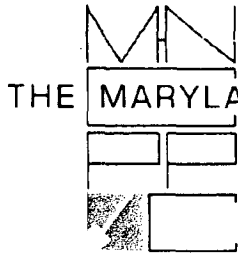


31/06-03K 3926 Prospect Street
(Kensington Historic District)



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

Date: 10/8/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

HAWP# 31/06-03K
DPS# 316762

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. 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 the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpapr.wpd



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: 10/8/03

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Michele Naru, Historic Preservation Planner
Anne Fothergill, Historic Preservation Planner
Corri Jimenez, Historic Preservation Planner

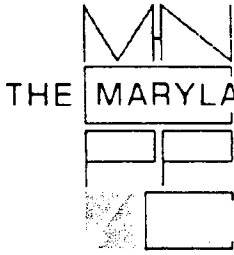
SUBJECT: Historic Area Work Permit Applications - HPC Decision

DPS# 316762

HAWP# 31/06-03K

The Historic Preservation Commission reviewed this project on 3926 Prospect.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC.. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301)563-3400.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 10/8/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

DPS# 316762

HAWP# 3106-03K

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

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

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

Applicant: Raymond Weisman

Address: 3926 Prospect Street, Kensington 20895

and 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 @ permits.emontgomery.org 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
2401777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Raymond or Lois Weisman
Daytime Phone No.: 301-949-5657

Tax Account No.: _____
Name of Property Owner: Raymond & Lois Weisman Daytime Phone No.: 301-949-5657
Address: 3926 Prospect St Kensington MD 20895
Street Number City State Zip Code
Contractor: Self Phone No.: _____
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3926 Prospect Street: _____
Town/City: Kensington Nearest Cross Street: Washington St
Lot: 22 Block: 12 Subdivision: Kensington Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Small Storage Area
1B. Construction cost estimate: \$ 1,200
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A
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] 8/25/03
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 10/22/03
Application/Permit No.: 3162762 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:

✓ 1927 wide sided Bungalow on tree lot in historic
district of Kensington
RE: photographs of front porch

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

1'-3" deep x 1'-6" wide addition of garden tool closet
Siding will match existing house siding. Color will match house color.
Door to closet will also have same siding and paint color
applied to face of door. Visually the closet will be almost
invisible.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
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4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

