

31/6-01B 3906 Prospect Street
(Kensington Historic District)

**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:

The existing structure is A "CAPE COD" style Home Built in 1938 (see photos) It Has A Brick And Stone Exterior And A Composite Shingle Roof. It Has A DEEP REAR Lot with a few Myrtle Trees As well as 15 New Kalamon Cyprus' and numerous shrubs and Bushes. I Have Spent a great Deal of Time and Money Improving the Landscaping since I purchased the Home on 11/30/78. All of the Cosmetic Improvements that I Have Made to the Home Have Received numerous compliments from the Neighbors and I feel Have Enhanced the Historical features of the Home.

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

I propose to Build A 12' x 20' REAR Deck. The Deck will feature 1" x 1" Railings and the Bottom and Sides will Be Enclosed in White Lattice. I Am confident that the Deck Has Been Designed in good Taste and will Enhance the Existing Historical feature of the Home, as well as the Neighborhood. (I Am Me and My wife are Also looking forward to full use of our wonderful Rear Lot.)

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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



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: Joseph P. Matan
Daytime Phone No.: 301-670-7300

Tax Account No.: 01018864
Name of Property Owner: Joseph Patrick Matan Daytime Phone No.: 301-670-7300
Address: 3906 Prospect Street Kensington, MD 20895
Street Number City State Zip Code
Contractor: Property Owner Phone No.: 301-670-7300
Contractor Registration No.: N/A
Agent for Owner: Self Daytime Phone No.: 301-670-7300

LOCATION OF BUILDING/PREMISE

House Number: 3906 Street: Prospect Street
Town/City: Kensington Nearest Cross Street: Connecticut Avenue
Lot: 31 PT 30 Block: 12 Subdivision: 15
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: _____

1B. Construction cost estimate: \$ 6,500.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature] Signature of owner or authorized agent 12/27/00 Date

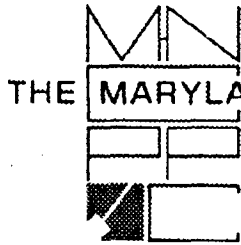
Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 1/24/01
Application/Permit No.: 237554 Date Filed: 12/28/00 Date Issued: _____



1998-1999

1999-2000






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

January 24, 2001

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation 

SUBJECT: Historic Area Work Permit
HPC Case No : **31/6-01B** DPS No.: **237554**

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit.

*****HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.*****

This application was:

_____ APPROVED xx APPROVED WITH CONDITIONS:

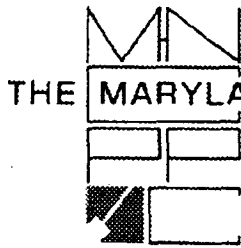
1. The lattice is to be constructed of painted wood lathes.
2. The entry to the porch from the house is through multi-paned French doors that are to replace the existing paired windows at the rear of the house.

Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: **Joseph Patrick Matan**

Address: **3906 Prospect Street, Kensington**

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 prior to commencement of work and not more than two weeks following completion of work.




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

January 24, 2001

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

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

HPC Case No. 31/6-01B

DPS # : 237554

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) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you 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 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 of your anticipated work schedule.

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

Section #7 – Addresses of Adjacent and Confronting Property Owners

Across the Street

Mathew & W. S. Lesko
3909 Prospect Street
Kensington, Md 20895
Lot 5 Block 11

Warner Memorial Presbyterian Church*
Lot P2, 3, & 4 Block 11
*This is a vacant/undeveloped lot. The mailing address is:
Church of Kensington
10123 Connecticut Avenue, NW
Washington DC 20036

Neighbor to the West

Daniel P. & C J Jones
3908 Prospect Street
Kensington, Md. 20895
Lot p29 pt 30 Block 12

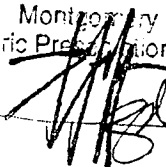
Neighbor to the East

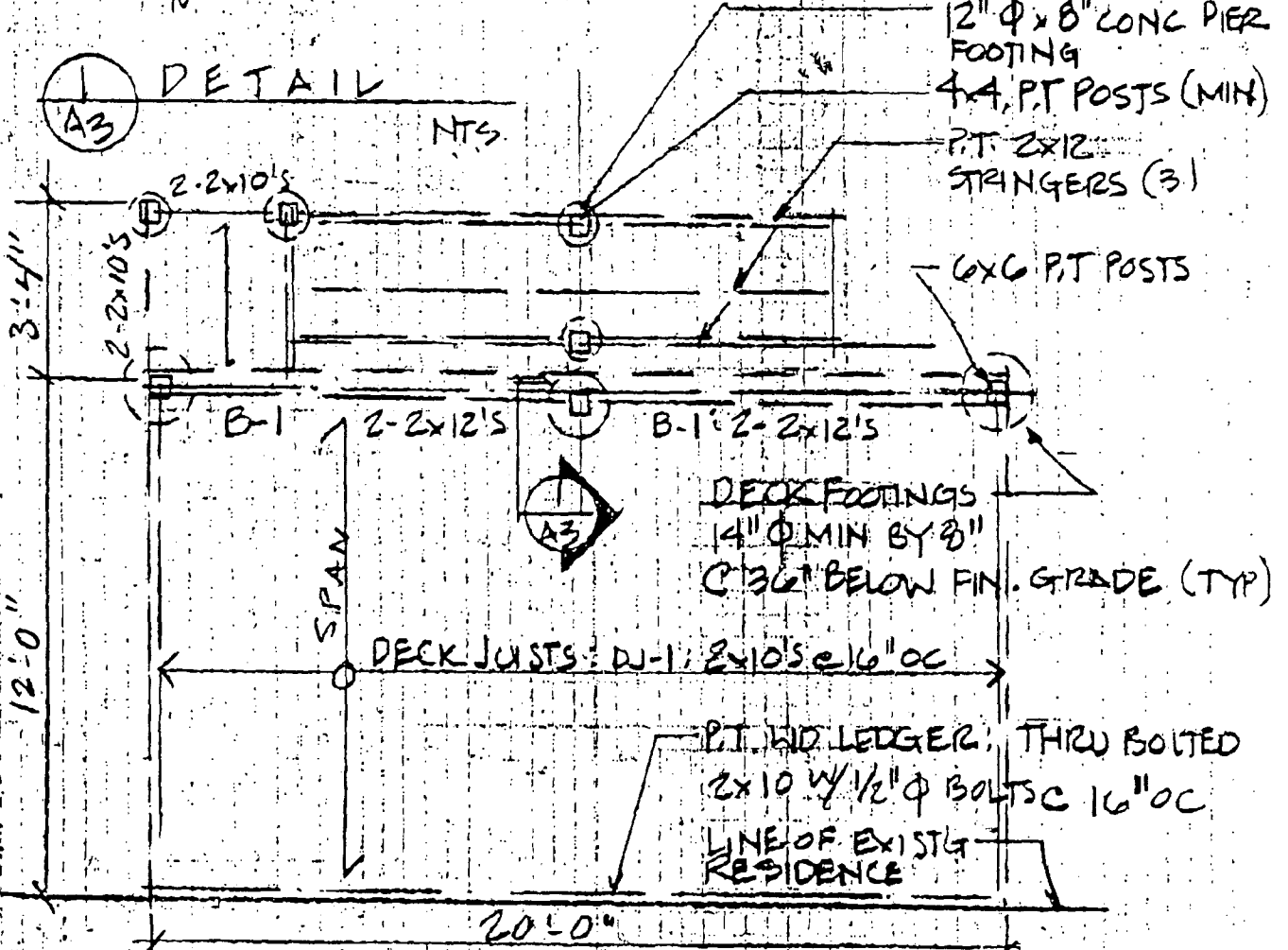
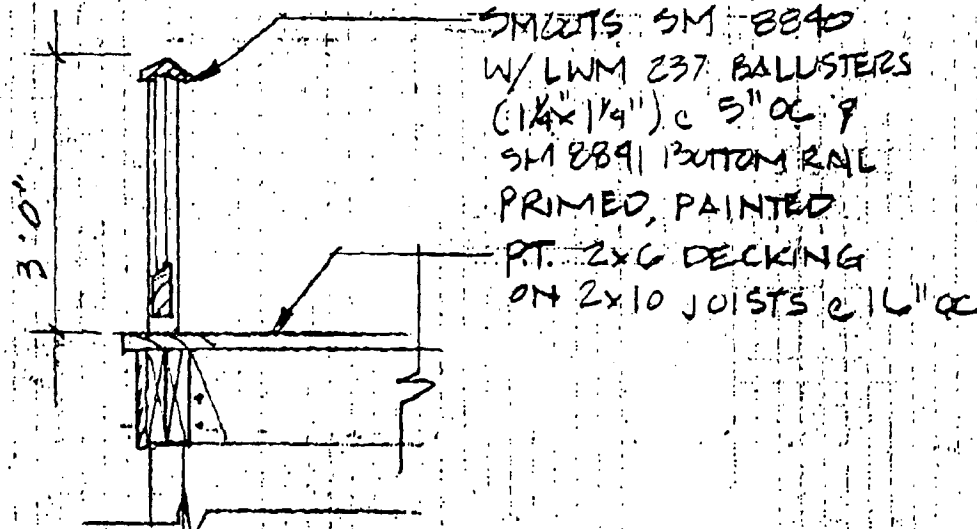
Warner Memorial Presbyterian Church*
3814 Prospect Street
Kensington, Md 20895
Lot 32 pt 33 Block 12
*This is a church parking lot adjacent to my property

