

HAWK 3/6-07 J
PRELIMINARY 3906 PROSPECT ST
Kensington Historic District

stamped
plans in
bin

8-15-08

AF



HISTORIC PRESERVATION COMMISSION

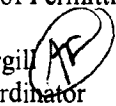
Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 08/14/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #467478 – Rear addition and alterations to house and garage removal

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** at the November 14, 2007 meeting. The conditions of approval are:

- 1) The applicants will have a tree protection plan in place prior to construction.
- 2) The applicants will remove the section of the driveway that extends to the garage that will be removed.
- 3) Any changes to ornamental fenestration on the sides will be reviewed and approved at the staff level.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Kingsley and Josephine Opara
Address: 3906 Prospect Street, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ELIZABETH HOMER
Daytime Phone No.: 301-652-4811

Tax Account No.: 13-01018264

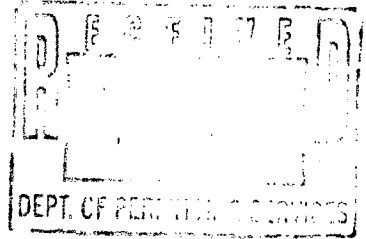
Name of Property Owner: KINGELEY & JOSEPHINE OPARA Daytime Phone No.: 301-942-3690

Address: 3906 PROSPECT ST. KENSINGTON, MD 20895
Street Number City Street Zip Code

Contractor: T.B.D. Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____



LOCATION OF BUILDING/PREMISE

House Number: 3906 Street: PROSPECT ST.
Town/City: KENSINGTON Nearest Cross Street: CONNECTICUT AVE.
Lot: P30 Block: 12 Subdivision: 15
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ T.B.D.

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height ± 34 feet 0 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 of owner or authorized agent: [Signature] Date: 1/24/07

Approved: with 3 conditions For Chairperson, Historic Preservation Commission

Signature: [Signature] Date: 8-14-08
Application/Permit No.: 467473 Date Filed: 10/3/07 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



Staff Item—3906 Prospect Street
Anne Fothergill
August 13, 2008

In 2007 the HPC approved a HAWP for 3906 Prospect, a non-contributing resource in Kensington. The applicant is proposing changes to the approved front elevation. They are requesting some minor changes including the front porch and fenestration. See attached for approved and proposed elevations.

Staff is requesting that the HPC allow these changes to be approved at the staff level.

Project Name:
**OPARA
RESIDENCE**

3096 PROSPECT STREET
KENSINGTON, MD 20895

Sheet Description:
FRONT ELEVATION

Project # 06-3100
Scale 1/2" = 1'-0"
Drawn By: EJP
Date(s) 27 Oct 2007



FRONT ELEVATION

1/8" = 1'-0"

EXT. FINISH MATERIALS

TR-1 WOOD TRIM
MANUF: TBD
STYLE: T.B.D.
FINISH: P-1

SV-1 STONE VENEER
STYLE: EX'G
FINISH: EX'G

BR-1 BRICK
MANUF: TBD
STYLE: EX'G
FINISH: PG-1

S-2 CEDAR SHINGLES
MANUF: NAULFE
STYLE: ROUGH SAWN CEDAR
FINISH: COLOR T.B.D

SH-1 FIBERGLAS. SHINGLES

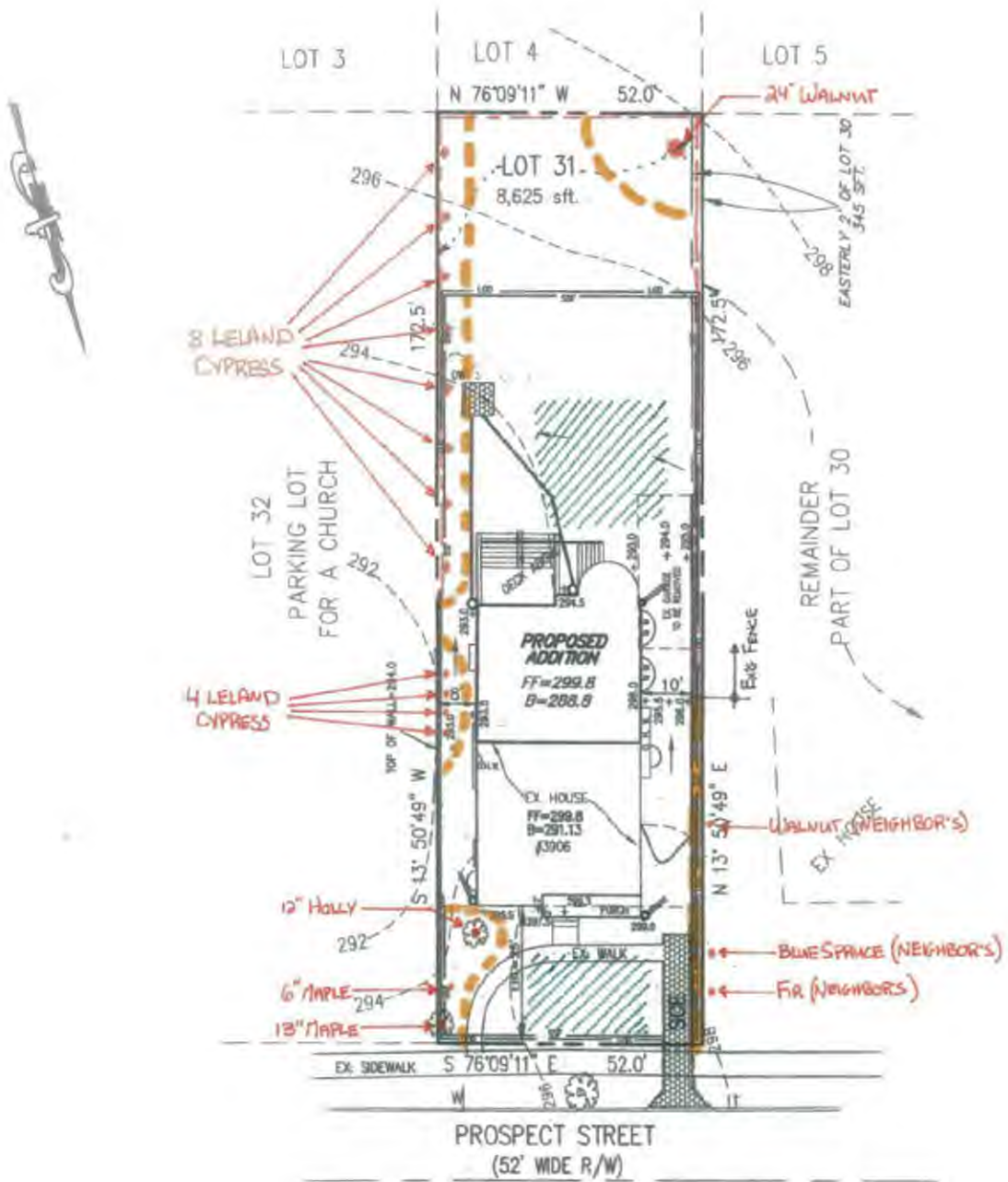
MANUF: GAF
STYLE: 30-YR TIMBERLINE ULTRA
COLOR: T.B.D
NOTE: PROVIDE 2" GRACE ICE & WATER SHIELD @ LEAVES & VALLEYS

CONC-1 CONCRETE
MANUF: TBD
STYLE: TBD
FINISH: TBD

Approved

17





TREE PROTECTION PLAN - OPARA RESIDENCE
AUGUST 12, 2008

- LEGEND:**
- TREE
 - FENCE
 - TREE PROTECTION FENCE
 - /// MATERIAL STAGING AREA

Fothergill, Anne

Subject: FW: tonight's meeting (on my birthday)

Case III-L and IV-A

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

From: Julia OMalley [mailto:omalley10@msn.com]
Sent: Wednesday, November 14, 2007 4:37 PM
To: Fothergill, Anne
Cc: j_engel01@yahoo.com
Subject: tonight's meeting (on my birthday)

Chair Fuller and Commissioners,
As President of the Kensington Historical Society I'm sending comments on the HAWP and Preliminary before you tonight.

Regarding 3906 Prospect St. we have the following concerns:
Is this a tear down? Only a portion of the front facade remains and that portion will have a new window configuration. The deep front porch is lost.
I would agree with Commissioner Duffy's comments as to what of the original will remain.
Is this a tear down?

The mistake that has often been discussed on the infill building at the other end of the block is that the new house detracts from the historic houses because of it's grandeur. In other words, many feel it impairs the character of the district because of it's mass and style. The house recommended for approval tonight will look like infill - a brand new house in it's entirety. It will be the house seen from Connecticut Avenue at the entrance to the west portion of Kensington's historic core.
As Commissioner Alderson stated: "The issue is compatibility.." with a Victorian Garden suburb.

Just to clarify that the majority of the lots in the Kensington Historic District are 50' by 175'. Some homes are built on more than one lot. Many homes are built on a single lot.

The recommendation is to approve this HAWP for 21% coverage on this single lot. Will you require them to remove the driveway? Will you limit any more construction on this lot (such as a garage)? Will you require tree protection for the tree on the adjacent lot?

Regarding the preliminary 3941 Washinton Street: we concur with the comments in the staff discussion - lower the roof line, inset the left side, reduce the overall size.

Thanks,
Julia O'Malley

III-2



7 November 2007

Historic Preservation Commission
 1109 Spring St., Ste 801
 Silver Spring, Maryland 20910



Re: HPC case No. 31/06-07J, Kingsley and Josephine Opara for an addition and alterations at 3906 Prospect St., Kensington Historic District.

We are writing in opposition to the application for a HAWP submitted by Mr. and Mrs. Opara and scheduled for consideration by the Historic Preservation Commission on November 14, 2007. The project proposed as an addition to the existing structure would, in fact, completely change the character of the existing house by incorporating it in a massive structure well over twice the size of the original. The result would be the same if the existing house was razed and a much larger house built on the site. Thus the Kensington Historic District would lose a resource and have it replaced by a structure inappropriate to the Historic District and the streetscape of Prospect Street.

The existing house at 3906 Prospect Street is a contributing resource to the Kensington Historic District. Kensington's history stretches over a century, and its cultural resources include many architectural styles, not just the Queen Anne and Colonial revival styles. The Opara's 1930s bungalow may be considered of particular historical value since not many homes were built in the town during that decade. Their house at present is of proper scale for its lot and also fits in with the character of the other houses on Prospect Street. For example, the front porch and roof shape above the porch are essential elements and contribute to the distinctive features of the neighborhood's existing architecture. Front porches not only are important architecturally, they are expressions of a way of life that predates air conditioning.

The proposed structure would not be appropriate for the neighborhood for several reasons. The mass of the structure on a relatively narrow lot would contrast with the other houses on Prospect Street (see page SP-4; the lot at 3908 Prospect Street is 83 feet wide, for example). Within the 52-foot width of the lot is a driveway barely wide enough for use. This perception of narrowness would be increased if the driveway is extended to the rear of the proposed much-higher structure shown on Right Elevation. The existing driveway encroaches on the adjacent lot at present (see page SP-1) further illustrating the problem.

The open spaces between houses on Prospect Street are part of the character of the Kensington Historic District. The proposed structure interferes with this sense of openness by cramming a huge house on a narrow lot. Moreover, older houses often have individuality and distinction that new construction cannot duplicate. If this proposal was for an addition and expansion of the existing house, something of the character of the existing house should be preserved, and that is especially important in our historic district. The elevations that are presented are incompatible with the lot, with the neighborhood, and with the historic district.

Daniel P. Jones and Carol J. Jones
3908 Prospect Street
Kensington Historic District

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3906 Prospect Street, Kensington	Meeting Date:	11/14/07
Applicant:	Kingsley and Josephine Opara (Elizabeth Homer, Architect)	Report Date:	11/07/07
Resource:	Secondary Resource Kensington Historic District	Public Notice:	10/13/07
Review:	HAWP	Tax Credit:	None
Case Number:	31/06-7J	Staff:	Anne Fothergill
PROPOSAL: Addition and alterations to house and removal of garage			

STAFF RECOMMENDATION

Staff is recommending that the HPC approve this HAWP application.