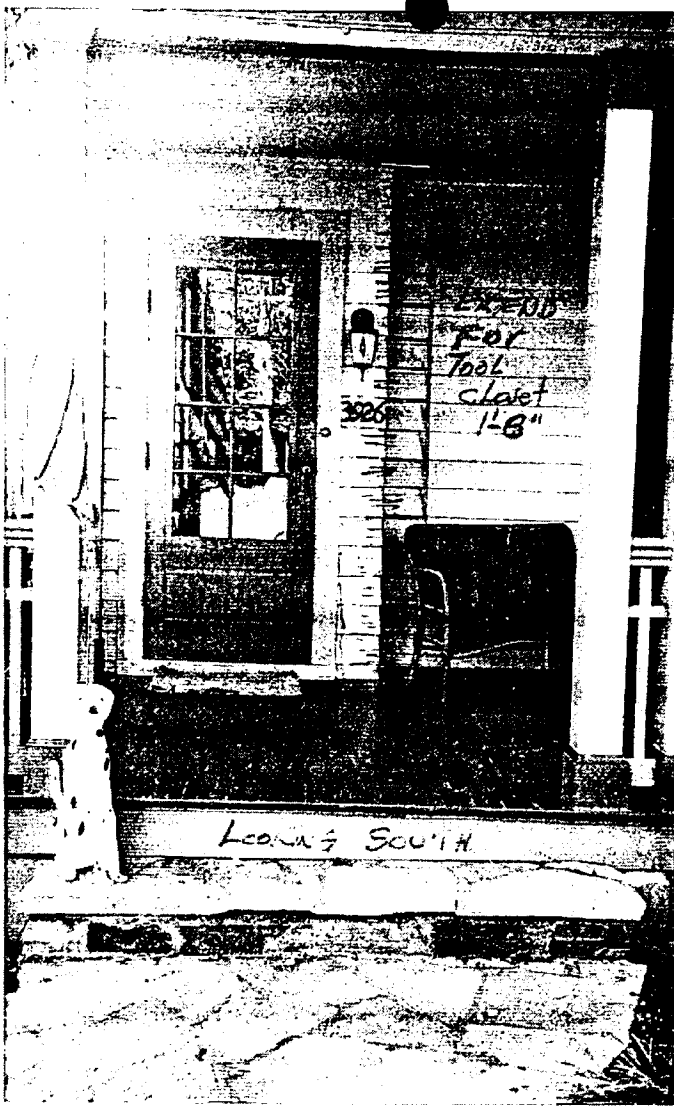
6. **TREE SURVEY**

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

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



APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 10/8/03

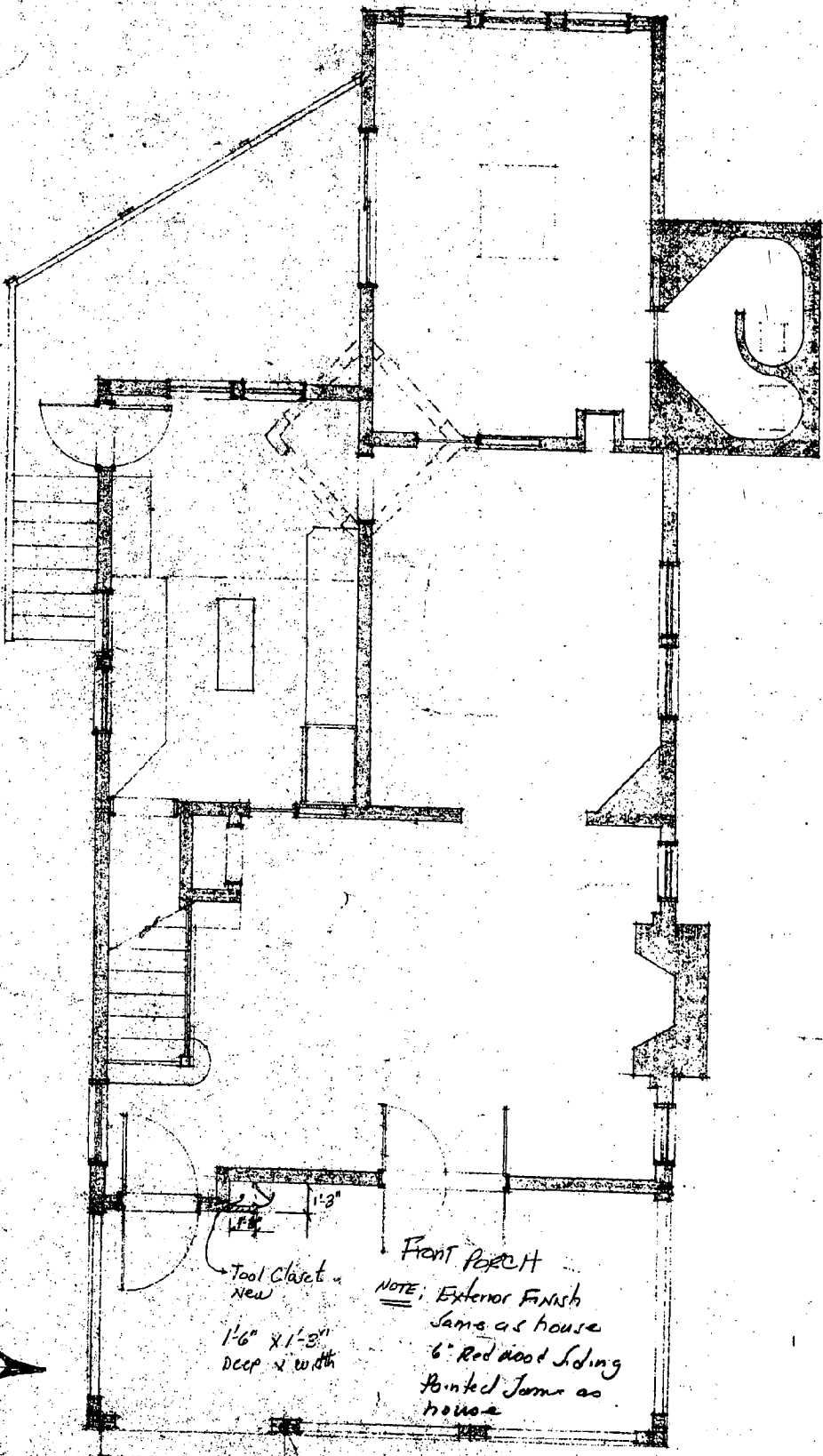
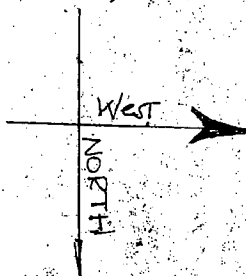
Looking South
Tool closet to
the West of Front
Porch



