

31/06-04L 3928 Prospect St
Kensington Historic District

10/27/04

Musbell

attached please find
three sketches as options.
I can be reached at
301-347-1653.

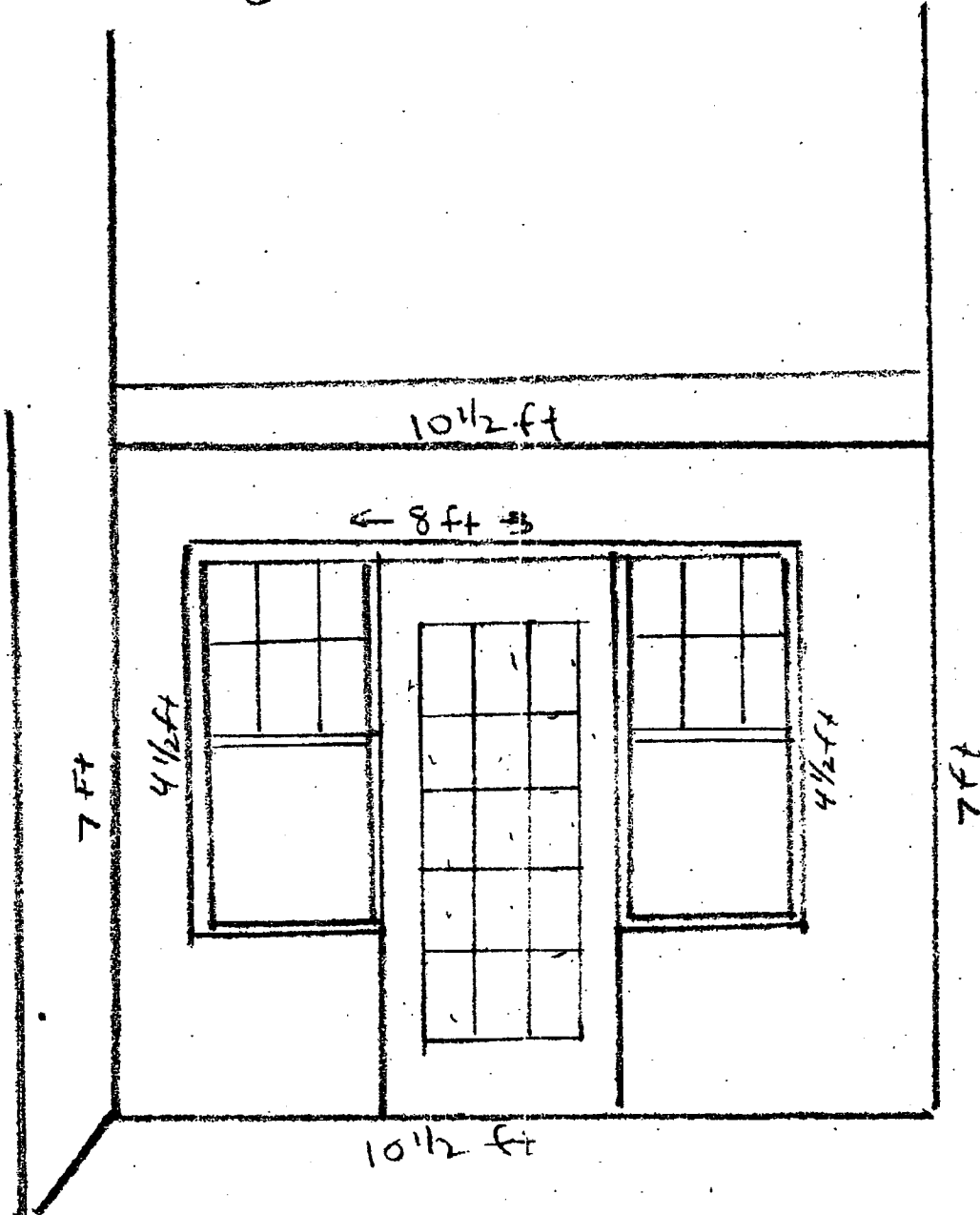
Thanks for your help,

Greg Sullivan
3928 Prospect St
Kensington MD
Remit 351726

OK'd
by HPE on
Oct 27th.