BACKGROUND

The applicants came to the Commission for a Preliminary Consultation on July 11, 2007. At that meeting, the Commission expressed support of the plans and recommended that the applicants submit a HAWP application. The Local Advisory Panel also expressed their support of the proposal. The transcript is in Circles 37-40 and the LAP comments are in Circle 41.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary Resource within the Kensington Historic District
STYLE: Colonial Revival
DATE: c. 1938

PROPOSAL

The applicant is proposing to construct an addition above and behind the existing house. They propose to remove their existing garage. See existing and proposed plans in Circles 9-26.

The applicant proposes to expand the house in height to 32' 7.5" tall from the front grade to the roof ridge. The proposed house will remain 32 feet wide and will extend back beyond the existing house an additional 23 feet approximately. In terms of the existing house, the front, left and right side exterior walls of the basement will be retained and on the first floor the left and right side walls and half of the front wall will also remain.

The existing house footprint (including the front porch) is 981 SF and the proposed footprint is 1852 SF (including the porch). The lot is 8,970 SF with an existing lot coverage of 17.4% including the garage. The proposed lot coverage is 21.4%, a 4% increase.

The applicant is proposing cement board siding, cedar shakes and stone for the house and an asphalt shingle roof, wood simulated divided light windows, wood doors and wood trim.

Photos of existing conditions are in Circles 29-36. A photo simulation and site plan showing the proposed house and the adjacent house are in Circles 23-26.

APPLICABLE GUIDELINES

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

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

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

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." 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 or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

Standard #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #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.

Standard #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 environments would be unimpaired.

STAFF DISCUSSION

When the applicants came to the Commission for a Preliminary Consultation, the Commission fully supported the proposal. The discussion from the previous staff report is in Circle 42. Since the preliminary consultation, the applicants have reduced the lot coverage slightly and have reduced the overall length of the house from 63' to 61'. The height was increased three feet from the previous 30' height but as can be seen in Circle 25 the roof ridge will still be lower than the adjacent house (there is a parking lot on the other side).

Two things should be noted here as were noted in the previous staff report. Because this is a secondary resource, the review is more lenient and focuses on the proposed massing and scale and its impact on the streetscape. Additionally, the proposed lot coverage is higher than generally approved in Kensington and it should be clear that this is an exception because the lot coverage on this small lot was already 17.4% and they are increasing it only a small amount.

Staff recommends that the HPC approve this HAWP application.

STAFF RECOMMENDATION

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior's *Standards for Rehabilitation*,

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).**



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 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: ELIZABETH HOMER

Daytime Phone No.: 301-652-4811

Account No.: 13-01018864

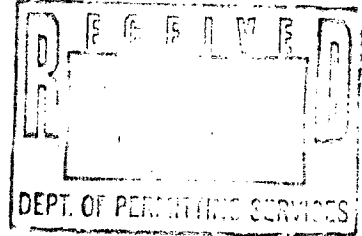
Name of Property Owner: KINGSLEY & JOSEPHINE OPARA Daytime Phone No.: 301-942-3690

Address: 3906 PROSPECT ST. KENSINGTON, MD 20895
Street Number City Street Zip Code

Contractor: T.B.D. Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____



LOCATION OF BUILDING/PREMISE

House Number: 3906 Street: PROSPECT ST.

Town/City: KENSINGTON Nearest Cross Street: CONNECTICUT AVE.

Lot: P30 Block: 12 Subdivision: 15

Block: _____ Folio: _____ Parcel: _____

ART ONE: TYPE OF PERMIT ACTION AND USE

CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Stair
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

B. Construction cost estimate: \$ T.B.D.

C. If this is a revision of a previously approved active permit, see Permit # N/A

ART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

ART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

A. Height: 234 feet 0 inches

B. 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

1/24/07
 Date

Approved: _____ For: Chairperson, Historic Preservation Commission

Approved: _____ Signature: _____ Date: _____

Application/Permit No.: 467478 Date Filed: 10/3/07 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

4

**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:

SEE ATTACHED

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

SEE ATTACHED

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).

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

<p>Owner's mailing address KINGSLEY & JOSEPHINE OPARA 3106 PROSPECT ST. KENSINGTON, MD 20895</p>	<p>Owner's Agent's mailing address ELIZABETH HOMER FLANAGAN ARCHITECTS 8120 WOODMONT AVE, SUITE 107 BETHESDA, MD 20814</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>DANIEL & C.J. JONES 3908 PROSPECT ST. KENSINGTON, MD 20895</p>	<p>MATTHEW & W.S. LESKO 3909 PROSPECT ST. KENSINGTON, MD 20895</p>
<p>JERRY WEED 3907 WASHINGTON ST. KENSINGTON, MD 20895</p>	<p>YC & HELEN YIN 3909 WASHINGTON ST. KENSINGTON, MD 20895</p>
<p>GEARY & MS. FITZPATRICK 3913 WASHINGTON ST KENSINGTON, MD 20895</p>	<p>WARNER MEMORIAL PRESBYTERIAN 1023 CONNECTICUT AVE KENSINGTON, MD 20895</p>

Opara Residence
3906 Prospect St.
Kensington, MD 20895

Description of existing structure

The existing structure is a secondary historic resource, built in 1938. It is a 1 ½ story house of stone, brick, and siding. To the east is a paved parking lot for the adjacent church which fronts Connecticut Ave. To the west is a remodeled Victorian-era house with a large garage structure located in the middle of the rear yard. The house is dwarfed by its Victorian neighbors in size and scale, and has an insignificant presence on the street and neighborhood. The street and topography slope significantly, further reducing the massing of this structure from its neighbor.

General Description of Impact

The proposed renovation and addition have been designed to provide the owners with the necessary programmatic spaces to meet their needs while minimizing the impact on the streetscape and the adjoining properties. This property is partially buffered to the east by a tall row of evergreens, blocking views onto as well as from the site. The west side of the property is visually screened by adjacent trees and the existing accessory structures which are situated in the middle of the rear yards of the two adjacent properties. The streetscape elevation is of minimal width and is consistent and compatible with the adjacent homes.

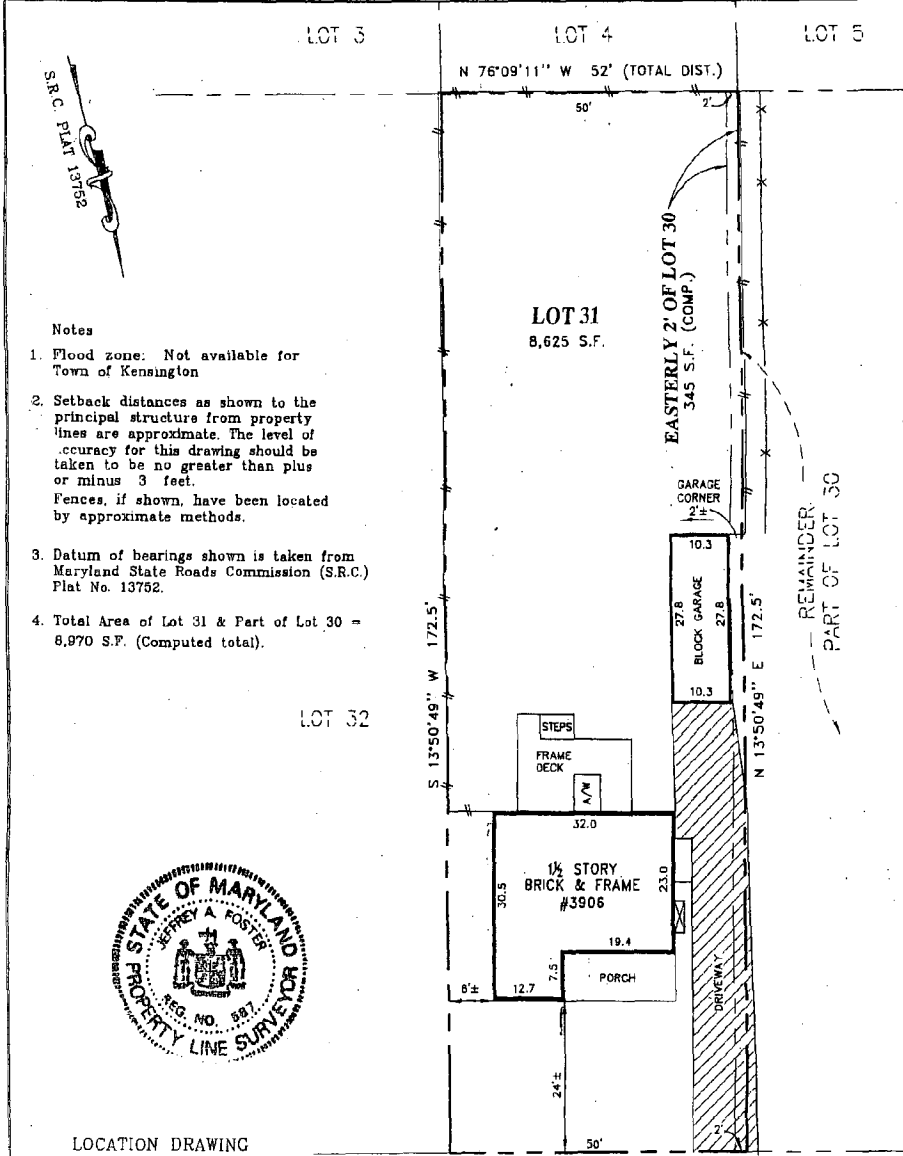
The massings of all elevations have been articulated by planar and material changes, as well as a variety of projections, roof heights, and architectural details. The overall massing and detailing is intended to be consistent and compatible with the materials and character of other homes in the historic district.

1" = 20'-0"

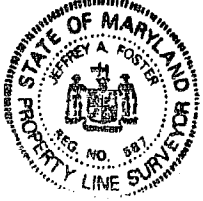
SITE PLAN

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.



- Notes**
1. Flood zone: Not available for Town of Kensington
 2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. Fences, if shown, have been located by approximate methods.
 3. Datum of bearings shown is taken from Maryland State Roads Commission (S.R.C.) Plat No. 13752.
 4. Total Area of Lot 31 & Part of Lot 30 = 8,970 S.F. (Computed total).



LOCATION DRAWING
LOT 31 & PART OF LOT 30
BLOCK 12
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

PROSPECT STREET
 (50' WIDE R/W PER S.R.C. PLAT NO. 13752)

SURVEYOR'S CERTIFICATE THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION. <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 887		REFERENCES PLAT BK. B PLAT NO. 4 S.R.C. 13752		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-8100, Fax 301/948-1286	
LIBER 20999 POLD 587	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 05-03-06	SCALE: 1" = 20' DRAWN BY: M.A.S. JOB NO.: 05-2983			



Project #: 05/3100
 Scale: 1" = 20'-0"
 Drawn By: ENI
 Date: 24 OCT 2007

Existing

Product Name:
OPARA
 RESIDENCE

3900 PROSPECT STREET
 KENSINGTON, MD 20885
 Sheet Description:
 SITE PLAN

9

Hannigan
 ARCHITECTS, P.C.
 8120 Woodmont Ave., Suite 107
 Bethesda, MD 20814
 Tel: (301) 552-4811
 Fax: (301) 552-4814

(10)