Looking East

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 10/22/07

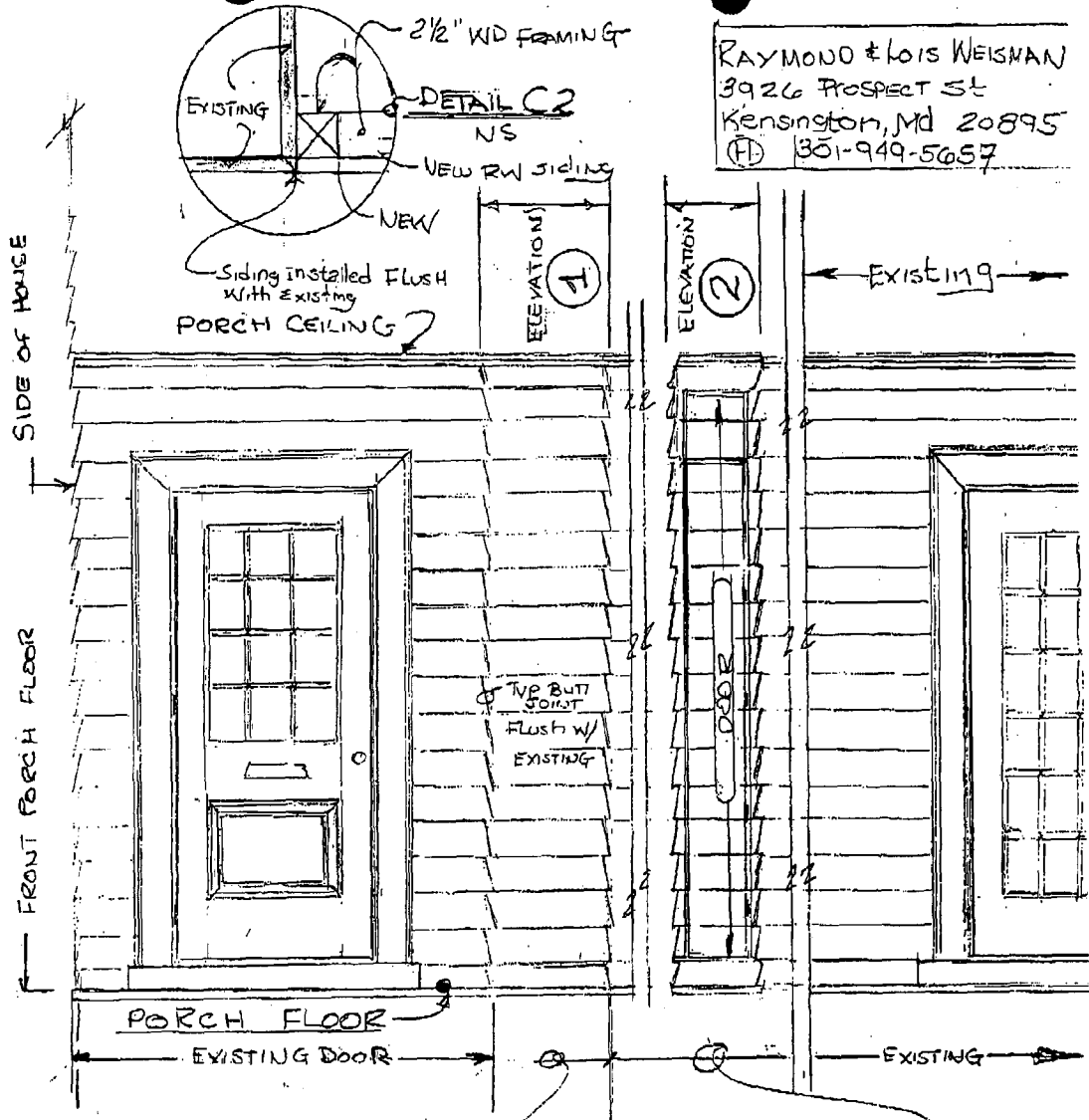
Lois & Raymond WISMAN
5926 Prospect St
Kensington, MD 20895
301-949-5657



Prospect Street

(7)