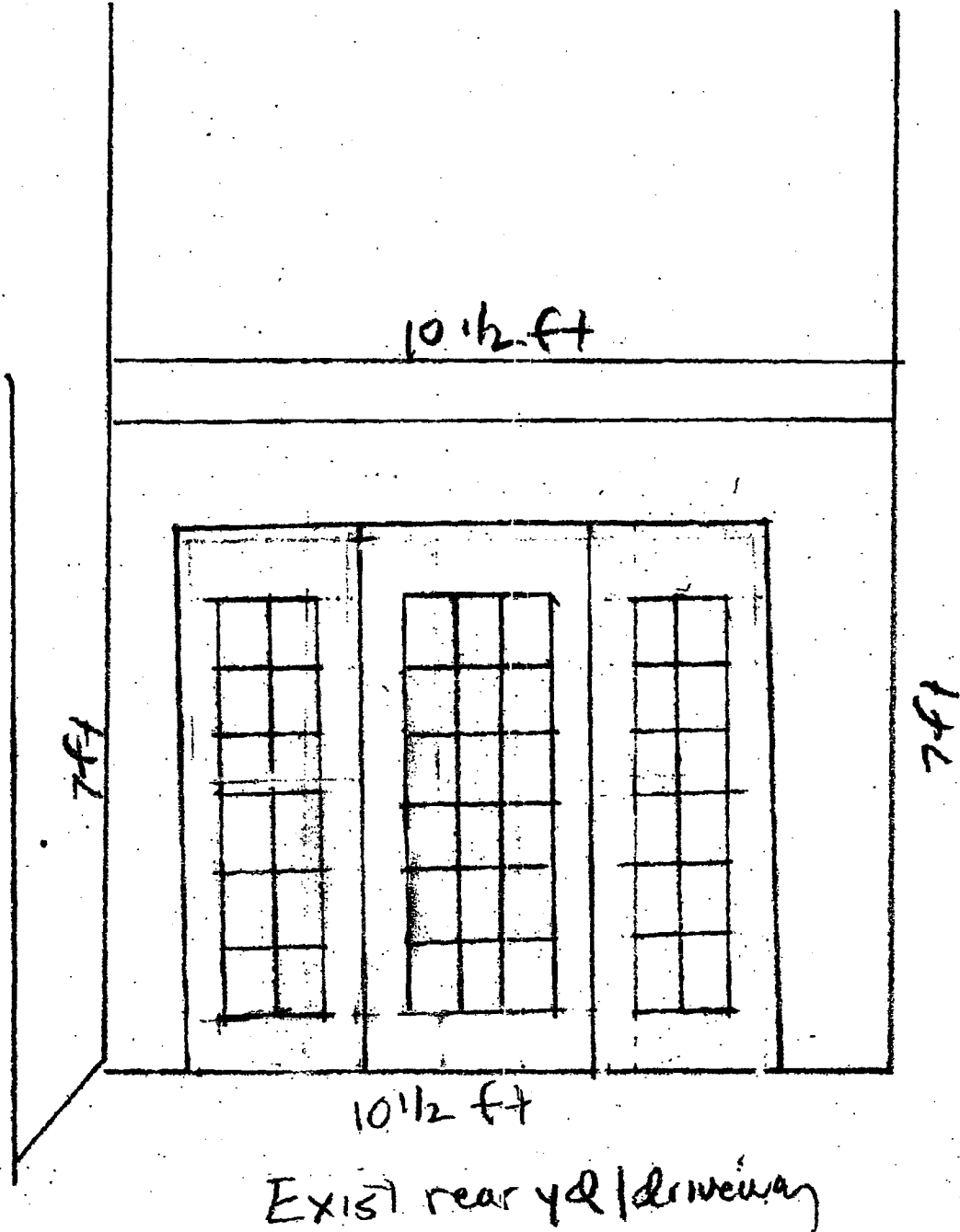
approved a
Ribbon of ³ windows
or a door w/ pleating
windows.

- door, 1/1 or 15 wood with either vinyl clad or wood
- double hung windows 2
- wood / vinyl ~~corner~~ insulated divided light
- panel blinds, black to match existing exterior
- Simulated, divided light