Project Name
OPARA RESIDENCE

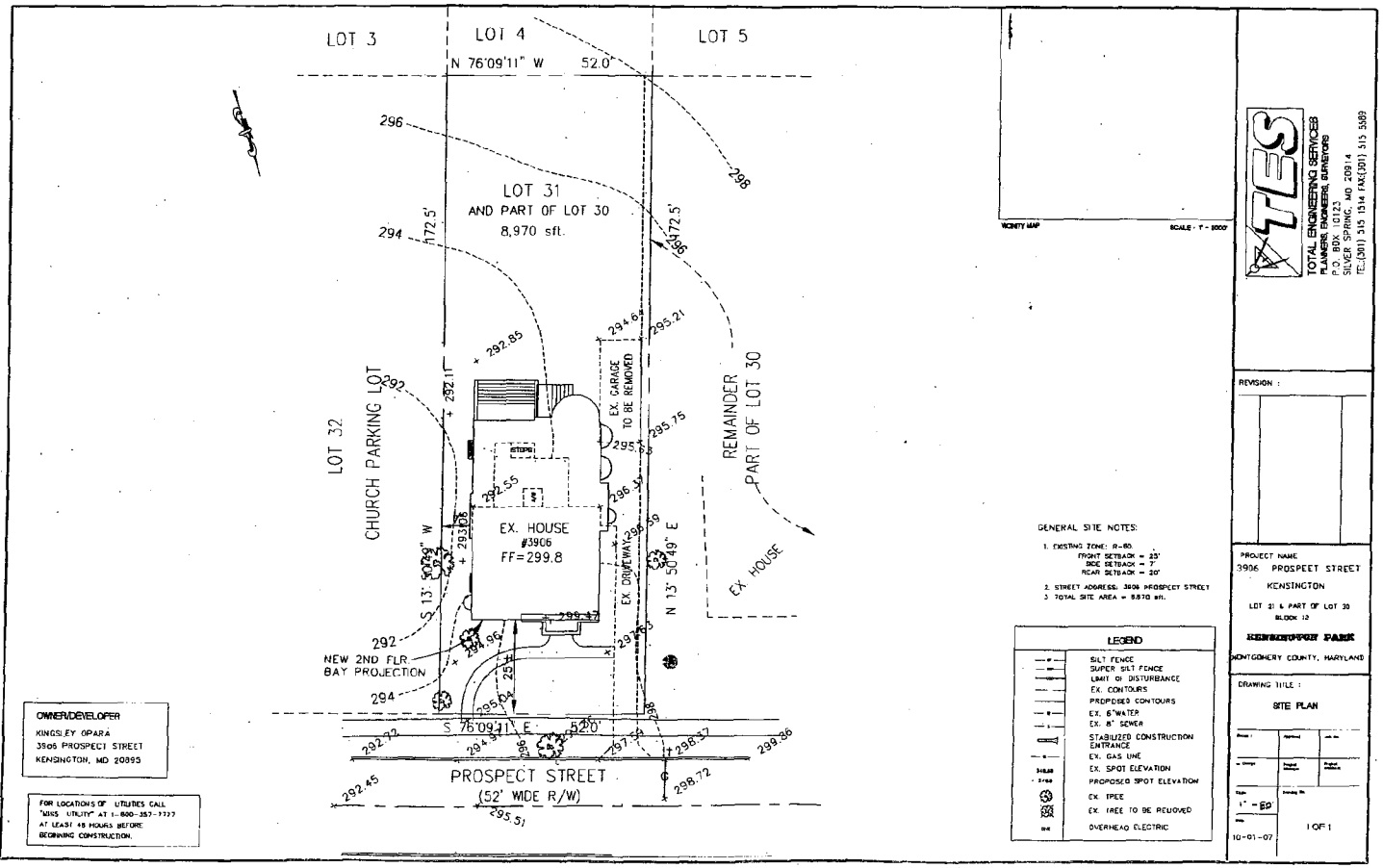
3906 PROSPECT STREET
KENSINGTON, MD 20895

Sheet Description
SITE PLAN

Proposed

Project #: 063100
Scale: 1" = 30'-0"
Drawn By: ENH
Date(s): 24 OCT 2007

SP-2



OWNER/DEVELOPER
KINGSLEY OPARA
3906 PROSPECT STREET
KENSINGTON, MD 20895

FOR LOCATIONS OF UTILITIES CALL
"800 UTILITY" AT 1-800-283-7377
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION.

- GENERAL SITE NOTES:**
- EXISTING ZONE: R-80
FRONT SETBACK = 25'
SIDE SETBACK = 7'
REAR SETBACK = 20'
 - STREET ADDRESS: 3906 PROSPECT STREET
 - TOTAL SITE AREA = 8370 SQ. FT.

LEGEND

[Symbol]	SILT FENCE
[Symbol]	SUPER SILT FENCE
[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	EX. CONTOURS
[Symbol]	PROPOSED CONTOURS
[Symbol]	EX. 6" WATER
[Symbol]	EX. 6" SEWER
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	EX. GAS LINE
[Symbol]	EX. SPOT ELEVATION
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	EX. IPEE
[Symbol]	EX. TREE TO BE REMOVED
[Symbol]	OVERHEAD ELECTRIC

ATES
TOTAL ENGINEERING SERVICES
PLANNING, ENGINEERING, SURVEYING
P.O. BOX 10123
SILVER SPRING, MD 20914
TEL: (301) 315 0314 FAX: (301) 315 5889

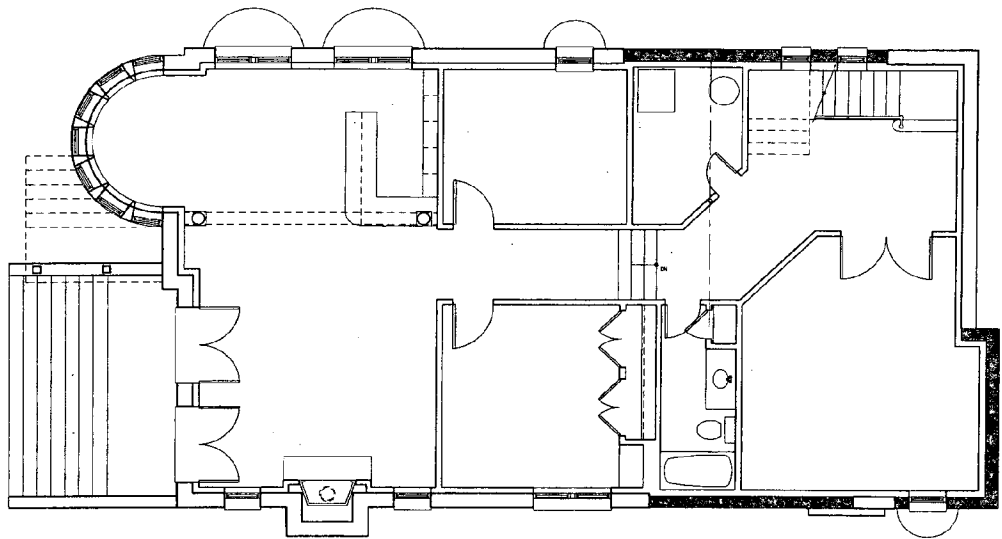
REVISION:

PROJECT NAME
3906 PROSPECT STREET
KENSINGTON
LOT 31 & PART OF LOT 30
BLOCK 12
KENSINGTON PARK
MONTGOMERY COUNTY, MARYLAND

DRAWING TITLE:
SITE PLAN

1" = 30'-0"
10-01-07 1 OF 1

SITE PLAN
1" = 30'-0"



BASEMENT PLAN

1/8" = 1'-0"

Flanagan
ARCHITECTS, AIA
8120 Woodmont Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 652-4811
Fax: (301) 652-4814

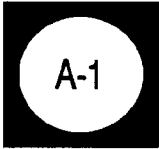


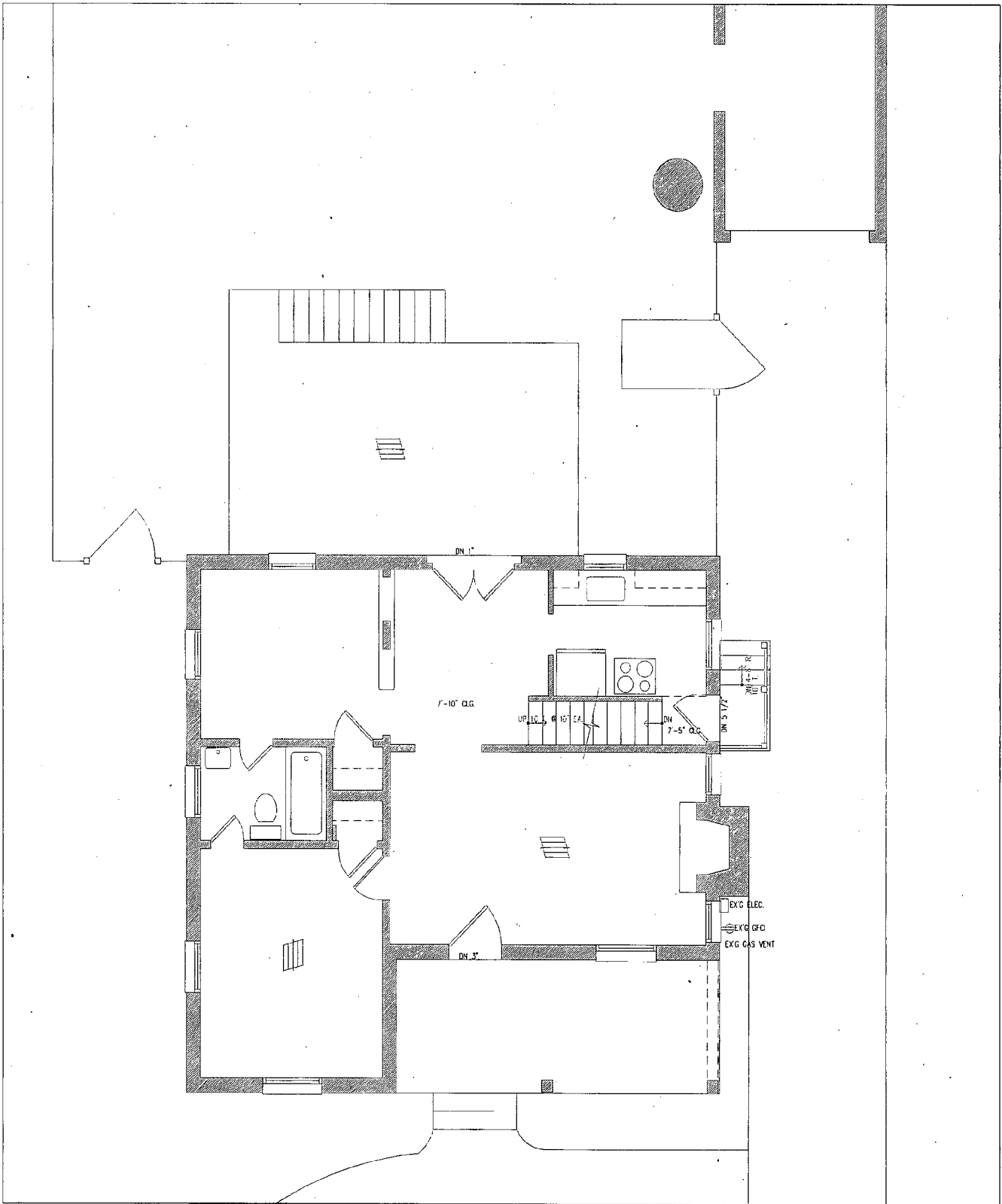
Project Name
**OPARA
RESIDENCE**

3906 PROSPECT STREET
KENSINGTON, MD 20895

Sheet Description
BASEMENT PLAN

Project #: 063100
Scale: 1/8"=1'-0"
Drawn By: ENH
Date(s): 24 OCT 2007





Job Name:
OPARA RESIDENCE
 3906 PROSPECT ST.
 KENSINGTON, MD

Sheet Description:
 EXISTING PLAN
First Floor

Project # 063100
 Scale: 1/8"=1'-0"
 Drawn by:
 Date(s):
 SEPT. 12, 2006



12
~~16~~
~~22~~

13

Flanagan
ARCHITECTS, P.A.