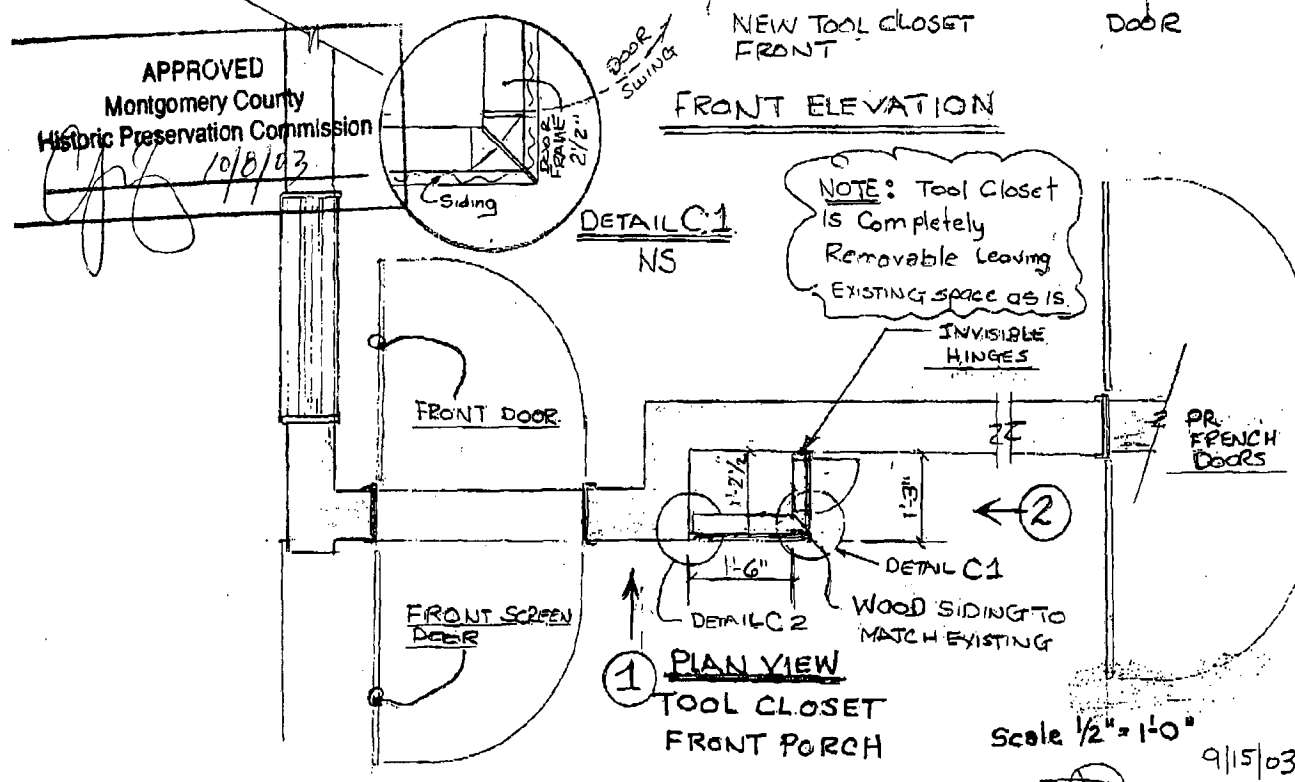
RAYMOND & LOIS WEISMAN
 3926 PROSPECT ST
 KENSINGTON, MD 20895
 (P) 301-949-5057



APPROVED
 Montgomery County
 Historic Preservation Commission
 10/8/03

FRONT ELEVATION

NOTE: Tool Closet
 is Completely
 Removable Leaving
 Existing space as is.



① PLAN VIEW
 TOOL CLOSET
 FRONT PORCH

Scale 1/2" = 1'-0"

9/15/03

Drawn by [Signature]

⑧

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3926 Prospect Street	Meeting Date:	09/24/03
Applicant:	Raymond & Lois Weisman	Report Date:	09/17/03
Resource:	Kensington Historic District	Public Notice:	09/10/03
Review:	HAWP	Tax Credit:	No
Case Number:	31/06-03K	Staff:	Corri Jimenez
PROPOSAL:	Small front façade addition		
RECOMMEND:	Approve with conditions		

CONDITIONS

1. The applicant will be attaching an addition to the existing corner, which will be reversible, if removed in the future.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman Bungalow
DATE: c. 1920s

3926 Prospect Street is a Contributing resource to the Kensington Historic district as a 1-½ Craftsman bungalow with a large, shed roof dormer.

PROPOSAL

The applicants propose to build a 1'3" deep by 1'6" wide storage area on the front of the house. The storage area will be used as a garden shed/tool closet to eliminate clutter on the modest front porch.

The small addition will match existing materials and extend the front corner of the doorway by only 1'6". An unobtrusive door to the side of the closet will open against the front wall of the house, with magnetic catch hinges in the corner that meets the house.

STAFF DISCUSSION

Staff is aware that additions to the front of a house are discouraged by the HPC, but is recommending this project for approval as the applicant has agreed to make the addition fully *reversible*. The addition will be attached to the corner of the door, and could be removed in the future without harming the existing corner of the house. Also, the tool closet will be unapparent and compatible with the character of the house. Staff feels this type of addition is approvable and unobtrusive, meeting the Secretary of Interior's *Guidelines for Rehabilitation*.

STAFF RECOMMENDATION

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

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

and with the Secretary of the Interior's *Standards #10*:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

with conditions:

1. The applicant will be attaching an addition to the existing corner, which will be reversible if removed in the future.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Raymond or Lois Weisman
Daytime Phone No.: 301-949-5657

Tax Account No.: _____
Name of Property Owner: Raymond & Lois Weisman Daytime Phone No.: 301-949-5657
Address: 3926 Prospect St Kensington MD 20895
Street Number City State Zip Code
Contractor: Self Phone No.: _____
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3926 Prospect Street: _____
Town/City: Kensington Nearest Cross Street: Washington St
Lot: 22 Block: 12 Subdivision: Kensington Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Small Storage Area
1B. Construction cost estimate: \$ 1,200
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OADITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
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3A. Height _____ feet _____ inches N/A
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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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.