Neighbor to the Rear

Jerry R & L K Weed
3907 Washington Street
Kensington, Md. 20895
Lot 4 Block 12

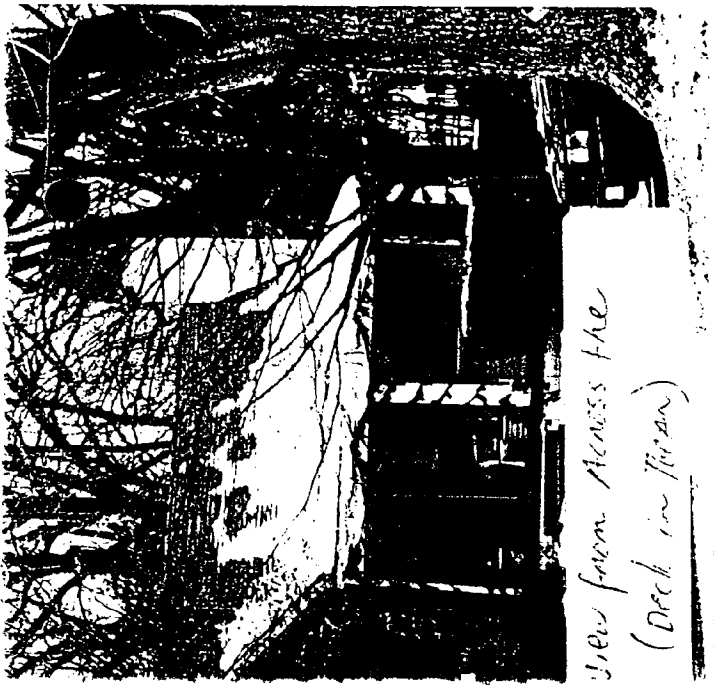
APPROVED
Montgomery County
Historic Preservation Commission


1/24/01

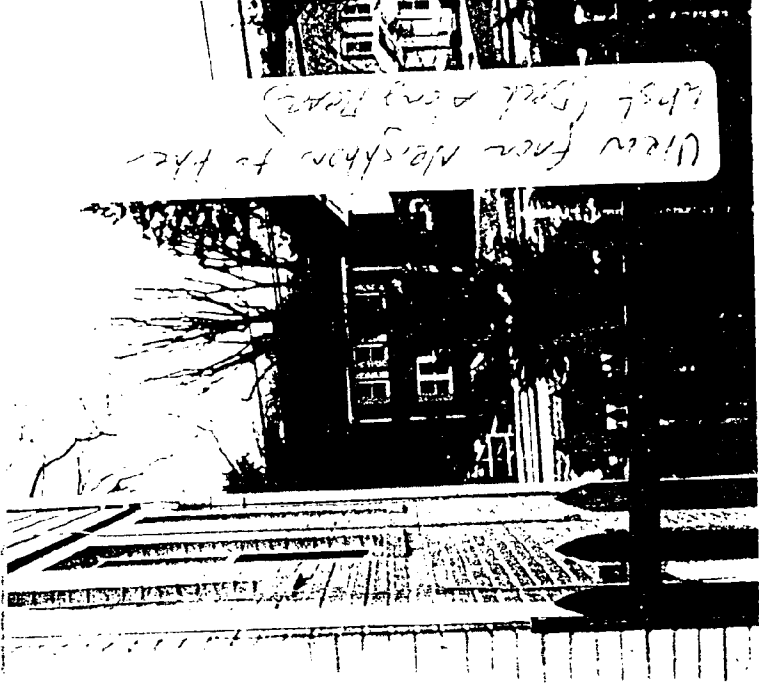


2 FOUNDATION/FRAMING PLAN 1/4" = 1'-0" 13

DECK ADDITION TO 3906 PROSPECT ST.



View from Across the
(Deck in Winter)



View from Meridian to the
East (Deck and Yard)



View from Meridian (House to
Left) in the East (Deck in Winter)

Fitzgerald & Matan Realty, Inc.

444 North Fredrick Avenue Suite 303

Gaithersburg, Maryland 20877

(P)301-670-7300 (F)301-670-7307

Date: Wednesday, January 17, 2001

To: HPC
Perry Kapsch
Phone: 301-563-3400
Fax: 301-563-3412

From: Fitzgerald & Matan
J.P. Matan
Phone: 301-670-7300
Fax:

Pages(including cover page): 2

Subject: Deck Access for 3906 Prospect Street

Fitzgerald & Matan
REALTY, INC.

REALTORS • DEVELOPERS
COMMERCIAL • INDUSTRIAL

1/17/01

Historic Preservation Commission
Perry Kapsch
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Historic Area Work Permit
Rear Deck "Access" @ 3906 Prospect Street Kensington, Maryland

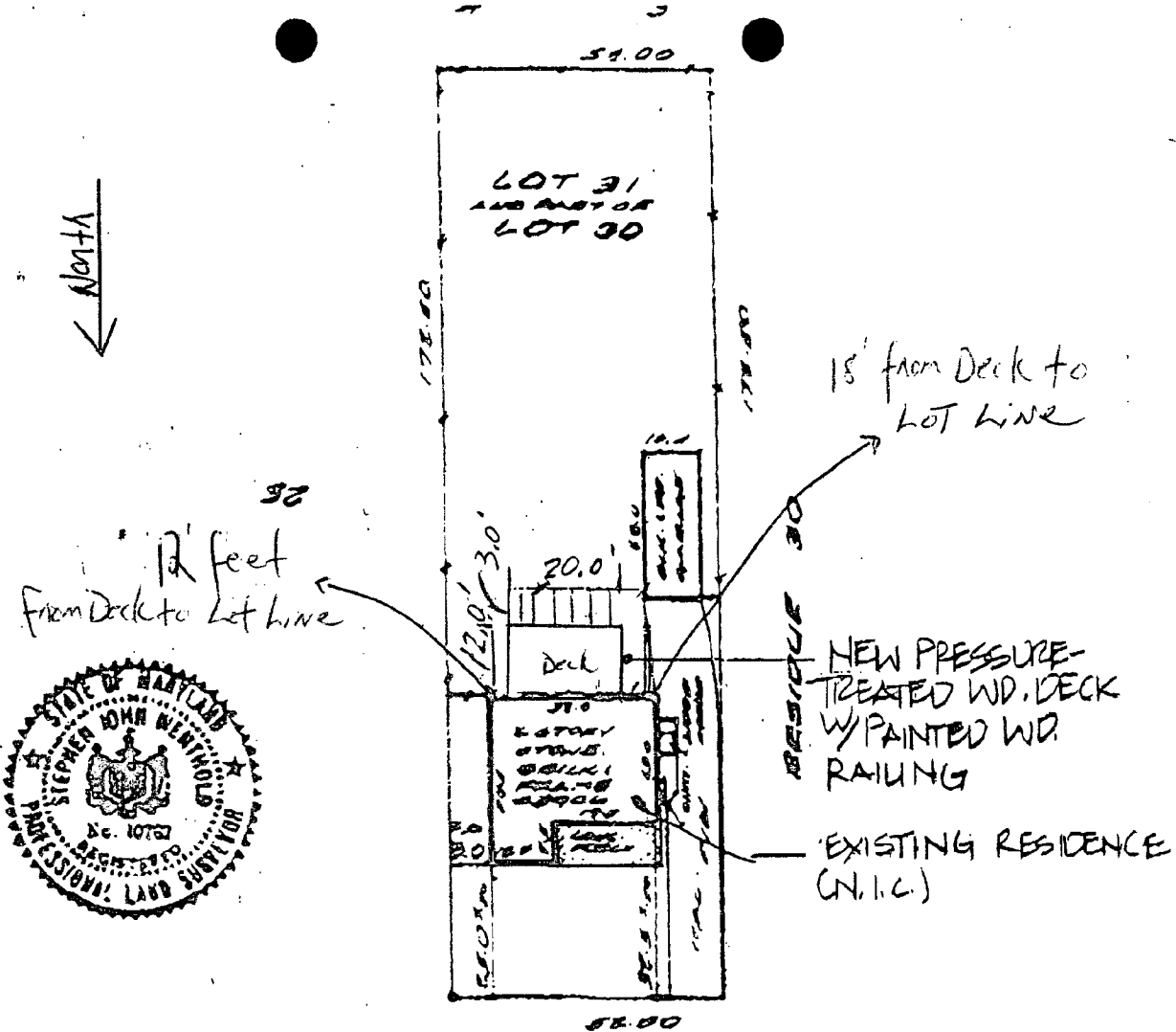
Dear Perry,

Per our phone conversation, In order to access the deck my plan is to replace the existing double windows on the rear of my house with multi-pane, solid wood French doors. I will be using doors from my parents house that are custom made French doors that I would guess were built in the 1950's. The quality of craftsmanship and appearance are superior to anything I have seen on the market today. I think they will go great with the existing features of the house. Thank you for time, and please do not hesitate to call me if you have any additional questions.

Sincerely,



Joseph P. Matan



Property possesses modern day zoning.

PROSPECT STREET

1" = 30' (ORIGINAL-IMAGE REDUCED)

Date: 11-18-00 Scale: 1" = 30' Om: 0.0
 Plat Book: 8
 Plat No.: 4 NO TITLE REPORT FURNISHED
 Work Order: 85-5064
 Address: 3808 PROSPECT STREET
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building location lines shown are as per available information and are subject to the interpretation of the originator.

Stephen L. Lenthall

**LOCATION DRAWING
 LOT 31 AND PART OF LOT 30
 BLOCK 12
 KENSINGTON PARK**

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or title insurance company or its agent in connection with commercialized transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate determination of property boundary lines, or such determination may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.
 211 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-8400

5

58.00

North
↓

LOT 31
AND PART OF
LOT 30

172.50

172.50

36

10.1

28.0
BLK. & FR.
GARAGE

RESIDUE 30

AW

32.0
2 STORY
STONE
BRICK &
FRAME
#3900
19.5

CONC.
PORCH

ENTR. WOOD
STOOD
TRAC. P.W.

4.50
8.0

25.0
1.50

30.5

18.7

38.5
1.50

58.00

PROSPECT STREET



dem day zoning.

98 Scale: 1" = 30' Drn: B.D.

NO TITLE REPORT FURNISHED

Surveyor's Certification

4
PROSPECT STREET
GOMERY COUNTY, MD

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared until the best description of record. This survey is not a boundary survey and the location and existence of property corners is neither guaranteed nor implied. Fence lines are shown as approximately to the best of my knowledge.



