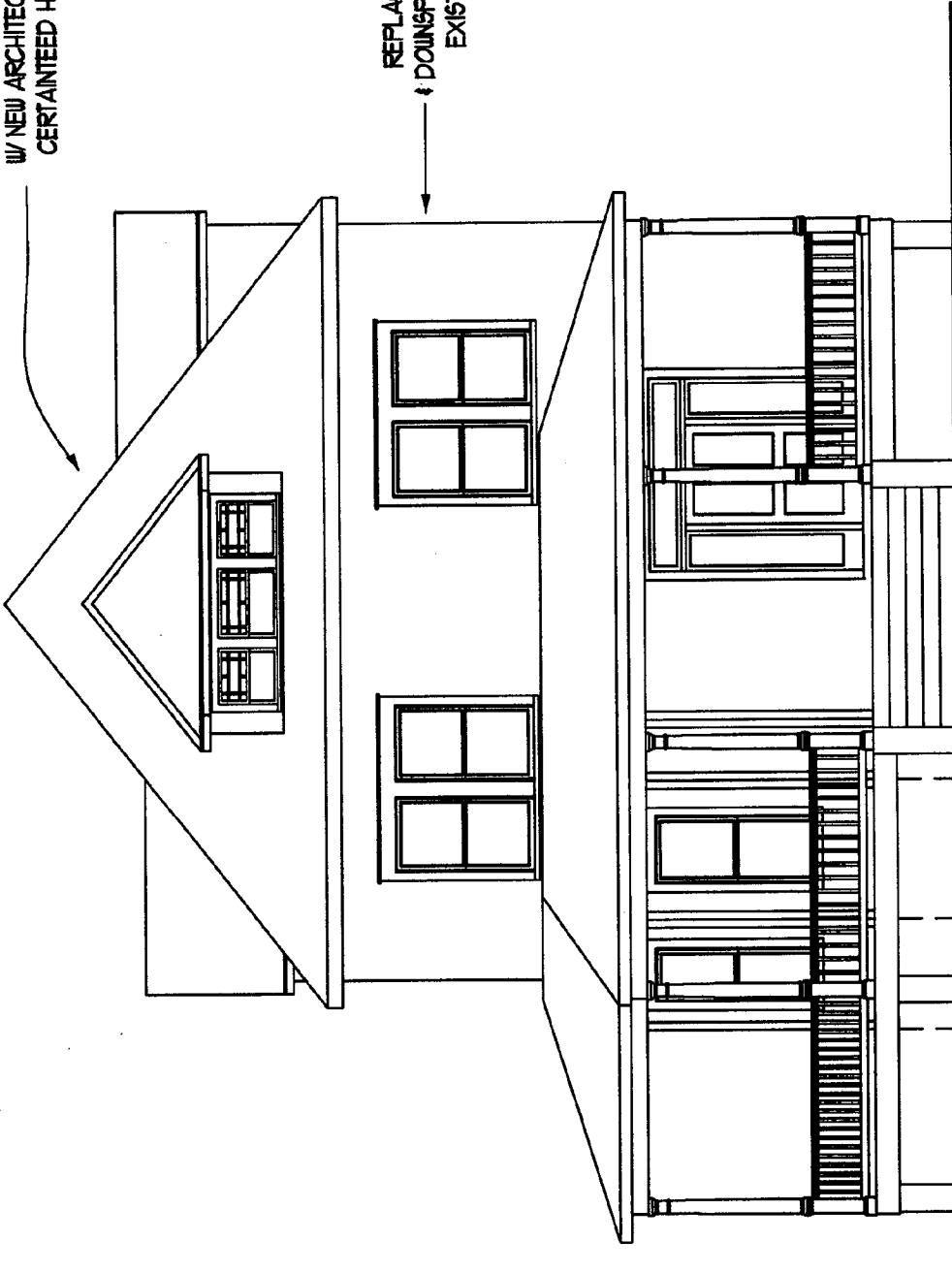


Submitted by
Knappworks, LLC

P 202.321.6336 F 301.330.4250

REPLACE EXISTING ASPHALT SHINGLES
W/ NEW ARCHITECTURAL GRADE 265#
CERTAINTED HORIZONS OR EQUAL.

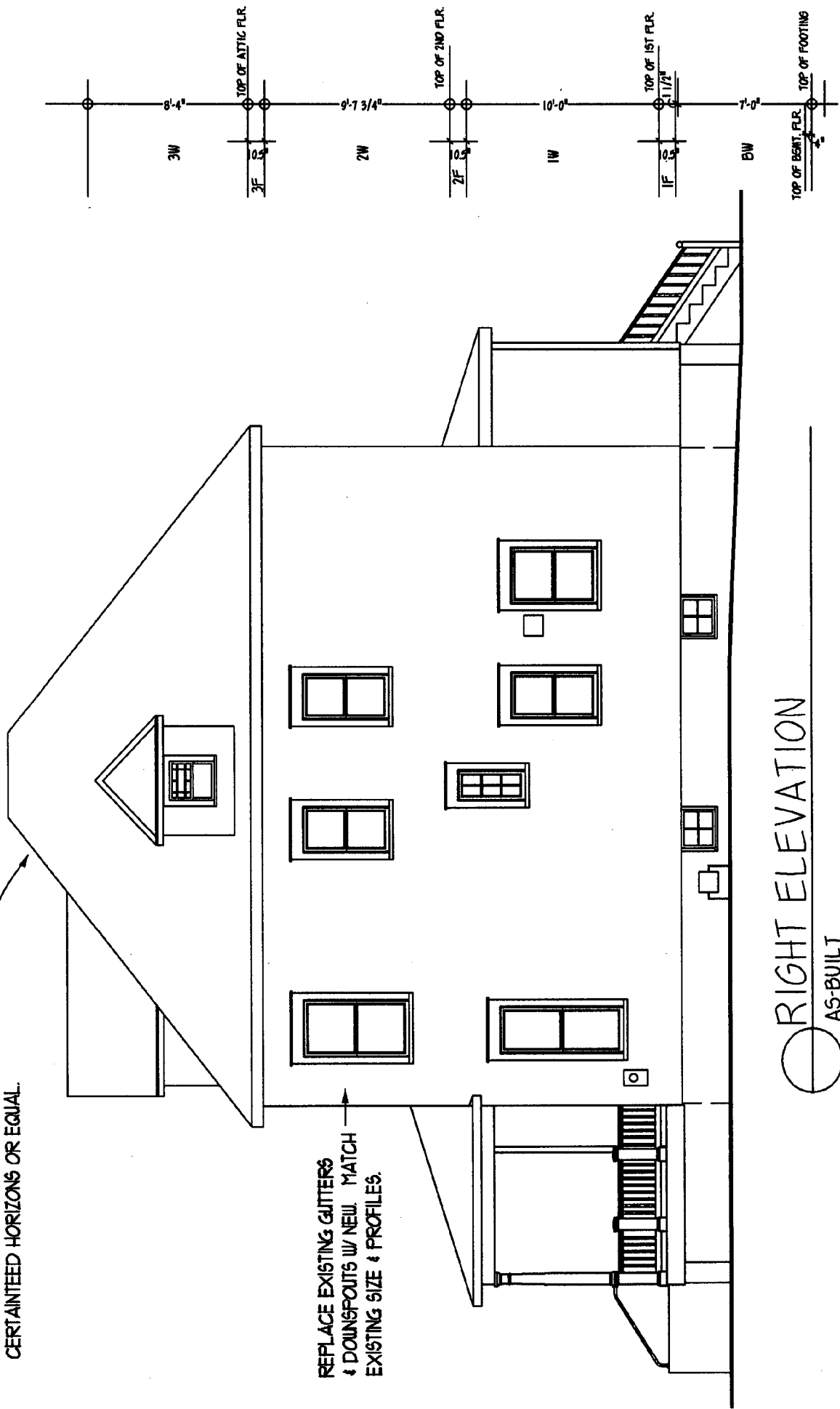
REPLACE EXISTING GUTTERS
↓ DOWNSPOUTS W/ NEW. MATCH
EXISTING SIZE ↓ PROFILES.



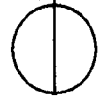
○ FRONT ELEVATION
AS-BUILT - NO CHANGES

REPLACE EXISTING ASPHALT SHINGLES
 W/ NEW ARCHITECTURAL GRADE 265[®]
 CERTAINTED HORIZONS OR EQUAL.

REPLACE EXISTING GUTTERS
 & DOWNSPOUTS W/ NEW. MATCH
 EXISTING SIZE & PROFILES.



RIGHT ELEVATION



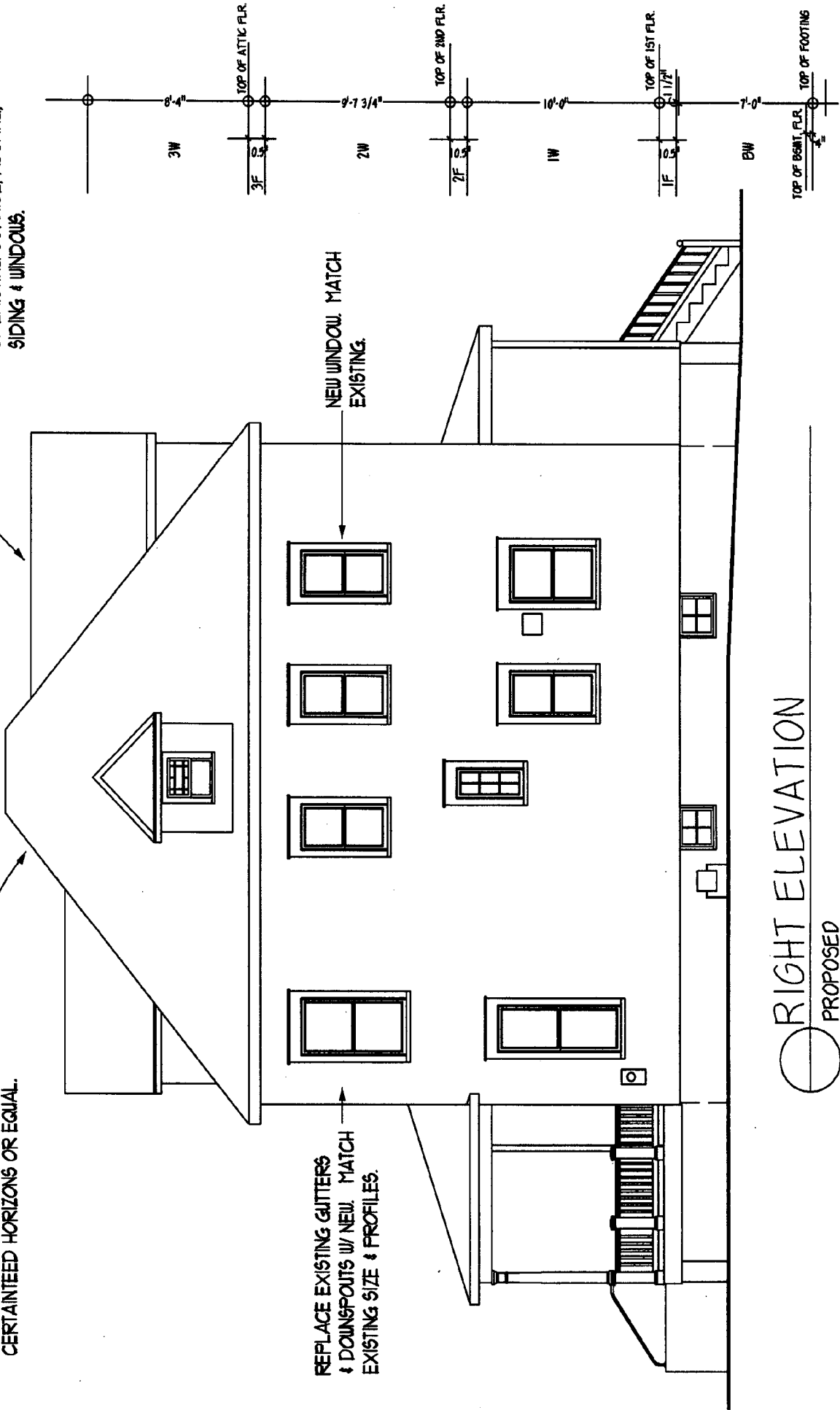
AS-BUILT

REPLACE EXISTING ASPHALT SHINGLES
W/ NEW ARCHITECTURAL GRADE 265*
CERTAINTED HORIZONS OR EQUAL.

NEW DORMER
MATCH STYLE & PROFILES
OF EXISTING CORNICE, ROOFING,
SIDING & WINDOWS.

REPLACE EXISTING GUTTERS
& DOWNSPOUTS W/ NEW. MATCH
EXISTING SIZE & PROFILES.

NEW WINDOW. MATCH
EXISTING.

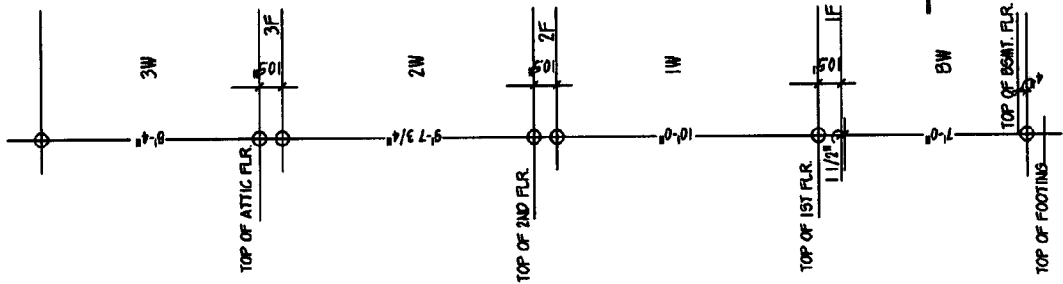


RIGHT ELEVATION

PROPOSED

REPLACE EXISTING ASPHALT SHINGLES
W/ NEW ARCHITECTURAL GRADE 265⁺
CERTAINTED HORIZONS OR EQUAL.

REPLACE EXISTING GUTTERS
& DOWNSPOUTS W/ NEW. MATCH
EXISTING SIZE & PROFILES.

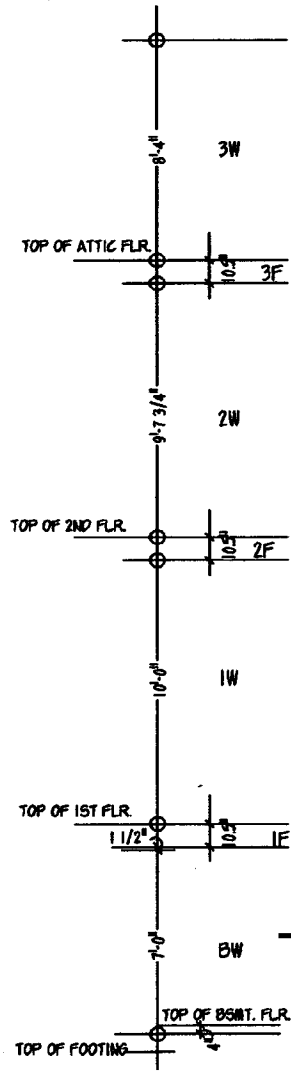


○ LEFT ELEVATION
AS-BUILT

NEW DORMER
MATCH STYLE & PROFILES
OF EXISTING CORNICE, ROOFING,
SIDING & WINDOWS.

REPLACE EXISTING ASPHALT SHINGLES
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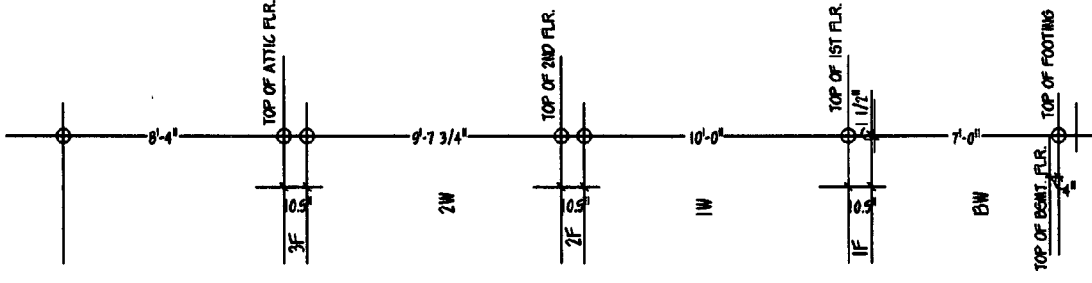
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& DOWNSPOUTS W/ NEW. MATCH
EXISTING SIZE & PROFILES.



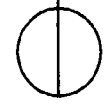
LEFT ELEVATION
PROPOSED

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 & DOWNSPOUTS W/ NEW. MATCH
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REAR ELEVATION

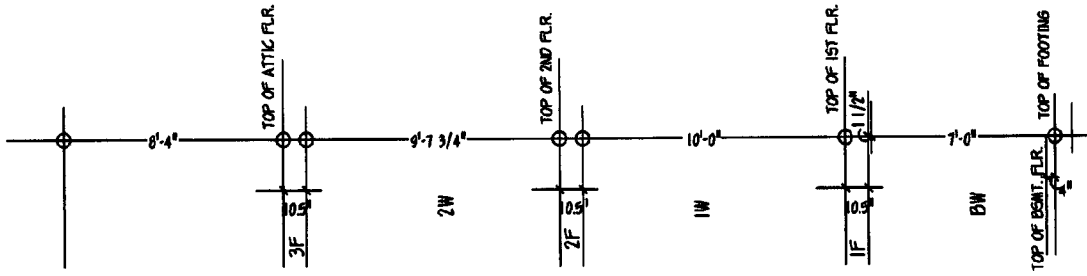


AS-BUILT

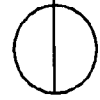
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CERTAINTED HORIZONS OR EQUAL.

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MATCH STYLE & PROFILES
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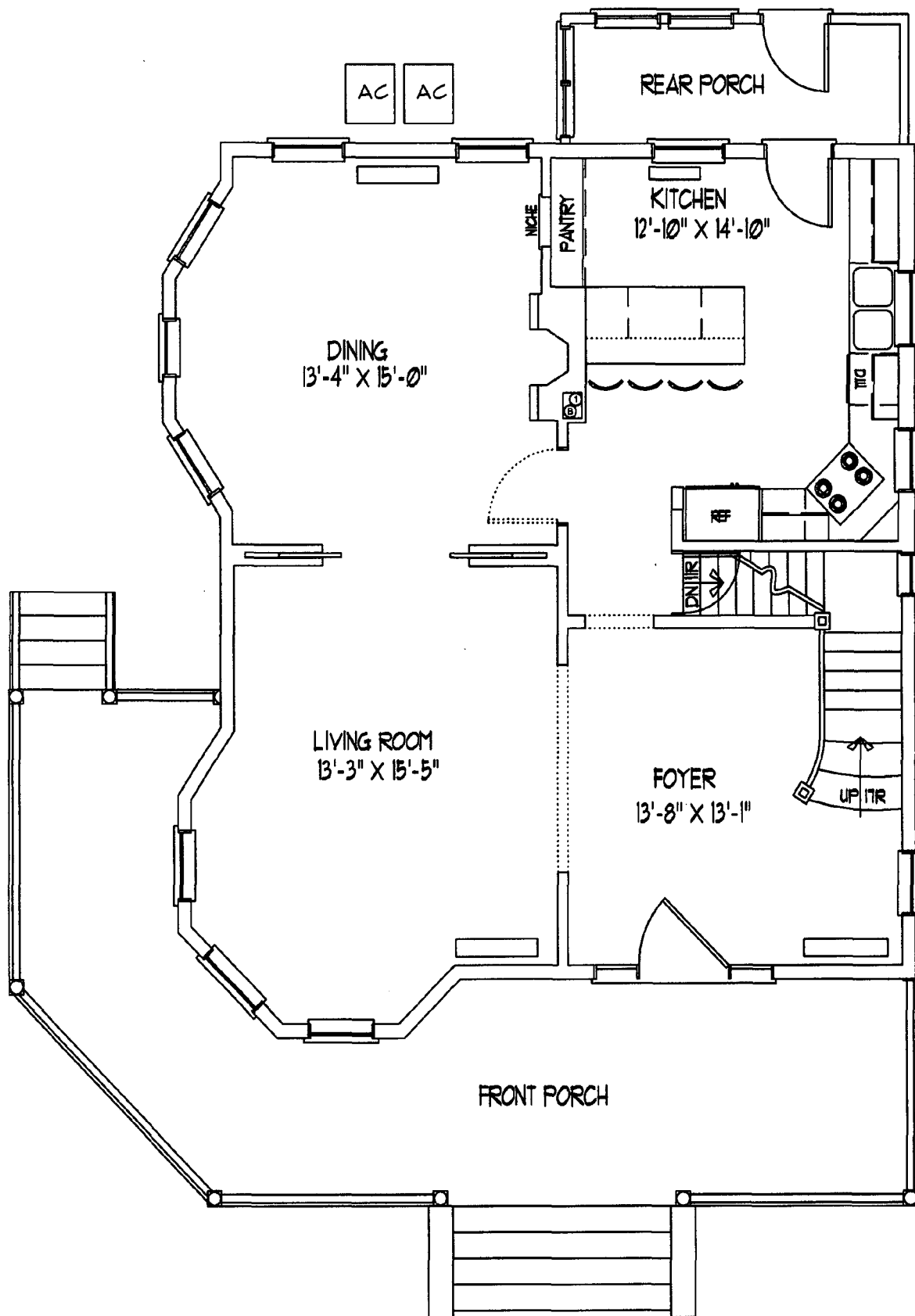
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& DOWNSPOUTS W/ NEW. MATCH
EXISTING SIZE & PROFILES.