Raymond Weisman
Signature of owner or authorized agent

8/25/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 316962 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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✓ 1927 wide Sided Bungalow on Tree lot in historic
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RE: photographs of Front Porch

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

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

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RAYMOND AND LOIS WEISMAN
3926 Prospect Street
Kensington, MD 20895
O 301-949-5657
CP 301-602-1734

September 16, 2003
Maryland Park and Planning Commission
Historic Preservation Section

O - 301-563-3404
F - 301-563-3412

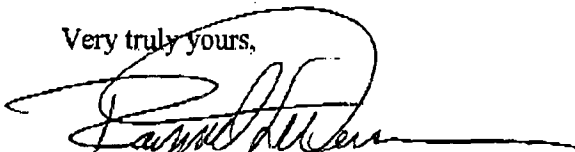
Subject: Application No 316762 Front Porch Tool Closet

Attention: Corri Jimenez

Reference to our conversation last week, we have prepared a drawing showing how the tool closet is being built. In the event another owner wished to remove the closet it is completely removable leaving the house in the existing condition. The drawing shows the existing and new conditions.

Thank you for help us with this application. Hopefully everything will work out. If you have any additional information you can reach me on my day time number 202-473-9118.

Very truly yours,



Raymond L. Weisman

File: Historic Application LTR. doc





3926 Prospect Street





Front porch



Date March 11, 1959

House Location Plat
Lot 22 - Block 12
KENSINGTON PARK
Montgomery County
Maryland

Case 2027

Surveyor's Certificate

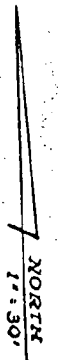
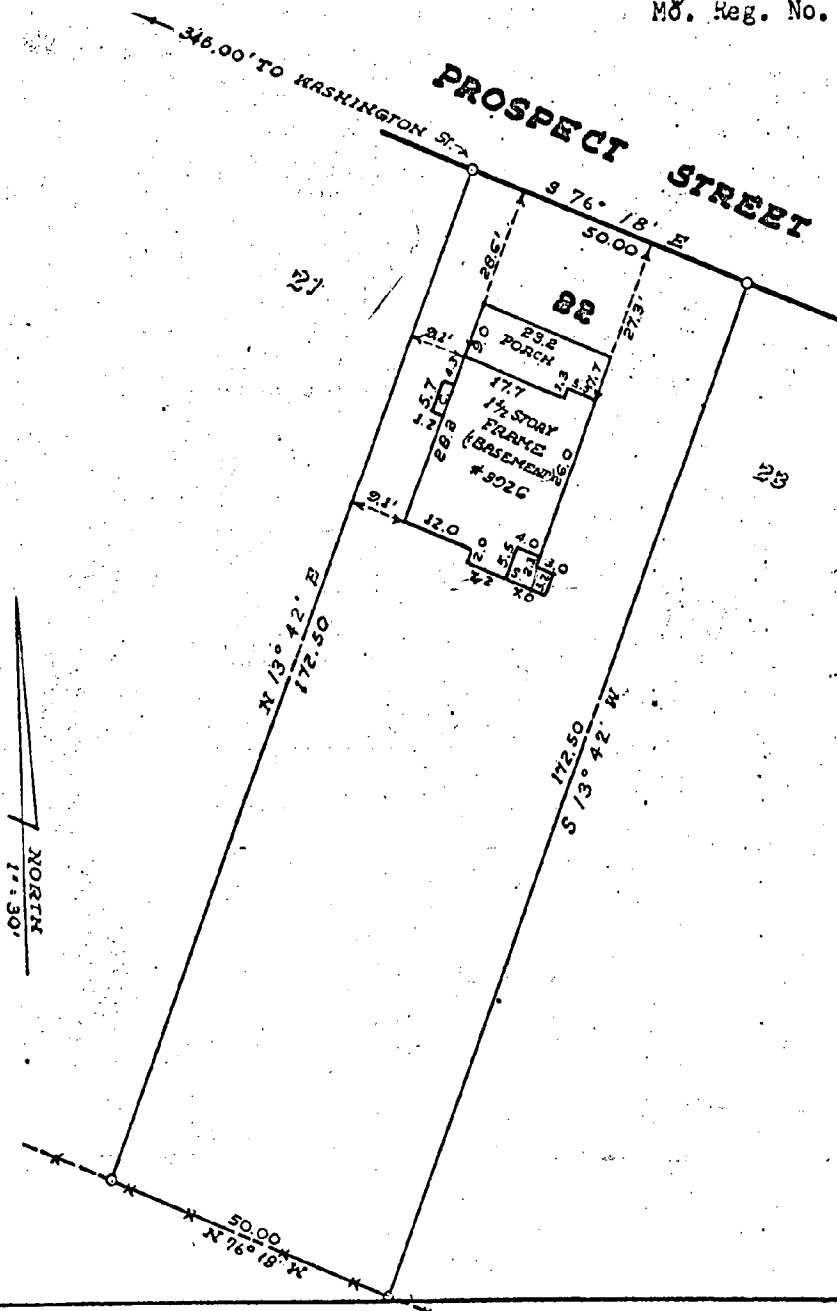
We hereby certify that we have carefully surveyed the property shown hereon in accordance with the descriptions of record and; have located all of the improvements thereon by transit-tape survey and; ~~that corners have been found or placed as shown and;~~ that there are no encroachments either way across property lines other than shown.