REALTORS • DEVELOPERS
COMMERCIAL • INDUSTRIAL

December 28, 2000

Historic Preservation Commission
Department of Permitting Services
255 Rockville Pike 2nd Floor
Rockville, Maryland 20850

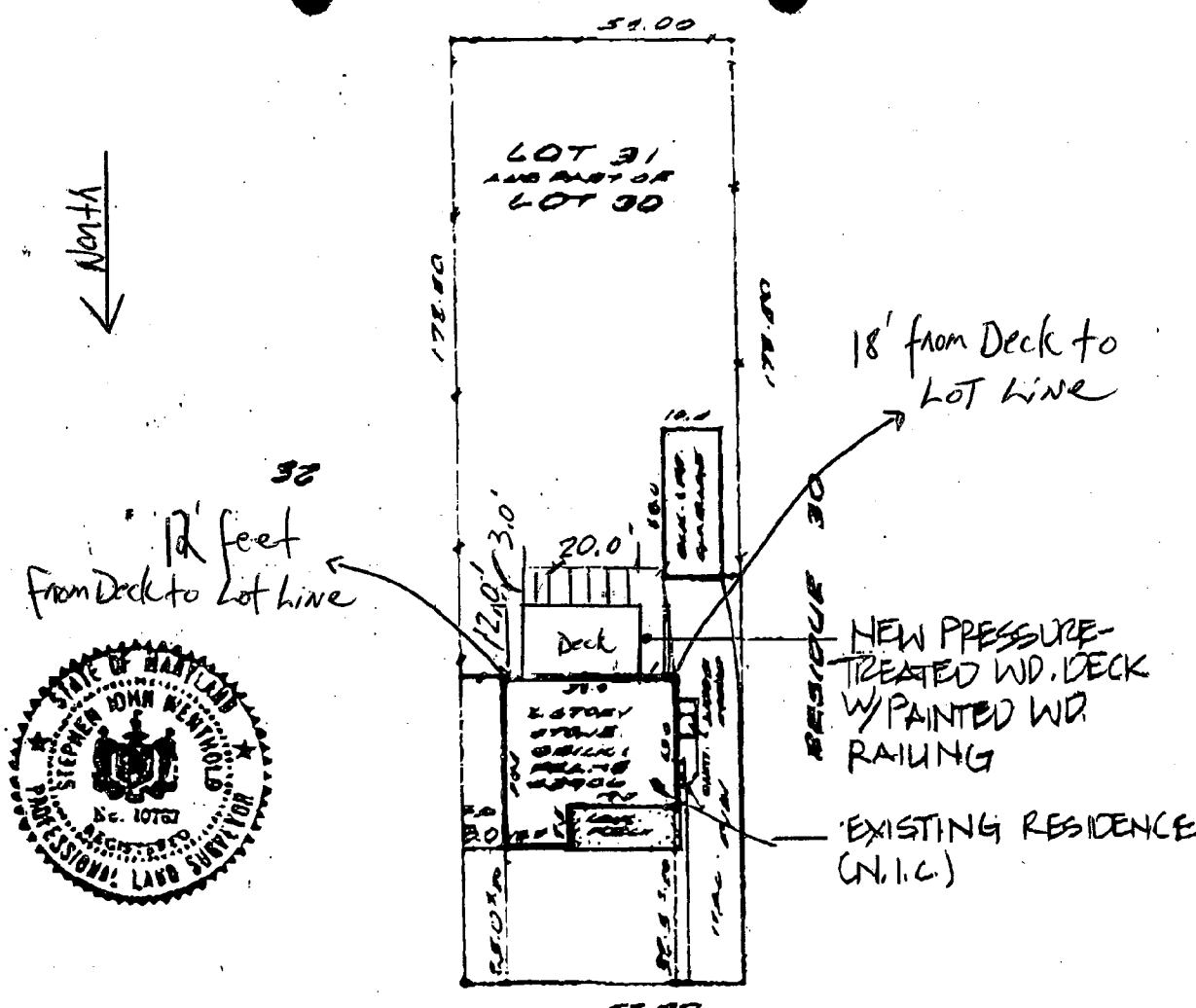
Dear HPC,

Please find enclosed my **Application For Historic Work Area Permit** to construct a rear deck at our residence located at 3906 Prospect Street in Kensington, Maryland. I have included everything requested by the application, but if there is any additional information needed, please let me know. I will be acting as the contractor for this project. I have over ten years experience in the Real Estate Development and construction business, and I will be assisted by a carpenter with over fifteen years of experience in carpentry and deck building. The deck will be constructed per the plans designed by the architects at Archeus Studios in Chevy Chase, Maryland. I estimate that the project will take no more than one week, start to finish. I am confident that the deck has been designed in good taste and it compliments the historical features of our home and neighborhood. I can also assure you that the deck will be constructed using only the finest materials and with superior craftsmanship. My wife and I are very excited about this project, and we appreciate all of your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph P. Matan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Joseph P. Matan



Property address modern day zoning.

PROSPECT STREET

1" = 30' (ORIGINAL-IMAGE REDUCED)

Date: 11-18-00 Scale: 1" = 30' Dm: 0.0
 Plan Book: 8
 Plat No.: 4 NO TITLE REPORT FURNISHED
 Work Order: 88-5064
 Address: 3008 PROSPECT STREET
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen J. Wentworth

**LOCATION DRAWING
 LOT 31 AND PART OF LOT 30
 BLOCK 12
 KENSINGTON PARK**

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

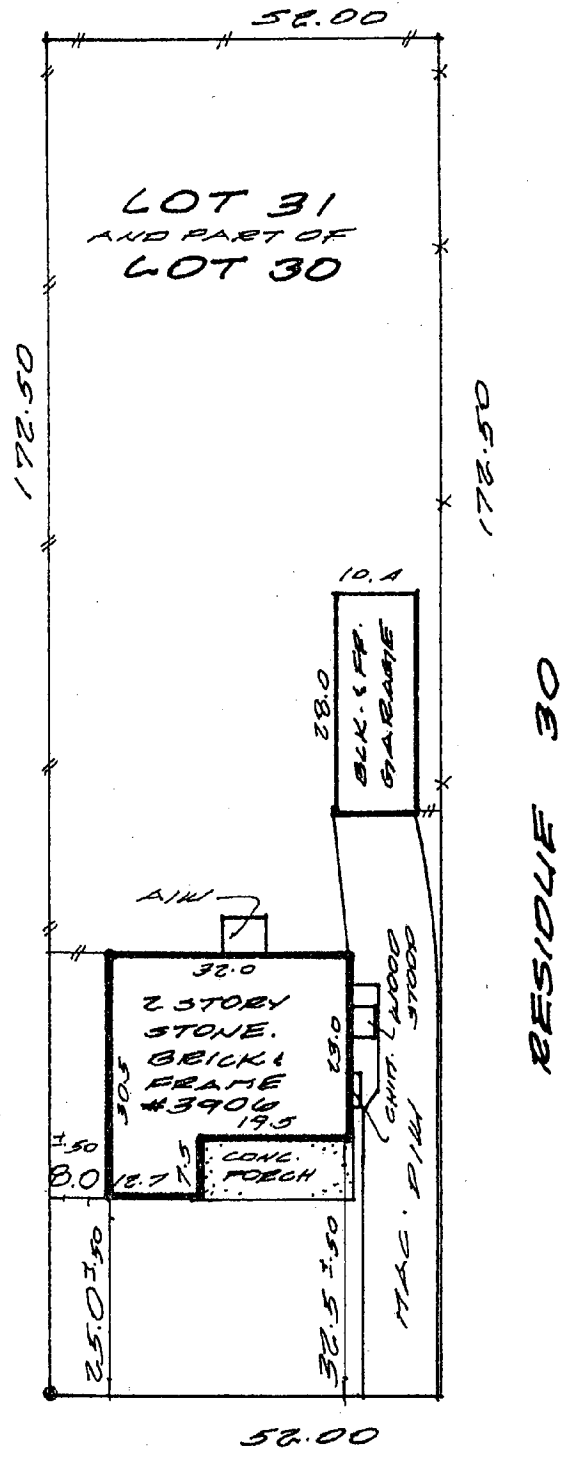


Meridian Surveys, Inc.
 211 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-8400

5

North
↓

30



ern day zoning.

PROSPECT STREET

98 Scale: 1"=30' Drn: B.O.

NO TITLE REPORT FURNISHED

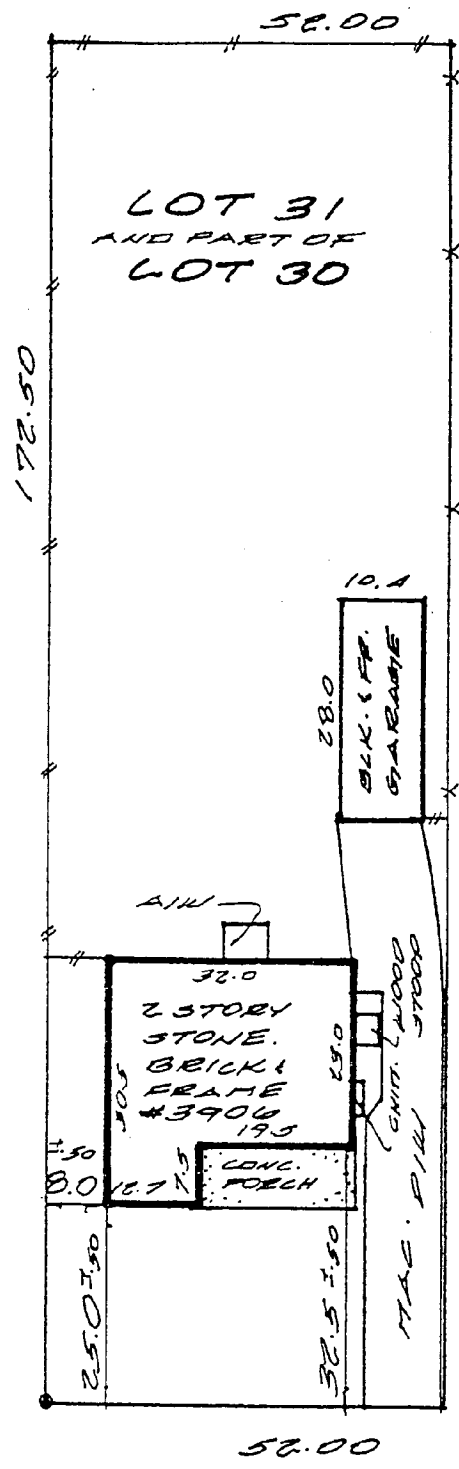
Surveyor's Certification

4
PROSPECT STREET
GOMERY COUNTY, MD

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared with a true and correct description of record. This survey is not a boundary survey and the location and existence of property corners is neither guaranteed nor implied. Fence lines shown are not guaranteed.