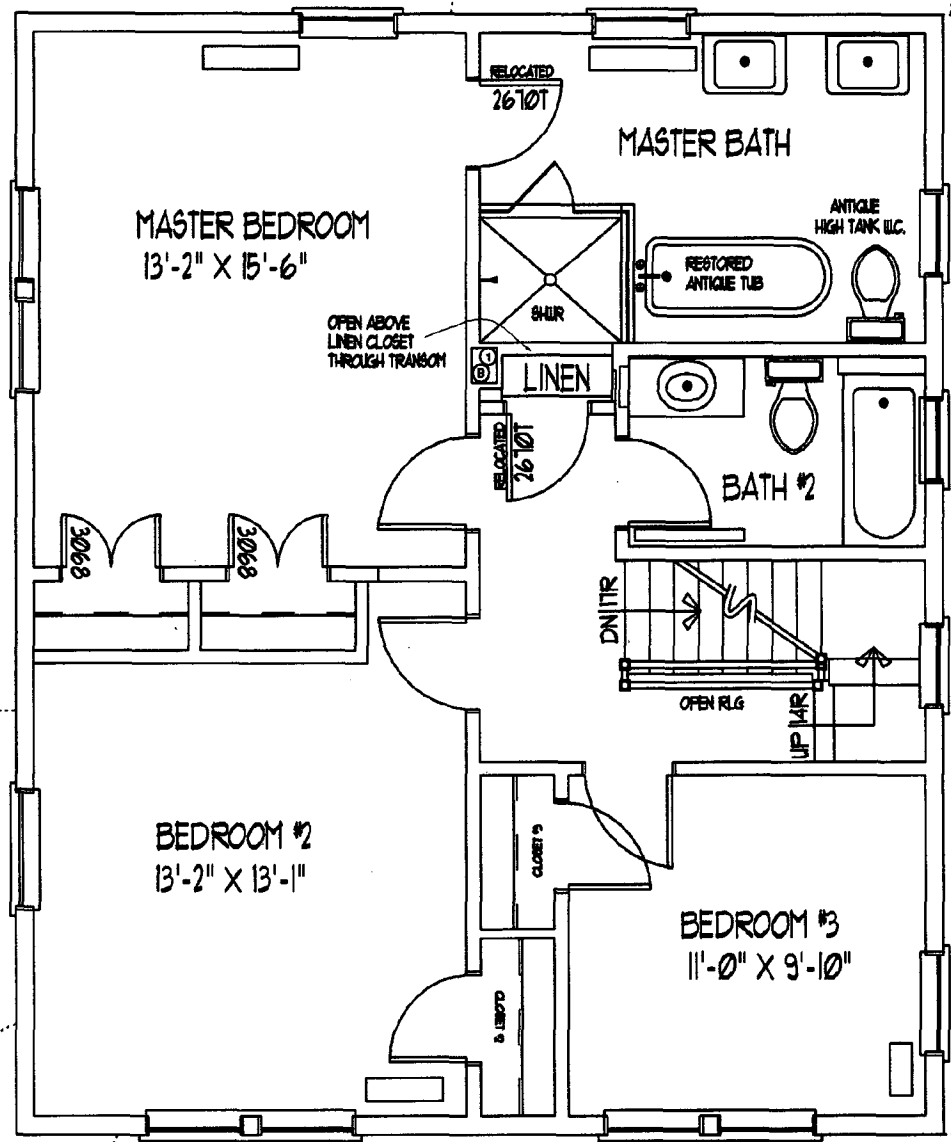
REAR ELEVATION



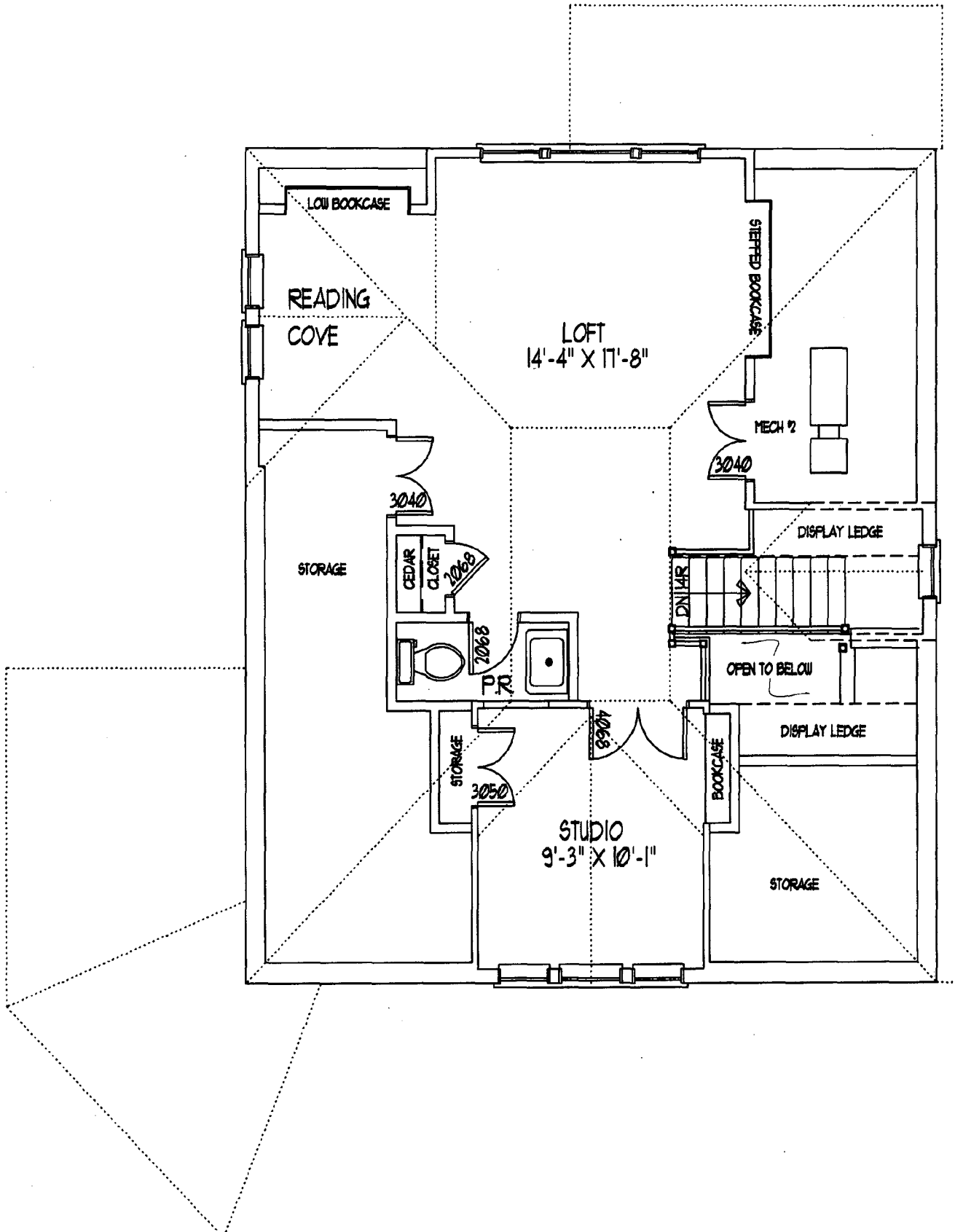
PROPOSED



1ST FLOOR PLAN (PROPOSED)
 SCALE: 1/4" = 1'-0"



○ 2ND FLOOR PLAN (PROPOSED)
NO SCALE




 3RD FLOOR PLAN (PROPOSED)
 NO SCALE

Front Elevation



- Front Dormer -



- Rear Elevation -



- left Rear Elevation -



- Left Front Elevation



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

Owner's mailing address	Owner's Agent's mailing address
Hal & Annie Frazier 2811 Jutland Road Kensington, Md. 20845	Krappworks, LLC 202 Briscoe St. Gaithersburg, Md. 20878
Adjacent and confronting Property Owners mailing addresses	
- Please see attached -	

GEORGE G ACKLAND
3704 WASHINGTON ST
KENSINGTON, MD 20895 -3443

AWAIS SUFI
3706 WASHINGTON ST
KENSINGTON, MD 20895 -3443

GALLOWAY, JOHN R ET AL TR
3708 WASHINGTON ST
KENSINGTON, MD 20895 -3443

CHRISTOPHER SLARK
3804 WASHINGTON ST
KENSINGTON, MD 20895 -3445

ROBERT KLOTZ
3806 WASHINGTON ST
KENSINGTON, MD 20895 -3445

Resident
WASHINGTON ST
KENSINGTON, MD 20895 -

STEPHEN F STRACHAN
3924 WASHINGTON ST
KENSINGTON, MD 20895 -3933

MICHAEL P NOYES
3928 WASHINGTON ST
KENSINGTON, MD 20895 -3933

PETER G CONDLIFFE
3939 WASHINGTON ST
KENSINGTON, MD 20895 -3934

MARK C DELBIANCO
3929 WASHINGTON ST
KENSINGTON, MD 20895 -3934

MICHAEL S UHLMAN
3905 WASHINGTON ST
KENSINGTON, MD 20895 -3934

RICHARD ROYAL
3914 WASHINGTON ST
KENSINGTON, MD 20895 -3933

FOY, JAMES L TRUSTEE
3940 WASHINGTON ST
KENSINGTON, MD 20895 -3933

Resident
WASHINGTON ST
KENSINGTON, MD 20895 -

Resident
WASHINGTON ST
KENSINGTON, MD 20895 -

CARL N MAHANY
3714 WASHINGTON ST
KENSINGTON, MD 20895 -3443

NEIL J STABLOW
3912 WASHINGTON ST
KENSINGTON, MD 20895 -3933

MICHAEL O'CONNOR
3922 WASHINGTON ST
KENSINGTON, MD 20895 -3933

GEARY FITZPATRICK
3913 WASHINGTON ST
KENSINGTON, MD 20895 -3934

RICHARD B STRACHAN
3925 WASHINGTON ST
KENSINGTON, MD 20895 -3934

WALTER MAKSIMOVICH
3923 WASHINGTON ST
KENSINGTON, MD 20895 -3934

LITTMAN, IAN D ET AL TR
3716 WASHINGTON ST
KENSINGTON, MD 20895 -3443

Resident
3412 WASHINGTON ST
KENSINGTON, MD 20895 -

Resident
WASHINGTON ST
KENSINGTON, MD 20895 -

JOHN B MURPHY
3814 WASHINGTON ST
KENSINGTON, MD 20895 -3445

PAUL J ANDREASON
3927 WASHINGTON ST
KENSINGTON, MD 20895 -3934

STEVEN J KRUPINSKI
3800 WASHINGTON ST
KENSINGTON, MD 20895 -3445

JOHN R PARCE
3906 WASHINGTON ST
KENSINGTON, MD 20895 -3933

Resident
WASHINGTON ST
KENSINGTON, MD 20895 -

Resident
3947 WASHINGTON ST
KENSINGTON, MD 20895 -3934

RONSAVILLE, MARIAN ET AL TR
3942 WASHINGTON ST
KENSINGTON, MD 20895 -3933

MAUREEN A O'CONNELL
3915 WASHINGTON ST
KENSINGTON, MD 20895 -3934

Resident
WASHINGTON ST
KENSINGTON, MD 20895 -

CHRISTOPHER MURTHA
3802 WASHINGTON ST
KENSINGTON, MD 20895 -3445

KEVIN A SALAMAT
3810 WASHINGTON ST
KENSINGTON, MD 20895 -3445

JERRY R WEED
3907 WASHINGTON ST
KENSINGTON, MD 20895 -3934

JOHN SCHWABE
3930 WASHINGTON ST
KENSINGTON, MD 20895 -3933

TODD E DORRIEN
3710 WASHINGTON ST
KENSINGTON, MD 20895 -3443

VALENTINE B DEALE
3941 WASHINGTON ST
KENSINGTON, MD 20895 -3934

ALFRED C CARR
3904 WASHINGTON ST
KENSINGTON, MD 20895 -3933

NANCY A COLLINS
3926 WASHINGTON ST
KENSINGTON, MD 20895 -3933

MILSTED, SUCHART D M TR
3920 WASHINGTON ST
KENSINGTON, MD 20895 -3933

L MICHAEL KNECHT
3919 WASHINGTON ST
KENSINGTON, MD 20895 -3934

ULLMAN, EVELYN M ET AL TR
3910 WASHINGTON ST
KENSINGTON, MD 20895 -3933

Resident
WASHINGTON ST
KENSINGTON, MD 20895 -

Resident
3700 WASHINGTON ST
KENSINGTON, MD 20895 -3443

TIMOTHY C MULLIN
3820 WASHINGTON ST
KENSINGTON, MD 20895 -3445

STEPHEN J NIVEN
3932 WASHINGTON ST
KENSINGTON, MD 20895 -3933

Resident
3936 WASHINGTON ST
KENSINGTON, MD 20895 -3933

CHRISTOPHER A BRUCH
3936 WASHINGTON ST
KENSINGTON, MD 20895 -3933

Y C YIN
3909 WASHINGTON ST
KENSINGTON, MD 20895 -3934

WALTER T OMMUNDSEN
C/O MARY E OMMUNDSEN
3916 WASHINGTON ST
KENSINGTON, MD 20895 -3933

Resident
WASHINGTON ST
KENSINGTON, MD 20895 -

Resident
WASHINGTON ST
KENSINGTON, MD 20895 -

JAMES R COOPER
3948 WASHINGTON ST
KENSINGTON, MD 20895 -3933

JON A GERSON
3808 WASHINGTON ST
KENSINGTON, MD 20895 -3445

MICHAEL O'CONNOR
3922 WASHINGTON ST
KENSINGTON, MD 20895 -3933

- Front Dormer -



- Left Rear Elevation -



- Left Front Elevation -



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3942 Washington Street, Kensington	Meeting Date:	6/8/2005
Applicant:	Hal & Annie Frazier (Jeff Knapp, Agent)	Report Date:	6/1/2005
Resource:	Primary 1 Resource Kensington Historic District	Public Notice:	5/25/2005
Review:	HAWP	Tax Credit:	Partial
Case Number:	31/06-05G	Staff:	Tania Tully
PROPOSAL:	Rear dormer installation, alterations	RECOMMENDATION:	Approve with Conditions

RECOMMENDATION

Staff is recommending approval with the following conditions:

1. Staff must approve any proposal regarding the historic siding that includes anything other than repair or replacement in kind.
2. Staff must approve the profile of any replacement wood siding.
3. The replacement dormer window will be wood, true-divided light, single pane, and match existing dormer windows in window type, light configuration, and muntin profile.
4. All new windows and doors will be wood, true- or simulated-divided light windows (where applicable).
5. Staff must approve any proposal regarding the historic windows that includes anything other than repair and rehabilitation.

SITE DESCRIPTION

SIGNIFICANCE: Primary 1 Resource within the Kensington Historic District
STYLE: Vernacular Victorian
DATE: c.1890

3942 Washington Street is a 2-½-story frame asbestos shingle sided Vernacular residence. It has a pyramidal roof with dormers on three sides and a wrap-around front porch. The house was once part of a larger parcel.

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.

Kensington residences are designed in a variety of architectural styles popular during the Victorian period, including Queen Anne, Shingle, and Colonial Revival. These houses, built in the late 1800s and early 1900s, are clustered around the railroad station. Residents of the growing community incorporated the Town of Kensington in 1894, with its own governing body. The suburb's appeal strengthened when Warner and others organized a trolley line along Kensington Parkway to Chevy Chase, to connect with the Capital Traction Line to Washington. Supplementing train service, the streetcar, operating from 1895-1933, made Kensington even more accessible in the pre-automobile era.

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.

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.

Secretary of the Interior's Standards for Rehabilitation:

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
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.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PROPOSAL

1. Add rear dormer (Circle 15)
2. Remove rear chimney to accommodate rear dormer.
3. Replace missing window sashes on right elevation attic dormer. Match construction, material, and style of other existing dormer windows as closely as possible. (Circles 12,13)
4. Add new window on right elevation. (Circle 13)
5. Repair rear 'sun porch' - includes new windows to match existing as closely as possible; new rear door; repair/replace rear wood steps; etc. (Circles 14,15)
6. Remove existing pipe railing and brickwork at front steps. (Circle 11)

Work not requiring HAWP

7. Remove and replace gutters and downspouts in-kind
8. Remove asbestos siding to expose original clapboard siding - repair/replace as necessary.
9. Remove existing asphalt shingles and replace in-kind
10. Various structural repairs exposed by the interior demolition work.
11. Repair and rehab existing windows as needed.

STAFF DISCUSSION

The proposed alterations to this Primary 1 Resource are modest and accompany general rehabilitation efforts by the owner. The major changes, chimney removal, new rear dormer, and "sun porch" alterations are all at the rear of the property and do not increase lot coverage. The pyramidal roof can accommodate another dormer and the windows chosen for the new dormer will differentiate it from the historic dormers. It sits below the existing roofline and above the eave line, leaving the roof form intact. The alterations to the rear enclosed porch will improve on previous ill-conceived window placement.

On the front elevation, the applicants are proposing to remove the non-historic metal rail and brick piers. Missing window sashes will be replicated for the right dormer window and a new window will be added on the right elevation at the rear on the second level. Although this is a new feature, it is placed at the rear and will not remove significant historic fabric. It could be removed and enclosed relatively easily at a later date.

The remainder of the proposal describes the various rehabilitation efforts that are and will be undertaken by the applicant. Staff applauds the applicant for undertaking rehabilitation of the historic house and for the limited amount of alteration to the historic house. Staff requests that the Commission remind the applicant of the Montgomery County Historic Preservation Tax Credits that are available.

Because the proposal is in keeping with all applicable guidelines, staff recommends approving the application with a few conditions typical of projects of this nature.

STAFF RECOMMENDATION

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

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

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*.

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.



255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Jeff Knapp
Daytime Phone No.: 202-321-6336

Tax Account No.: # 1161301024114

Name of Property Owner: Hal & Annie Frazier Daytime Phone No.: 301-942-1976

Address: 3942 Washington St. Kensington Md. 20895
Street Number City Street Zip Code

Contractor: Knappworks, LLC Phone No.: 202-321-6336

Contractor Registration No.: # 122898

Agent for Owner: Jeff Knapp Daytime Phone No.: 202-321-6336

LOCATION OF BUILDING/PREMISE

House Number: 3942 Street: Washington

Town/City: Kensington Nearest Cross Street: Connecticut

Lot: 55 Block: 13 Subdivision: Kensington

Liber: 15891 Folio: 207 Parcel: Map: KP43 Deed: 548

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Other: Dormer

1B. Construction cost estimate: \$ 75,000

1C. If this is a revision of a previously approved active permit, see Permit # 383231

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

18 MAY 2005
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Existing structure is a 1898 Victorian style home in the Old Town section of Kensington, Maryland. The setting consists of mature trees & landscaping. The home features hardwood floors and beautiful moldings. The high ceilings represent days long past as does the front wrap-around porch. This home has four bedrooms, a walk-up attic and an unfinished basement.

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

This project consists of the interior renovation of a two story home as well as the addition of a rear dormer. All finishes are as described on the related drawings attached. Additional work includes the installation of a new HVAC system, connections to utilities & other related work.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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- 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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Tully, Tania

To: Jefferson C. Knapp, pbd
Subject: RE: Frazier Residence 3942 Washington Street, Kensington

-----Original Message-----

From: Jefferson C. Knapp, pbd [mailto:jefferson@knappworks.com]
Sent: Sunday, May 29, 2005 5:28 PM
To: Tully, Tania
Cc: melissa@knappworks.com
Subject: Frazier Residence 3942 Washington Street, Kensington

<<...>> <<...>> <<...>> <<...>>

Tania-

Thank you so much for your time last week. It was nice to meet you and very informative as well.