Plat Book E

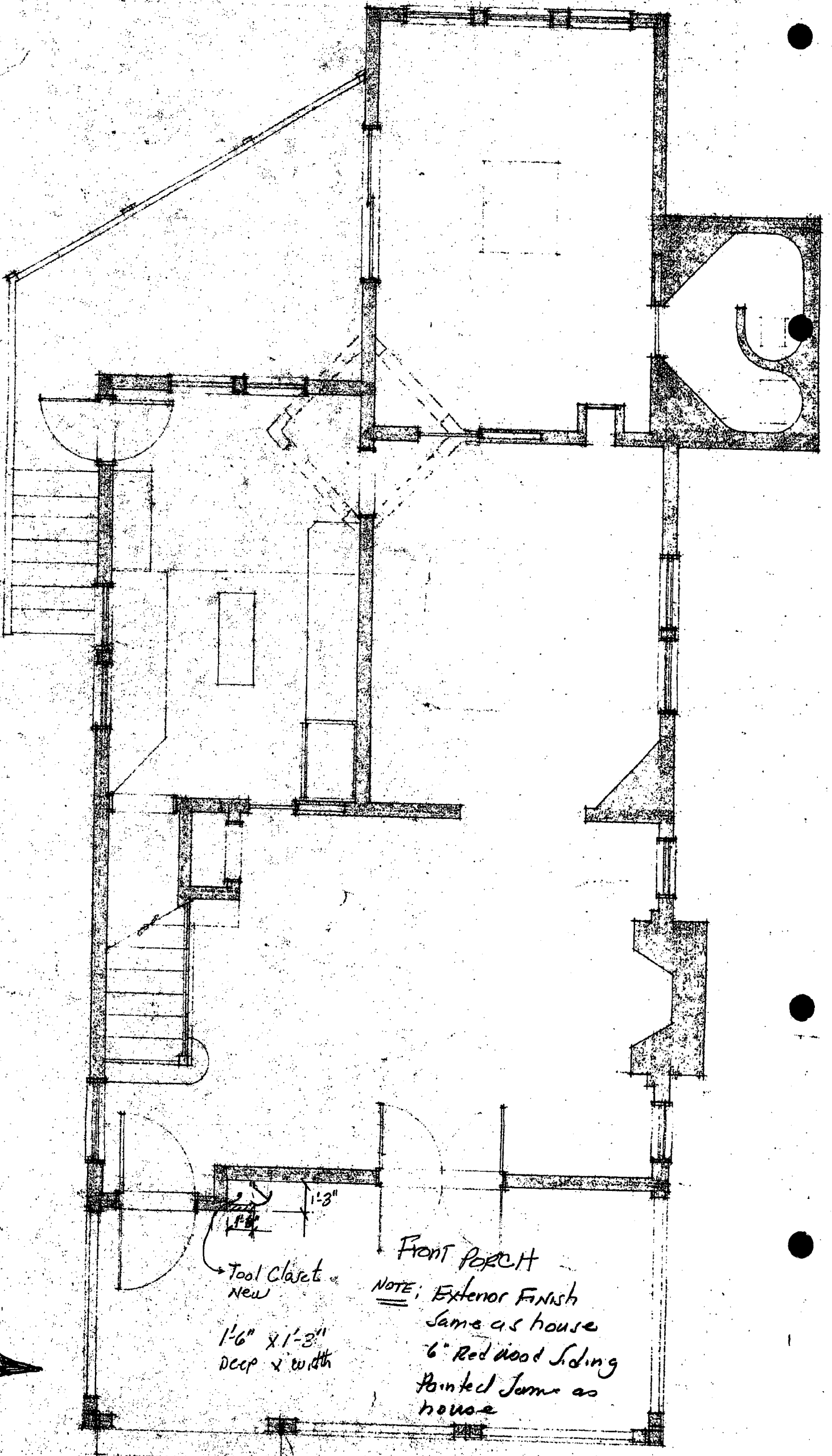
Plat L

SHEPHERD & WORTHINGTON, INC.
Land Surveyors JUniper 5-8840

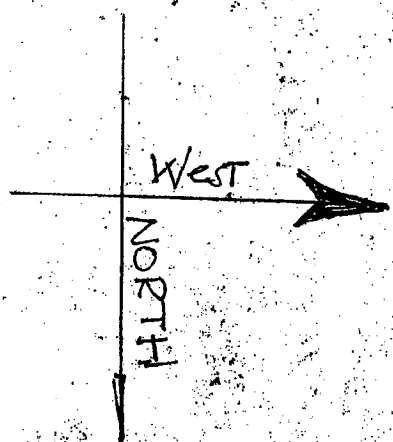
E. J. Shepherd, Jr.
E. J. Shepherd, Jr.
Mo. Reg. No. 2539