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Bethesda, MD 20814
Tel: (301) 652-4811
Fax: (301) 652-4814

Project Name
**OPARA
RESIDENCE**

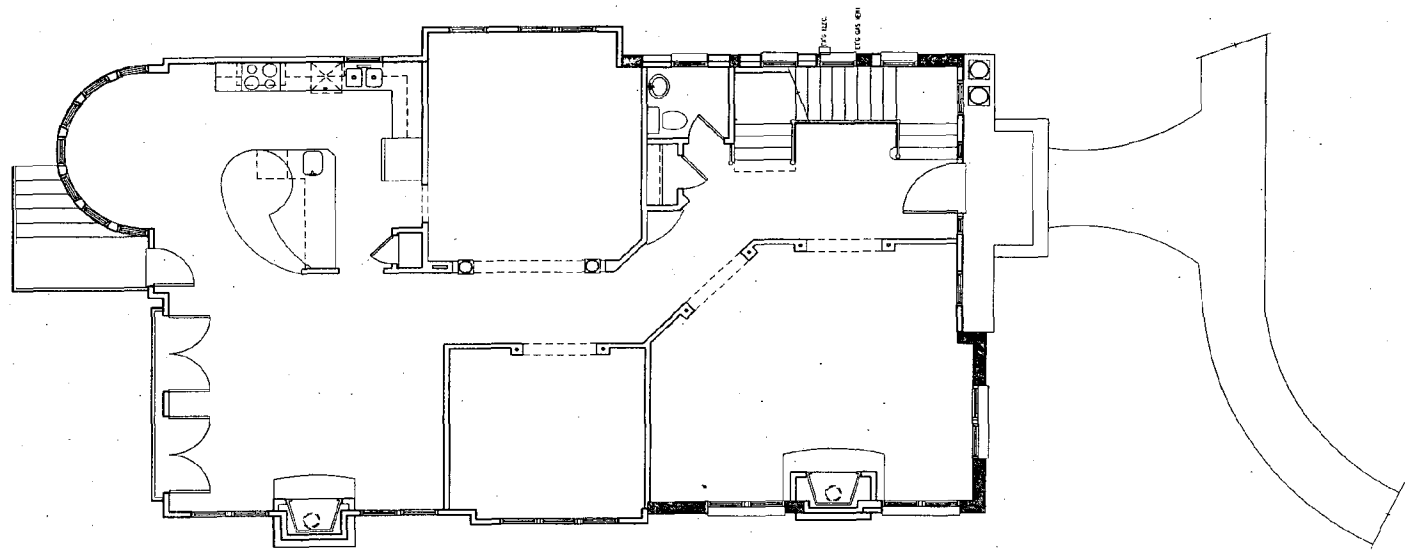
3906 PROSPECT STREET
KENSINGTON, MD 20895

Sheet Description
FIRST FLOOR PLAN

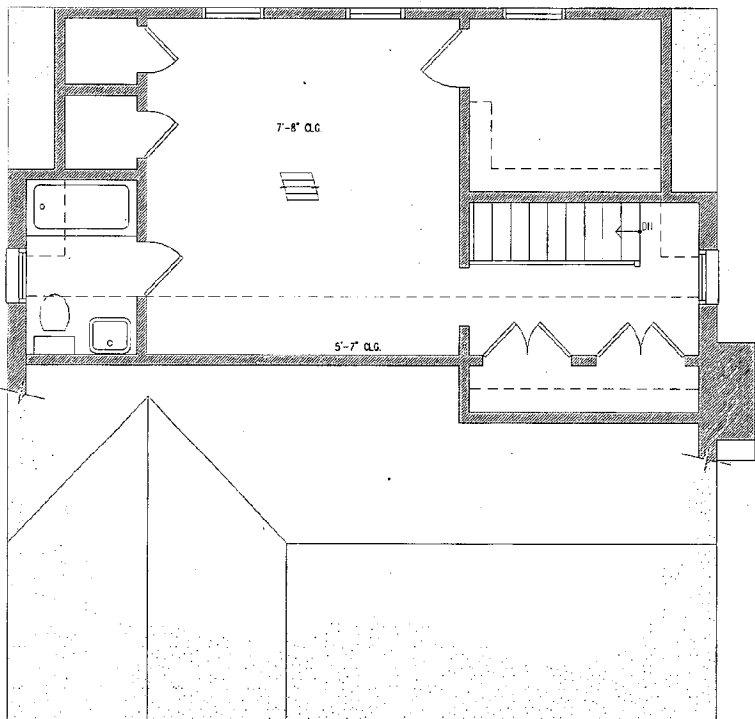
Proposed

Project #: 063100
Scale: 1/8" = 1'-0"
Drawn By: ENH
Date(s): 24 OCT 2007

A-2



FIRST FLOOR PLAN
1/8" = 1'-0"



Job Name:
OPARA RESIDENCE
 3906 PROSPECT ST.
 KENSINGTON, MD

Sheet Description: *EXISTING*
 EXISTING PLAN *Second Floor*

Project #: 063100
 Scale: 1/8"=1'-0"
 Drawn by:
 Date(s):
 SEPT. 12, 2006



14
~~*18*~~
~~*24*~~

15



8120 Woodmont Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 552-4811
Fax: (301) 552-4814

Project Name
**OPARA
RESIDENCE**

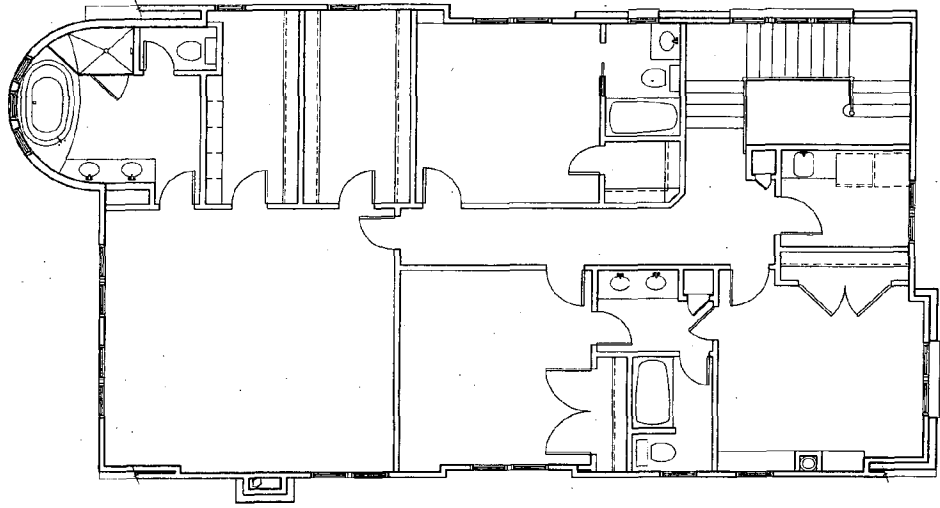
3906 PROSPECT STREET
KENSINGTON, MD 20895

Sheet Description
SECOND FLOOR PLAN

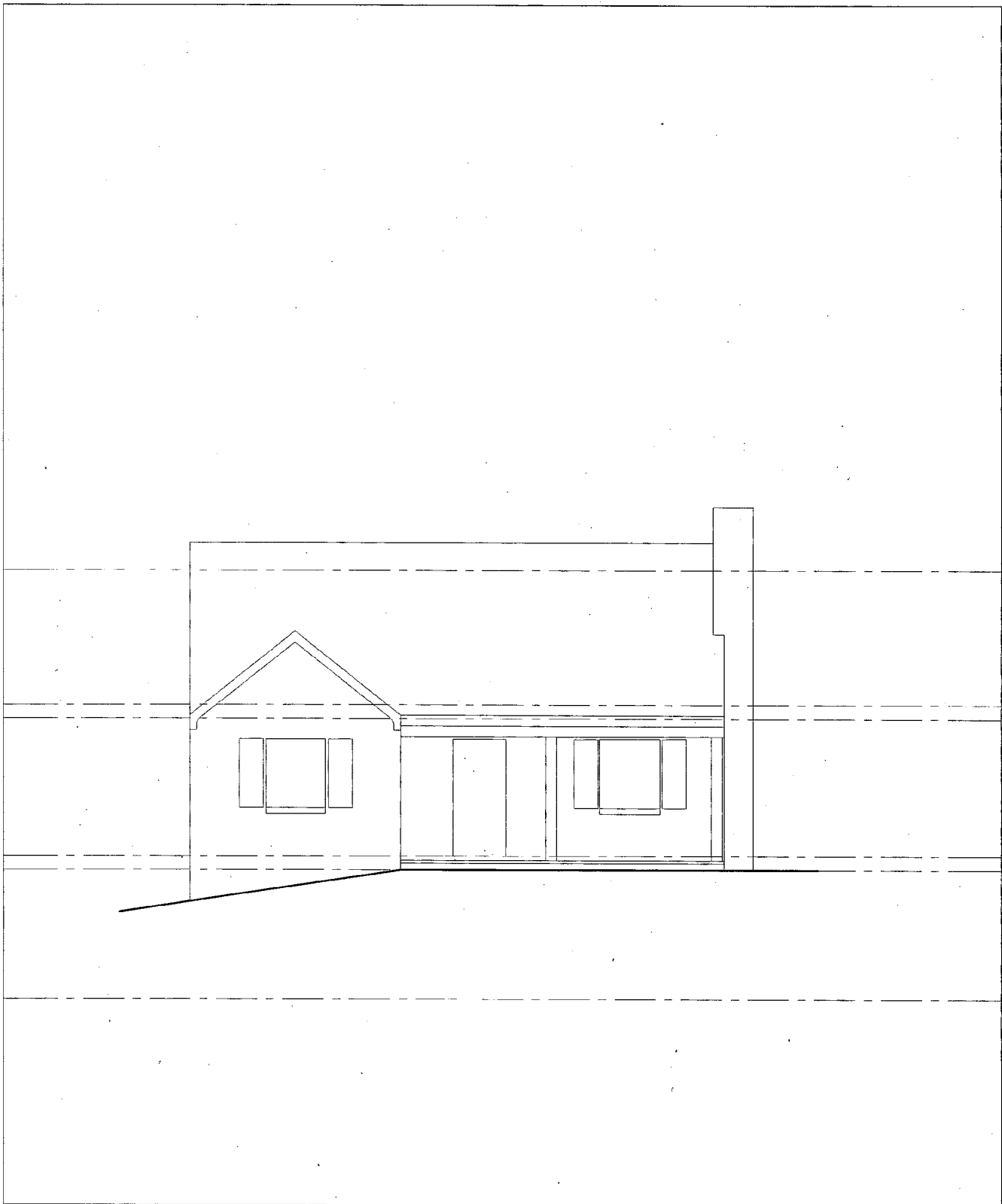
Proposed

Project #: 063100
Scale: 1/8" = 1'-0"
Drawn By: ENH
Date(s): 24 OCT 2007

A-3



SECOND FLOOR PLAN
1/8" = 1'-0"



Job Name:
**OPARA
RESIDENCE**
3906 PROSPECT ST.
KENSINGTON, MD

Sheet Description:
EXISTING ELEVATION *front*

Project #:	063100
Scale:	1/8"=1'-0"
Drawn by:	
Date(s):	
	SEPT. 12, 2006



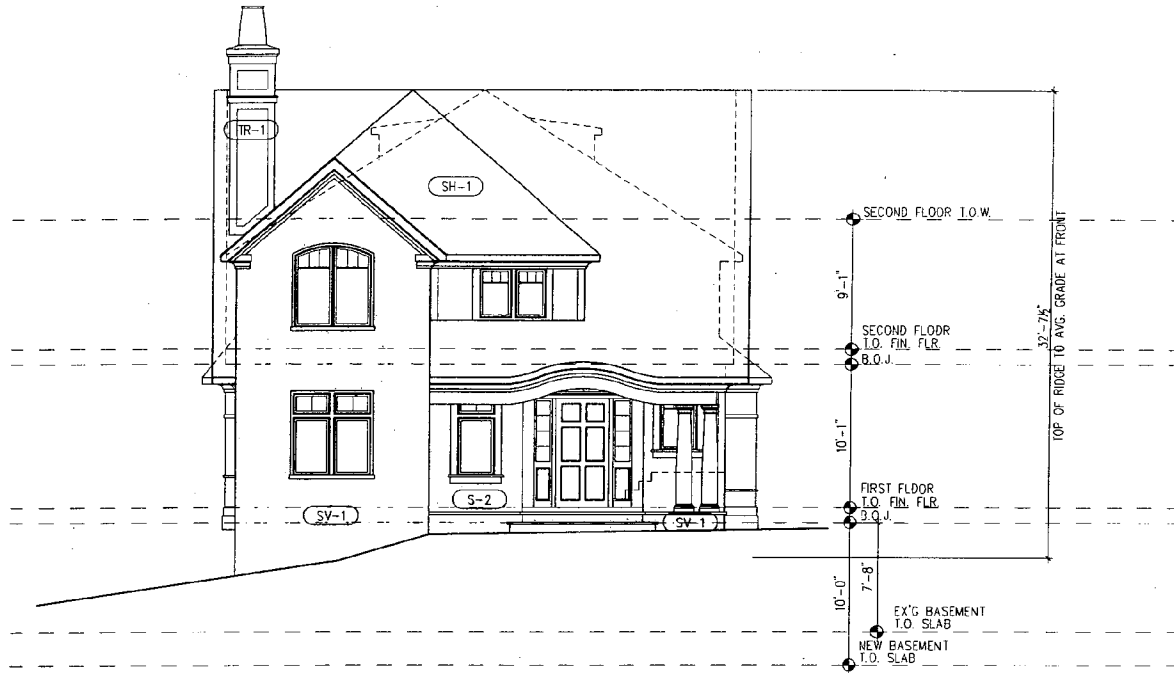
16
16

Project Name
**OPARA
RESIDENCE**

3306 PROSPECT STREET
KENSINGTON, MD 20885

Sheet Description
FRONT ELEVATION

Project #: 063'00
Scale: 1/8" = 1'-0"
Drawn By: ENH
Date(s): 24 OCT 2007



FRONT ELEVATION

1/8" = 1'-0"