Attached are the revised elevations we discussed at the meeting.

The full Scope of Work now:

- 1) addition of rear dormer
- 2) removal & replacement of gutters & downspout w/ same.
- 3) removal of asbestos siding to expose original clapboard siding - repair/replace as necessary.
- 4) repair of rear 'sun porch' - includes new windows to match existing as closely as possible; new rear door; repair/replace rear wood steps; etc.
- 5) removal of existing asphalt shingles and replace w/ new.
- 6) replace missing window sashes on right elevation attic dormer w/ new. Match construction & style of other existing dormer windows as closely as possible.
- 7) remove existing pipe railing & brickwork @ front steps.
- 8) various structural repairs exposed by the interior demolition work.

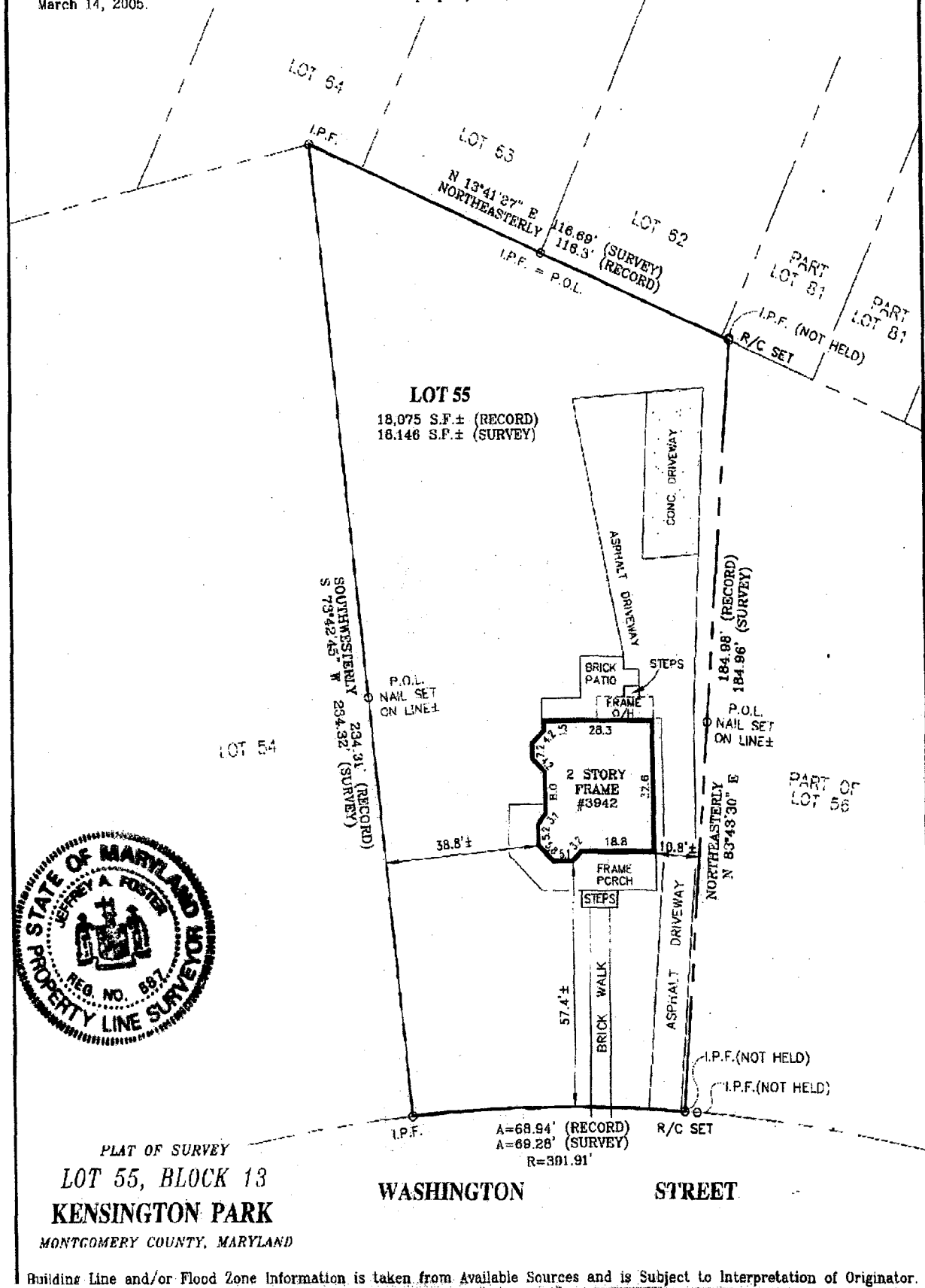
If you have any questions or need more information, please do not hesitate to contact me @ 202-321-6336 or jefferson@knappworks.com

Thank you again for your help.
Best regards,
Jeff

Jefferson C. Knapp, pbd
President
Knappworks, LLC
202 Briscoe Street
Gaithersburg, MD 20878

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

- Notes:
- 1) Flood zone information is not available for the Town of Kensington.
 - 2) All property corners have been recovered or set and verified per field survey performed: March 14, 2005.
 - 3) I.P.F. Indicates iron pipe found.
R/C SET Indicates rebar & cap set.
P.O.L. Indicates hub or nail set along property line, as indicated.



PLAT OF SURVEY
LOT 55, BLOCK 13
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

WASHINGTON STREET

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

9

FRAZIER RESIDENCE
3942 WASHINGTON STREET
KENSINGTON, MARYLAND

HAWP APPLICATION

16 MAY 2005



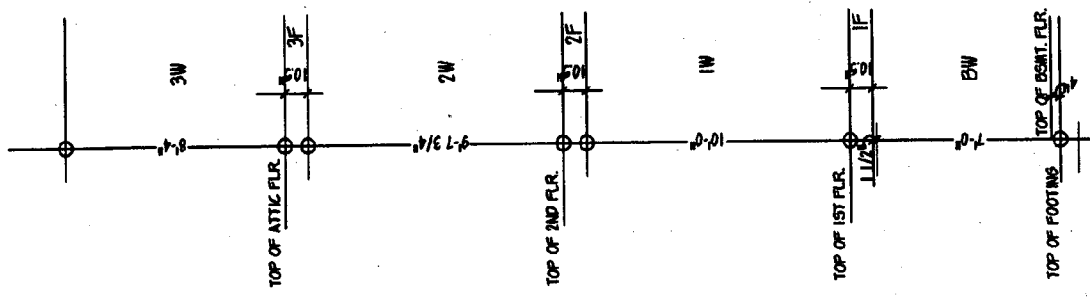
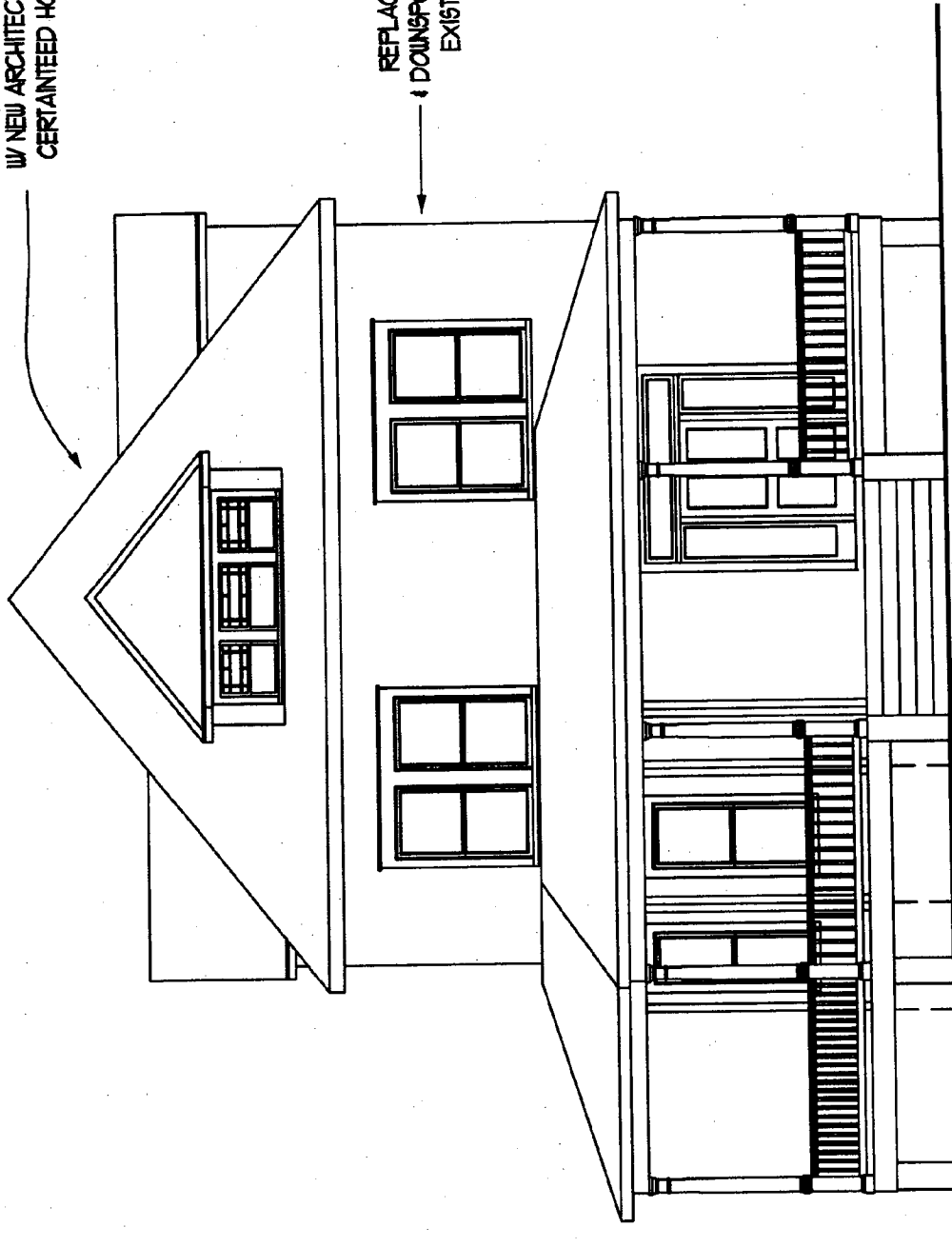
Submitted by
Knappworks, LLC

P 202.321.6336 F 301.330.4250



REPLACE EXISTING ASPHALT SHINGLES
 W/ NEW ARCHITECTURAL GRADE 265#
 CERTAINTED HORIZONS OR EQUAL.

REPLACE EXISTING GUTTERS
 ↓ DOWNSPOUTS W/ NEW MATCH
 EXISTING SIZE & PROFILES.



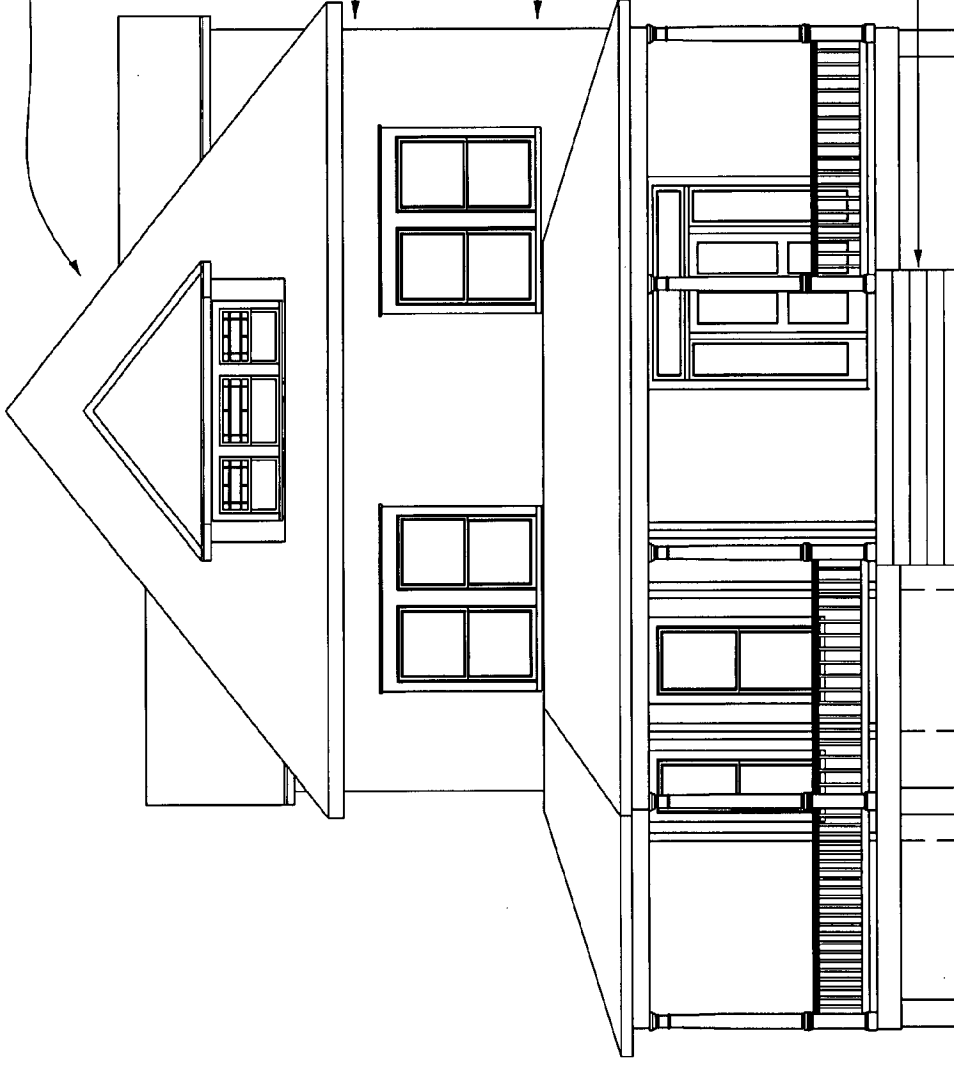
○ FRONT ELEVATION
 AS-BUILT - NO CHANGES

REPLACE EXISTING ASPHALT SHINGLES
W/ NEW ARCHITECTURAL GRADE 265#
CERTAINTED HORIZONS OR EQUAL.

REPLACE EXISTING GUTTERS
& DOWNGUTS W/ NEW, MATCH
EXISTING SIZE & PROFILES.

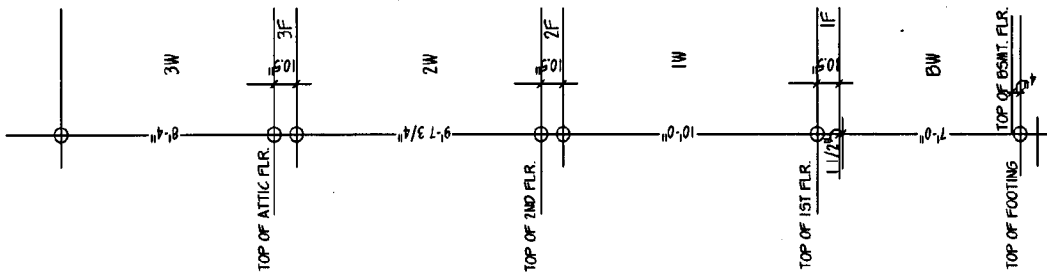
REMOVE ASBESTOS SHINGLE
SIDING TO EXPOSE ORIGINAL
WOOD CLAPBOARD (TYP)
REPAIR/REPLACE AS REQ'D
W/ DUPLICATE MATERIALS.
CAULK & PAINT AS REQUIRED.

REMOVE IRON
PIPE RAILING
& BRICKWORK



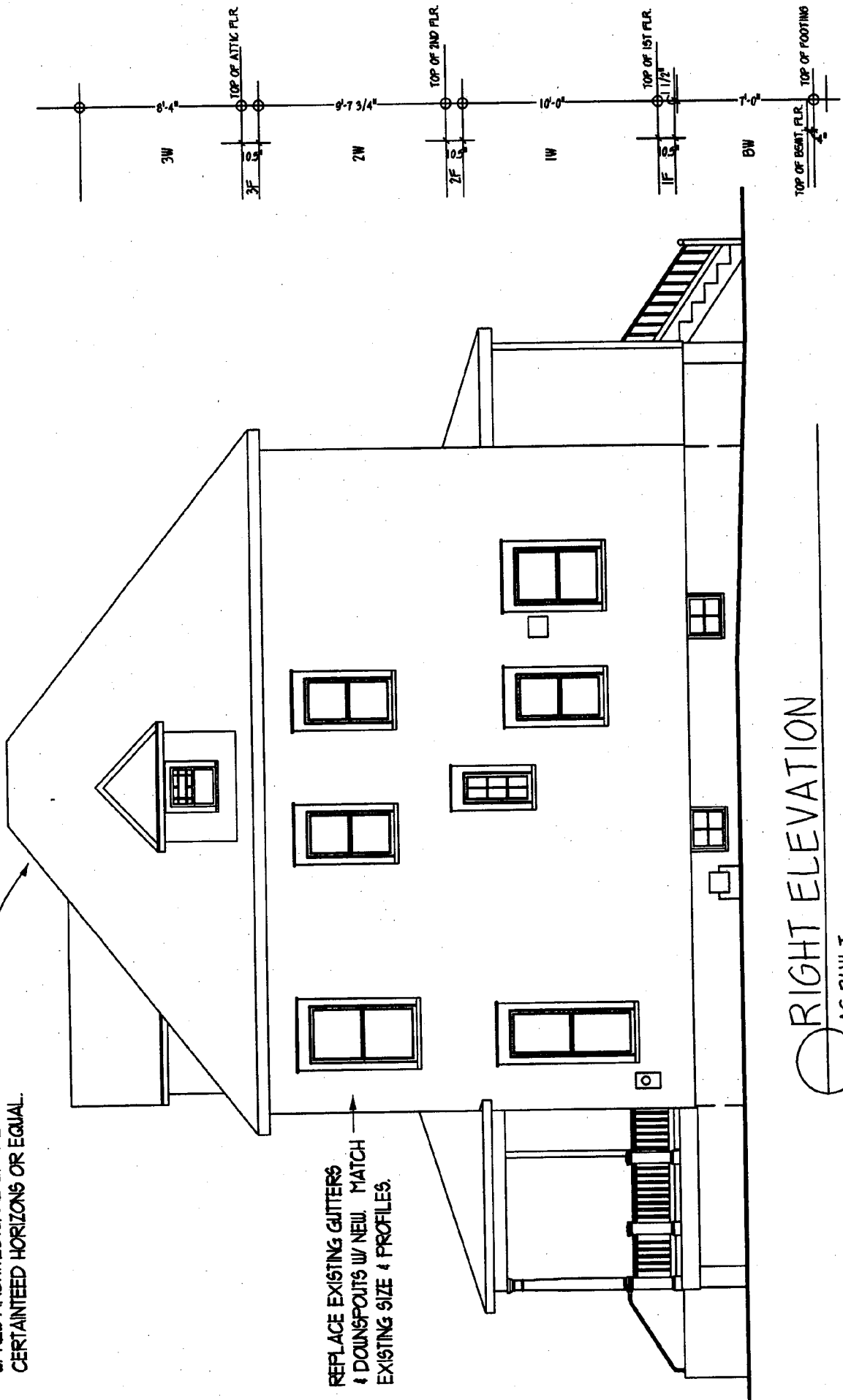
FRONT ELEVATION

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



REPLACE EXISTING ASPHALT SHINGLES
 W/ NEW ARCHITECTURAL GRADE 265[®]
 CERTAINTED HORIZONS OR EQUAL.

REPLACE EXISTING GUTTERS
 & DOWNSPOUTS W/ NEW. MATCH
 EXISTING SIZE & PROFILES.



RIGHT ELEVATION
 AS-BUILT

NEW DORMER
MATCH STYLE & PROFILES
OF EXISTING CORNICE, ROOFING,
SIDING & WINDOWS.

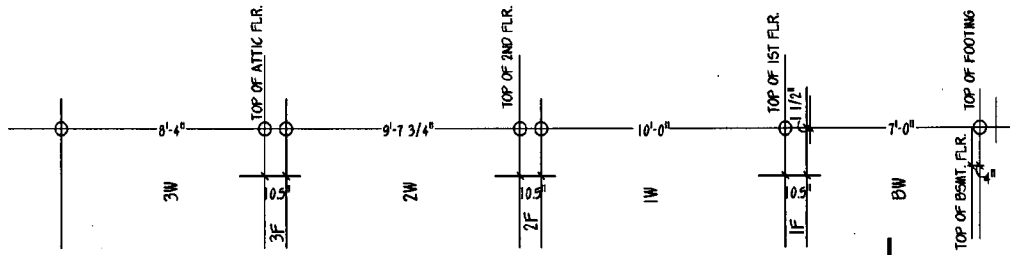
REPLACE EXISTING ASPHALT SHINGLES
W/ NEW ARCHITECTURAL GRADE 265,
CERTAINTED HORIZONS OR EQUAL.