4 5

North
↓



32



APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
1/24/01

day zoning.

PROSPECT STREET

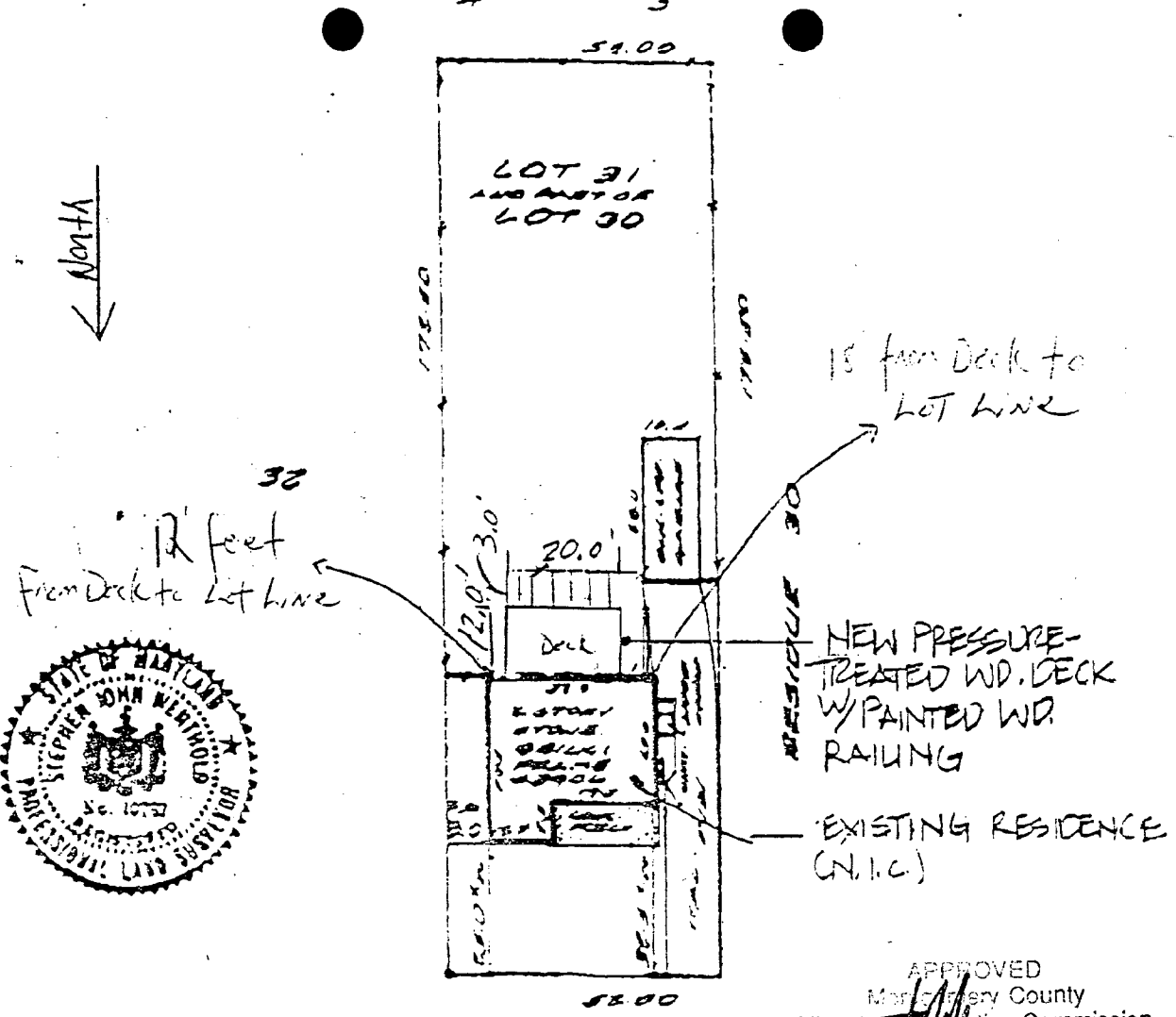
Scale: 1" = 30' Drn: B.O.

NO TITLE REPORT FURNISHED

Surveyor's Certification

PROSPECT STREET
MONTGOMERY COUNTY, MD

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared with the best description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence



APPROVED
 Montgomery County
 Historic Preservation Commission

PROSPECT STREET
 1" = 30' (ORIGINAL-IMAGE REDUCED)

Date: 11-18-08 Scale: 1"=30' Dm: 0.0
 Plat Book: 8
 Plat No.: 4 NO TITLE REPORT FURNISHED
 Work Order: 85-5064
 Address: 3808 PROSPECT STREET
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines shown are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the engineer unless otherwise shown hereon. Building restoration lines shown are as per available information and are subject to the interpretation of the engineer.

Stephen J. Meridian

LOCATION DRAWING
 LOT 31 AND PART OF LOT 30
 BLOCK 12
 KENSINGTON PARK

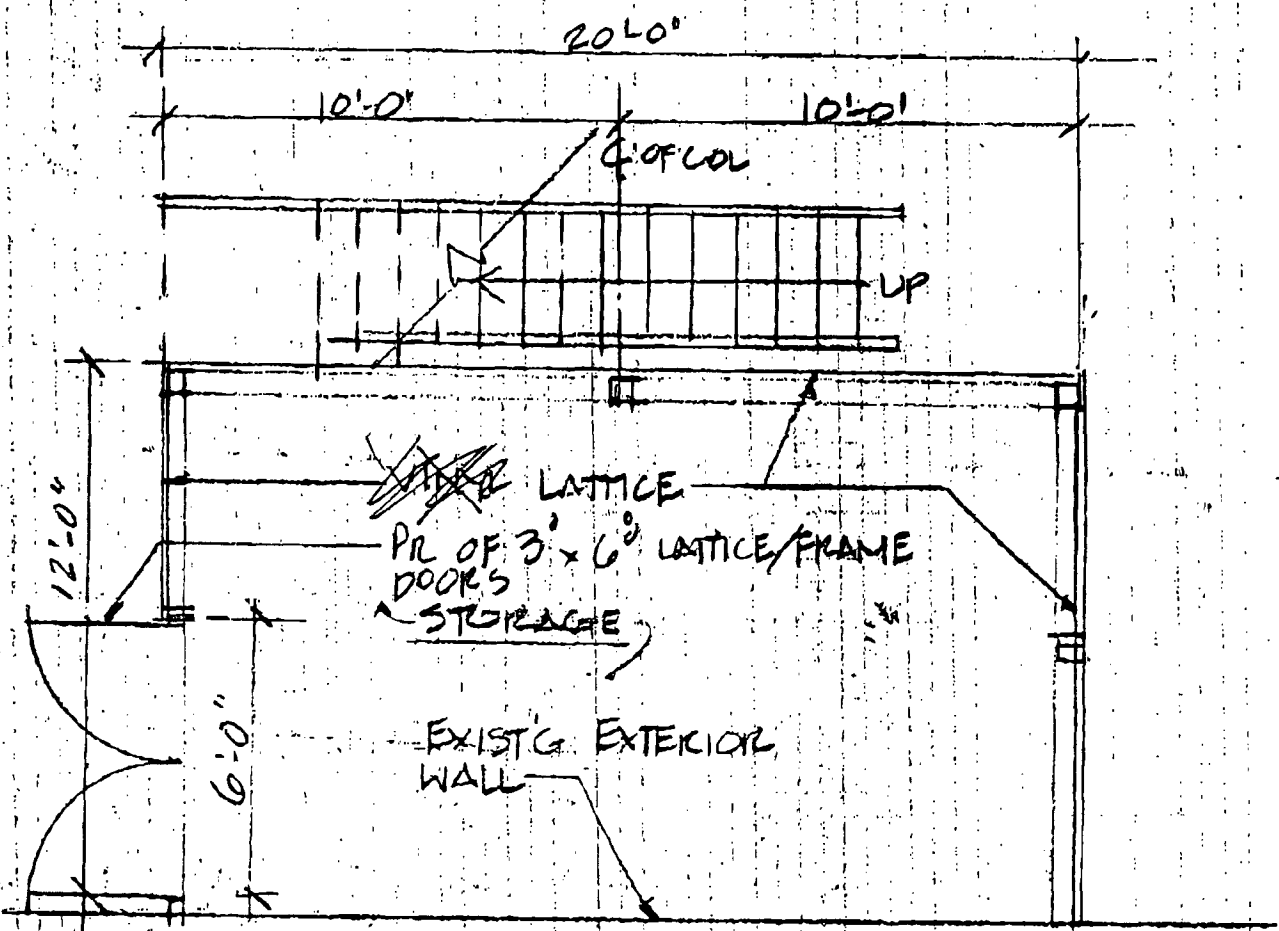
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate delineation of property boundary lines, or such delineation may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.
 211 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-8400

STRUCTURAL NOTES

NO/MEMBR	SPAN	L [#] /FT	DL [#] /PT	E	F _b	SPECIES
B-1 2-2x12'S	10'-0"	240	60	5	850	HEM FIR #2 OR BETTER (P.T.)
D-1 2x10'S	12'-0"	90	10	63	675	