EXT. FINISH MATERIALS

TR-1 WOOD TRIM
MANUF: TBD
STYLE: T.B.D.
FINISH: P-1

SV-1 STONE VENEER
STYLE: EX'G
FINISH: EX'G

BR-1 BRICK
MANUF: TBD
STYLE: EX'G
FINISH: PO-1

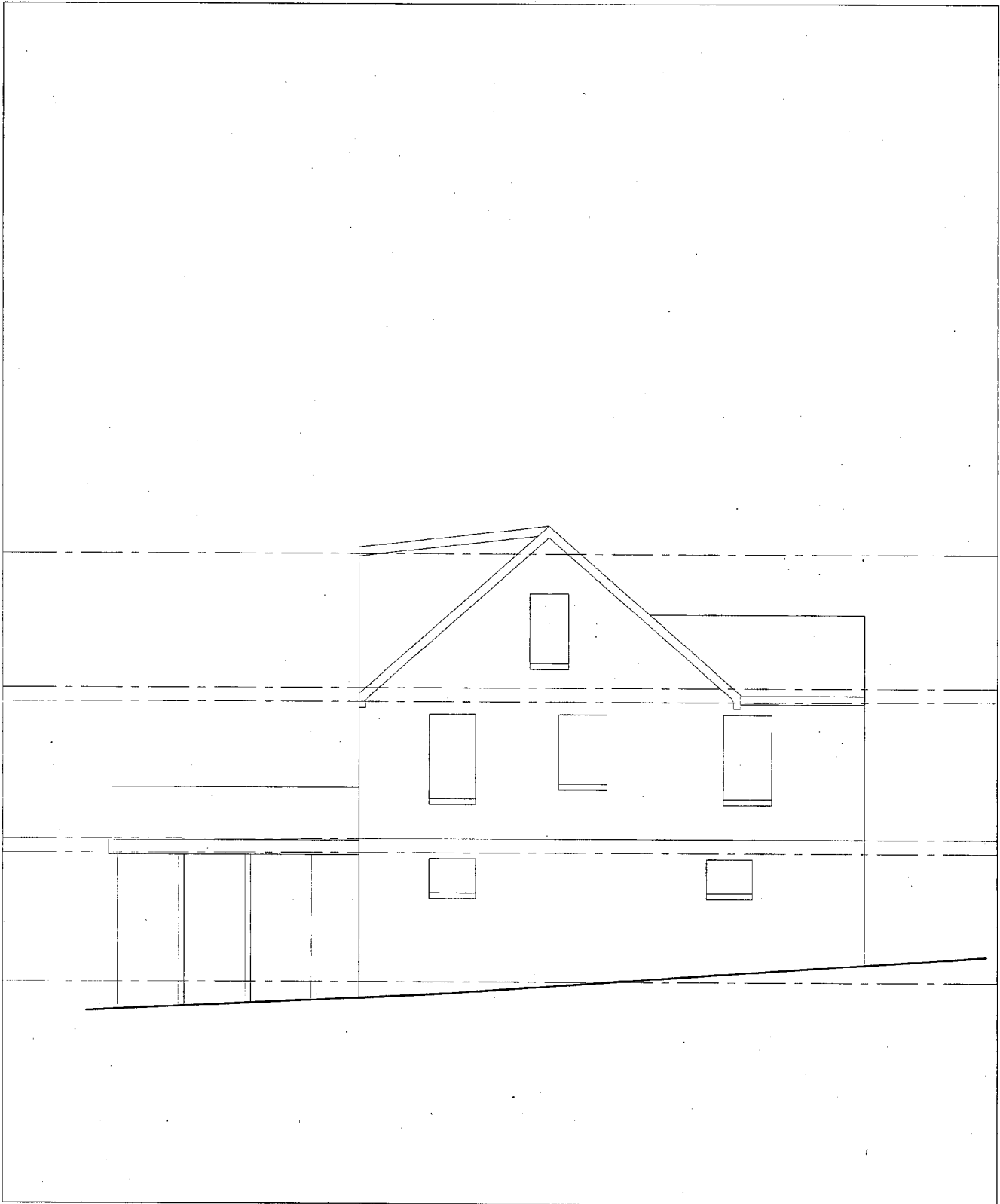
S-2 CEDAR SHINGLES
MANUF: NAULITE
STYLE: ROUGH SAWN CEDAR
FINISH: COLOR T.B.D.

SH-1 FIBERGLAS SHINGLES
MANUF: CAF
STYLE: 30-YR TIMBERLINE ULTRA
COLOR: T.B.D.
NOTE: PROVIDE 24" GRACE ICE & WATER SHIELD @ EAVES & VALLEYS

CONC-1 CONCRETE
MANUF: TBD
STYLE: TBO
FINISH: TBD

A-4

17



Job Name:
**OPARA
RESIDENCE**
3906 PROSPECT ST.
KENSINGTON, MD

Sheet Description:
EXISTING ELEVATION *left*

Project #:	063100
Scale:	1/8"=1'-0"
Drawn by:	
Date(s):	
	SEPT. 12, 2006



18
18

Project Name
**OPARA
 RESIDENCE**
 3905 PROSPECT STREET
 KENSINGTON, MD 20895
 Sheet Description
 LEFT ELEVATION

Project #: 063100
 Scale: 1/8"=1'-0"
 Drawn by: ENH
 Date(s): 24 OCT 2007



LEFT ELEVATION
 1/8" = 1'-0"

EXT. FINISH MATERIALS

<p>TR-1 WOOD TRIM MANUF: TBD STYLE: T.B.D. FINISH: P-1</p>	<p>SV-1 STONE VENEER STYLE: EX'G FINISH: EX'G</p>	<p>BR-1 BRICK MANUF: TBD STYLE: EX'G FINISH: PO-1</p>
<p>S-2 CEDAR SHINGLES MANUF: NAULTIE STYLE: ROUGH SAWN CEDAR FINISH: COLOR T.B.D.</p>	<p>SH-1 FIBERGLAS SHINGLES MANUF: GAF STYLE: 30-YR TIMBERLINE ULTRA COLOR: T.B.D. NOTE: PROVIDE 24" GRACE ICE & WATER SHIELD @ EAVES & VALLEYS</p>	<p>CONC-1 CONCRETE MANUF: TBD STYLE: TBD FINISH: TBD</p>



19

Project Name
**OPARA
RESIDENCE**

3906 PROSPECT STREET
KENSINGTON, MD 20855

Sheet Description
REAR ELEVATION



REAR ELEVATION
1/8" = 1'-0"

EXT. FINISH MATERIALS

TR-1 WOOD TRIM
MANUF: TBD
STYLE: T.B.D.
FINISH: P-1

SV-1 STONE VENEER
MANUF: TBD
STYLE: EX'G
FINISH: EX'G

BR-1 BRICK
MANUF: TBD
STYLE: EX'G
FINISH: PD-1

S-2 CEDAR SHINGLES
MANUF: NALITE
STYLE: ROUGH SAWN CEDAR
FINISH: COLOR T.B.D.

SH-1 FIBERGLAS SHINGLES
MANUF: GAF
STYLE: 30-YR TIMBERLINE ULTRA
COLOR: T.B.D.
NOTE: PROVIDE 24" GRACE ICE & WATER SHIELD @ EAVES & VALLEYS

CONC-1 CONCRETE
MANUF: TBD
STYLE: TBD
FINISH: TBD

Project #: 053100
Scale: 1/8"=1'-0"
Drawn By: EKH
Dates: 24 OCT 2007



20

Project Name
**OPARA
 RESIDENCE**
 3906 PROSPECT STREET
 KENSINGTON, MD 20885
 Sheet Description
 RIGHT ELEVATION



RIGHT ELEVATION

1/8" = 1'-0"

EXT. FINISH MATERIALS

<p>TR-1 WOOD TRIM MANUF: TBD STYLE: T.B.D. FINISH: P-1</p>	<p>SV-1 STONE VENEER STYLE: EX'G FINISH: EX'G</p>	<p>BR-1 BRICK MANUF: TBD STYLE: EX'G FINISH: PD-1</p>
<p>S-2 CEDAR SHINGLES MANUF: NAULITE STYLE: ROUGH SAWN CEDAR FINISH: COLOR T.B.D.</p>	<p>SH-1 FIBERGLAS SHINGLES MANUF: GAF STYLE: 30-YR TIMBERLINE ULTRA COLOR: T.B.D. NOTE: PROVIDE 24" GRACE ICE & WATER SHIELD @ EAVES & VALLEYS</p>	<p>CONC-1 CONCRETE MANUF: TBD STYLE: TBD FINISH: TBD</p>

Project #: 063100
 Scale: 1/8"=1'-0"
 Drawn By: ENH
 Date(s): 24 OCT 2007



22

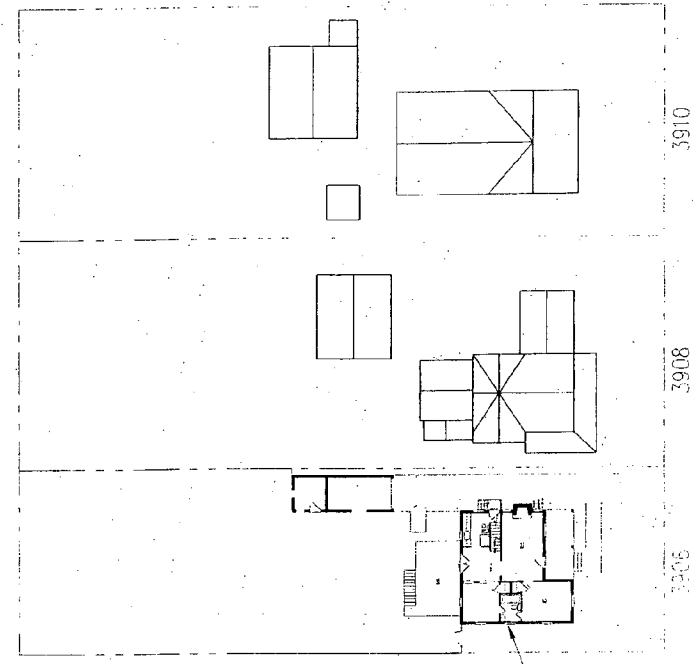
Project Name
**OPARA
RESIDENCE**
3905 PROSPECT COURT
BETHESDA, MD 20814

Sheet Description

Plot: 1 of 1
Scale:
Drawn By:
Date:

SP-1

NOTE: EX'G STRUCTURES DRAWN
PER DIMENSIONS OBTAINED BY
ARCH'T MEASURING ON SITE



PROSPECT ST.

EXISTING

EXISTING STRUCTURE
© SUBJECT'S
PROPERTY

EXISTING SITE PLAN 1/32"=1'-0"

23

Flanagan
ARCHITECTS, P.A.