File No. 59-258



Lois & Raymond Weisman
 3926 Prospect St
 Kensington, MD 20895
 301-949-5657



Prospect Street

Front Porch
 NOTE: Exterior Finish
 Same as house
 6" Red wood Siding
 Painted Same as
 house

Tool Closet
 New
 1'-6" x 1'-3"
 Deep x width



Looking South
Tool Closet to
the West of Front
Porch



Looking East





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

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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

8/25/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 316762 Date Filed: _____ Date Issued: _____

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Date March 11, 1959

House Location Plat
Lot 22 - Block 12
KENSINGTON PARK
Montgomery County
Maryland

Case 2027

Surveyor's Certificate

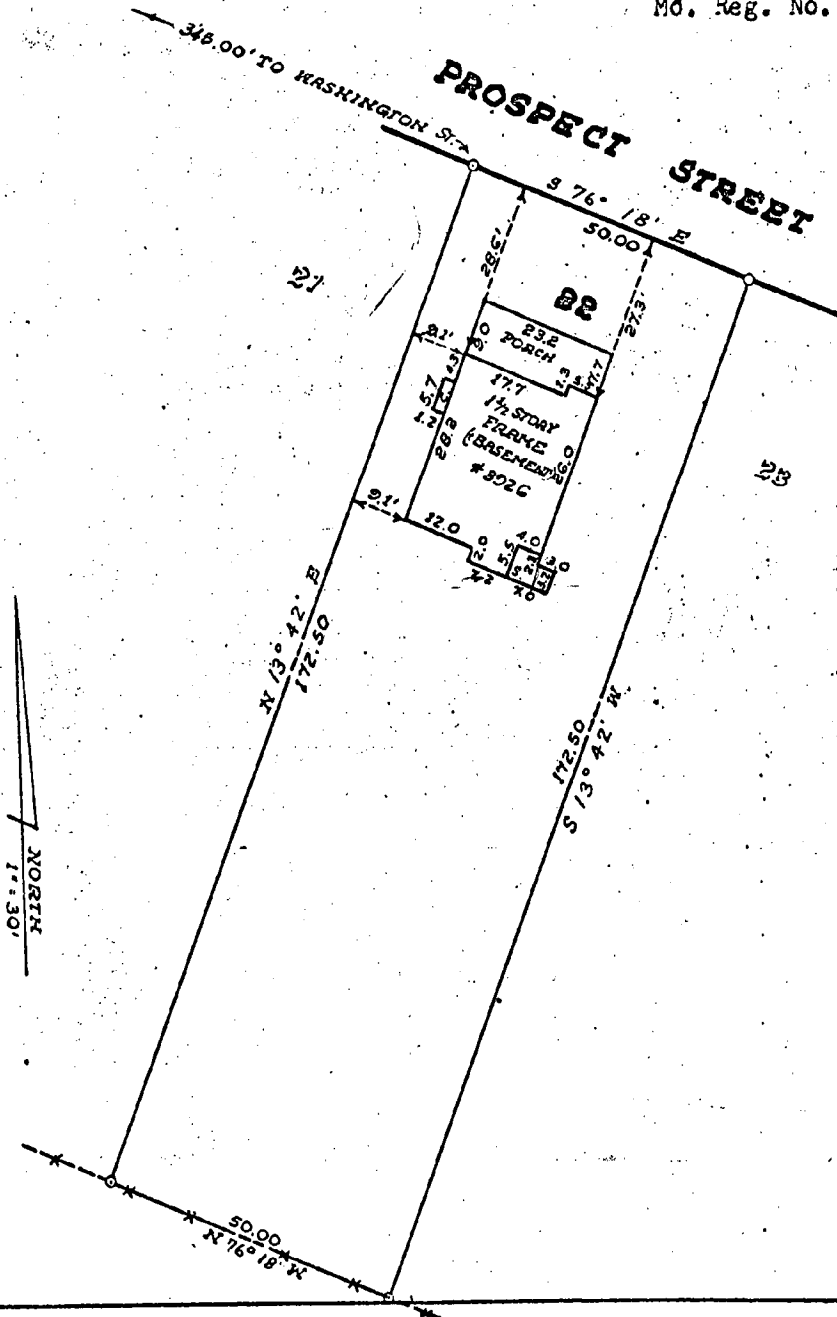
We hereby certify that we have carefully surveyed the property shown hereon in accordance with the descriptions of record and; have located all of the improvements thereon by transit-tape survey and; ~~that corners have been found or placed as shown and;~~ that there are no encroachments either way across property lines other than shown.