①
A2

LOWER LEVEL PLAN

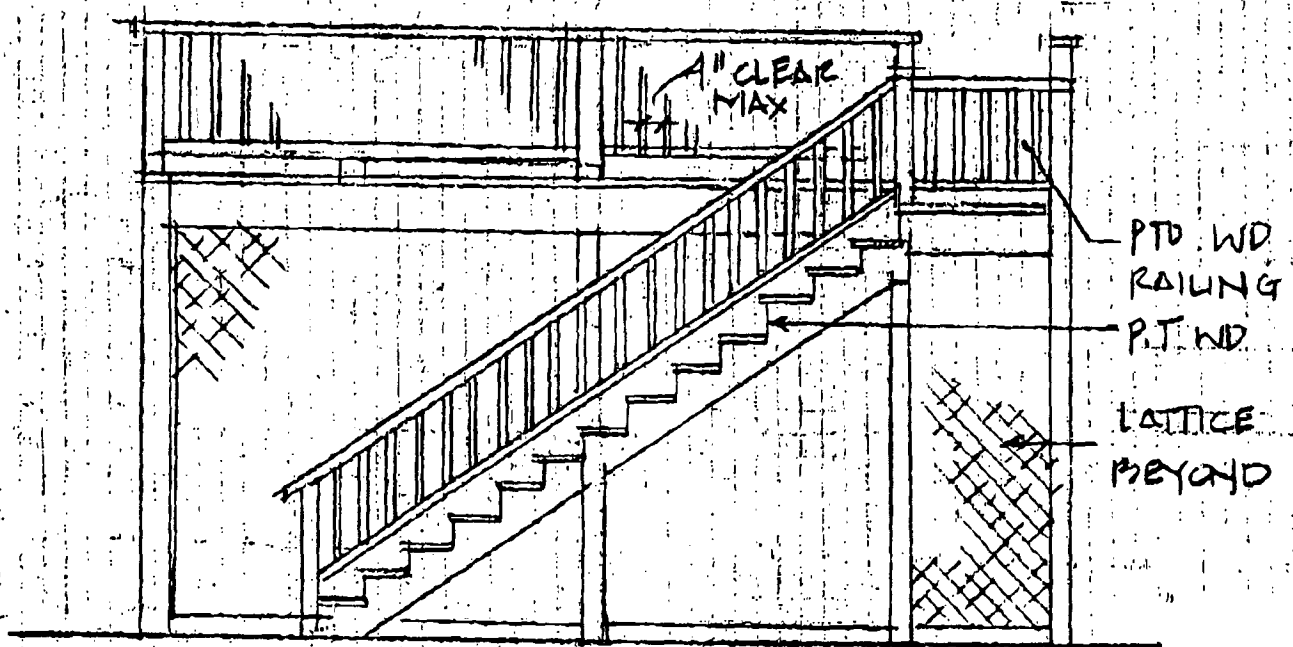
1/4"=10"

DECK ADDITION TO 3906 PROSPECT ST
KENSINGTON, MD

12/20/00 ARCHEUS STUDIO

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 12/24/01

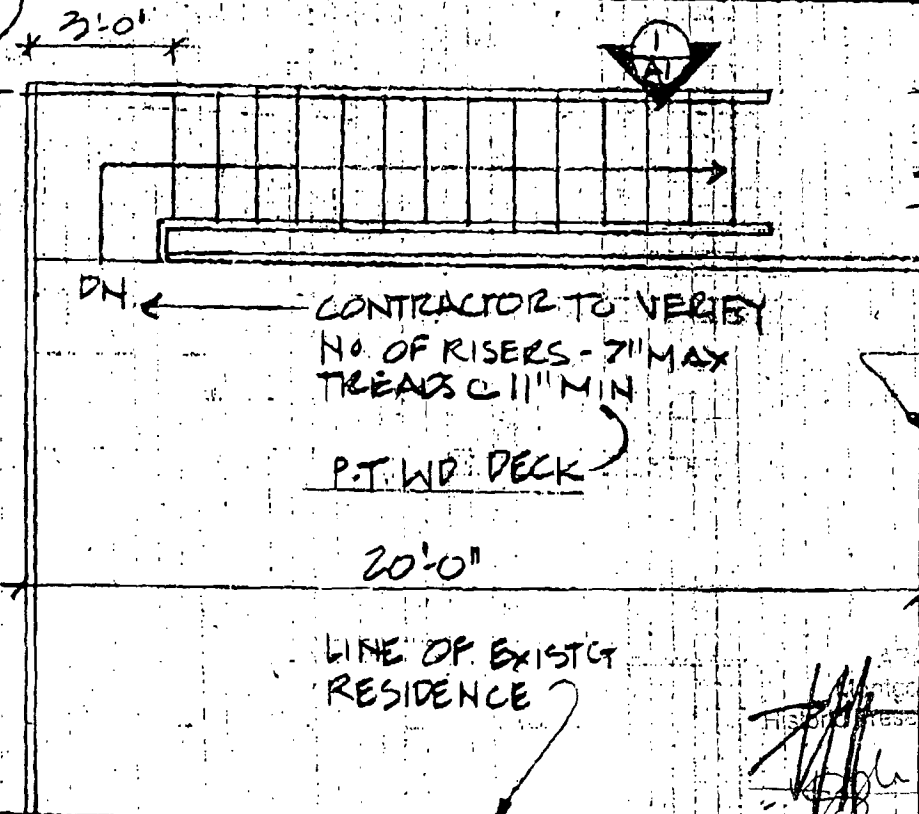
DECK ADDITION TO 3906 PROSPECT ST



1
A1

ELEVATION

1/4"=1'-0"



2
A2

P L A N O F D E C K

1/4"=1'-0"

NOTE:
DESIGN OPTION:
STAIR LOCATION
TO BE SIMILAR-
OPPOSITE HAND

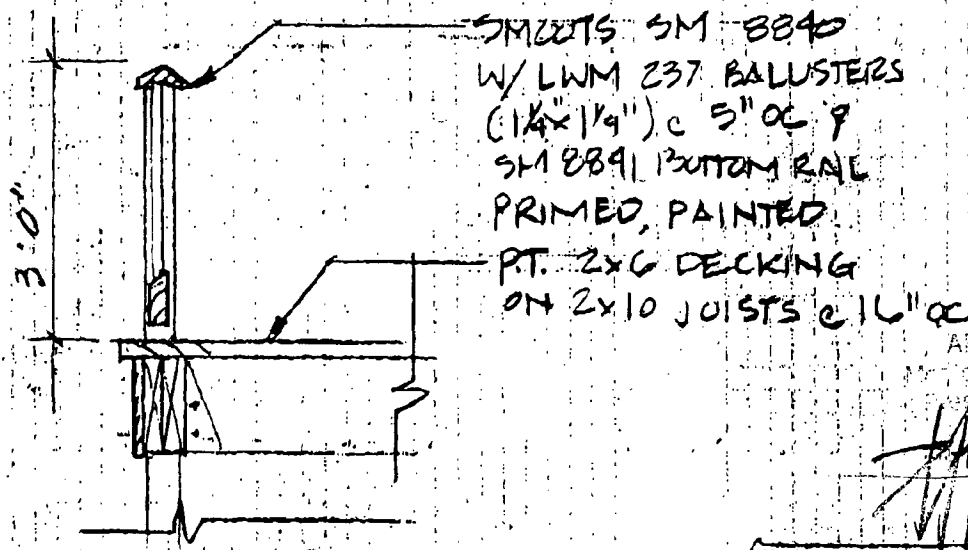
PAINTED WD
RAILING
SEE DET.

CONTRACTOR TO VERIFY
NO. OF RISERS - 7" MAX
TREADS < 11" MIN
P.T. WD DECK

LINE OF EXISTG
RESIDENCE

APPROVED
[Signature]
Historic Preservation Commission
1/24/01

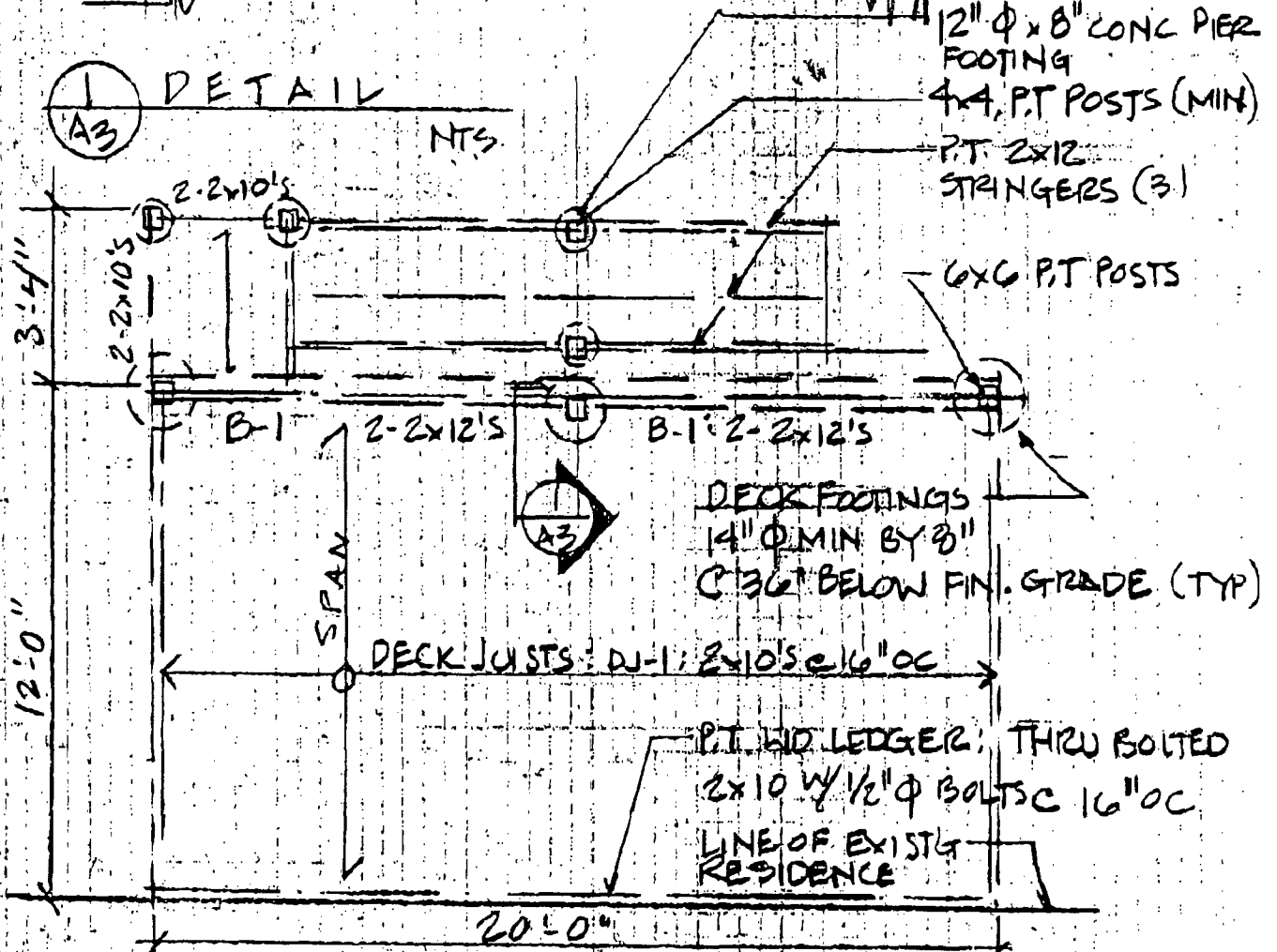
DECK ADDITION TO 3906 PROSPECT ST



APPROVED
Professional Seal
Professional Commission

[Signature] 1/24/01

1 DETAIL
A3 NTS



2 FOUNDATION/FRAMING PLAN 1/4" = 1'-0"
A3

DECK ADDITION TO 3900 PROSPECT ST.