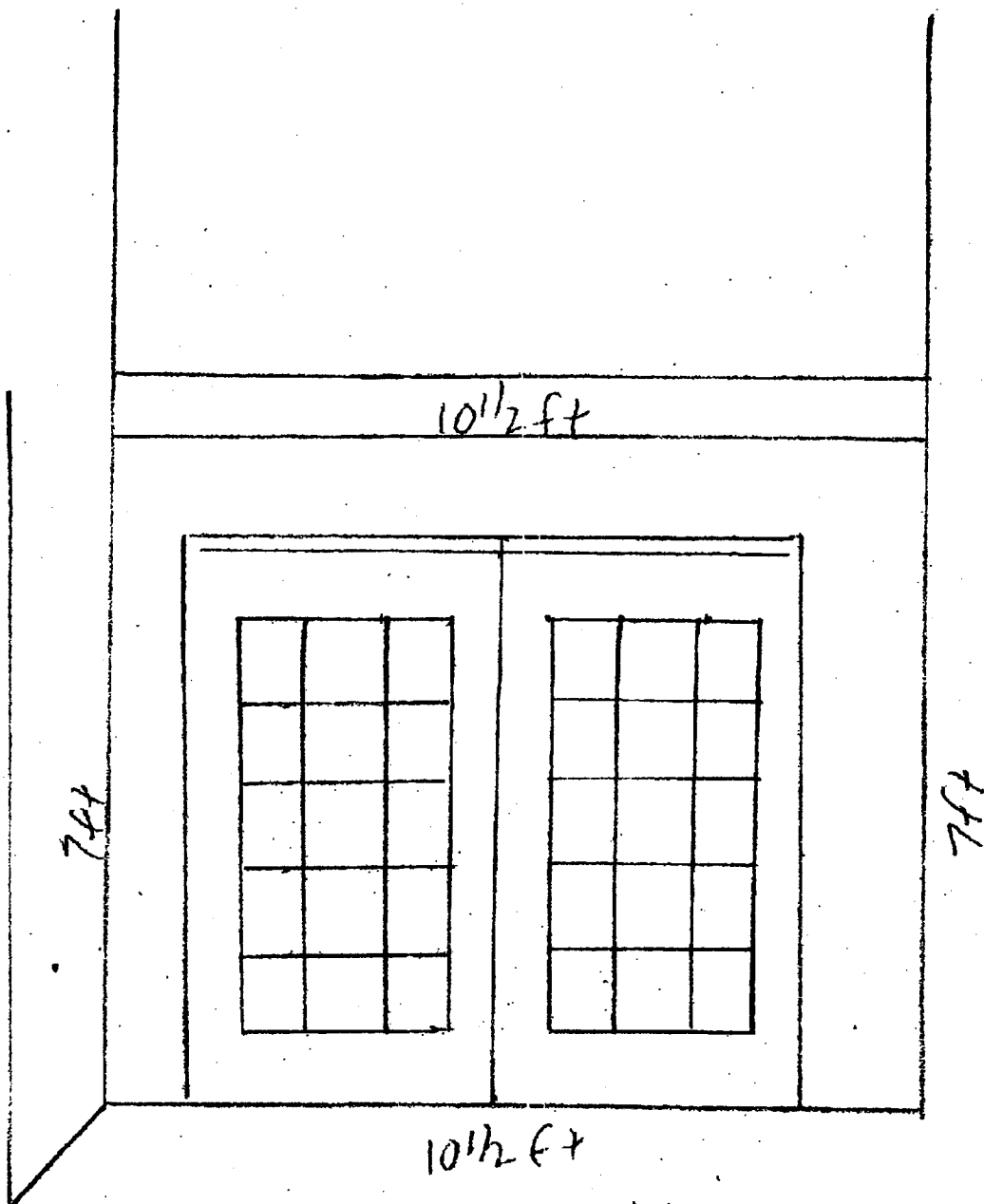


Exist rear yd / driveway

- 2 windows 6'6" x 11'1"
- 1 door 18"
- wood or wood with exterior vinyl clad
- parge render back to match existing exterior
- simulated, double light



- 2 doors 1/1 or 1 1/2, wood or wood with veneer vinyl clad
- gapped under door to match existing extension
- simulated, divided light



Exist. rear yd / driveway

File



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 19, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner (M)
Historic Preservation Section

SUBJECT: Historic Area Work Permit #351726
Alterations to an Attached Garage at 3928 Prospect Street, **Kensington Historic District**

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with condition**. The condition of approval is:

- The proposed vinyl, snap-in muntin windows are not approved. The windows to be installed will be either 1/1 wood windows with exterior vinyl cladding or 6/1 simulated, divided-light wood windows with exterior vinyl cladding.

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

Applicant: Mark and Holly Sullivan

Address: 3928 Prospect Street, Kensington Historic District

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
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: MARK SULLIVAN
Daytime Phone No.: 301-933-9253

Tax Account No.: 01023336
Name of Property Owner: MARK SULLIVAN Daytime Phone No.: 301-933-9253
Address: 3928 PROSPECT ST WASHINGTON MD 20895
Contractor: M. R. Thornton & Sons, Inc Phone No.: 301-854-6163
Contractor Registration No.: MD lic. 19847
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3928 PROSPECT ST Street: _____
Town/City: WASHINGTON Nearest Cross Street: WASHINGTON
Lot: 20+21 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 Initial Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 4,600
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Mark Sullivan Signature of owner or authorized agent Date: 7/20/04

Approved: X W/CONDITION For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 8/23/04
Application/Permit No.: 351726 Date Filed: 7-15-04 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:

1923 Sears Colonial, cedar shake siding
set on heavily wooded lot. We have
been told it is not historically
significant. Level 2

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

Remove garage door and replace with picture
window. Driveway to garage is shaped such
that it does not allow for use as a garage.
A "U" turn in the backyard would need to be
made to park in garage. Garage is currently
a craft + work room, with utilities.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

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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).

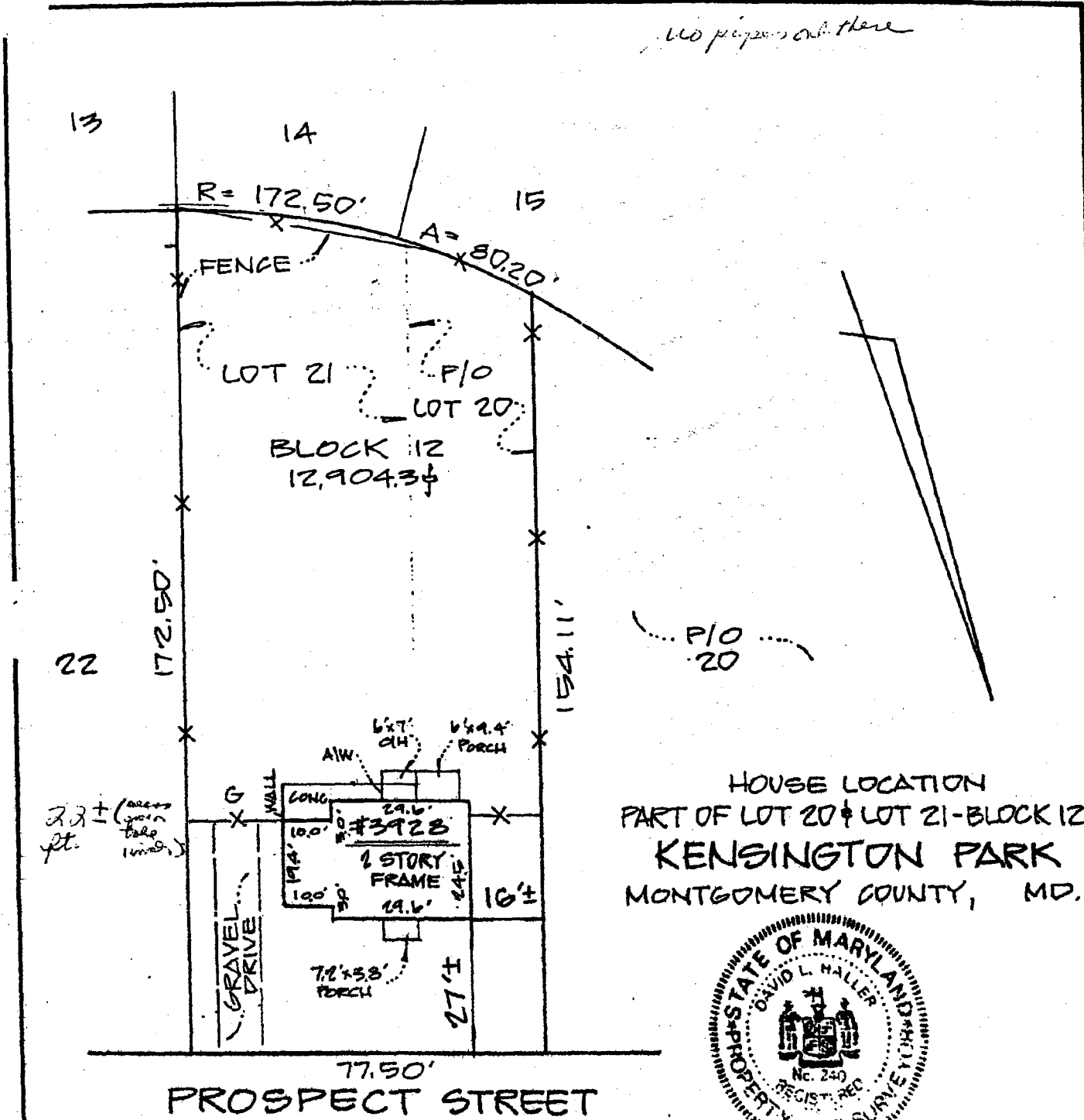
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