REPLACE MISSING WINDOW SASHES
W/ SASHES TO MATCH EXISTING
ATTIC WINDOWS.

REPLACE EXISTING GUTTERS
& DOWNSPOUTS W/ NEW. MATCH
EXISTING SIZE & PROFILES.

REMOVE IRON
PIPE RAILING
& BRICKWORK

NEW WINDOW. MATCH
EXISTING.

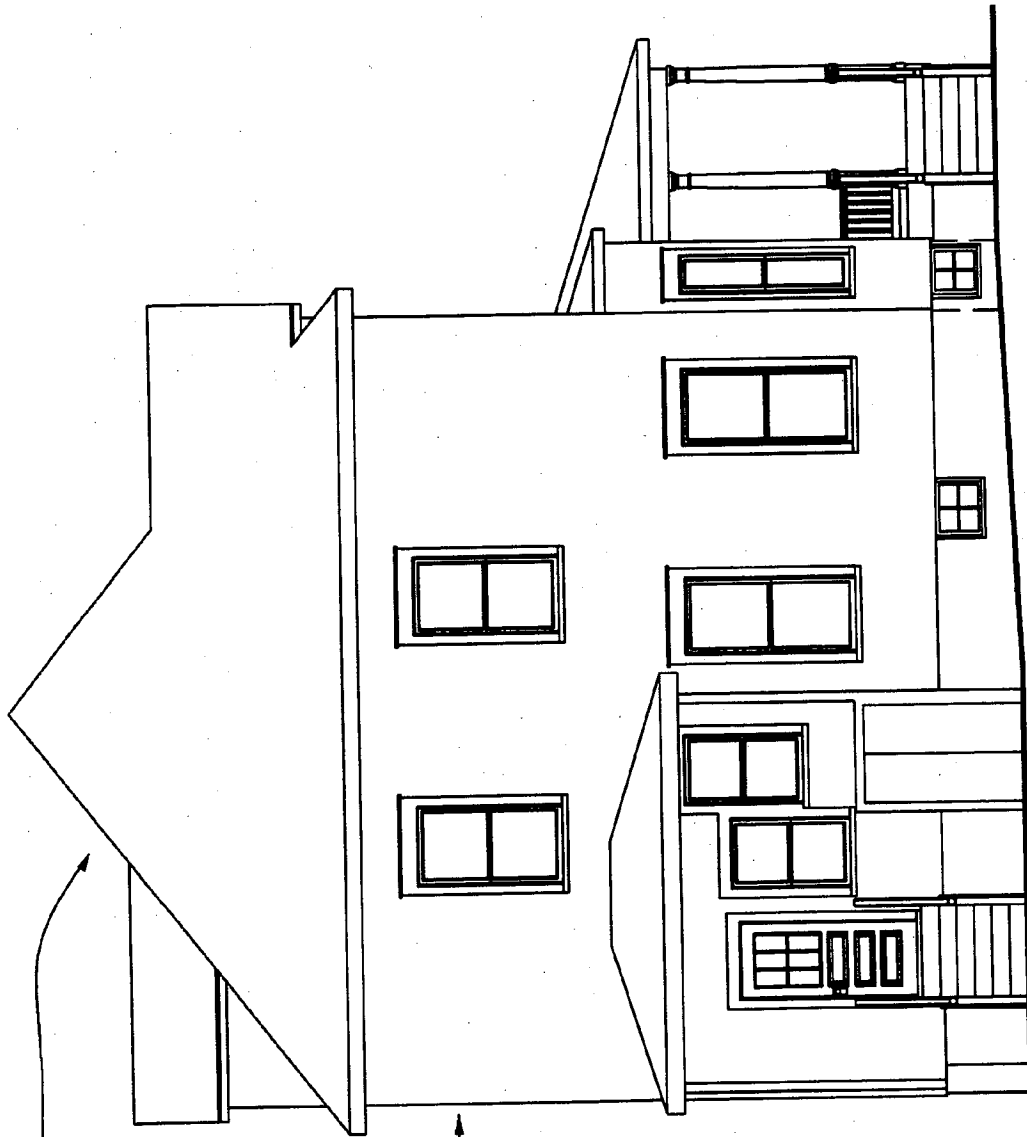


RIGHT ELEVATION

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

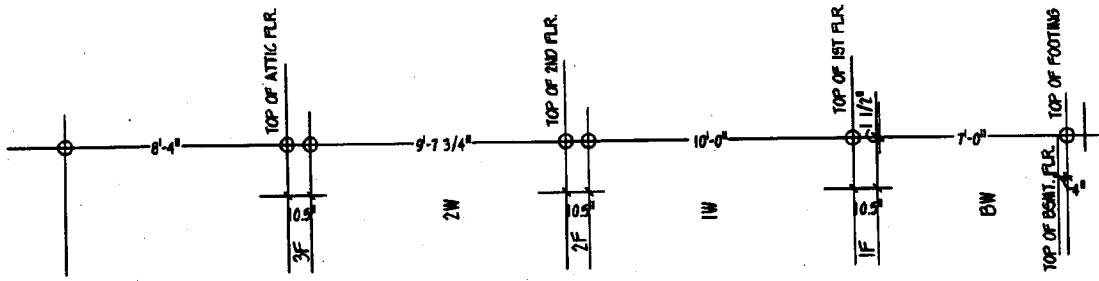
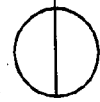
REPLACE EXISTING ASPHALT SHINGLES
 WITH NEW ARCHITECTURAL GRADE 265#
 ENTARTAINED HORIZONS OR EQUAL.

REPLACE EXISTING GUTTERS
 DOWNSPOUTS W/ NEW. MATCH
 EXISTING SIZE & PROFILES.



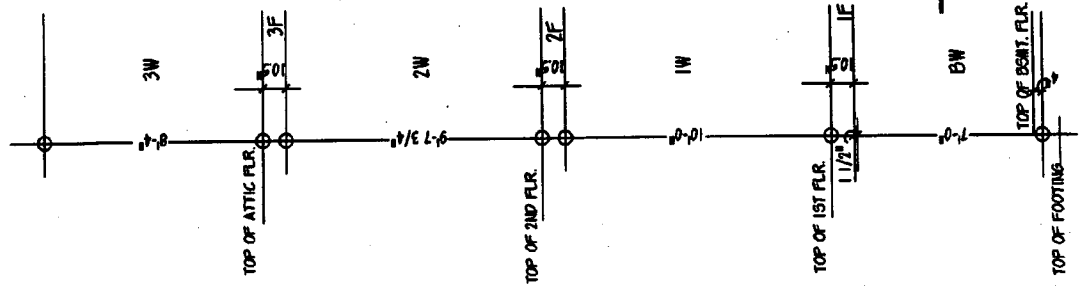
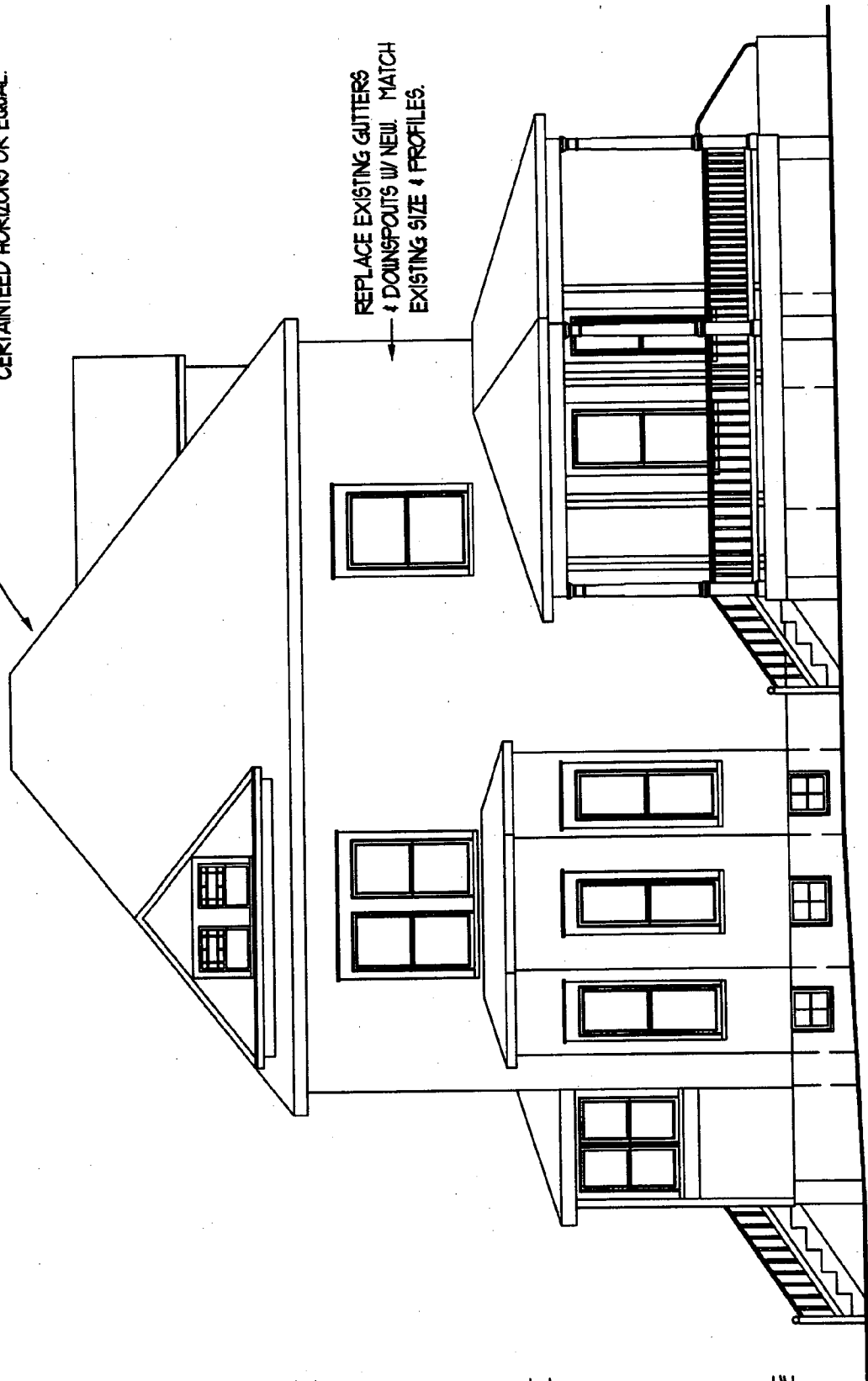
REAR ELEVATION

AS-BUILT



REPLACE EXISTING ASPHALT SHINGLES
 W/ NEW ARCHITECTURAL GRADE 7659
 CERTAINTED HORIZONS OR EQUAL.

REPLACE EXISTING GUTTERS
 & DOWNSPOUTS W/ NEW MATCH
 EXISTING SIZE & PROFILES.



LEFT ELEVATION
 AS-BUILT

NEW DORMER
 MATCH STYLE & PROFILES
 OF EXISTING CORNICE, ROOFING,
 SIDING & WINDOWS.

REPLACE EXISTING ASPHALT SHINGLES
 W/ NEW ARCHITECTURAL GRADE 265+
 CERTAINTED HORIZONS OR EQUAL.



REMOVE ASBESTOS SHINGLE
 SIDING TO EXPOSE ORIGINAL
 WOOD CLAPBOARD (TYP)
 REPAIR/REPLACE AS REQ'D
 W/ DUPLICATE MATERIALS.
 CAULK & PAINT AS REQUIRED.

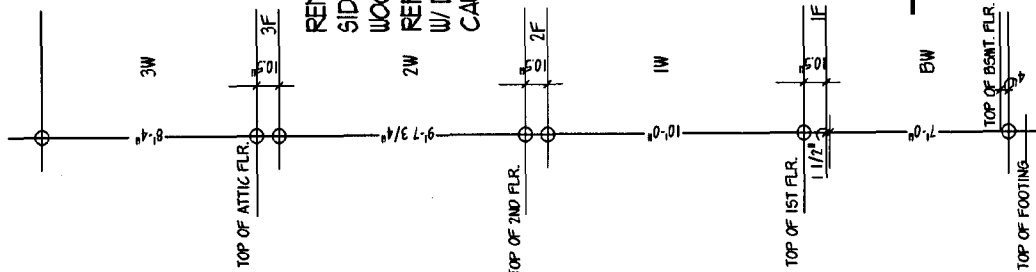
REPLACE EXISTING GUTTERS
 & DOWNSPOUTS W/ NEW. MATCH
 EXISTING SIZE & PROFILES.

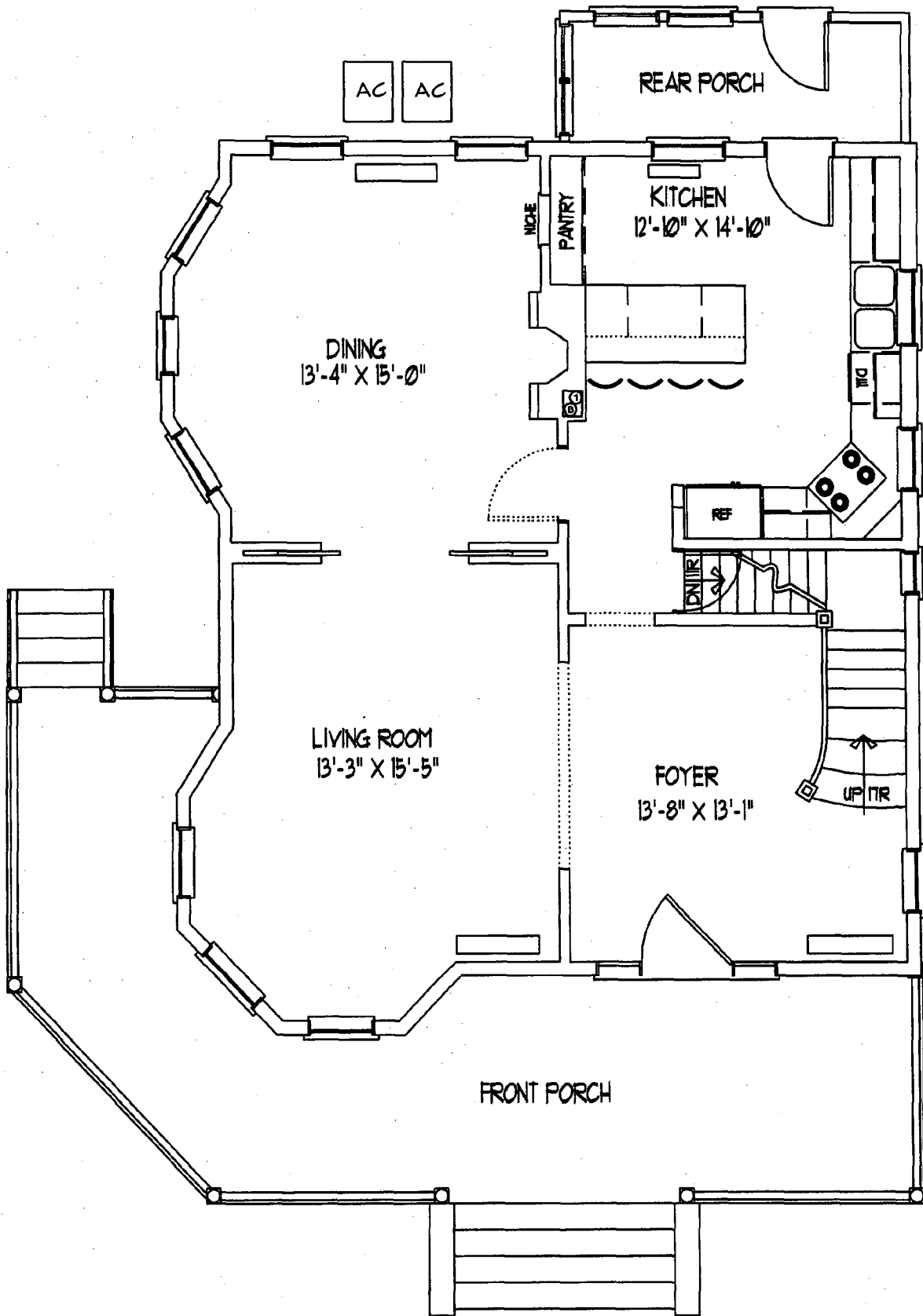
Removal
 iron pipe
 railing
 brick
 work

See R. Elev.