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3906 Prospect Street, Kensington **Meeting Date:** 01/24/01
Applicant: Joseph Patrick Matan **Report Date:** 01/17/01
Resource: Kensington Historic District **Public Notice:** 01/10/00
Review: HAWP **Tax Credit:** None
Case Number: 31/6-01B **Staff:** Perry Kapsch

PROPOSAL: Install rear deck. **RECOMMENDATION:** Approve with conditions.

-
- Conditions:**
1. The lattice is to be constructed of ^{Painted} wood ~~and painted a dark color.~~
 2. The entry to the porch from the house is to be approved at staff level.
-

DATE OF CONSTRUCTION: circa 1938

SIGNIFICANCE:

- Individual Master Plan Site
 Within a Master Plan Historic District
 Primary Resource
 Contributing Resource
 Non-contributing/Out-of-Period Resource

PROPOSAL: Construct a pressure-treated wood rear deck (with pressure treated wood pilings) to measure 12 x 20 feet wide. The deck would be set one story above the rear grade at the level of the first floor of the house.

The deck is proposed to have a painted wood railing with painted inset wood pickets, and a wood stairway and painted wood railing leading down to grade.

The foundation latticework is proposed to be of white vinyl.

No access to the deck from the house is shown in the plans.

RECOMMENDATION:

- Approval
 Approval with conditions:

①

1. The lattice is to be constructed of wood and painted a dark color.
2. The entry to the porch from the house is to be approved at staff level.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



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: Joseph P. Matan
 Daytime Phone No.: 301-670-7300

Tax Account No.: 01018864
 Name of Property Owner: Joseph Patrick Matan Daytime Phone No.: 301-670-7300
 Address: 3906 Prospect Street Kensington, MD 20895
Street Number City Street Zip Code
 Contractor: Property Owner Phone No.: 301-670-7300
 Contractor Registration No.: n/a
 Agent for Owner: Self Daytime Phone No.: 301-670-7300

LOCATION OF BUILDING/PREMISE

House Number: 3906 Street: Prospect Street
 Town/City: Kensington Nearest Cross Street: Connecticut Avenue
 Lot: 31 PT 30 Block: 12 Subdivision: 15
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: _____
 1B. Construction cost estimate: \$ 6,500.00
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature] 12/27/00
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 237554 Date Filed: 12/28/00 Date Issued: _____

34/6-01B (5)

**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:

The existing structure is a "CAPE COD" style home built in 1938. (see photos) It has a brick and stone exterior and a composite shingle roof. It has a deep rear lot with a few stone traces as well as 15 New Zealand Cypress and numerous shrubs and bushes. I have spent a great deal of time and money improving the landscaping since I purchased the home on 11/20/78. All of the cosmetic improvements that I have made to the home have received numerous compliments from the neighbors and I feel have enhanced the historical features of the home.

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

I propose to build a 12' x 30' deck. The deck will feature 1" x 1" railings and the bottom and string will be enclosed in white lattice. I am confident that the deck has been designed in good taste and will enhance the existing historical feature of the home, as well as the neighborhood. (I am me and my wife are also looking forward to full use of our wonderful rear lot.)

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.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

6

Section #7 – Addresses of Adjacent and Confronting Property Owners

Across the Street

Mathew & W. S. Lesko
3909 Prospect Street
Kensington, Md 20895
Lot 5 Block 11

Warner Memorial Presbyterian Church*
Lot P2, 3, & 4 Block 11
*This is a vacant/undeveloped lot. The mailing address is:
Church of Kensington
10123 Connecticut Avenue, NW
Washington DC 20036

Neighbor to the West

Daniel P. & C J Jones
3908 Prospect Street
Kensington, Md. 20895
Lot p29 pt 30 Block 12

Neighbor to the East

Warner Memorial Presbyterian Church*
3814 Prospect Street
Kensington, Md 20895
Lot 32 pt 33 Block 12
*This is a church parking lot adjacent to my property

Neighbor to the Rear

Jerry R & L K Weed
3907 Washington Street
Kensington, Md. 20895
Lot 4 Block 12

Fitzgerald & Matan
REALTY, INC.

REALTORS • DEVELOPERS
COMMERCIAL • INDUSTRIAL

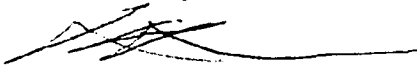
December 28, 2000

Historic Preservation Commission
Department of Permitting Services
255 Rockville Pike 2nd Floor
Rockville, Maryland 20850

Dear HPC,

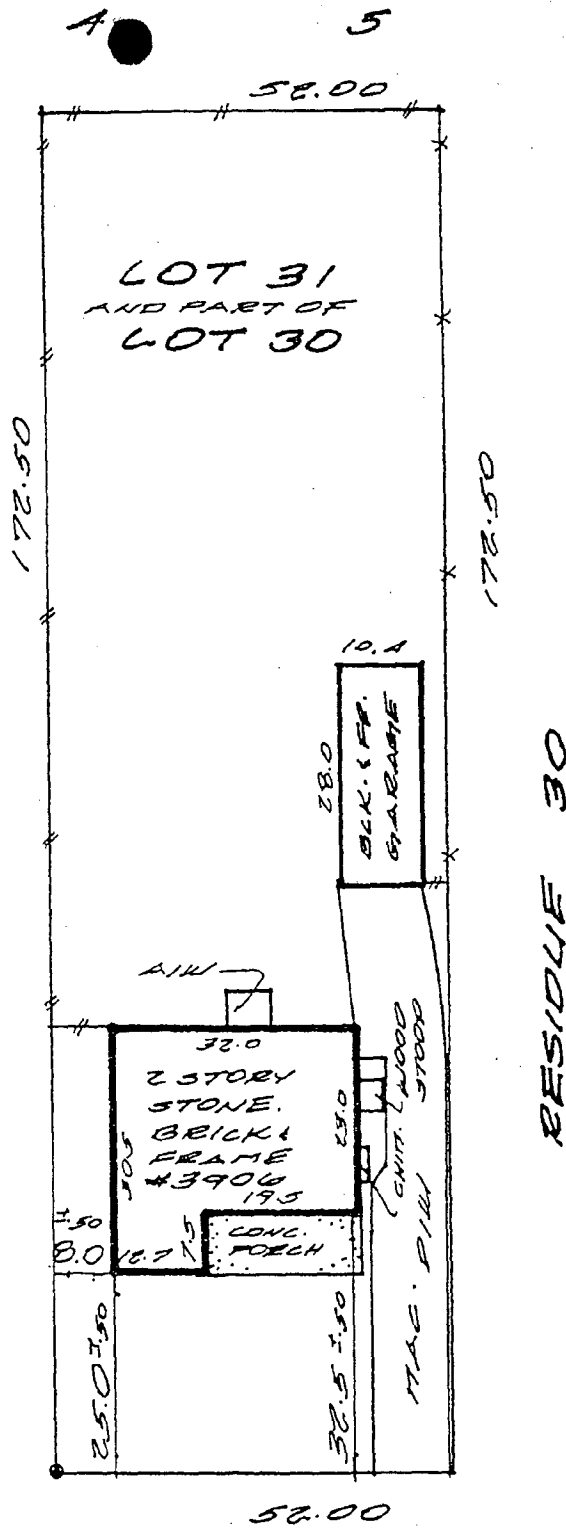
Please find enclosed my **Application For Historic Work Area Permit** to construct a rear deck at our residence located at 3906 Prospect Street in Kensington, Maryland. I have included everything requested by the application, but if there is any additional information needed, please let me know. I will be acting as the contractor for this project. I have over ten years experience in the Real Estate Development and construction business, and I will be assisted by a carpenter with over fifteen years of experience in carpentry and deck building. The deck will be constructed per the plans designed by the architects at Archeus Studios in Chevy Chase, Maryland. I estimate that the project will take no more than one week, start to finish. I am confident that the deck has been designed in good taste and it compliments the historical features of our home and neighborhood. I can also assure you that the deck will be constructed using only the finest materials and with superior craftsmanship. My wife and I are very excited about this project, and we appreciate all of your consideration.

Sincerely,



Joseph P. Matan

8



day zoning.

PROSPECT STREET

Scale: 1" = 30' Dwn: B.O.