8120 Woodmont Ave., Suite 107
Bethesda, MD 20814
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Fax: (301) 652-4814

Project Name
**OPARA
RESIDENCE**

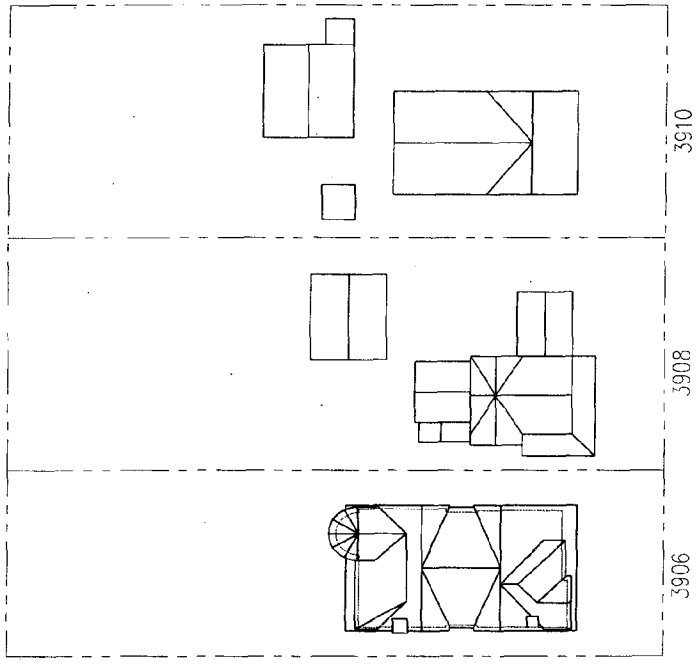
3906 PROSPECT STREET
KENSINGTON, MD 20885

Sheet Description
SITE PLAN

Project #: 063100
Scale: 1/32" = 1'-0"
Drawn By: ENH
Date(s): 24 OCT 2007

SP-4

NOTE: EX'G STRUCTURES DRAWN
PER DIMENSIONS OBTAINED BY
ARCH'T MEASURING ON SITE



PROSPECT ST.

Proposed

SITE PLAN
1/32" = 1'-0"

21

Flanagan
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Tel: (301) 652-4811
Fax: (301) 652-4814

Project Name
**OPARA
RESIDENCE**

3906 PROSPECT STREET
KENSINGTON, MD 20895

Sheet Description
ROOF PLAN

SITE DATA

ADDRESS: 3906 PROSPECT ST.
KENSINGTON, MD 20895

BUILT: 1938

LOT: 31 + PART OF 30

BLOCK: 12

HISTORIC: SECONDARY RESOURCE

SITE AREA: 8,970 SQ. FT.

ZONING: R-60

SF BACKS:

FRONT: 25' OR EST. BLD PLANF

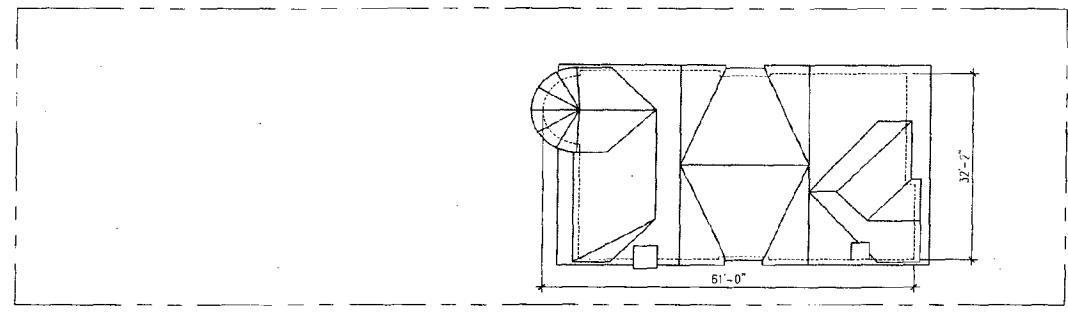
REAR: 20'

SIDES: 7'

LOT COVERAGE (SQ. FT.)	EX'G	PROPOSED AT	PROPOSED AT
		JULY 11 MEETING	NOV. 14 MEETING
HOUSE FOOTPRINT:	835	1,793	1,793
DECK:	295	63	67
PORCH:	146	76	59
GARAGE:	282	0	0
TOTAL:	1,558	1,932	1,919

% OF LOT COVERAGE	EX'G	PROPOSED AT	PROPOSED AT
		JULY 11 MEETING	NOV. 14 MEETING
	17%	21.5%	21.4%

HOUSE COMPARISON	PROPOSED AT	PROPOSED AT
	JULY 11 MEETING	NOV. 14 MEETING
HEIGHT OF RIDGE:	30'-0"	32'-7.5"
OVERALL DIM. OF HOUSE: (EXCLUDING PORCH)	63'-0"	61'-0"



ROOF PLAN
1" = 20'-0"

PROPOSED

Project #: 06.5106
Scale: 1" = 20'-0"
Drawn By: ENH
Date(s): 24 OCT 2007

SP-3



OPARA RESIDENCE



OCTOBER 26, 2007



OPARA RESIDENCE



OCTOBER 26, 2007

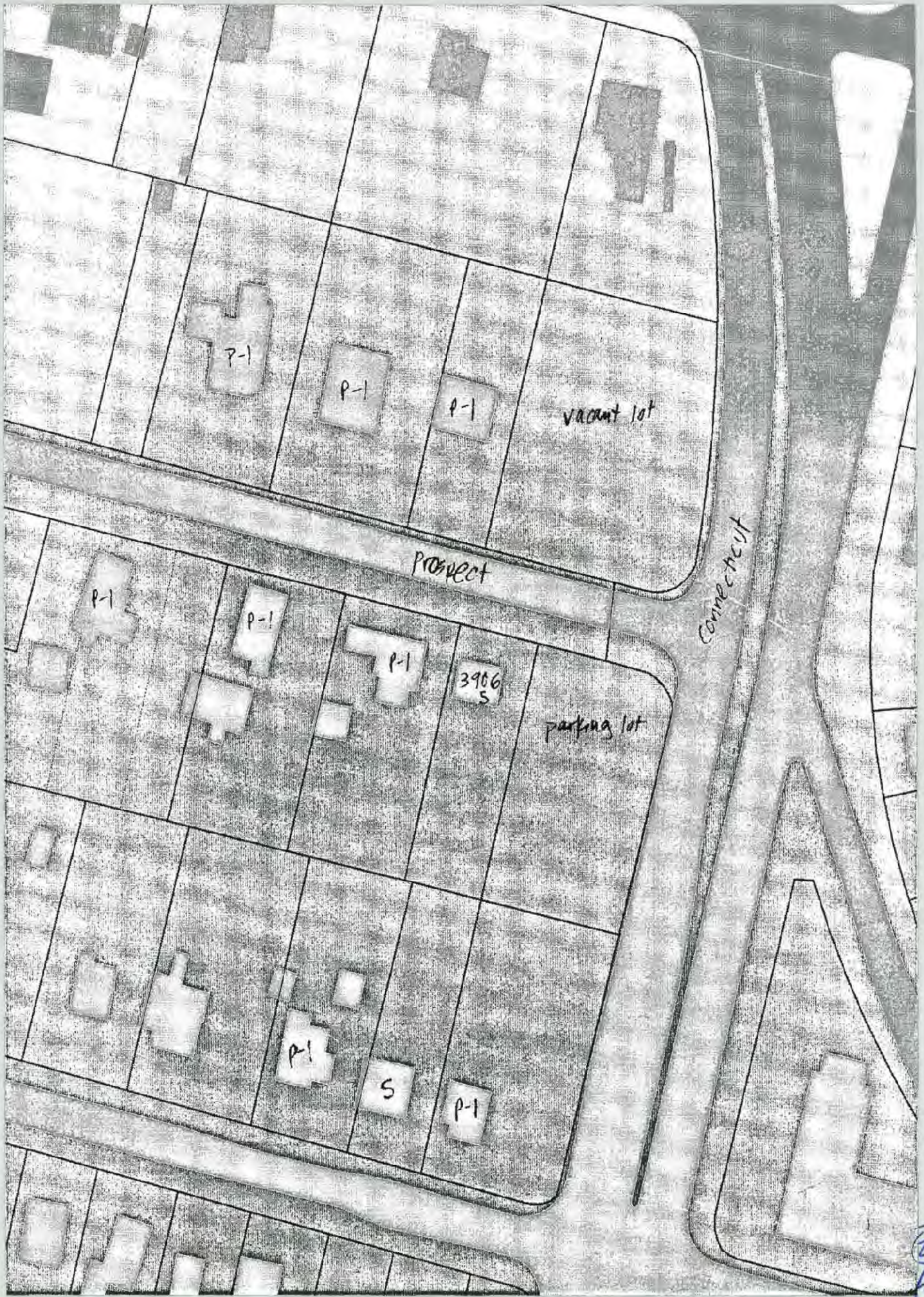
25



OPARA RESIDENCE



OCTOBER 26, 2007



P-1

P-1

P-1

vacant lot

Prospect

Connecticut

P-1

P-1

P-1

3906 S

parking lot

P-1

S

P-1

Handwritten initials or signature in blue ink.

Figure 1

LOCAL KENSINGTON HISTORIC DISTRICT

Primary Resources:

1880-1910
(Revival Styles)

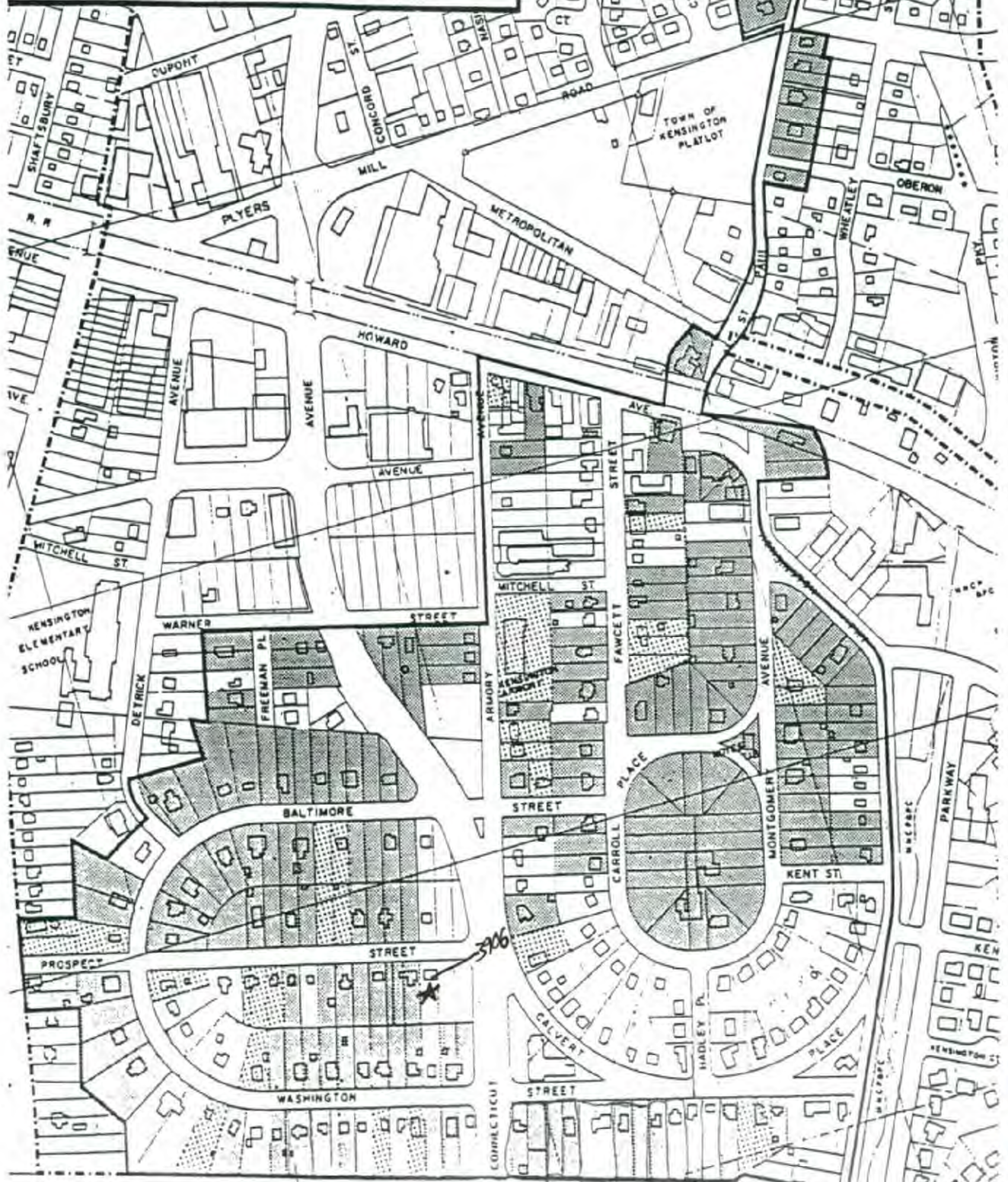


1910-1930



Secondary Resources: 

Source: Montgomery County Historic Preservation Commission



28
18



VIEW FROM PROSPECT ST.