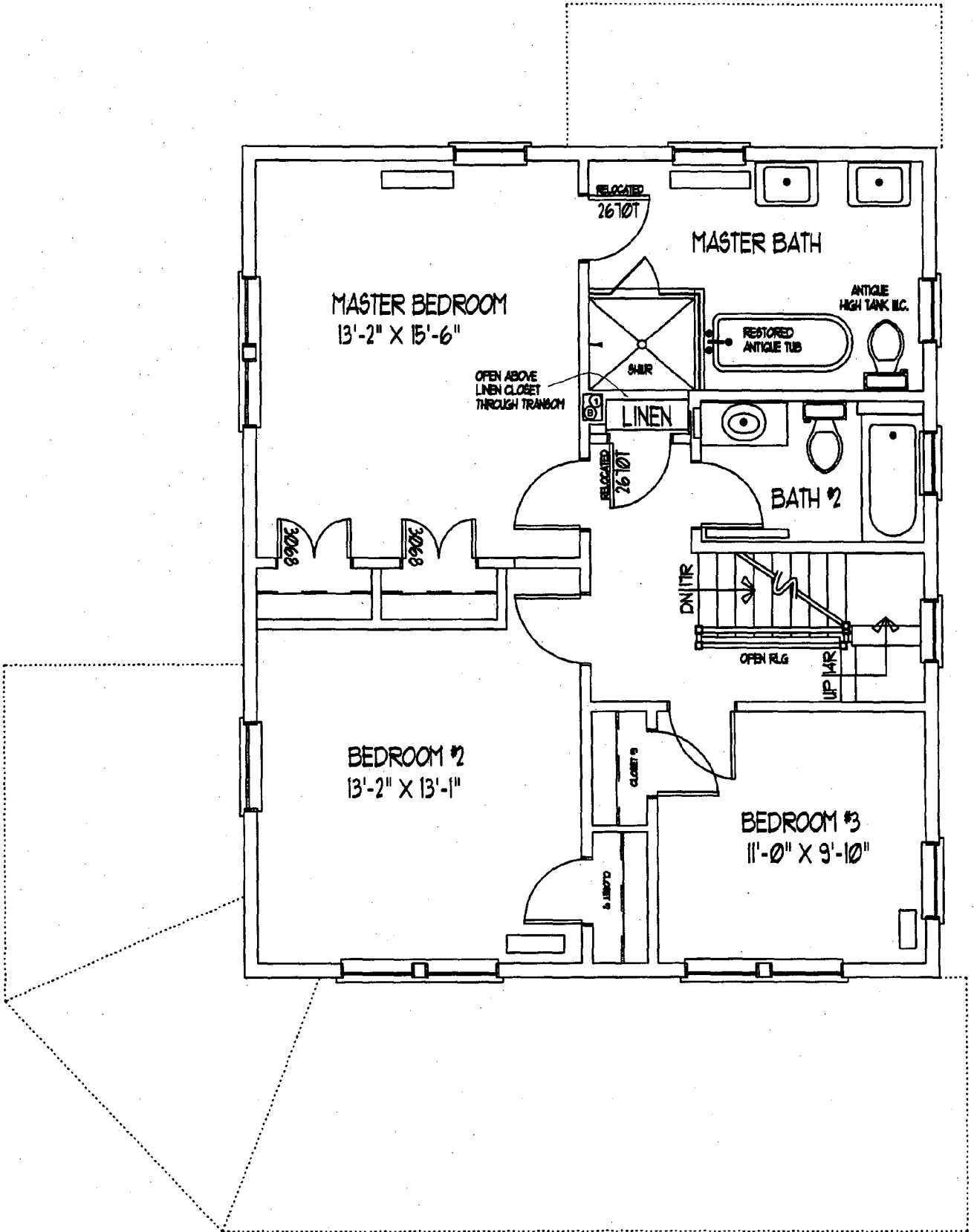
LEFT ELEVATION

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

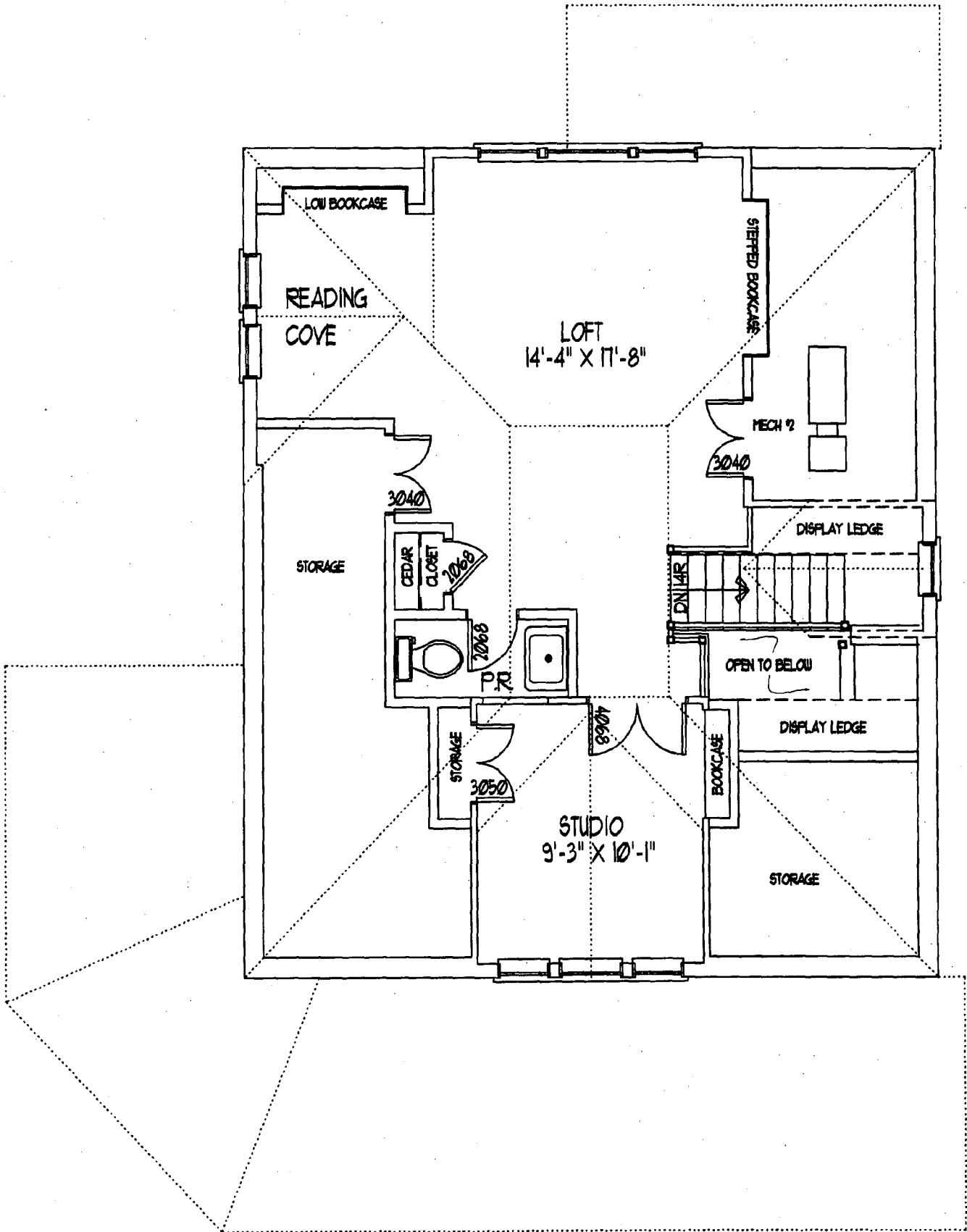




○ 1ST FLOOR PLAN (PROPOSED)
 SCALE: 1/4" = 1'-0"

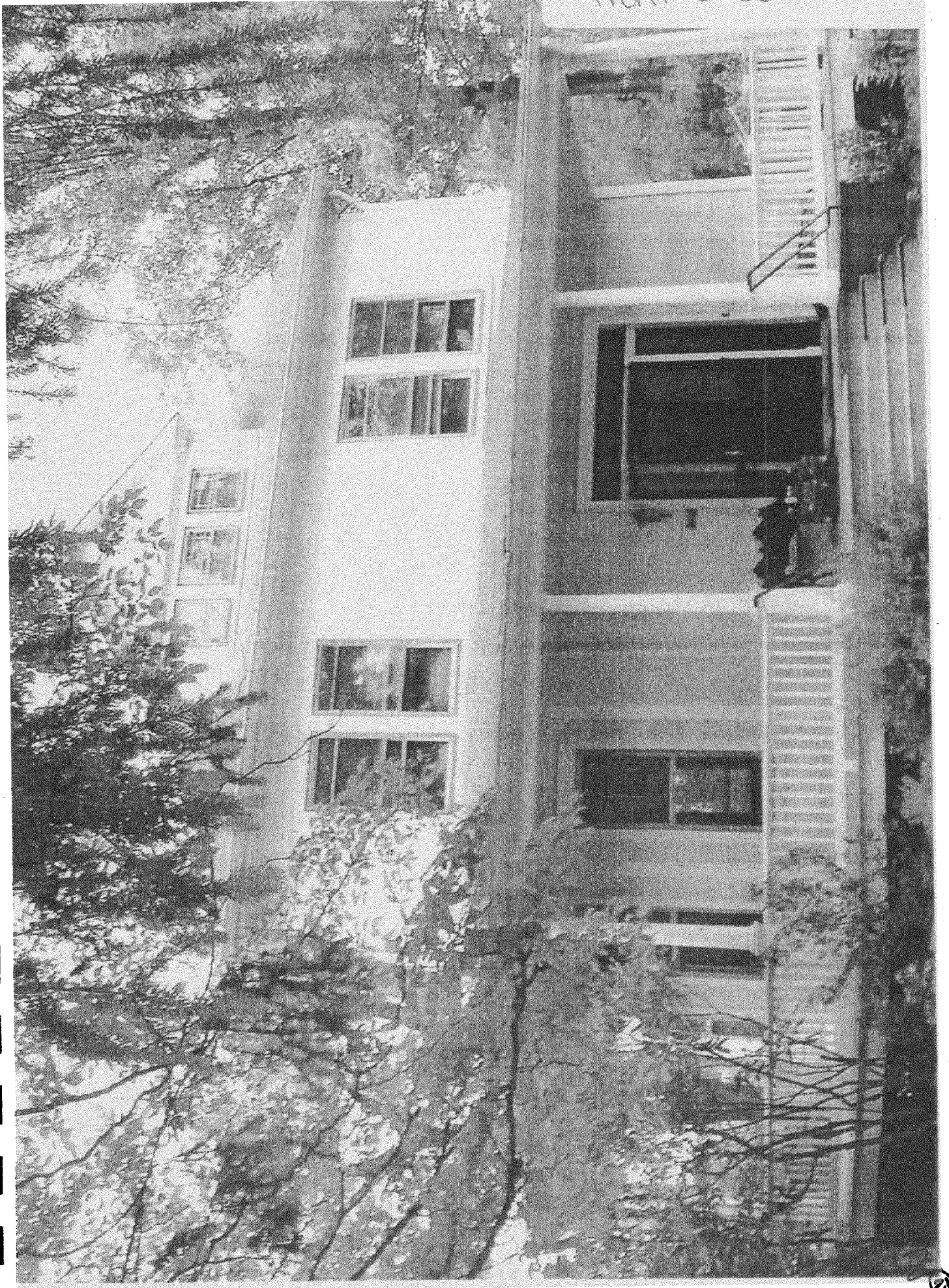


2ND FLOOR PLAN (PROPOSED)
 NO SCALE

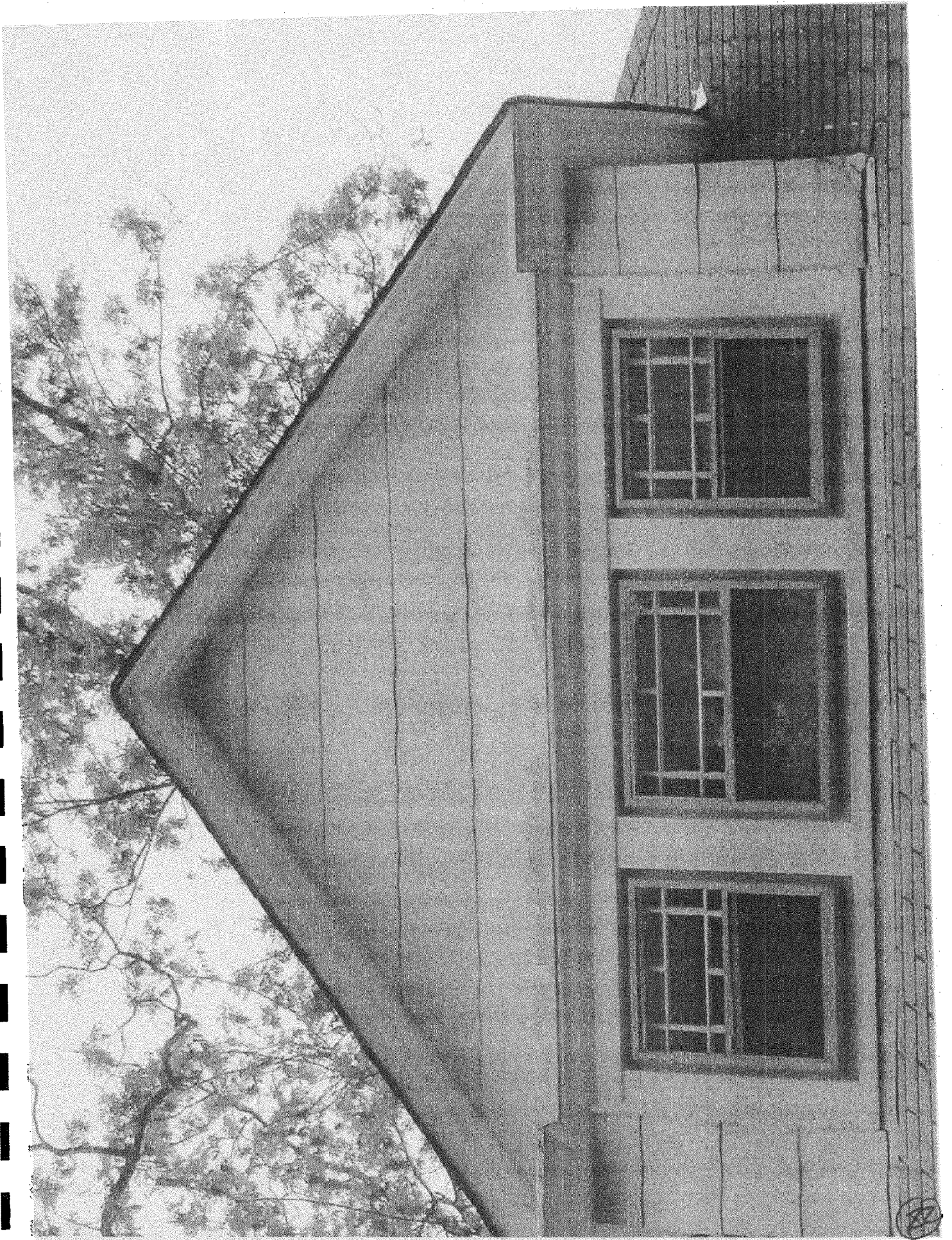


3RD FLOOR PLAN (PROPOSED)
 NO SCALE

- Front Elevation



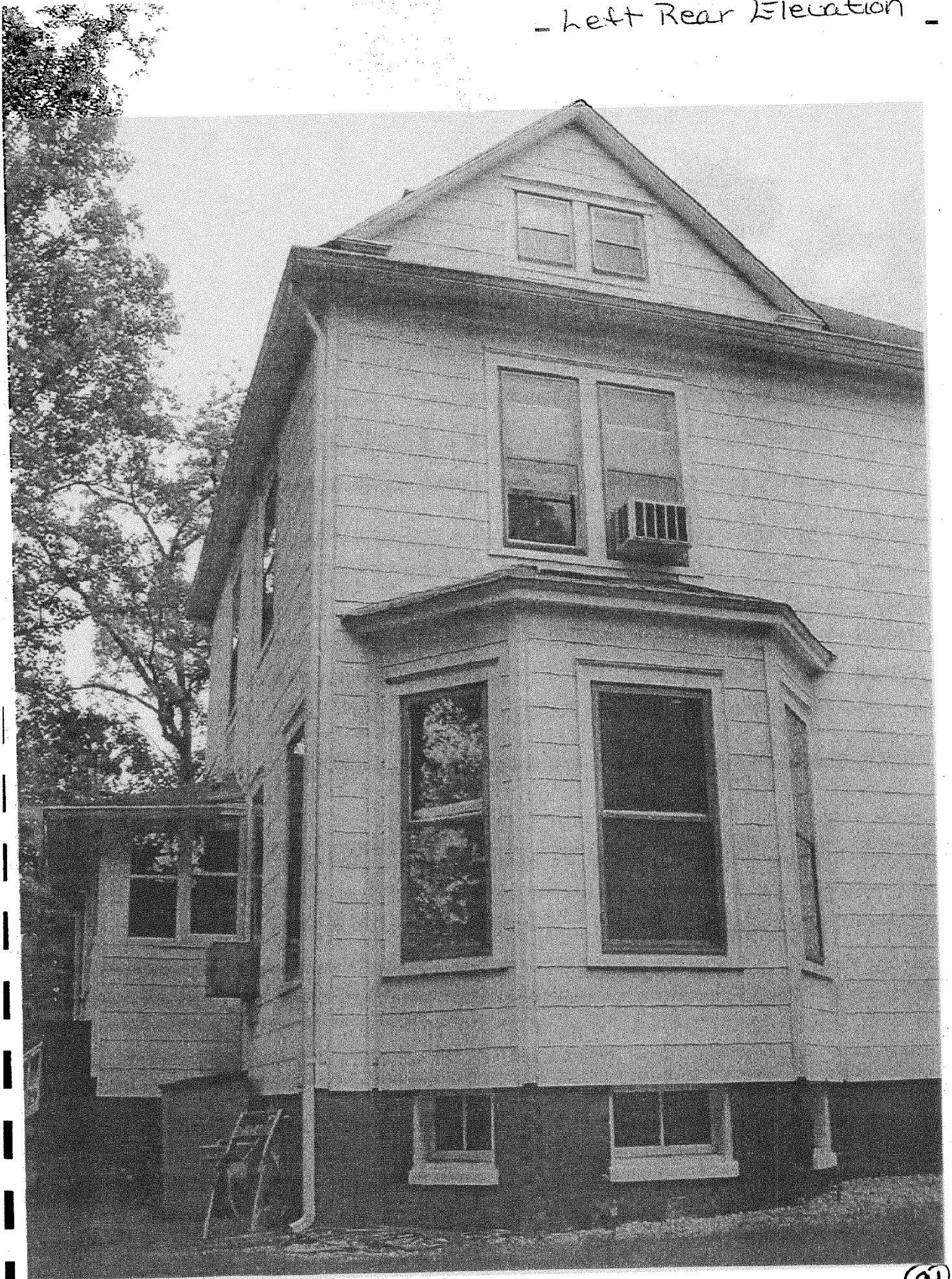
- Front Dormer -



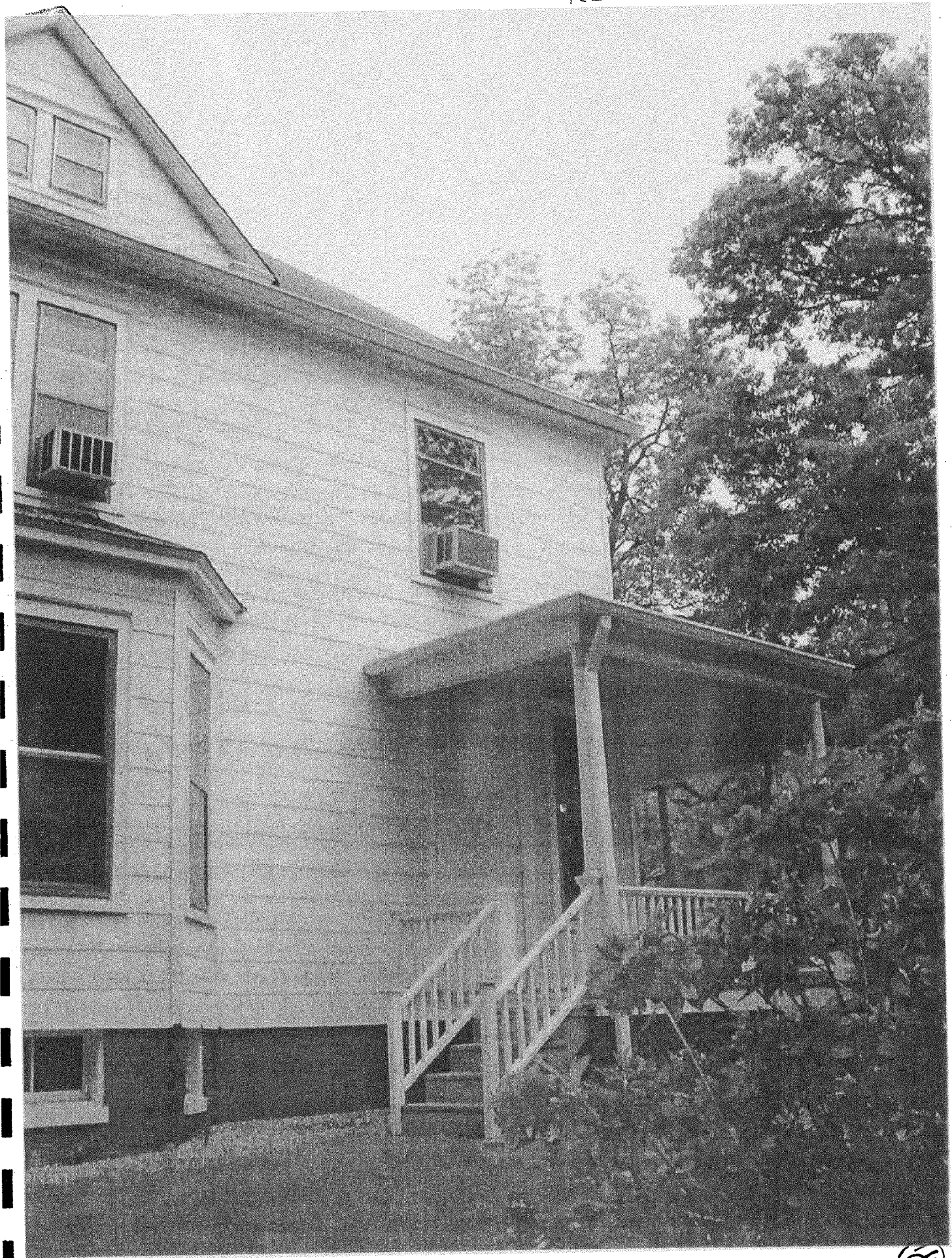
- Rear Elevation -



- Left Rear Elevation -



- Left Front Elevation



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

Owner's mailing address	Owner's Agent's mailing address
Hal & Annie Frazier 2811 Jutland Road Kensington, Md. 20895	Knappworks, LLC 202 Briscoe St. Gaithersburg, Md. 20878
Adjacent and confronting Property Owners mailing addresses	
- Please see attached -	

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3942 Washington Street, Kensington	Meeting Date:	6/8/2005
Applicant:	Hal & Annie Frazier (Jeff Knapp, Agent)	Report Date:	6/1/2005
Resource:	Primary 1 Resource Kensington Historic District	Public Notice:	5/25/2005
Review:	HAWP	Tax Credit:	Partial
Case Number:	31/06-05G	Staff:	Tania Tully
PROPOSAL:	Rear dormer installation, alterations	RECOMMENDATION:	Approve with Conditions

RECOMMENDATION

Staff is recommending approval with the following conditions:

1. Staff must approve any proposal regarding the historic siding that includes anything other than repair or replacement in kind.
2. Staff must approve the profile of any replacement wood siding.
3. The replacement dormer window will be wood, true-divided light, single pane, and match existing dormer windows in window type, light configuration, and muntin profile.
4. All new windows and doors will be wood, true- or simulated-divided light windows (where applicable).
5. Staff must approve any proposal regarding the historic windows that includes anything other than repair and rehabilitation.