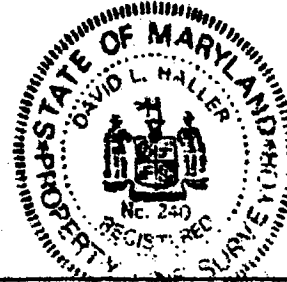
Owner's mailing address 3928 PROSPECT ST KENSINGTON MD 20895	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Marlene + Victor Cohen 3932 Prospect St. Kensington, MD 20895	Mary + Mark DelBianco 3929 Washington St. Kensington, MD 20895
Maureen + Peter Cappadona 3928 Prospect St. Kensington, MD 20895	Cynthia + Paul Andreason 3927 Washington St. Kensington, MD 20895
Nancy Sherman Marshall Presser 3927 Prospect St Kensington, MD 20895	
Lois + Raymond Weisman 3926 Prospect St Kensington, MD 20895	

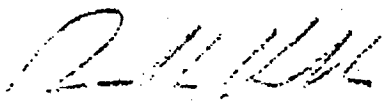
CASE No. 4122

NOTE: This location for title purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location.
 Property shown hereon is not in a flood plain per existing records unless otherwise indicated.



HOUSE LOCATION
 PART OF LOT 20 & LOT 21 - BLOCK 12
 KENSINGTON PARK
 MONTGOMERY COUNTY, MD.



CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A INSIT - TAPE SURVEY.  DAVID L. HALLER	REFERENCES PLAT BK. B PLAT NO. 4	W.K. ALLEN & ASSOCIATES P.O. BOX 8263 SILVER SPRING, MARYLAND 20908 301-871-2156
	LIBER 4808 FOLIO 440	



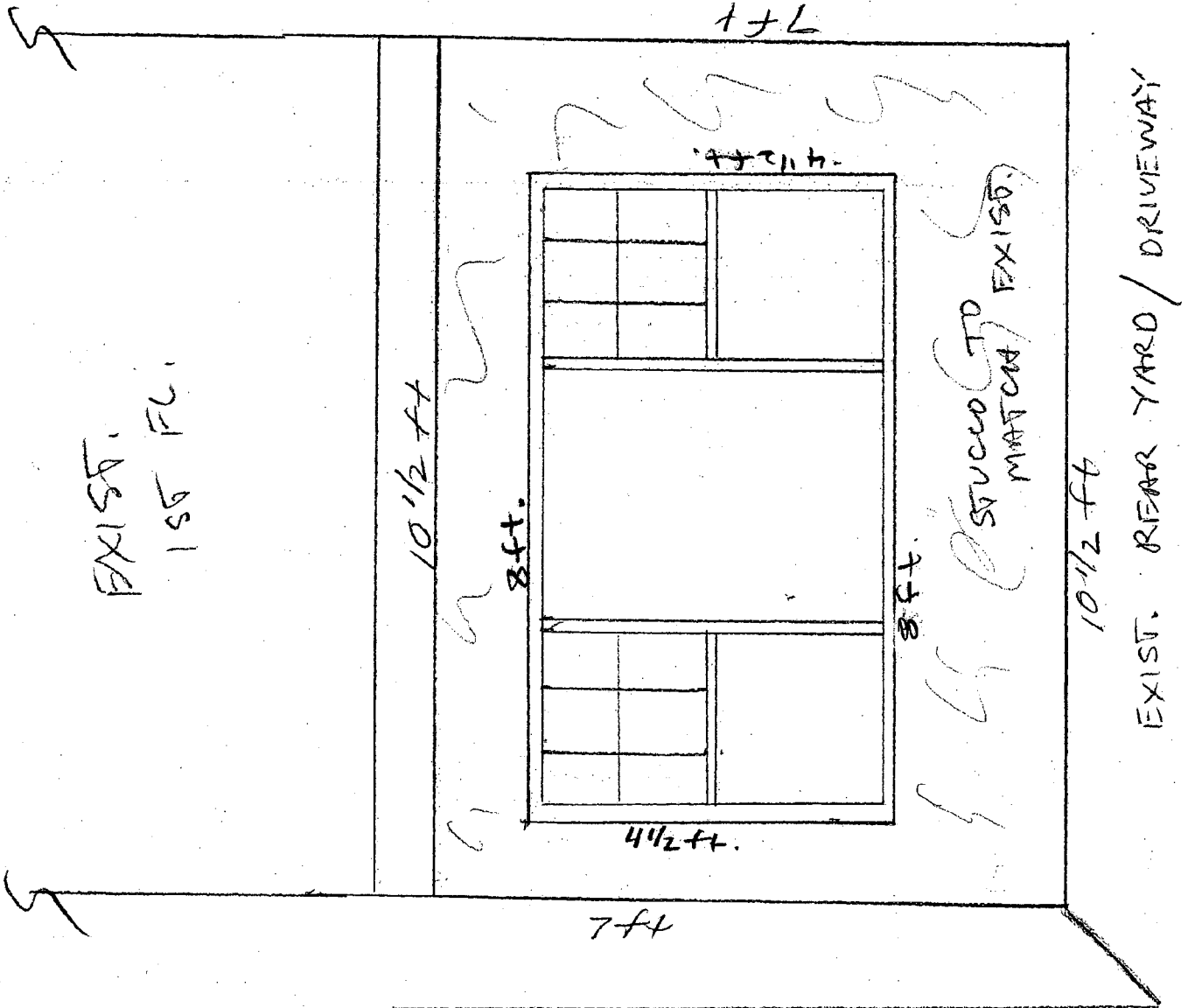
M.R. THORNTON & SONS, INC.