VIEW OF ORR'S HOUSE
AND NEIGHBOR'S HOUSE

12
R





VIEW FROM CONNECTICUT AVE.

~~28~~ 31



REAR YARD

32
29



33
~~30~~





35
~~32~~

36



MR. FULLER: Approved unanimously. All right, at this point let's get back to the agenda and move to the preliminary consultation at 3906 Prospect Street. Is there a staff report?

MS. FOTHERGILL: There is a secondary resource in the Kensington Historic District, and you can see from the aerial shot on the screen, this is the house. The applicants actually submitted plans in February, that you may recall. It did not come to a meeting. There was a staff report written and then it was withdrawn from the agenda. But at that time they submitted plans for a very large addition, and staff was concerned about lot coverage, about the size of the house. It was taller than the primary resource which is located next to it.

The applicants withdrew. Went back to the drawing board literally, and have substantially revised their plans, and staff is now in support of their plans. It's a secondary resource and receives lenient scrutiny except for issues of scale and massing and impact to the streetscape, and impact to the historic district. And so those are the main points that we'll look at tonight.

As you can see, it's next to a surface parking lot which is next to Connecticut Avenue. The house that you can see to the west is a primary resource, and it is across from a lot that is not, there's no house. The applicants are proposing to remove the garage and build -- this is the house down here. That's across the street. So this is the house, and then I'll stop here. They are proposing to expand the house in height. It'll be approximately 30 feet tall, and it will remain the same width as it is now but will extend back beyond the existing house an additional approximately 25 feet.

They are expanding the existing footprint from 981 square feet to 1869 square feet. The lot coverage will increase from 17.4 percent to 21.5 percent, about a four percent increase, and in the previous submission, the lot coverage was 33 percent, so they really have worked hard to reduce it from 33 to 21.

Their proposing cement board siding and cedar shakes and stone and asphalt shingle roof. They haven't submitted details about things like windows and doors, but those would come at the time of the application. They have submitted a lot of visuals for your review, including a photo simulation showing this house as it relates to the house next door. A site plan showing this house in relation to the other houses on block, and it is much lower in height than the historic house next door.

It's lower in actual height but then actual the house next door sits a little bit up hill. And as you can see, it

is, even though it extends to the rear it's not as substantial as it was before into the back of the lot. Staff has found that it meets the Vision of Kensington, the Secretary of Interior Standards, and thinks they have come a really long way and worked really hard. And you have comments from the Local Advisory Panel which concur with staff and recommended they proceed to a historic area work permit application. The applicants are here.

MR. FULLER: Are there questions for staff? Would the applicants like to come forward. Good evening and welcome. If you'd state your names for the record, and if you'd like to either add any comments or have any questions, or things you want to comment on the staff report, please do so.

MR. FLANNIGAN: My name is Tom Flannigan, I am a principal with Flannigan Architects in Bethesda, and I'm the architect for the project.

MR. OPARA: Kinglsey Opara, homeowner.

MS. OPARA: Josephine Opara, homeowner.

MS. HOMER: Elizabeth Homer, I work at Flannigan.

MR. FLANNIGAN: I don't know that we particularly have anything to add. There's a package there with elevations and plans before you. I'd be happy to answer any questions when you've had a chance to look through those, and I think you'll see the proposed addition in relation to the adjacent house, both in type plan, as well as in a photograph of a elevation of the house.

MR. FULLER: Staff is generally supportive. Any questions from the commission or comments?

MS. ALDERSON: The only comment I would make, it's certainly character changing, but sympathetic. And I'm going to take a position different on this than I might take on some other, if it were a bungalow in Takoma Park or something like that, I'd be more concerned about that the original character. But on this one, this house is kind of at the edge of the period, and it's definitely consistent with the scale of the other houses. I'm more comfortable seeing it get a redo like this that is very much in character with the neighborhood than I would be having it get a large rear addition that were disembodied, which I think would be less successful and less integrated with the district.

So I am okay with what is a substantial alteration, because I think the scale and the character are sympathetic and they're in keeping with what's adjoining. So I think it's successful.

MR. DUFFY: I have a concern that, I can't really tell from the plans what's being retained of the original structure and what's being demolished and what's new. But it seems certainly like, you know, if this were to be built we'd completely lose the original structure, it'd be engulfed in the new and would be indistinguishable from it which is what we're supposed to try to avoid on this commission.

I wonder if any other commissioners have a similar concern. I also, it's not clear to me how the elevations in the plans relate because the plans show long bone elevations that are uninterrupted by any massing changes on the right side. It doesn't exactly seem consistent with the elevations.

MR. FLANNIGAN: The elevations of the left side.

MS. ALDERSON: My lenient position compared to what I might be, again, you know, if this were a 20's bungalow, is really based on this being, yes, it's contributing, but it really is at the edge of the period. And for this district, this is late in terms of what is the character defining nature of the district.

MS. FOTHERGILL: Just for clarification, Kensington uses different terminology, but secondary to Kensington is non-contributing.

MS. ALDERSON: Well then that's --

MS. FOTHERGILL: That's why it's a lenient review. You're just looking at in terms of impact the streetscape --

MS. ALDERSON: I would have been inclined to take that view anyway just seeing, you know, what we've seen of houses that are felt to be contributing. This is different. It's not in that character. It doesn't meet that character defining definition.

MS. FOTHERGILL: If you look at Circle 2, the amendment to the Master Plan for Historic Preservation in Kensington Historic District, it says secondary resources are visually contributing but non-historic structure or vacant land within the Kensington strict ordinance requires the commission be lenient in its judgment of plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or the character of the district.

MS. ALDERSON: So the issue is compatibility, not integrity of the existing resource.

MR. FULLER: Why don't we start and just go down. Leslie, why don't you.

MS. MILES: My concerns would entirely be about the impact of this proposed building on its neighbors, and it looks as you've surmised to be smaller and more in scale and I think it's a very fluent and attractive addition. It's going to be quite lovely on the eye. I was just looking that there's only an east elevation, not a west elevation?

MR. FLANNIGAN: There's a front elevation and the left side elevation at this time.

MS. MILES: Okay. That's been --

MR. FLANNIGAN: We had done all four for our original submission we needed to get through at this point before the continued development.

MS. MILES: The west elevation is on the face of the front facade?

MR. FLANNIGAN: That is correct. The one that you see before you is the one that faces Connecticut Avenue Apartments.

MS. MILES: A lot of people can support --

MR. FLEMING: I don't have any comments.

MS. ALDERSON: I have made mine, but I also think it's commendable that you choose to continue the use of stone in your house.

MR. DUFFY: I don't have any more comments.

MR. ROTENSTEIN: I think this is supportable and I would encourage you to move on to a HAWP, and I appreciate all the hard work you've put into it. I remember reading this when we first had it on the agenda.

MR. FULLER: I generally support the other comments that you've heard tonight. I do appreciate the fact that you took the staff's initial report to heart and came back with something that from my perspective the scale is much more sympathetic. I am concerned, I don't have a problem with the exterior design as for this facility and where it is, but I am concerned about precedent of essentially reskinning a building and sort of trying to make it copy into the neighborhood. That I don't want to see this come back in the future as a precedent that we want to encourage or see in other places. So I think there's some unique things that are happening on the site and for that reason, I think it's very supportable.

I think from what I'm hearing of the commission in general, the application in front of us is supportable by the majority of the commission. So I'd encourage you to come back with a HAWP and proceed from there.

Fothergill, Anne

From: Jim Engel [j_engel01@yahoo.com]
Sent: Tuesday, July 10, 2007 8:21 PM
To: Fothergill, Anne
Subject: Opara Residence

LAP members were asked to comment on the preliminary consultation. We generally agreed on the following:

- 1) The proposed alterations to the structure are, in general, subordinate to the adjacent historic resource in scale and mass
- 2) The design adheres to most of the recommendations made by staff, HPC, and LAP in an earlier proposal
- 3) HPC has, in the past few years, approved 3 projects of similar scope (ie major alterations to non-contributing resources) in the historic district.

We recommend that the applicant proceed with a HAWP.

Jim Engel
LAP Chair
July 10, 2007

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STAFF DISCUSSION

The *Vision of Kensington* states that “The Historic Residential Core”, where 3906 Prospect is located, “consists of most of the primary historic resources in the residential neighborhood. This includes historic resources built from 1890 to 1930 which exemplify the historic pattern of development characterized by expansive open spaces between homes. In this area it is important to preserve these patterns of open space, front yard setbacks, building scale, architectural character, and the streetscape qualities.”

3906 Prospect is a Secondary Resource within the Historic Residential Core of the historic district. Any additions and alterations to this resource are reviewed in terms of their impact on the overall streetscape and environmental setting of the historic district.

The house is very visible from Connecticut Avenue since it is located next to a parking lot at the corner. The house is flanked to the west by a Primary-One resource and to the east by the surface parking lot. Across the street is a Primary-One resource and a vacant lot. The proposed house will approximately five feet taller than the adjacent house, which is slightly uphill from this house. With the rear addition, the house will extend back beyond the adjacent house’s garage (see Site Plan in Circle _____).

While a major addition to a Secondary Resource may be allowed, proposals are reviewed to ensure that the design is sympathetic to the adjacent historic resources and that the character-defining features of the historic garden setting and the rhythm of the streetscape are not adversely impacted. Preserving landscape features and maintaining low lot coverage is important in preserving the historic character of the setting. The Kensington historic District was designated because it represented a well-preserved, turn of the century garden suburb.

The *Vision of Kensington* states that “the majority of houses extant in Kensington are sited on ample-sized parcels, oftentimes consisting of two or three lots... The average lot coverage within the Kensington Historic District is 15%.” This is a smaller lot than some in Kensington and the existing lot coverage is 14% and the proposed lot coverage is 33% (27% without the garage).

The proposed addition will more than double the footprint of the house and increase the lot coverage and height of the house substantially. Generally the Commission does not support such large additions, even to a Secondary Resource. Because this addition will be visible from Connecticut Avenue, it is important that the addition not appear to be doubling the size of the house with very long side elevations. The proposed house should be reduced in overall size. Additionally, the HPC generally supports one-car garages and the reduction of the garage’s footprint to a smaller one-car garage would assist in the reduction of overall lot coverage.

After reviewing the applicable guidelines and the plans, the proposed house is too large to be approvable. The addition and garage footprints should be reduced and the house height lowered so that the house is at least a few feet lower than the adjacent house so it is still subservient to the historic house, a Primary Resource. When those changes have been made, the details of the massing and design can be discussed.

Staff is happy to work with the applicants and their architect to reduce the size of this addition before they return to the HPC. The applicant should also contact the Town of Kensington and discuss the proposal with them if they have not done that yet. Comments from the Local Advisory Panel are in Circle _____



OPARA RESIDENCE



OCTOBER 26, 2007



OPARA RESIDENCE



OCTOBER 26, 2007



OPARA RESIDENCE



OCTOBER 26, 2007

July 11 HPC = proceed to HAWP

III-A

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 3906 Prospect Street, Kensington **Meeting Date:** 7/11/07
Applicant: Kingsley and Josephine Opara **Report Date:** 7/04/07
(Elizabeth Homer, Architect)
Resource: Secondary Resource **Public Notice:** 6/27/07
Kensington Historic District
Review: Preliminary Consultation **Tax Credit:** None
Case Number: N/A **Staff:** Anne Fothergill

PROPOSAL: Addition and alterations to house

STAFF RECOMMENDATION

Staff is recommending that the applicant make any changes based on the HPC's comments and return for a HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary Resource within the Kensington Historic District
STYLE: Colonial Revival
DATE: c. 1938

BACKGROUND

The applicant submitted plans for the February 14, 2007 HPC meeting. Staff reviewed them and wrote a staff report that outlined a number of major concerns including that the proposed lot coverage was 33% and the house was taller and deeper than the adjacent house. Staff recommended a major redesign as did the Local Advisory Panel. After reading the staff report, the applicant withdrew the proposal and the HPC did not hold a hearing on this project. The applicants have now revised their plans substantially.

PROPOSAL

The applicant is proposing to construct an addition above and behind the existing house. They propose to remove their existing garage. See existing and proposed plans in Circles 10-19.