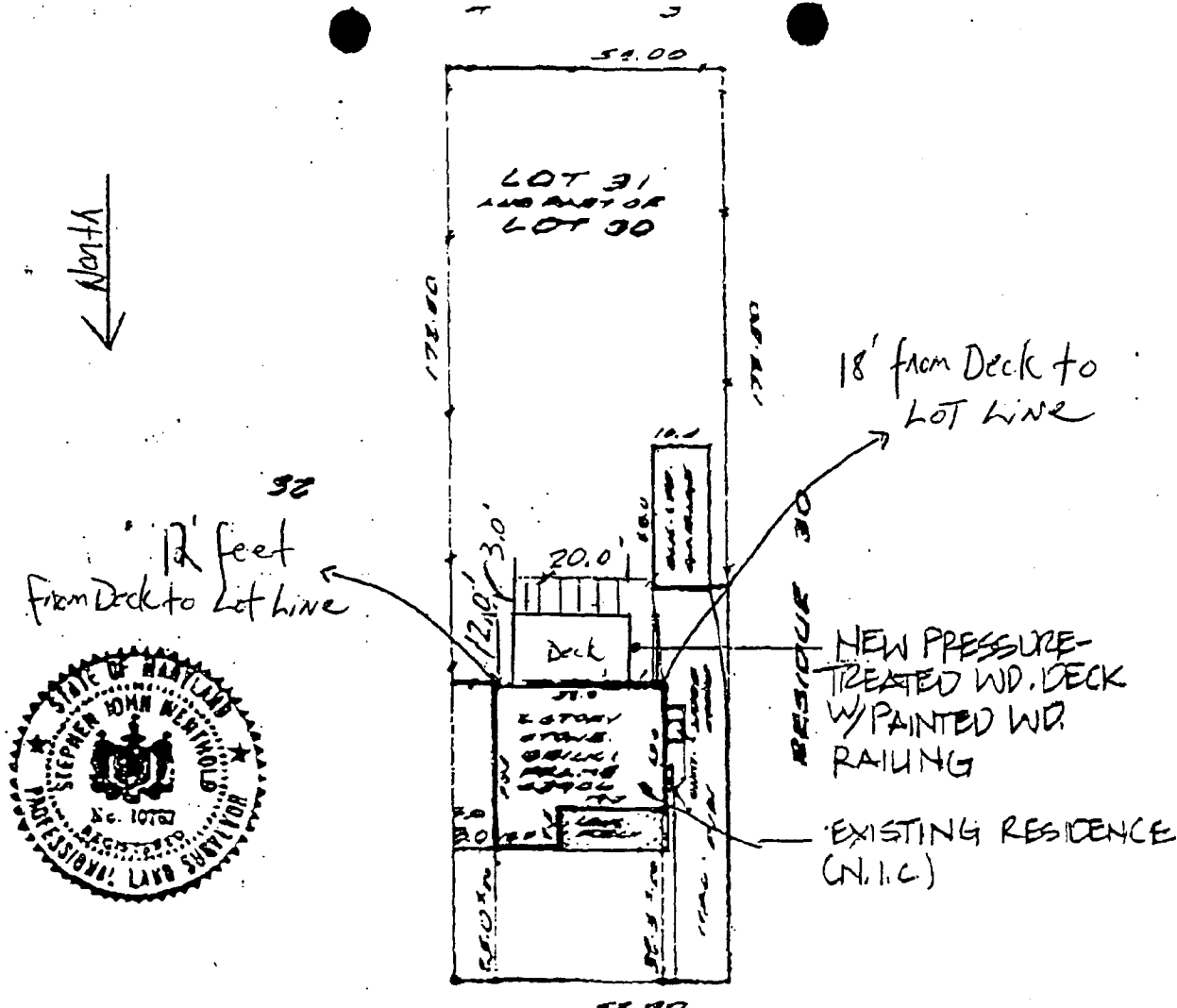
NO TITLE REPORT FURNISHED

SPECT STREET
MERY COUNTY, MD

Surveyor's Certification

9

I hereby certify that the survey shown hereon is correct to the best of knowledge and that, unless noted otherwise, it has been prepared until description of record. This survey is not a boundary survey and the local existence of property corners is neither guaranteed nor implied. Fence



Property possesses modern day zoning.

PROSPECT STREET

1" = 30' (ORIGINAL-IMAGE REDUCED)

Date: 11-18-00 Scale: 1" = 30' Om: 0.0
 Plat Book: 8
 Plat No.: 4 NO TITLE REPORT FURNISHED
 Work Order: 88-5054
 Address: 3808 PROSPECT STREET
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building registration lines shown are as per available information and are subject to the interpretation of the originator.

Stephen J. Meridian

LOCATION DRAWING
 LOT 31 AND PART OF LOT 30
 BLOCK 12
 KENSINGTON PARK

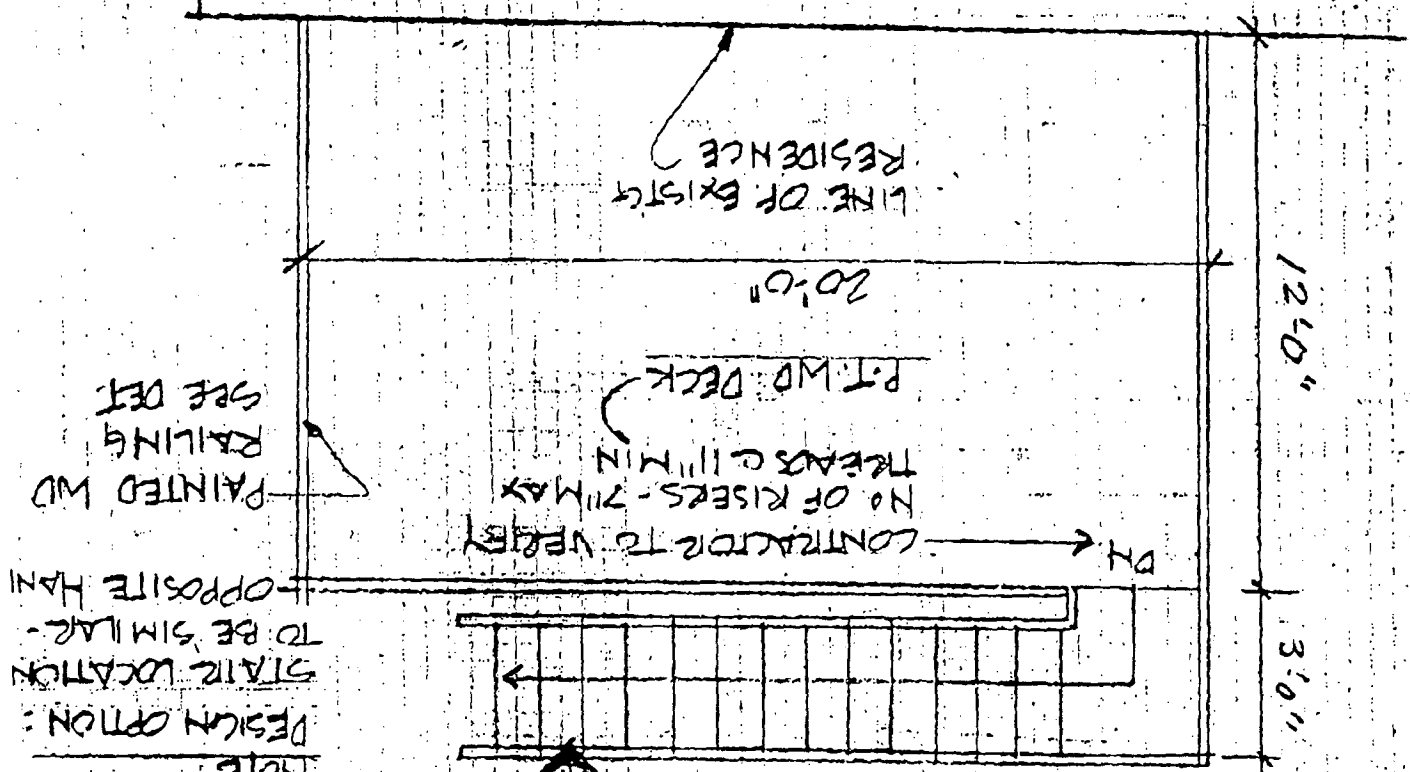
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate delineation of property boundary lines, or such delineation may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.
 211 Russell Avenue
 Suite #302
 Gaithersburg, MD 20879
 (301) 721-8400