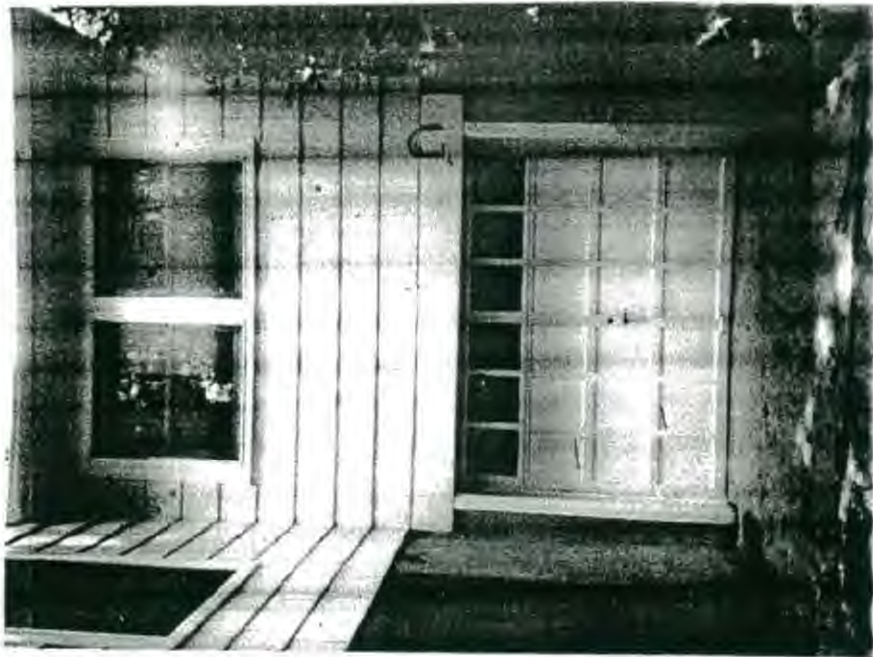
3480 DAISY ROAD WOODBINE, MD 21797
(301) 854-6163

- picture window
- wood/veneer covers exterior
- snap in panels to match existing snap ins on room porch above and kitchen to the side of the garage
- parge sides, block to match existing exterior

APPROVED
Montgomery County
Historic Preservation Commission

Julia O'Malley
© 2004





HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3928 Prospect Street, Kensington	Meeting Date:	08/18/04
Resource:	Primary 2 Resource Kensington Historic District	Report Date:	08/11/04
Review:	HAWP	Public Notice:	08/04/04
Case Number:	31/06-04L	Tax Credit:	N/A
Applicant:	Mark and Holly Sullivan	Staff:	Michele Naru

PROPOSAL: Alterations to attached garage

RECOMMEND: Approve with condition

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

The proposed vinyl, snap-in muntin windows are not approved. The windows to be installed will be either 1/1 wood windows with exterior vinyl cladding or 6/1 simulated, divided-light wood windows with exterior vinyl cladding.

PROJECT DESCRIPTION

SIGNIFICANCE:	Primary 2 Resource
STYLE:	Colonial Revival
PERIOD OF SIGNIFICANCE:	c1923

PROPOSAL:

The applicant is proposing to remove the existing garage door located at the rear of the house and install a fixed sash window flanked by 6/1, vinyl-clad windows with snap-in muntins. The remaining opening will be surfaced in stucco to match the surrounding wall surface.

APPLICABLE GUIDELINES

Proposed alterations within the Kensington Historic District are reviewed under the *Secretary of Interior's Standards for Rehabilitation*. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The *Secretary of Interior's Standards for Rehabilitation* that pertain to this project is as follows:

#9 New additions, exterior alterations, or related new construction will not destroy historic materials,

features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

In addition, the HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan* (Vision), 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.

STAFF DISCUSSION

The subject wall surface to be affected by this application is the rear elevation of the eastern extension. Staff supports the project, in concept, noting that it will not adversely impact the historic integrity of the house and designed to be compatible yet differentiated from the original. Conversely, staff objects to the specifications for the proposed windows. It is noted that the existing eastern extension does contain vinyl clad, windows with snap-in muntins, yet it has been the Commission's policy to only approve simulated divided-light wood windows within the Kensington Historic District. As such, staff is recommending approval of this project with the condition that the windows to be installed be either 1/1 wood windows or 6/1 simulated, divided-light wood windows.