SITE DESCRIPTION

SIGNIFICANCE: Primary 1 Resource within the Kensington Historic District
STYLE: Vernacular Victorian
DATE: c.1890

3942 Washington Street is a 2-1/2-story frame asbestos shingle sided Vernacular residence. It has a pyramidal roof with dormers on three sides and a wrap-around front porch. The house was once part of a larger parcel.

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

Arch Windows - either A or B ok
+ reconsider rear dormer window w/ similarity + side window match existing dormer
+ porch rail ok

named his subdivision Kensington Park, after a London suburb, and established a library, town hall, and Presbyterian church.

Kensington residences are designed in a variety of architectural styles popular during the Victorian period, including Queen Anne, Shingle, and Colonial Revival. These houses, built in the late 1800s and early 1900s, are clustered around the railroad station. Residents of the growing community incorporated the Town of Kensington in 1894, with its own governing body. The suburb's appeal strengthened when Warner and others organized a trolley line along Kensington Parkway to Chevy Chase, to connect with the Capital Traction Line to Washington. Supplementing train service, the streetcar, operating from 1895-1933, made Kensington even more accessible in the pre-automobile era.

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.

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.

Secretary of the Interior's Standards for Rehabilitation:

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
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.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PROPOSAL

1. Add rear dormer (Circle 15)
2. Remove rear chimney to accommodate rear dormer.
3. Replace missing window sashes on right elevation attic dormer. Match construction, material, and style of other existing dormer windows as closely as possible. (Circles 12,13)
4. Add new window on right elevation. (Circle 13)
5. Repair rear 'sun porch' includes new windows to match existing as closely as possible; new rear door; repair/replace rear wood steps; etc. (Circles 14,15)
6. Remove existing pipe railing and brickwork at front steps. (Circle 11)

Work not requiring HAWP

7. Remove and replace gutters and downspouts in-kind
8. Remove asbestos siding to expose original clapboard siding - repair/replace as necessary.
9. Remove existing asphalt shingles and replace in-kind
10. Various structural repairs exposed by the interior demolition work.
11. Repair and rehab existing windows as needed.

→ new rail as seen on supplement
 + also new door window on east (loc. of oval on supplement, but)
 + mention change on sun porch

STAFF DISCUSSION

The proposed alterations to this Primary 1 Resource are modest and accompany general rehabilitation efforts by the owner. The major changes, chimney removal, new rear dormer, and "sun porch" alterations are all at the rear of the property and do not increase lot coverage. The pyramidal roof can accommodate another dormer and the windows chosen for the new dormer will differentiate it from the historic dormers. It sits below the existing roofline and above the eave line, leaving the roof form intact. The alterations to the rear enclosed porch will improve on previous ill-conceived window placement.

On the front elevation, the applicants are proposing to remove the non-historic metal rail and brick piers. Missing window sashes will be replicated for the right dormer window and a new window will be added on the right elevation at the rear on the second level. Although this is a new feature, it is placed at the rear and will not remove significant historic fabric. It could be removed and enclosed relatively easily at a later date.

Approved w/ conditions,

The remainder of the proposal describes the various rehabilitation efforts that are and will be undertaken by the applicant. Staff applauds the applicant for undertaking rehabilitation of the historic house and for the limited amount of alteration to the historic house. Staff requests that the Commission remind the applicant of the Montgomery County Historic Preservation Tax Credits that are available.

Because the proposal is in keeping with all applicable guidelines, staff recommends approving the application with a few conditions typical of projects of this nature.

STAFF RECOMMENDATION

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

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

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*.

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.



255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jeff Knapp
Daytime Phone No.: 202-321-6336

Tax Account No.: # 1161301024114

Name of Property Owner: Hal & Annie Frazier Daytime Phone No.: 301-942-1976

Address: 3942 Washington St. Kensington Md. 20895
Street Number City Street Zip Code

Contractor: Knappworks, LLC Phone No.: 202-321-6336

Contractor Registration No.: # 122898

Agent for Owner: Jeff Knapp Daytime Phone No.: 202-321-6336

LOCATION OF BUILDING/PREMISE

House Number: 3942 Street: Washington
Town/City: Kensington Nearest Cross Street: Connecticut
Lot: 55 Block: 13 Subdivision: Kensington
Liber: 15891 Folio: 207 Parcel: Map: KP43 Deed: 548

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Sola
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Dormer

1B. Construction cost estimate: \$ 75,000

1C. If this is a revision of a previously approved active permit, see Permit # 383231

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

18 MAY 2005
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Existing structure is a 1898 Victorian style home in the Old Town section of Kensington, Maryland. The setting consists of mature trees & landscaping. The home features hardwood floors and beautiful moldings. The high ceilings represent days long past as does the front wrap-around porch. This home has four bedrooms, a walk-up attic and an unfinished basement.

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

This project consists of the interior renovation of a two story home as well as the addition of a rear dormer. All finishes are as described on the related drawings attached. Additional work includes the installation of a new HVAC system, connections to utilities & other related work.

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 wells, 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 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.

Tully, Tania

To: Jefferson C. Knapp, pbd
Subject: RE: Frazier Residence 3942 Washington Street, Kensington

-----Original Message-----

From: Jefferson C. Knapp, pbd [mailto:jefferson@knappworks.com]
Sent: Sunday, May 29, 2005 5:28 PM
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Cc: melissa@knappworks.com
Subject: Frazier Residence 3942 Washington Street, Kensington

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Thank you again for your help.

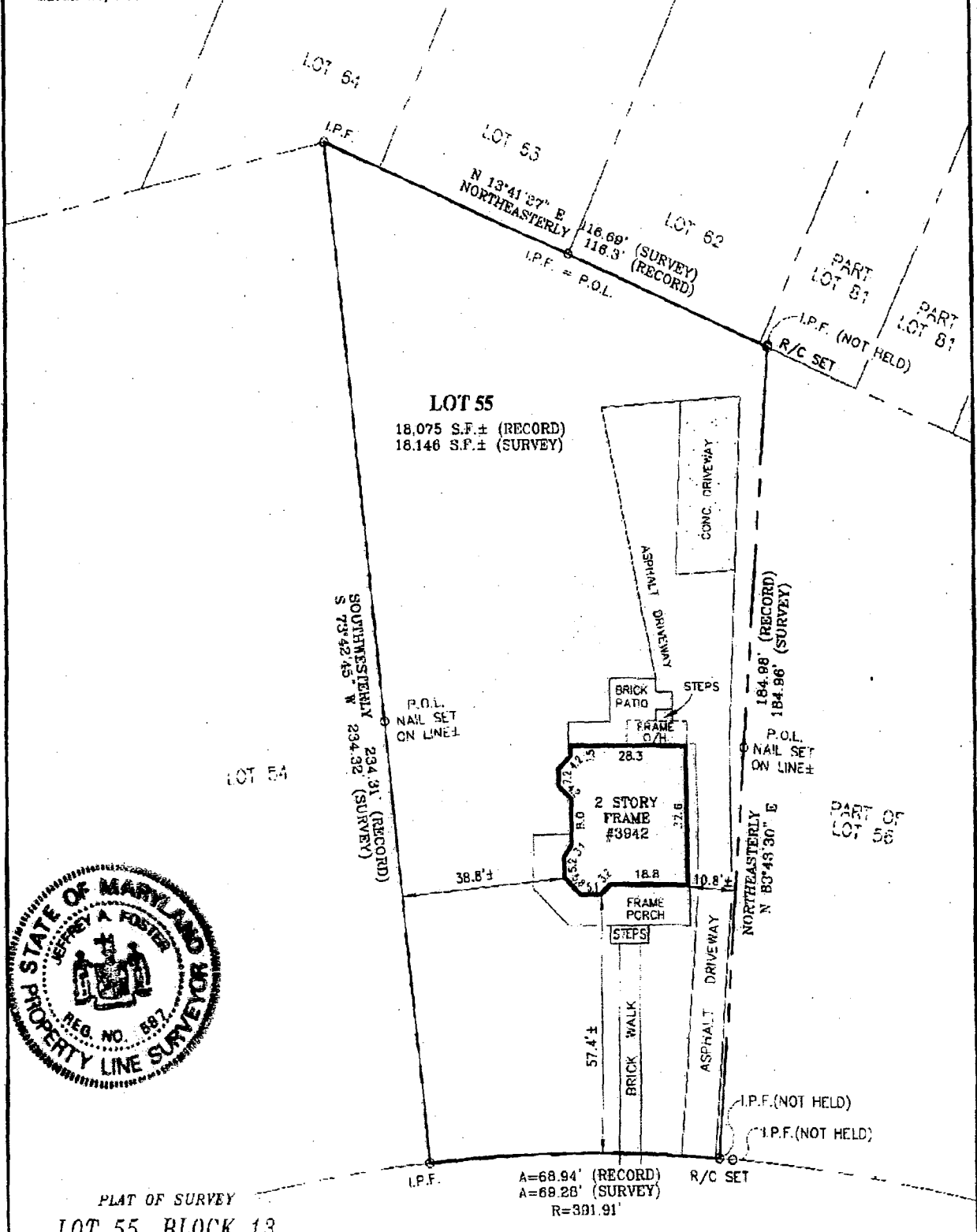
Best regards,
Jeff

Jefferson C. Knapp, pbd
President
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The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

- Notes:
- 1) Flood zone information is not available for the Town of Kensington.
 - 2) All property corners have been recovered or set and verified per field survey performed: March 14, 2005.

- 3) I.P.F. Indicates iron pipe found.
R/C SET Indicates rebar & cap set.
P.O.L. Indicates hub or nail set along property line, as indicated.



9

FRAZIER RESIDENCE
3942 WASHINGTON STREET
KENSINGTON, MARYLAND

HAWP APPLICATION

16 MAY 2005

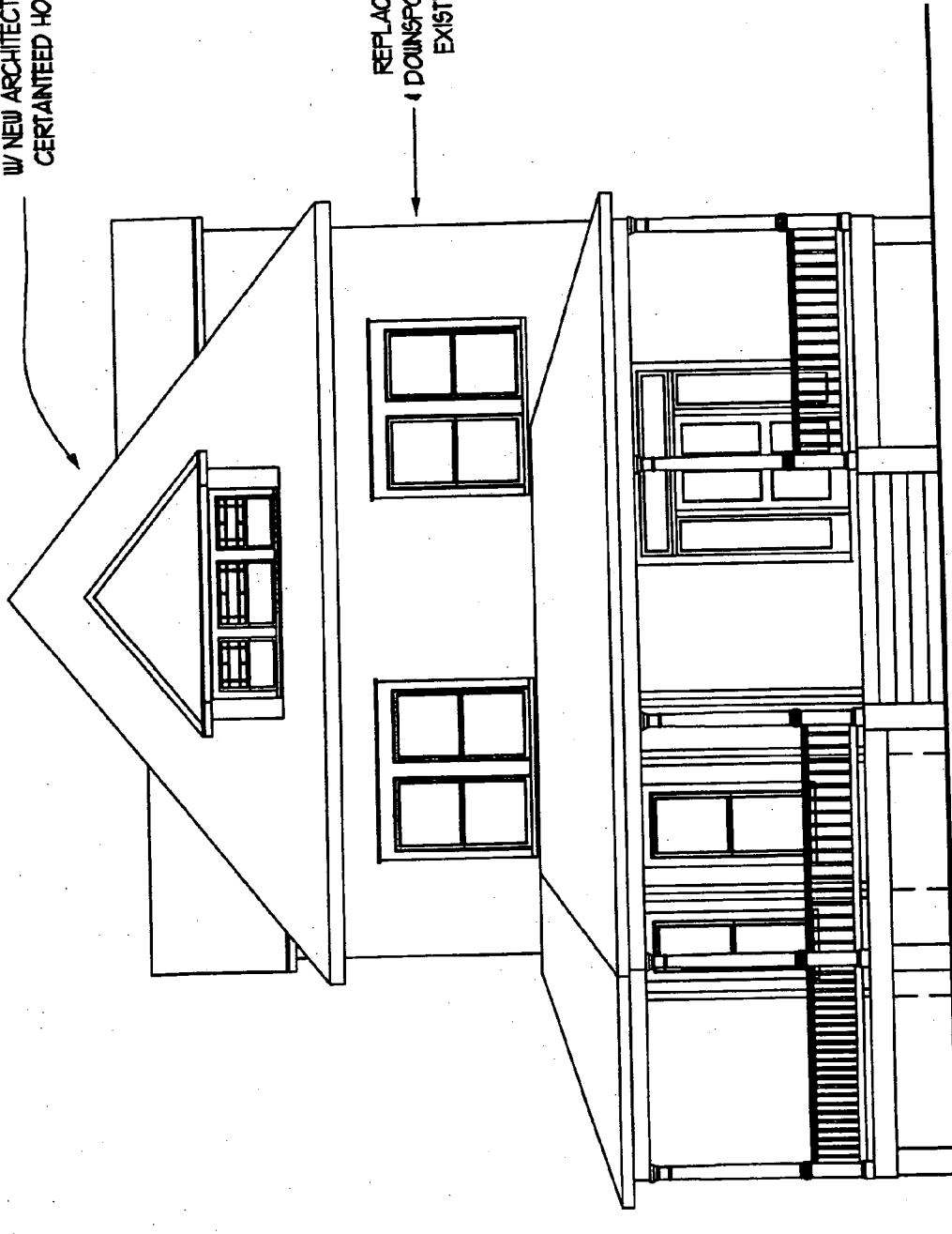


Submitted by
Knappworks, LLC

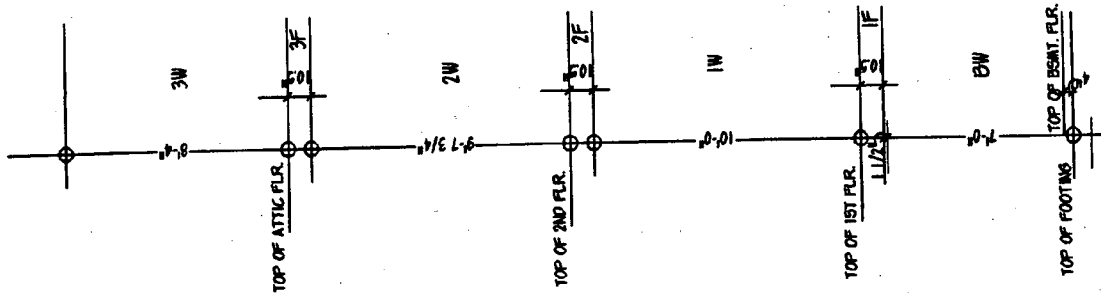
P 202.321.6336 F 301.330.4250

REPLACE EXISTING ASPHALT SHINGLES
 W/ NEW ARCHITECTURAL GRADE 265°
 CERTANTEED HORIZONS OR EQUAL.

REPLACE EXISTING GUTTERS
 ↓ DOWNSPOUTS W/ NEW. MATCH
 EXISTING SIZE & PROFILES.



○ FRONT ELEVATION
 AS-BUILT - NO CHANGES



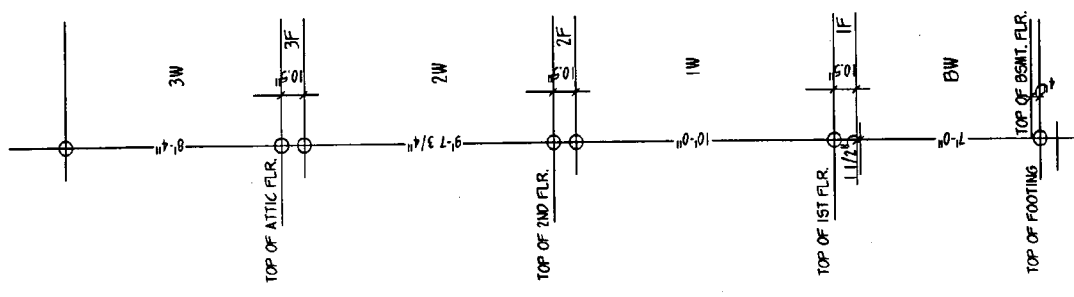
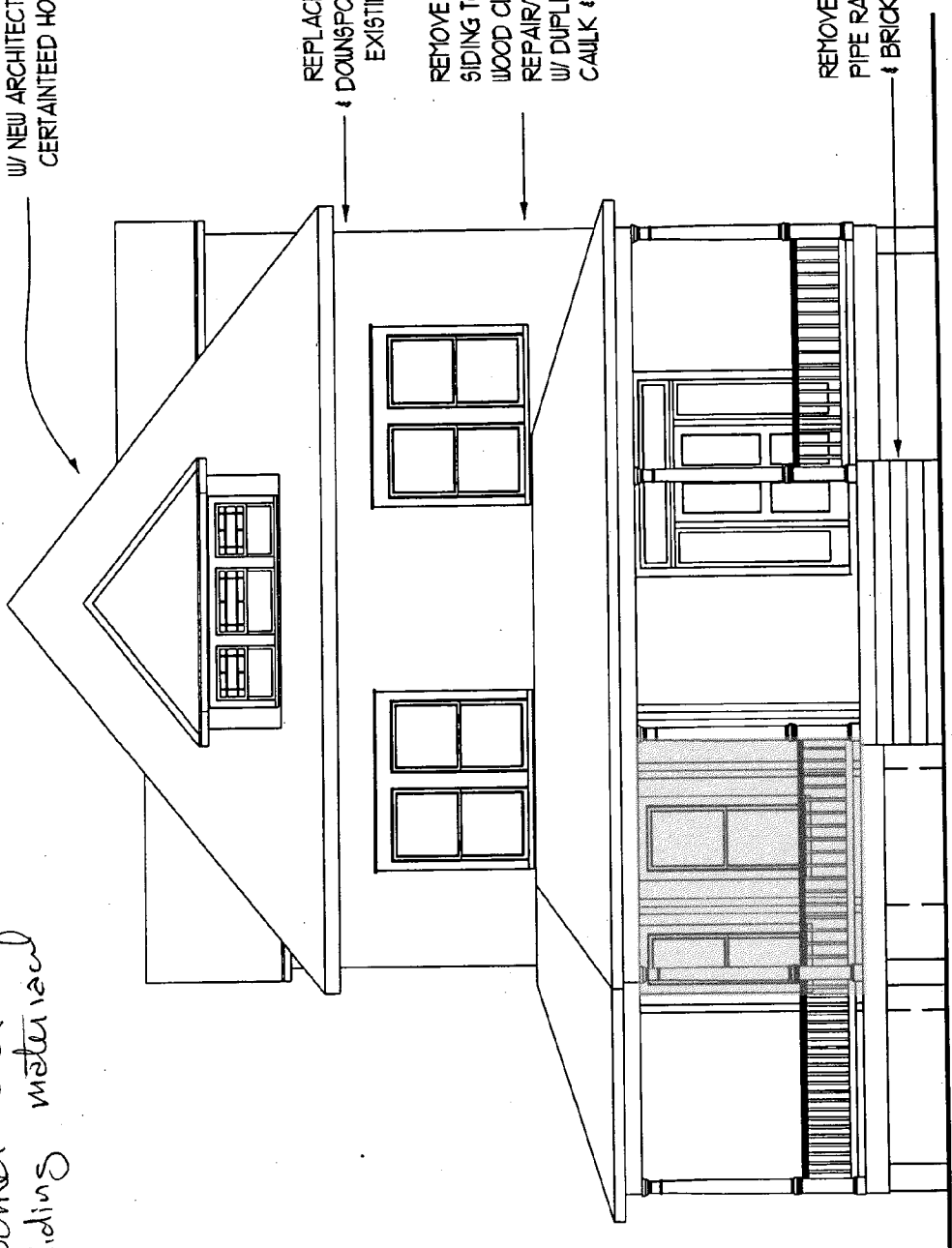
*Window Specs
 Dormer Detail
 Siding material*

REPLACE EXISTING ASPHALT SHINGLES
 W/ NEW ARCHITECTURAL GRADE 265*
 CERTAINTED HORIZONS OR EQUAL.

REPLACE EXISTING GUTTERS
 & DOWNSPOUTS W/ NEW. MATCH
 EXISTING SIZE & PROFILES.

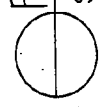
REMOVE ASBESTOS SHINGLE
 SIDING TO EXPOSE ORIGINAL
 WOOD CLAPBOARD (TYP)
 REPAIR/REPLACE AS REQ'D
 W/ DUPLICATE MATERIALS.
 CAULK & PAINT AS REQUIRED.