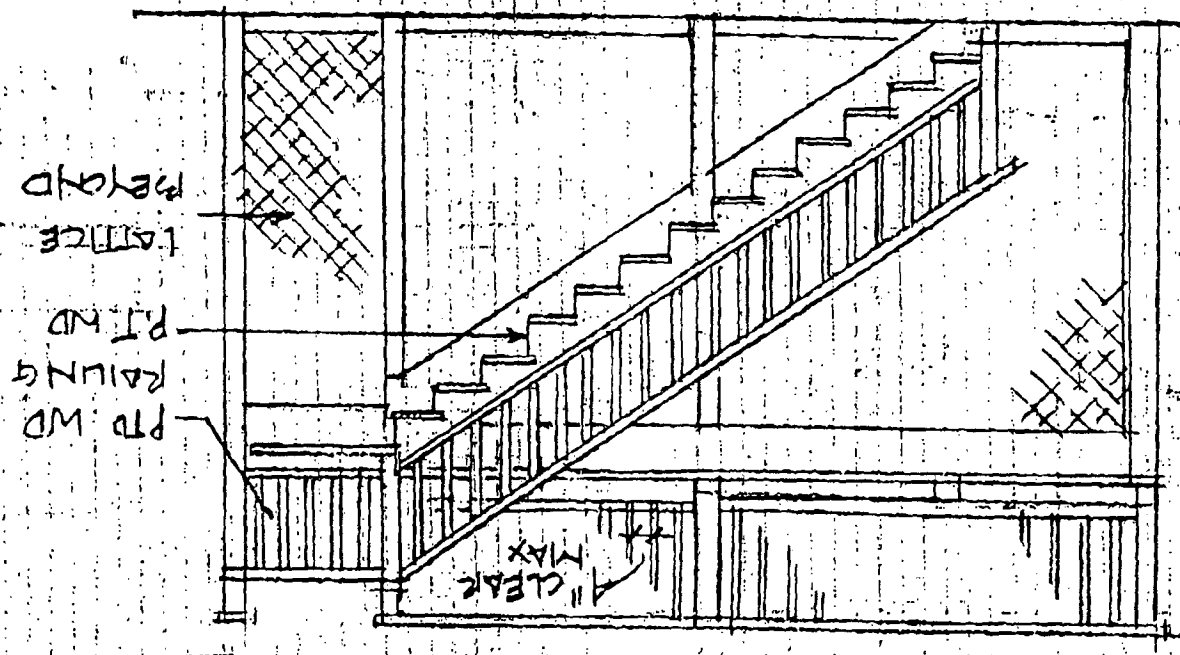
10

DECK ADDITION TO 3906 PERSPECT ST
 (11)
 PLAN OF DECK
 A2



NOTE
 DESIGN OPTION:
 STAIR LOCATION
 TO BE SIMILAR -
 OPPOSITE HAND -
 PAINTED WD
 RAILING
 SEE DET

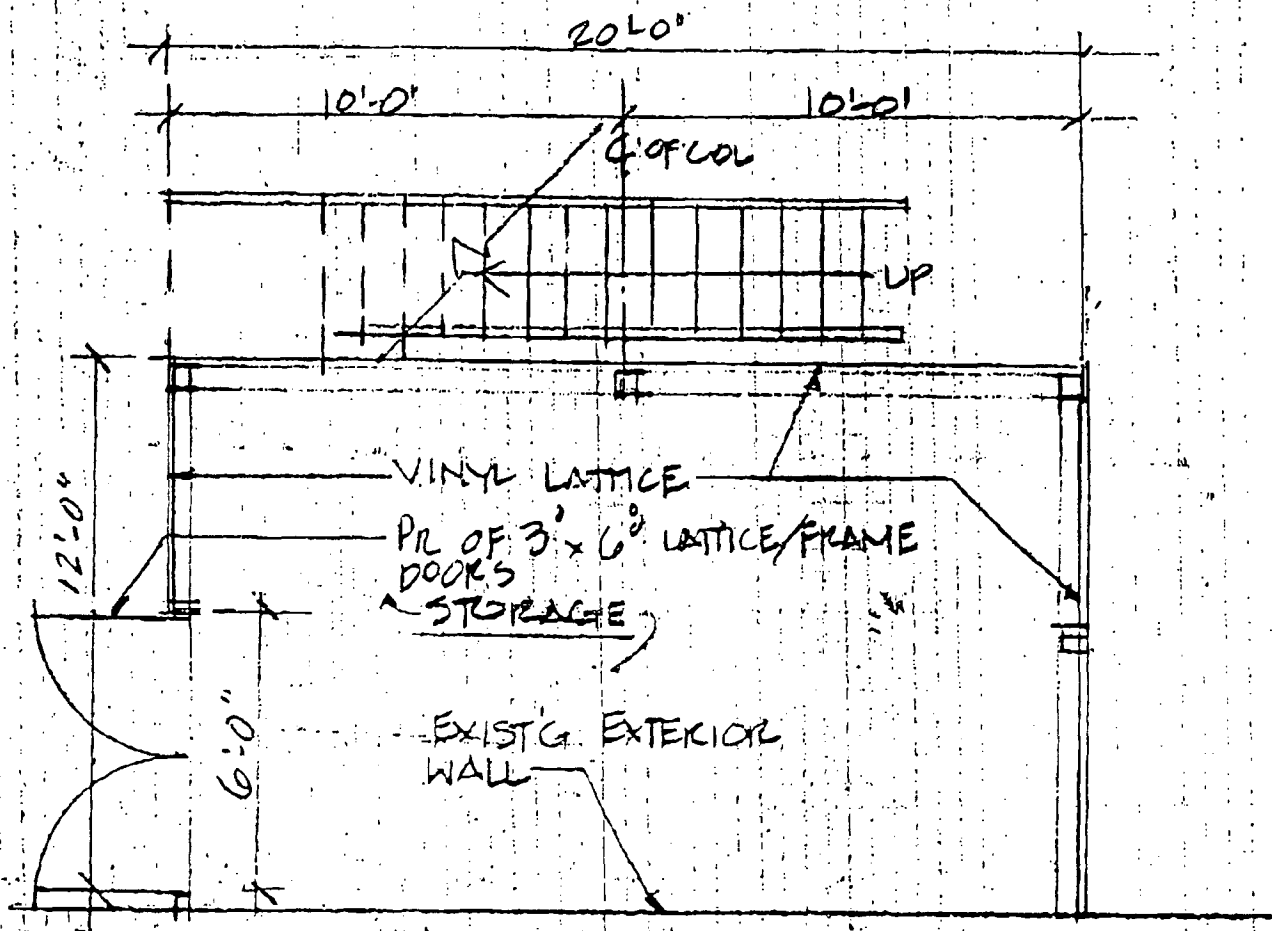
ELEVATION
 A1
 1/4" = 1'-0"



PT. WD.
 RAILING
 PT. WD.
 LATTICE
 RAILING
 PT. WD.

STRUCTURAL NOTES

MEMBER	SPAN	L#/FT	DL#/FT	E	Fb	SPECIES
2-2x12's	10'-0"	240	60	5	850	HEM FIR #2 OR BETTER (P.T.)
1-2x10's @ 16" o.c.	12'-0"	40	10	63	675	



1
AZ

LOWER LEVEL PLAN

1/4"=10"

DECK ADDITION TO 3906 PROSPECT ST
KENSINGTON, MD

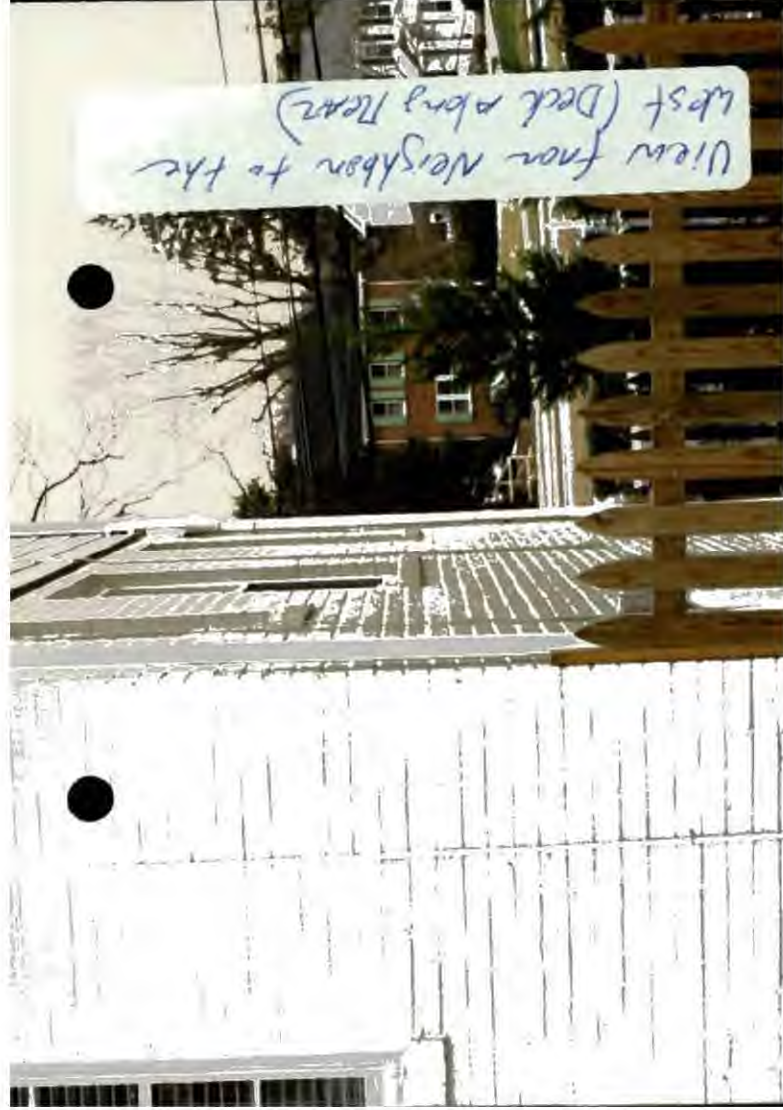
12/20/00 ARCHEUS STUDIO

12

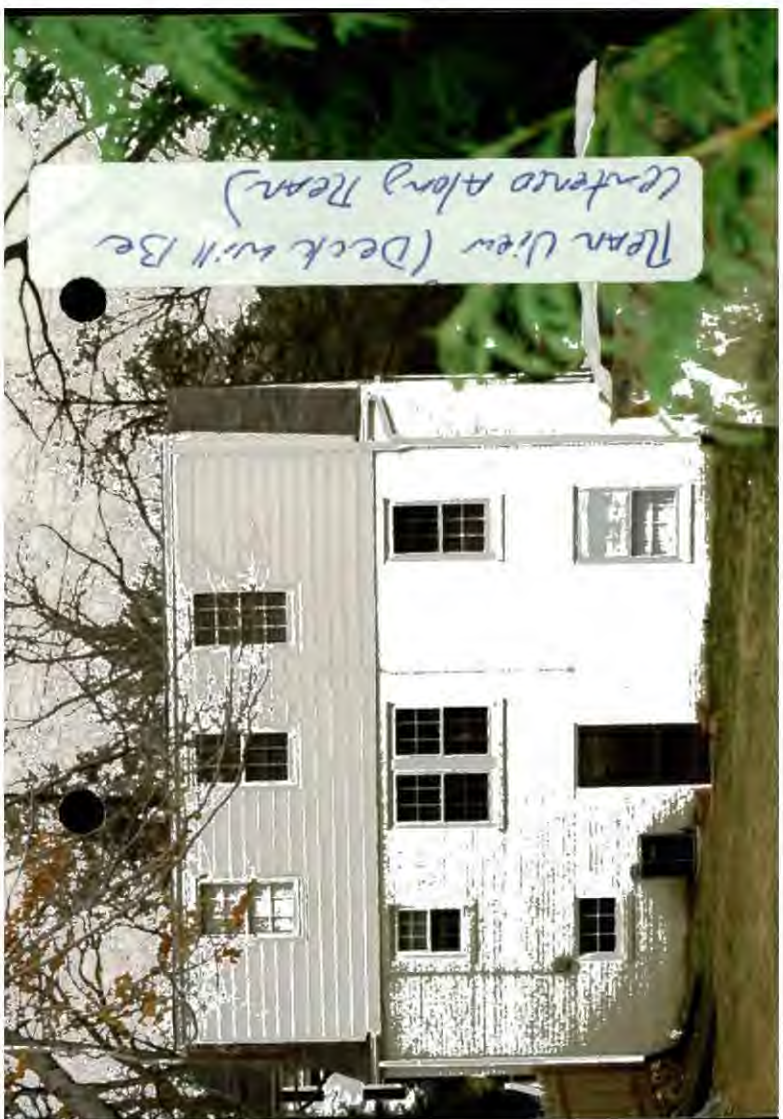
DECK ADDITION TO 3906 PROSPECT ST



Front view from Across the
Street (Deck in Rear)



View from Neighbors to the West (Deck Along Rear)



Rear View (Deck will Be
Centeno Along Rear)