STAFF RECOMMENDATION

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

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

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 Standards for Rehabilitation* and the *Vision of Kensington*, adopted in 1992.

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



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

DPS #8

RECEIVED

JUL 15 2004

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT DIV. OF CASE WORK MGMT.

Contact Person: MARK SULLIVAN
Daytime Phone No.: 301-933-9253

Tax Account No.: 01023336
Name of Property Owner: MARK SULLIVAN Daytime Phone No.: 301-933-9253
Address: 3928 Washington St Washington MD 20855
Street Number City Street Zip Code
Contractor: M.R. Thornton + Sons, Inc Phone No.: 301-854-6163
Contractor Registration No.: MD Lic. 19847
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3928 Washington St Street:
Town/City: Washington Nearest Cross Street: WASHINGTON
Lot: 20+21 Block: 12 Subdivision: Kensington Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
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 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 4,600

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

Mark Sullivan Signature of owner or authorized agent 7/15/04 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 351726 Date Filed: 7-15-04 Date Issued: _____

3

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set on heavily wooded lot. We have
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significant. Level 2

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window. Driveway to garage is shaped such
that it does not allow for use as a garage.
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a craft + work room with utilities.

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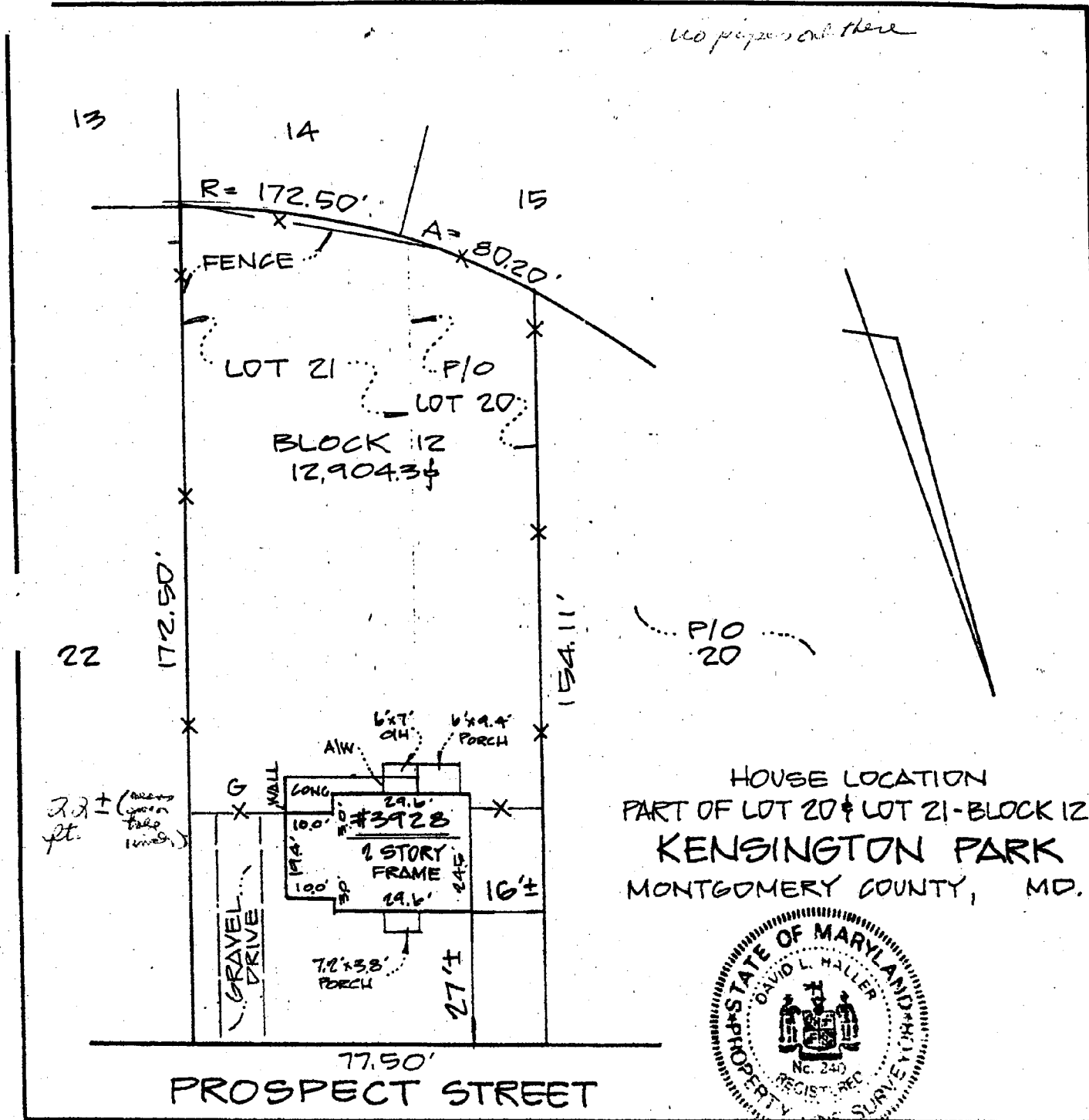
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
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Adjacent and confronting Property Owners mailing addresses	
Morlene + Victor Cohn 3932 Prospect St. Kensington, MD 20895	Mary + Mark Del Bianco 3929 Washington St. Kensington, MD 20895
Maureen + Peter Cappadona 3928 Prospect St. Kensington, MD 20895	Cynthia + Paul Andreason 3927 Washington St. Kensington, MD 20895
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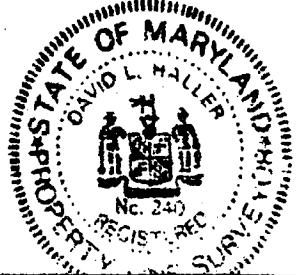
CASE No. 4122