REMOVE IRON
 PIPE RAILING
 & BRICKWORK



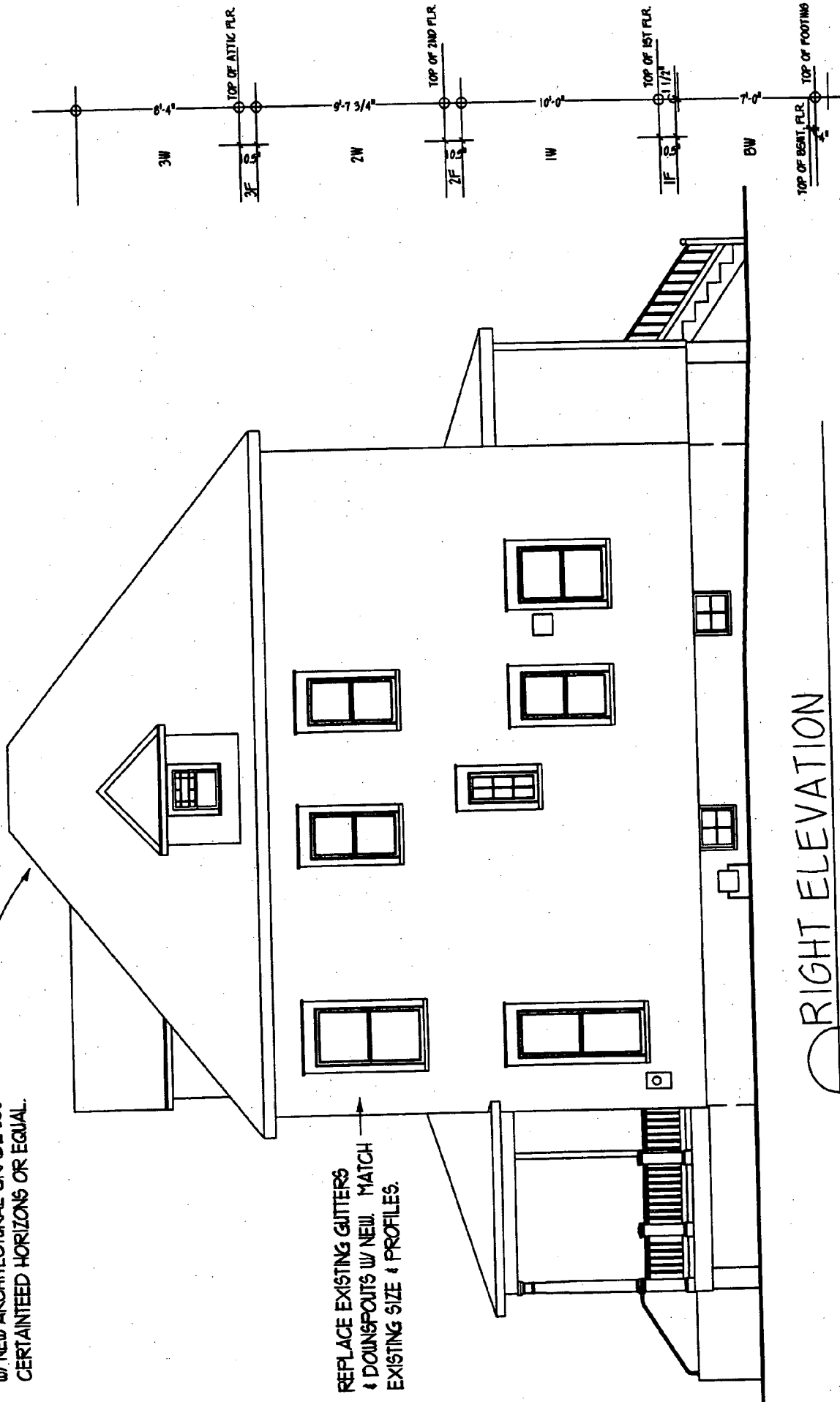
FRONT ELEVATION

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



REPLACE EXISTING ASPHALT SHINGLES
W/ NEW ARCHITECTURAL GRADE 265°
CERTAINTED HORIZONS OR EQUAL.

REPLACE EXISTING GUTTERS
& DOWNSPOUTS W/ NEW. MATCH
EXISTING SIZE & PROFILES.



RIGHT ELEVATION

AS-BUILT

NEW DORMER
MATCH STYLE & PROFILES
OF EXISTING CORNICE, ROOFING,
SIDING & WINDOWS.

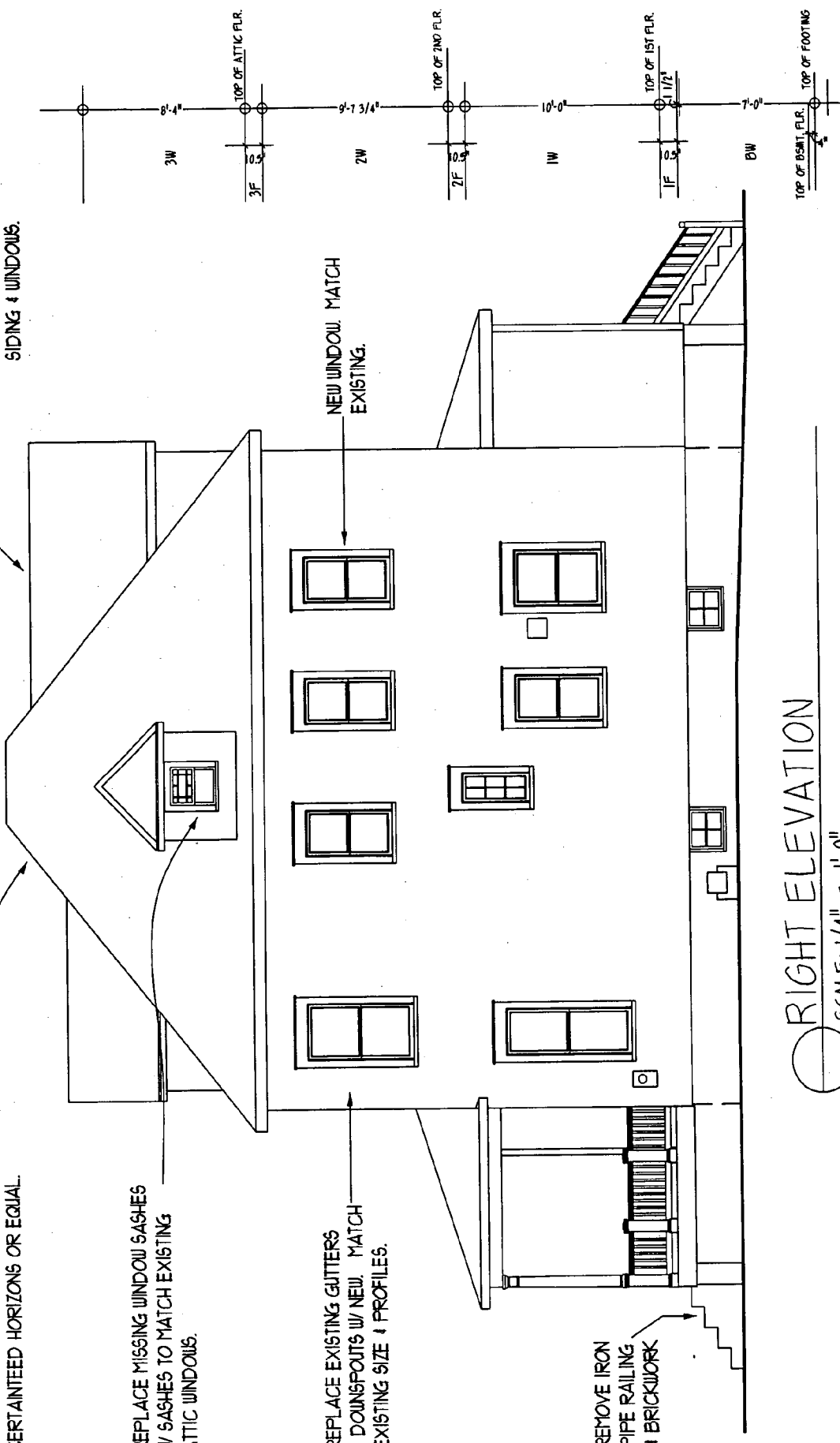
REPLACE EXISTING ASPHALT SHINGLES
W/ NEW ARCHITECTURAL GRADE 265*
CERTAINTED HORIZONS OR EQUAL.

REPLACE MISSING WINDOW SASHES
W/ SASHES TO MATCH EXISTING
ATTIC WINDOWS.

REPLACE EXISTING GUTTERS
& DOWNSPOUTS W/ NEW, MATCH
EXISTING SIZE & PROFILES.

REMOVE IRON
PIPE RAILING
& BRICKWORK

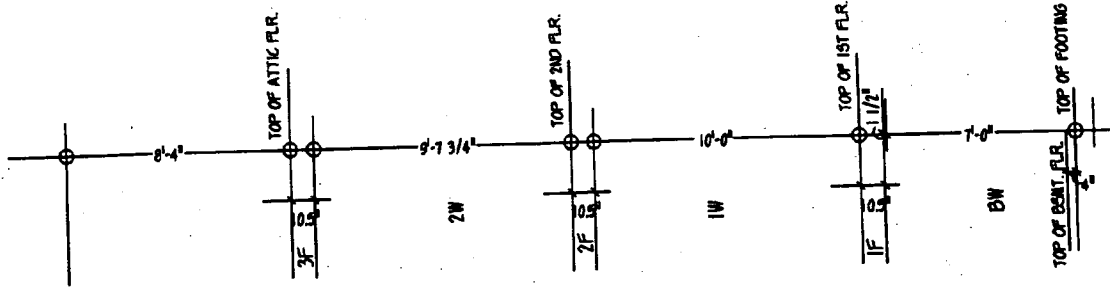
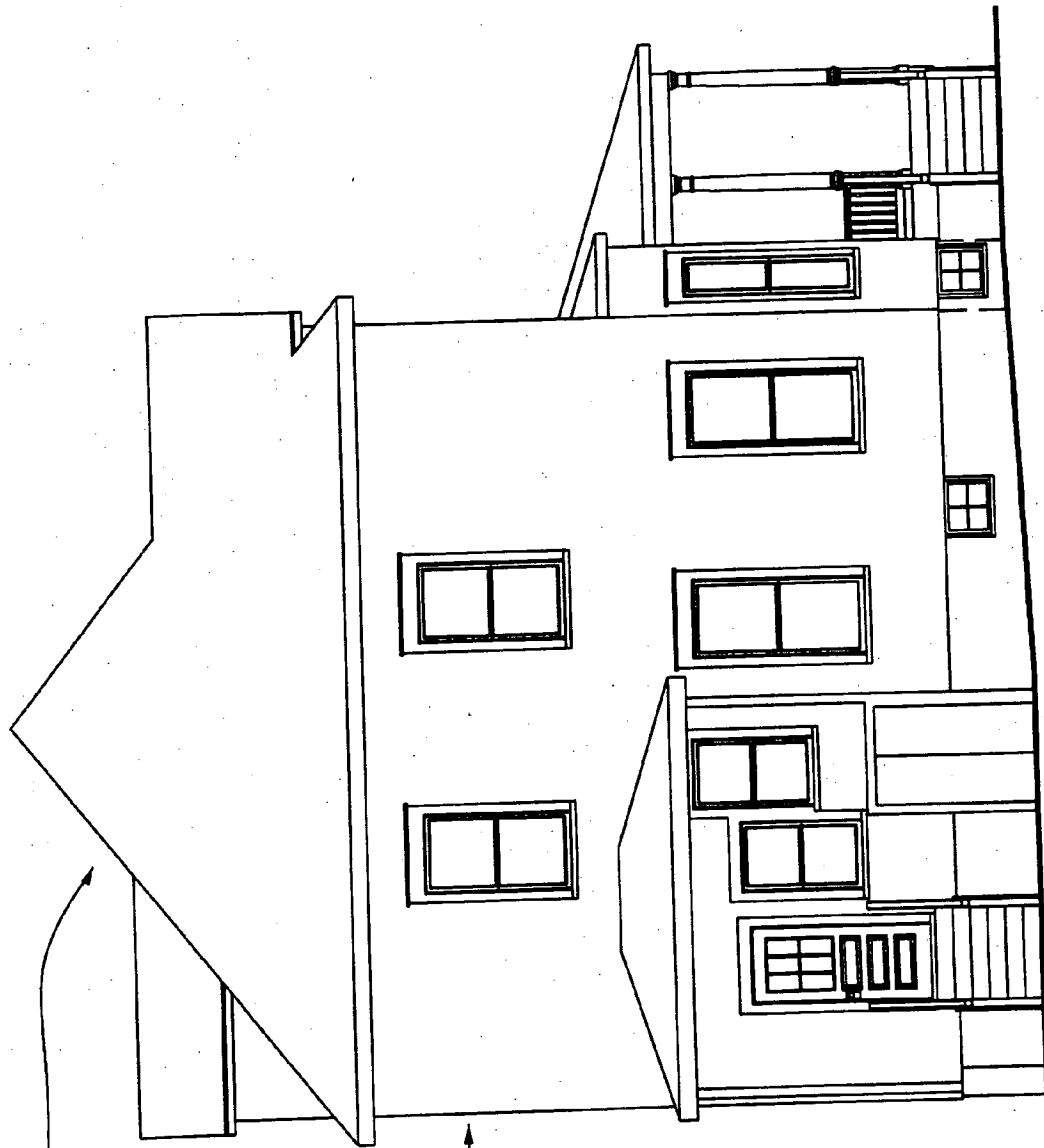
NEW WINDOW. MATCH
EXISTING.



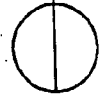
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

PLACE EXISTING ASPHALT SHINGLES
 NEW ARCHITECTURAL GRADE 265°
 RTAINTED HORIZONS OR EQUAL.

PLACE EXISTING GUTTERS
 DOWNSPOUTS W/ NEW MATCH
 EXISTING SIZE & PROFILES.



REAR ELEVATION



AS-BUILT

REPLACE EXISTING ASPHALT SHINGLES
W/ NEW ARCHITECTURAL GRADE 265°
CERTAINTED HORIZONS OR EQUAL.

NEW DORMER
MATCH STYLE & PROFILES
OF EXISTING CORNICE, ROOFING,
SIDING & WINDOWS.

REPLACE EXISTING GUTTERS
& DOWNSPOUTS W/ NEW. MATCH
EXISTING SIZE & PROFILES.

REMOVE ASBESTOS SHINGLE
SIDING TO EXPOSE ORIGINAL
WOOD CLAPBOARD (TYP)
REPAIR/REPLACE AS REQ'D
W/ DUPLICATE MATERIALS.
CAULK & PAINT AS REQUIRED.

NEW D.H. WINDOWS
MATCH EXISTING AS CLOSELY
AS POSSIBLE

REPAIR/REPLACE DOOR
& STAIRS AS REQ'D.

*Kim? size -
stew? design that
troubled
Kim-echo A or non-hustone
pines vs
standout*

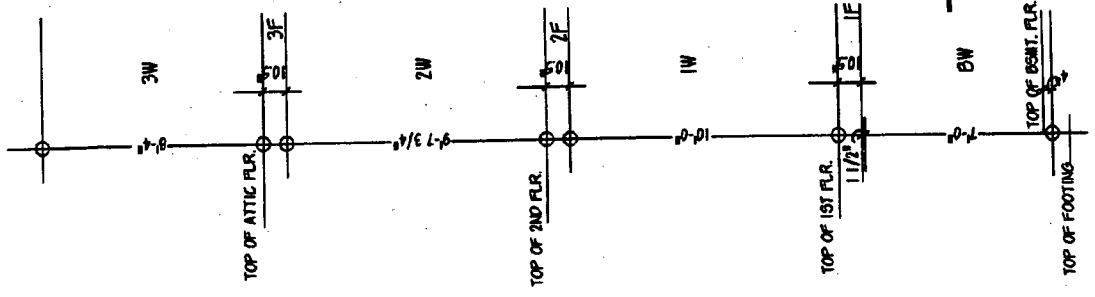


REAR ELEVATION

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

REPLACE EXISTING ASPHALT SHINGLES
 W/ NEW ARCHITECTURAL GRADE 265°
 CERTAINTED HORIZONS OR EQUAL.

REPLACE EXISTING GUTTERS
 & DOWNSPOUTS W/ NEW. MATCH
 EXISTING SIZE & PROFILES.



LEFT ELEVATION
 AS-BUILT

NEW DORMER
MATCH STYLE & PROFILES
OF EXISTING CORNICE, ROOFING,
SIDING & WINDOWS.

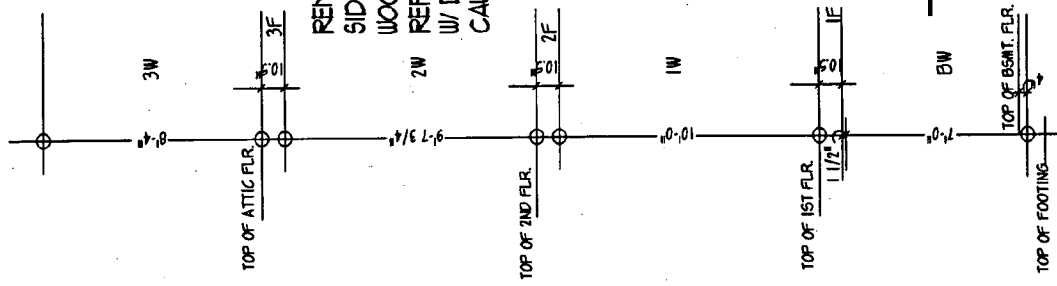
REPLACE EXISTING ASPHALT SHINGLES
W/ NEW ARCHITECTURAL GRADE 265°
CERTAINTED HORIZONS OR EQUAL.

REMOVE ASBESTOS SHINGLE
SIDING TO EXPOSE ORIGINAL
WOOD CLAPBOARD (TYP)
REPAIR/REPLACE AS REQ'D
W/ DUPLICATE MATERIALS.
CAULK & PAINT AS REQUIRED.

REPLACE EXISTING GUTTERS
& DOWNSPOUTS W/ NEW. MATCH
EXISTING SIZE & PROFILES.

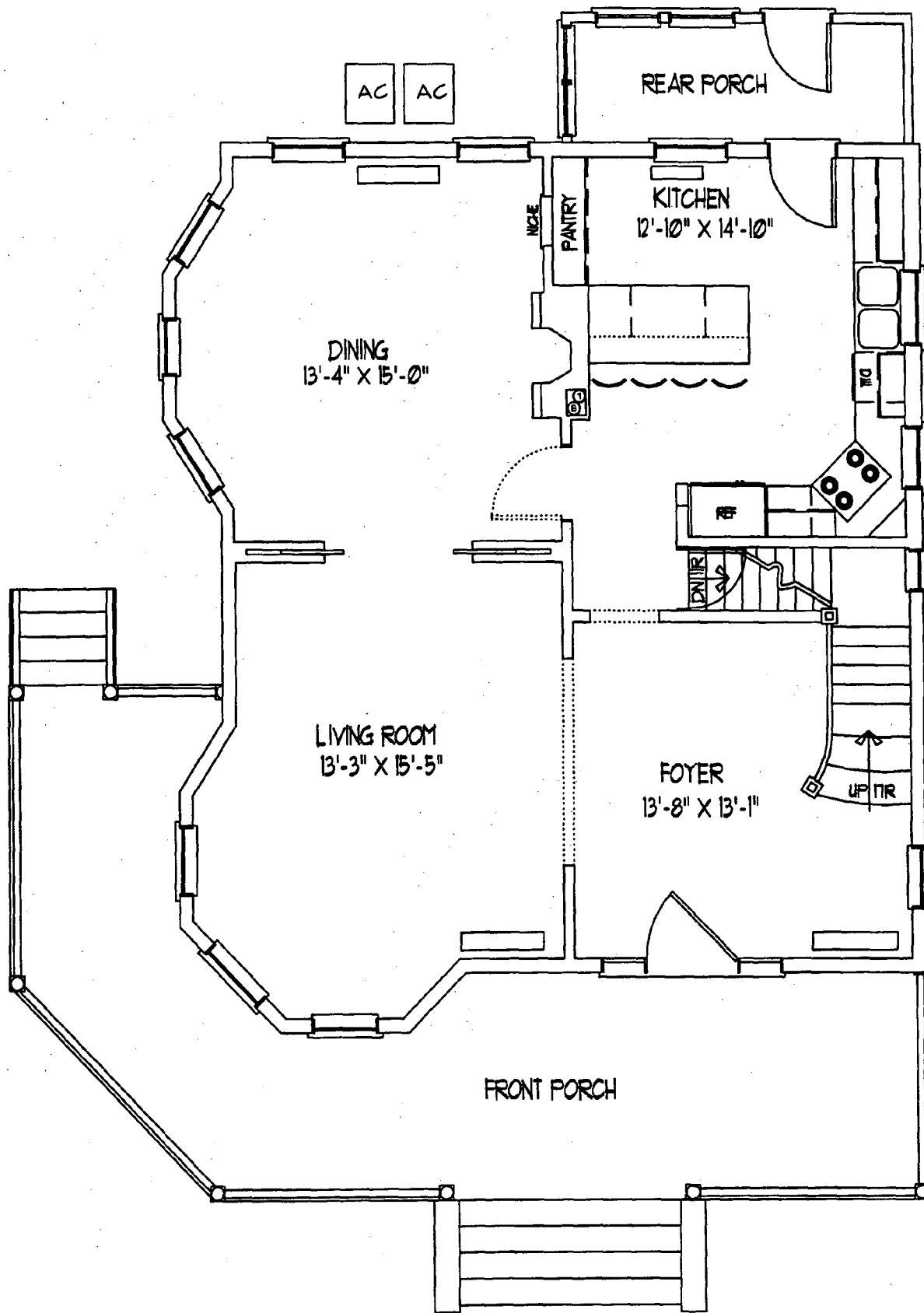
Remove
iron pipe
railing
&
brick
work

See P. Elev.