Plat Book B

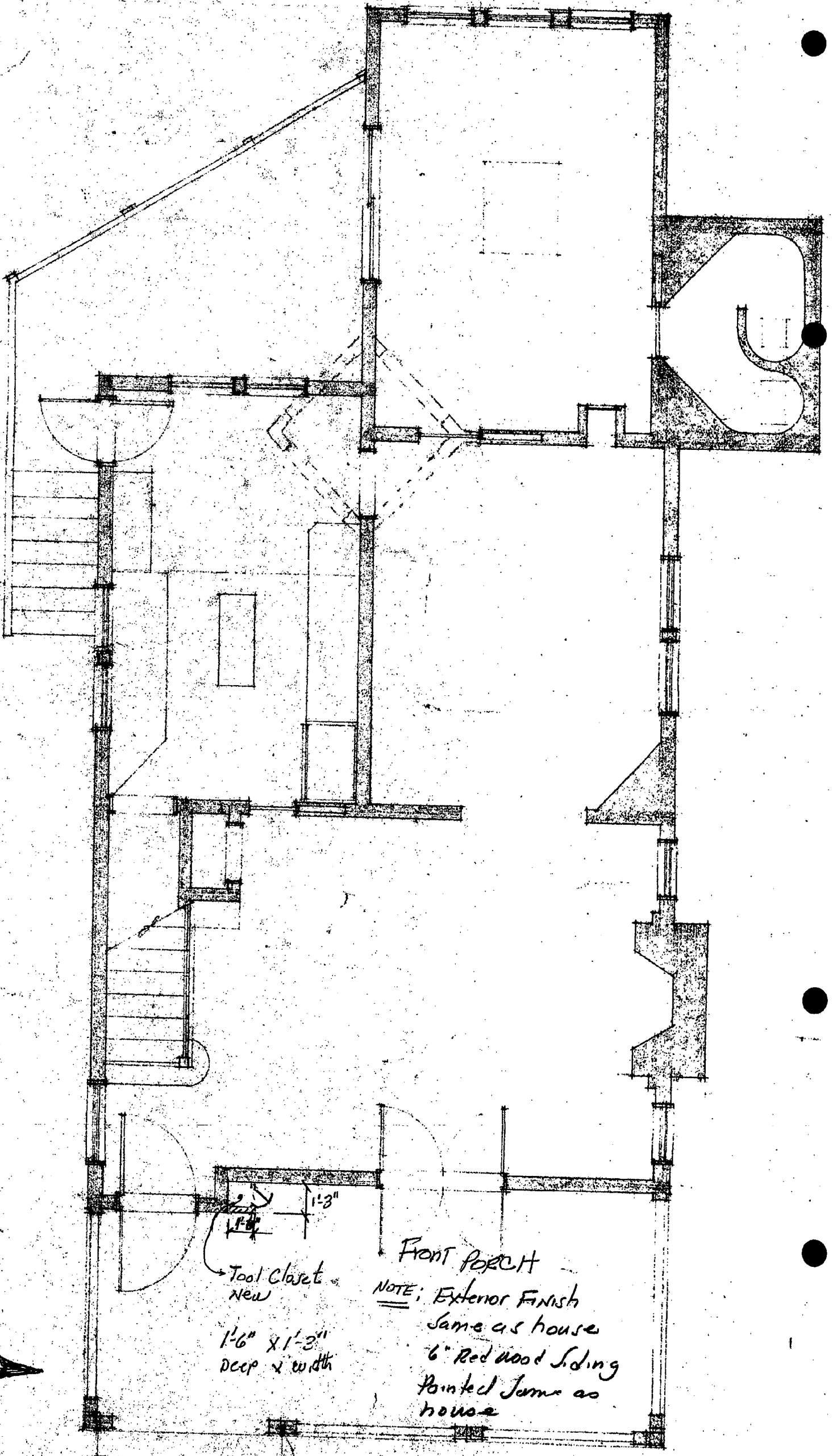
SHEPHERD & WORTHINGTON, INC.
Land Surveyors JUniper 5-8840

Plat L

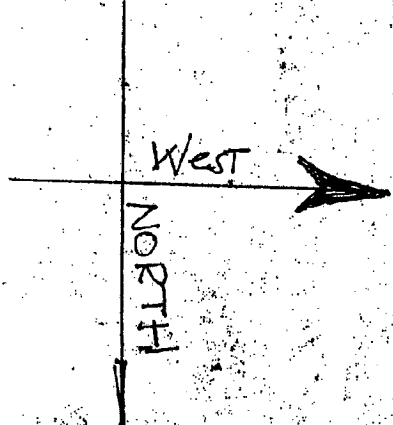
E. J. Shepherd, Jr.
E. J. Shepherd, Jr.
Md. Reg. No. 2539



File No. 59 - 258



Lois & Raymond Weisman
 3926 Prospect St
 Kensington, MD 20895
 301-949-5657



Tool Closet
 New
 1'-6" x 1'-3"
 deep x width

FRONT PORCH
 NOTE: Exterior Finish
 Same as house
 6" Red wood Siding
 Painted Same as
 house

Prospect Street



looking South
Tool closet to
the West of Front
Porch



looking EAST