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No papers on file



HOUSE LOCATION
 PART OF LOT 20 & LOT 21 - BLOCK 12
 KENSINGTON PARK
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CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT - TAPE SURVEY.  DAVID L. HALLER MARYLAND SURVEYOR	REFERENCES PLAT BK. B PLAT NO. 4	W.K. ALLEN & ASSOCIATES P.O. BOX 8263 SILVER SPRING, MARYLAND 20908 301-871-2156
	LIBER 4808 FOLIO 440	

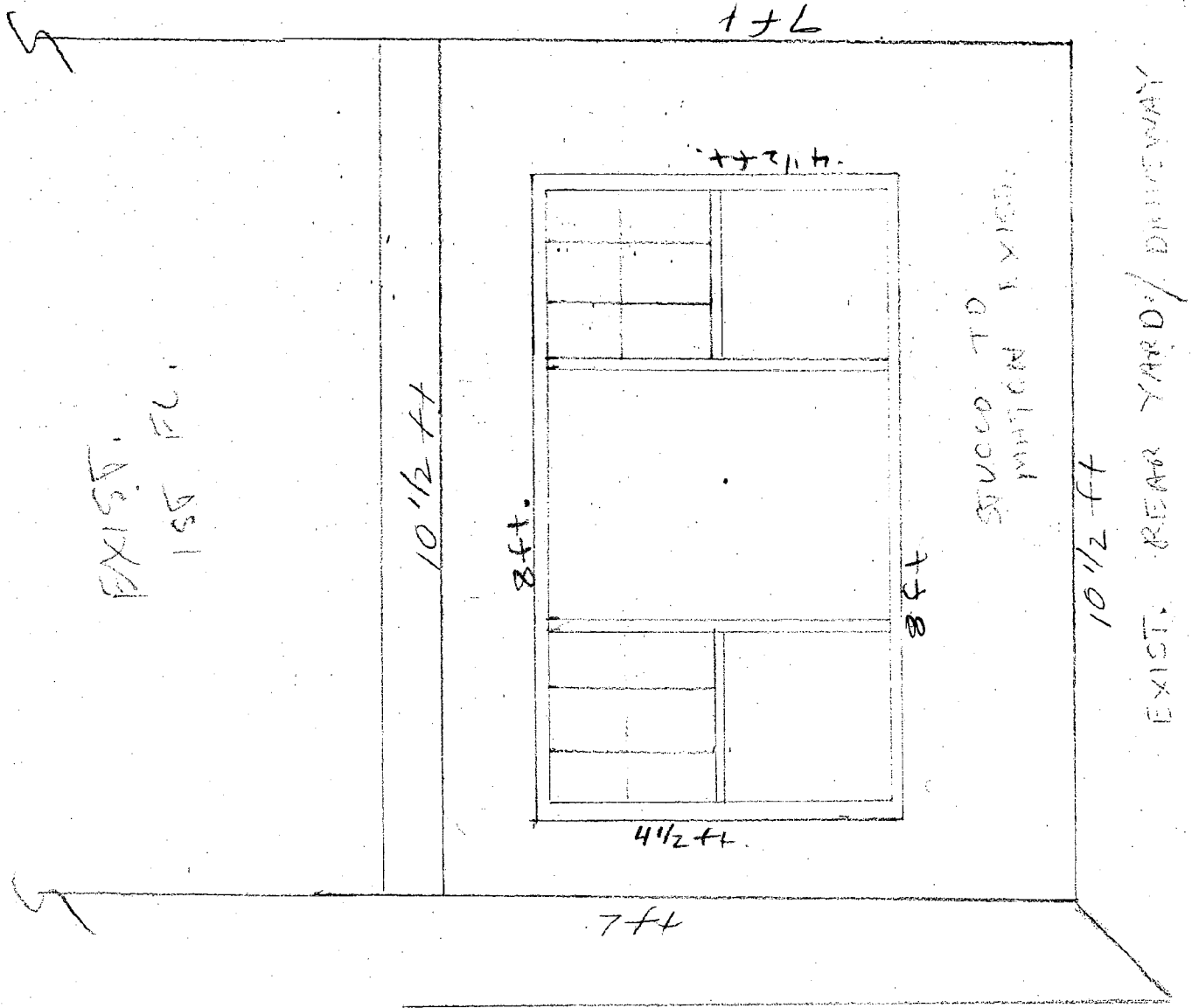
6



M.R. THORNTON & SONS, INC.

3480 DAISY ROAD WOODBINE, MD 21797
(301) 854-6163

- picture window
- wood/venetian cover exterior
- snap in panels to match existing snap ins on beam/pore, floor and kitchen, to the side of the garage
- parge under block to match existing exterior







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Mark Sullivan Signature of owner or authorized agent
1/24/04 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 351726 Date Filed: 7-15-04 Date Issued: _____

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6. TREE SURVEY

If you are proposing construction adjacent to or within the drieline 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).