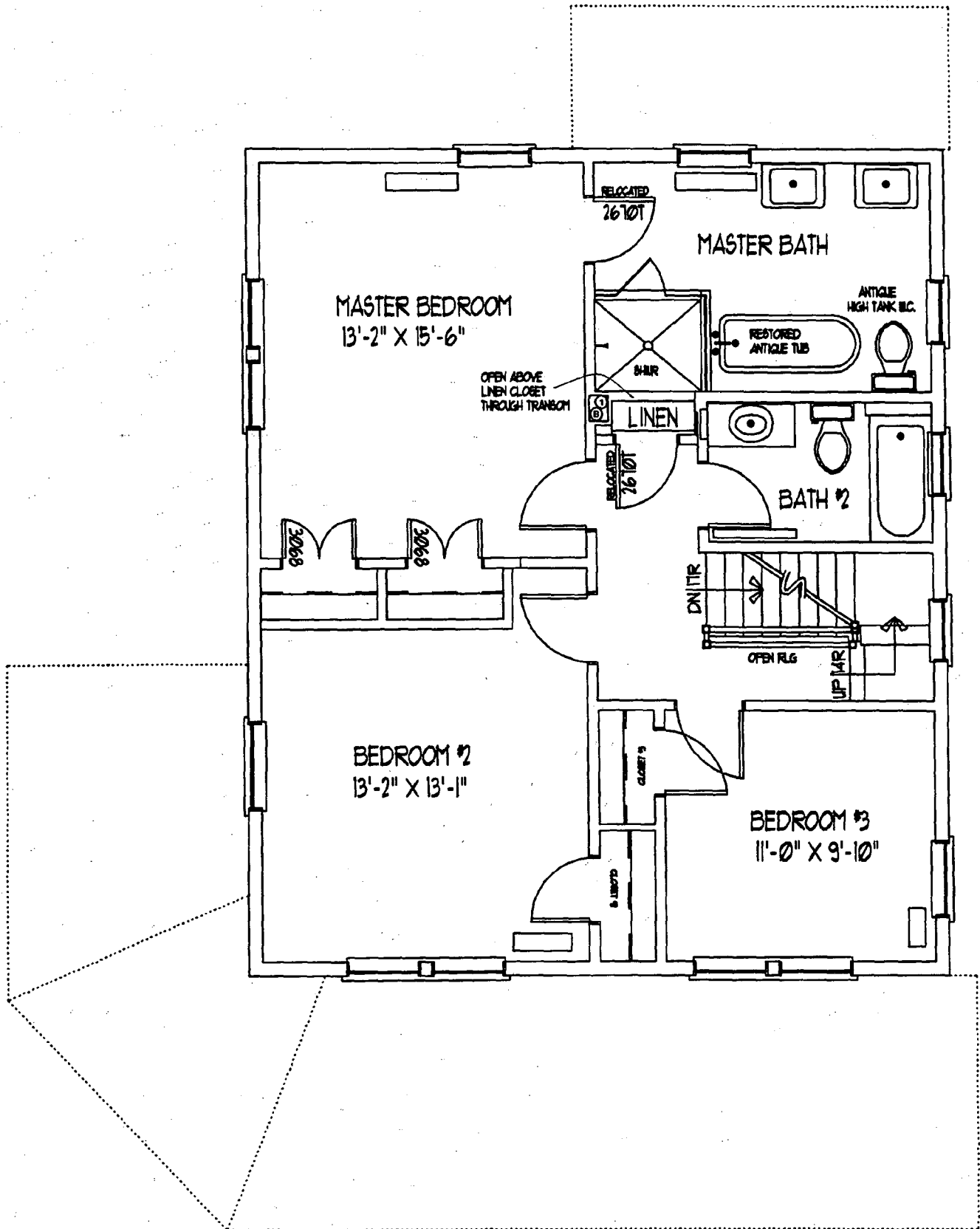


LEFT ELEVATION

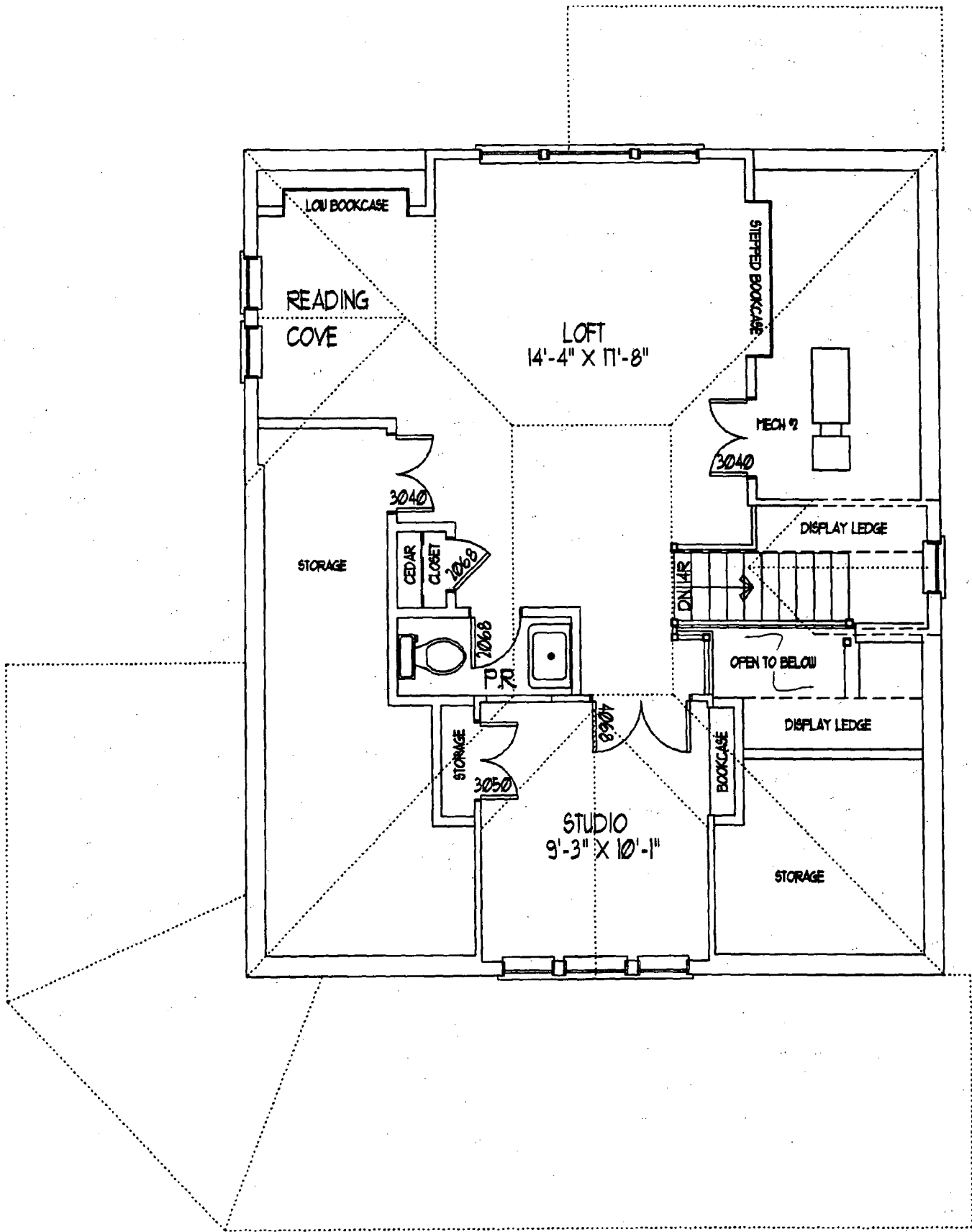
SCALE: 1/4" = 1'-0"




 1ST FLOOR PLAN (PROPOSED)
 SCALE: 1/4" = 1'-0"

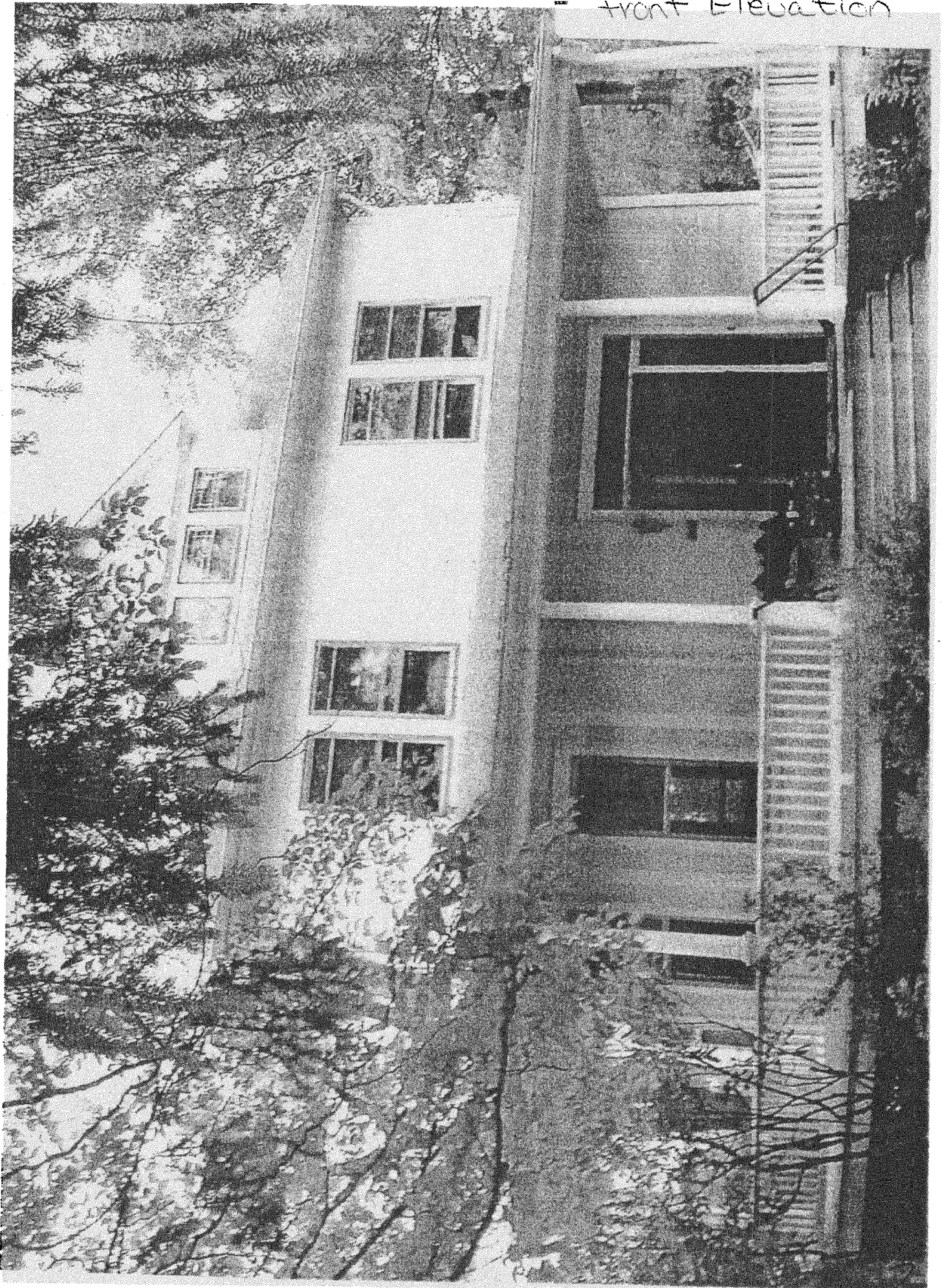


○ 2ND FLOOR PLAN (PROPOSED)
 NO SCALE

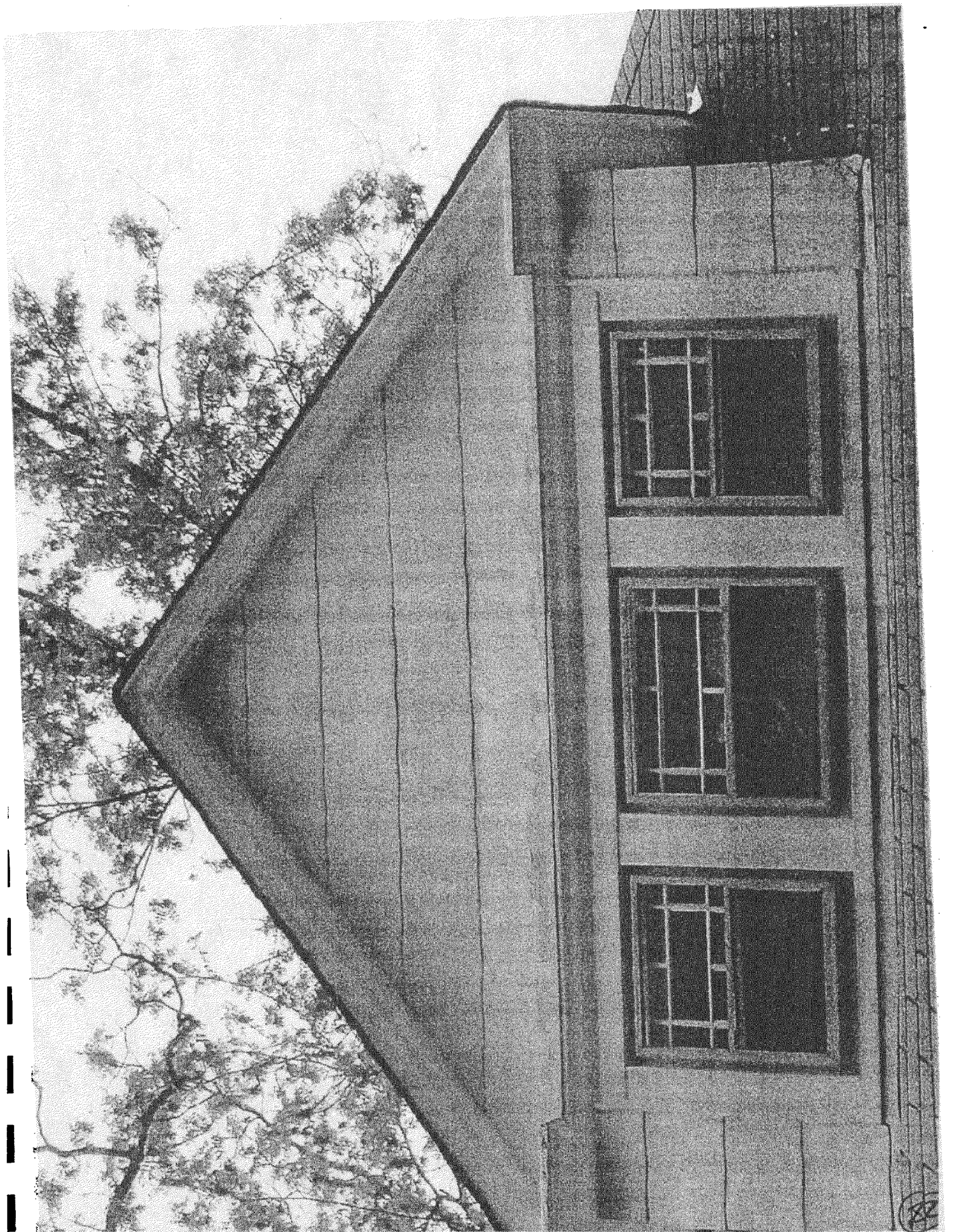


3RD FLOOR PLAN (PROPOSED)
NO SCALE

- Front Elevation



- Front Dormer -



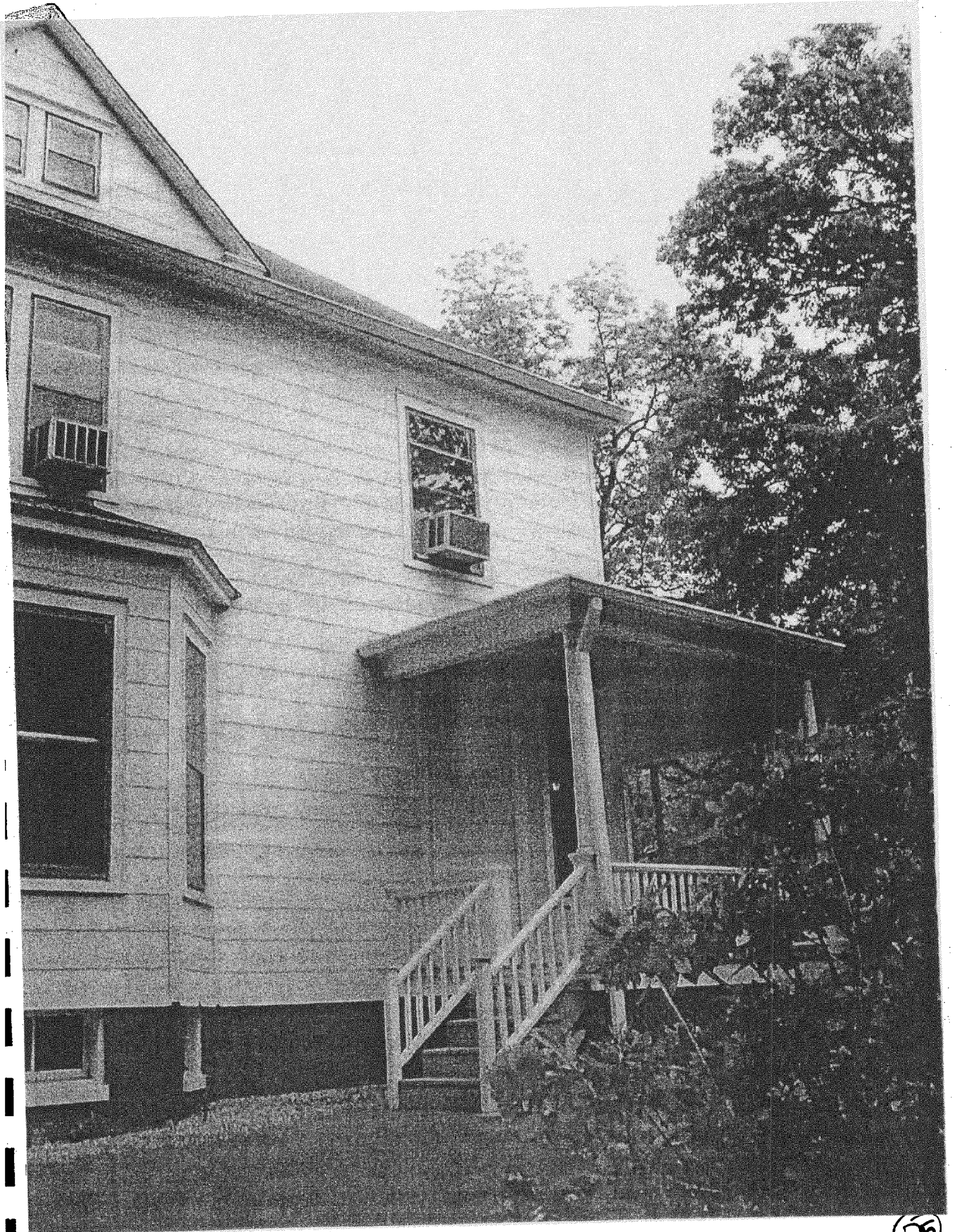
- Rear Elevation -



- Left Rear Elevation -



- Left Front Elevation



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

Owner's mailing address	Owner's Agent's mailing address
Hal & Annie Frazier 2811 Jutland Road Kensington, Md. 20845	Knappworks, LLC 202 Briscoe St. Gaithersburg, Md. 20878
Adjacent and confronting Property Owners mailing addresses	
- Please see attached -	