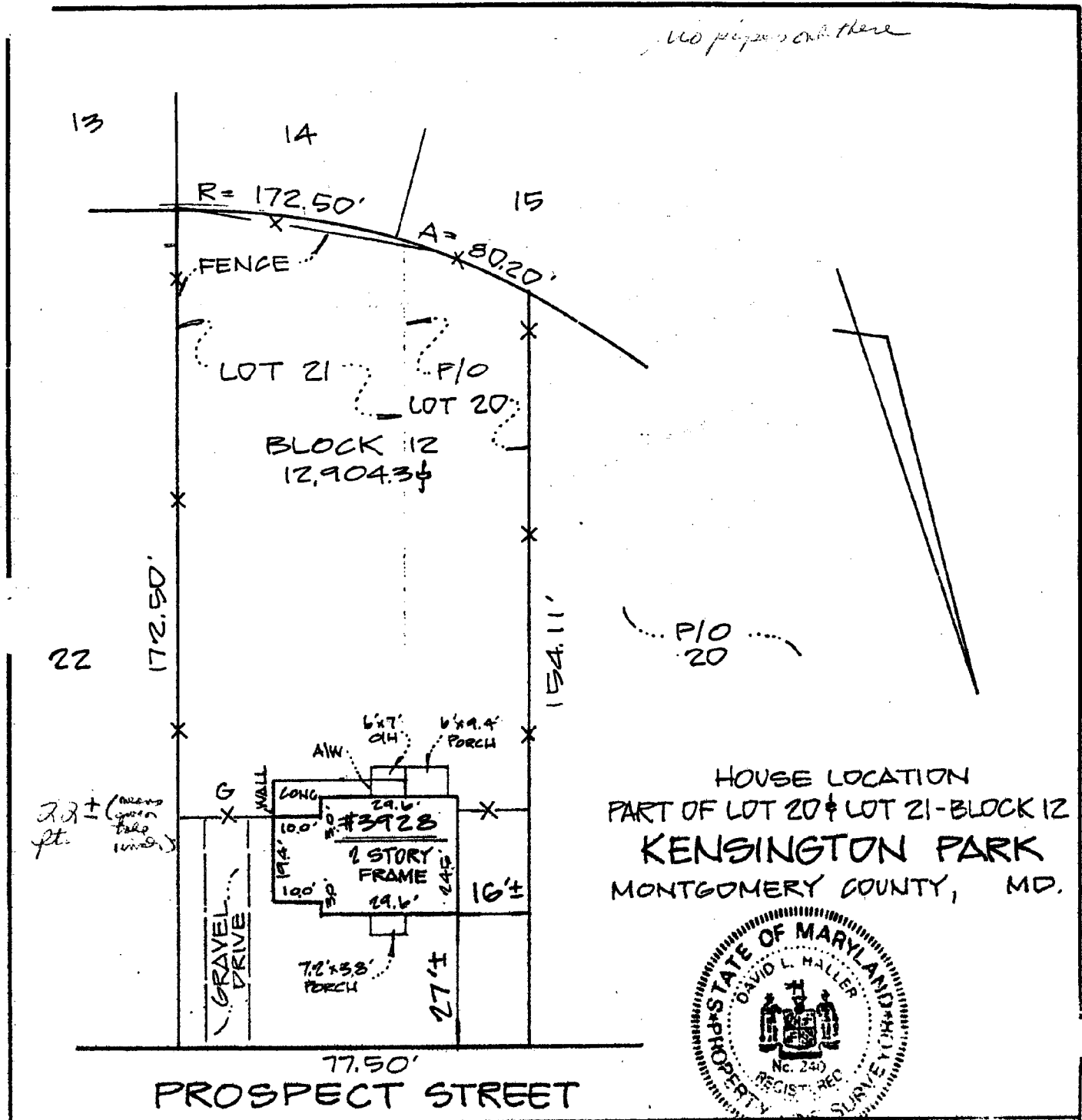
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY INTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address 3928 PROSPECT ST KENSINGTON MD 20895	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Marlene + Victor Golin 3932 Prospect St. Kensington, MD 20895	Mary + Mark DelBianco 3929 Washington St. Kensington, MD 20895
Maureen + Peter Cappadona 3928 Prospect St. Kensington, MD 20895	Cynthia + Paul Andreason 3927 Washington St. Kensington, MD 20895
Nancy Sherman Marshall Presser 3927 Prospect St Kensington, MD 20895	
Lois + Raymond Weisman 3926 Prospect St Kensington, MD 20895	

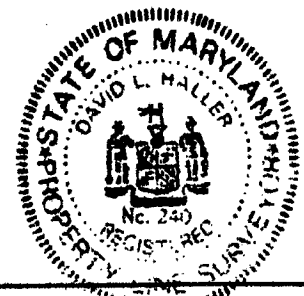
CASE No. 4122

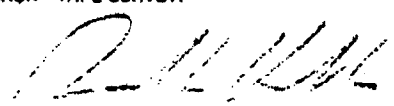
NOTE: This location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location.
Property shown hereon is not in a flood plain per existing records unless otherwise indicated.

No pipes out there



HOUSE LOCATION
PART OF LOT 20 & LOT 21 - BLOCK 12
KENSINGTON PARK
MONTGOMERY COUNTY, MD.



CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY.  DAVID L. HALLER	REFERENCES PLAT BK. B PLAT NO. 4	W.K. ALLEN & ASSOCIATES P.O. BOX 6263 SILVER SPRING, MARYLAND 20906 301-871-2156
	LIBER 4808 FOLIO 440	



M.R. THORNTON & SONS, INC.

3480 DAISY ROAD WOODBINE, MD 21797
(301) 854-6163

- picture window
- wood/veneer reverse exterior
- snap in panels to match existing snap ins on room porch above and kitchen to the side of the garage
- pargeled sides, block to match existing exterior