The applicant proposes to expand the house in height to approximately 30 feet tall from the front grade to the roof ridge. The proposed house will remain 32 feet wide and will extend back beyond the existing house an additional 25 feet approximately. In terms of the existing house, the front, left and right side exterior walls of the basement will be retained and on the first floor the left and right side walls and half of the front wall will also remain.

The existing house footprint (including the front porch) is 981 SF and the proposed footprint is 1869 SF

①

(including the porch). The lot is 8,970 SF with an existing lot coverage of 17.4% including the garage. The proposed lot coverage is 21.5%, a 4% increase.

The applicant is proposing cement board siding and cedar shakes and stone for the house and an asphalt shingle roof. Since this is a preliminary consultation, many of the details including windows and doors are not included but will be submitted for review at the time of the application.

Photos of existing conditions are in Circles 26-33. A photo simulation and site plan showing the proposed house and the adjacent house are in Circles 20-23. The original plans are in Circles 34-42.

APPLICABLE GUIDELINES

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

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

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

Vision of Kensington: A Long-Range Preservation Plan

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

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

Standard #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #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.

Standard #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 environments would be unimpaired.

STAFF DISCUSSION

The *Vision of Kensington* states that “The Historic Residential Core”, where 3906 Prospect is located, “consists of most of the primary historic resources in the residential neighborhood. This includes historic resources built from 1890 to 1930 which exemplify the historic pattern of development characterized by expansive open spaces between homes. In this area it is important to preserve these patterns of open space, front yard setbacks, building scale, architectural character, and the streetscape qualities.”

3906 Prospect is a Secondary Resource within the Historic Residential Core of the historic district. Any additions and alterations to this resource are reviewed in terms of their impact on the overall streetscape and environmental setting of the historic district. The HPC has approved a number of major additions to Secondary Resources in Kensington using this same evaluation approach.

Staff commends the applicants for responding to the concerns that were raised by staff and the Local Advisory Panel and substantially reducing the proposed house. The removal of the garage and the reduction in the size of the house have brought the lot coverage increase to only 4%. The house is now lower in height than the adjacent historic house, a Primary Resource, and is of a scale and massing that is more appropriate for the lot and block.

The house is visible from Connecticut Avenue since it is located next to a parking lot at the corner. The house is flanked to the west by a Primary-One resource and to the east by the surface parking lot. Across the street is a Primary-One resource and a vacant lot. The proposed house is approximately four feet lower in height than the adjacent house, and because of the grade change the adjacent house will appear even taller (the adjacent house is uphill). With the rear addition, the house will extend back beyond the adjacent house approximately 15 feet (see Site Plan in Circle 23).

The *Vision of Kensington* states that “the majority of houses extant in Kensington are sited on ample-sized parcels, oftentimes consisting of two or three lots...The average lot coverage within the Kensington Historic District is 15%.” This is a smaller lot than some in Kensington and the existing lot coverage is already 17.4% and they are proposing to add 4%, which is a relatively small increase.

While the proposed addition will substantially increase the size of the house, the existing house is very small and the applicants have reduced the proposed house to a size that will not adversely impact the streetscape. Staff recommends that the applicants make any changes that the HPC recommends and then return for a Historic Area Work Permit.

STAFF RECOMMENDATION

Staff recommends that the applicant revise the proposal based on any comments of the HPC and then return to the HPC for a Historic Area Work Permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ELIZABETH HOMER
Daytime Phone No.: 301-652-4811

Tax Account No.: 13-0109864
Name of Property Owner: KINGSELY & JOSEPHINE OPARA Daytime Phone No.: 301-942-3690
Address: 3906 PROSPECT ST. KENSINGTON, MD 20895
Street Number City Street Zip Code
Contractor: T.B.D. Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3906 Street: PROSPECT ST.
Town/City: KENSINGTON Nearest Cross Street: CONNECTICUT AVE.
Lot: P30 Block: 12 Subdivision: 15
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate
 Move Install Wreck/Tease
 Revision Repair Revocable
CHECK ALL APPLICABLE:
 A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Well (complete Section 4) Other: _____

1B. Construction cost estimate: \$ T.B.D.
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: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \pm 34 feet 0 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 involved and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] Date: 1/24/07
Signature of owner or authorized agent Date

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

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:

SEE ATTACHED

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

SEE ATTACHED

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 canopy 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

Opara Residence
3906 Prospect St.
Kensington, MD 20895

Description of existing structure

The existing structure is a secondary historic resource, built in 1938. It is a 1 ½ story house of stone, brick, and siding. To the east is a paved parking lot for the adjacent church which fronts Connecticut Ave. To the west is a remodeled Victorian-era house with a large garage structure located in the middle of the rear yard. The house is dwarfed by its Victorian neighbors in size and scale, and has an insignificant presence on the street and neighborhood. The street and topography slope significantly, further reducing the massing of this structure from its neighbor.

General Description of Impact

The proposed renovation and addition have been designed to provide the owners with the necessary programmatic spaces to meet their needs while minimizing the impact on the streetscape and the adjoining properties. This property is partially buffered to the east by a tall row of evergreens, blocking views onto as well as from the site. The west side of the property is visually screened by adjacent trees and the existing accessory structures which are situated in the middle of the rear yards of the two adjacent properties. The streetscape elevation is of minimal width and is consistent and compatible with the adjacent homes.

The massings of all elevations have been articulated by planar and material changes, as well as a variety of projections, roof heights, and architectural details. The overall massing and detailing is intended to be consistent and compatible with the materials and character of other homes in the historic district.

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

<p>Owner's mailing address KINGSLEY & JOSEPHINE OPARA 3106 PROSPECT ST. KENSINGTON, MD 20895</p>	<p>Owner's Agent's mailing address ELIZABETH HOMER FLANAGAN ARCHITECTS 8120 WOODMONT AVE, SUITE 107 BETHESDA, MD 20814</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>DANIEL & C.J. JONES 3908 PROSPECT ST. KENSINGTON, MD 20895</p>	<p>MATTHEW & W.S. LESKO 3909 PROSPECT ST. KENSINGTON, MD 20895</p>
<p>JERRY WEED 3907 WASHINGTON ST. KENSINGTON, MD 20895</p>	<p>YC & HELEN YIN 3909 WASHINGTON ST. KENSINGTON, MD 20895</p>
<p>GEARY & MRS. FITZPATRICK 3913 WASHINGTON ST KENSINGTON, MD. 20895</p>	<p>WARNER MEMORIAL PRESBYTERIAN 1023 CONNECTICUT AVE KENSINGTON, MD 20895</p>

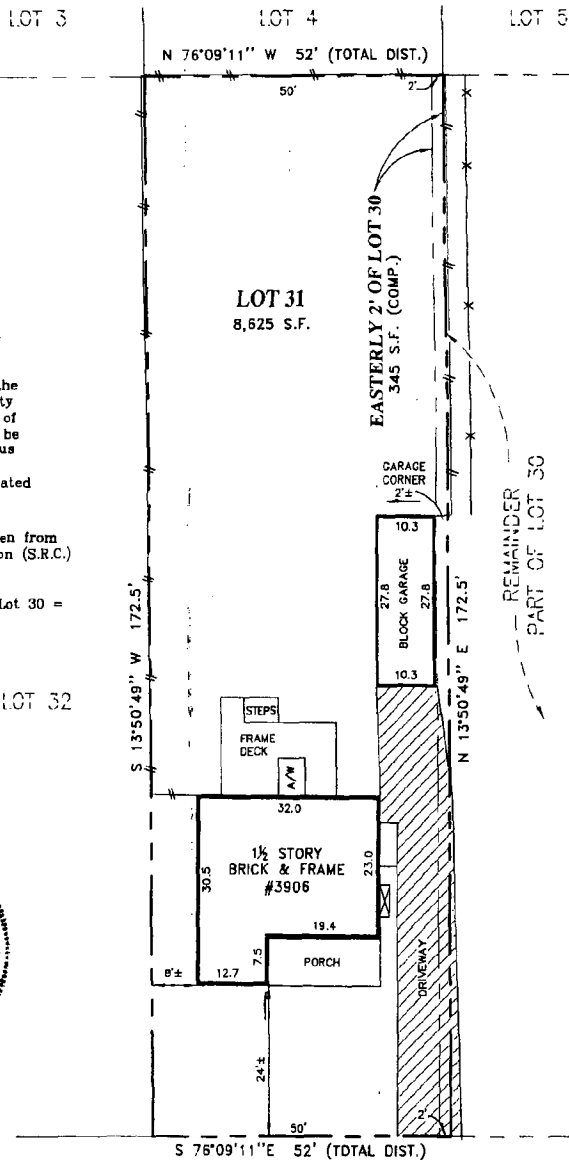
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.




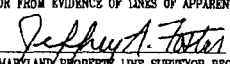
Notes

1. Flood zone: Not available for Town of Kensington
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. Fences, if shown, have been located by approximate methods.
3. Datum of bearings shown is taken from Maryland State Roads Commission (S.R.C.) Plat No. 13752.
4. Total Area of Lot 31 & Part of Lot 30 = 8,970 S.F. (Computed total).



LOCATION DRAWING
LOT 31 & PART OF LOT 30
BLOCK 12
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

PROSPECT STREET
 (50' WIDE R/W PER S.R.C. PLAT NO. 13752)

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES	
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK.	B	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20878 301/940-5100, Fax 301/940-1288	
		PLAT NO.	4		
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 881		S.R.C.	13752	DATE OF LOCATIONS	SCALE: 1" = 20'
		LIBER	20989	WALL CHECK:	DRAWN BY: M.A.S.
		FOLIO	587	HSE. LOC.: 05-03-05	JOB NO.: 05-2983

10
~~20~~

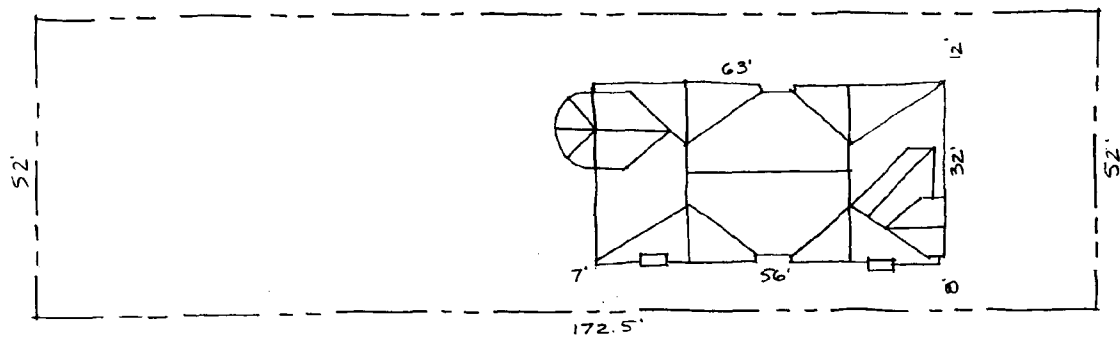
SP-1

Project Name: OPARA RESIDENCE

Shaded Description

8720 Woodcroft Ave., Suite 07
 Bethesda, MD 20814
 Tel: (301) 552-4811
 Fax: (301) 552-4814

Project #: 054500
 Scale:
 Drawn By:
 Date: 23 JUNE 2007



SITE PLAN 1" = 20'

SITE DATA

ADDRESS: 3906 PROSPECT ST
KENSINGTON, MD 20895

BURN T: 1958

LOT: 31 + PART OF 30

BLOCK: 12

HISTORIC: SECONDARY RESOURCE

SITE AREA: 8,970 SQ. FT.

ZONING: R-60

SETEBACKS:

FRONT: 25' OR EST. BLD PLANE

REAR: 20'

SIDES: 8' 18" COME



LOT COVERAGE (SQ. FT.)

	EX'G	PROPOSED
HOUSE:	835	1,793
DECK:	295	63
PORCH:	146	76
CARAGE:	282	0
TOTAL:	1,558	1,932
BASEMENT:	835	1,743

% OF LOT COVERAGE

	EX'G	PROPOSED
	17.4%	21.5%

Flanagan
ARCHITECTS, AIA

8120 Woodmont Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 652-4811
Fax: (301) 652-4814

Project Name
OPARA
RESIDENCE
3906 PROSPECT ST.
KENSINGTON, MD 20895

Sheet Description

Proposed

Project # 054500
Scale:
Drawn By:
Date(s) 25 JUNE 2007





3120 Woodmont Ave., Suite 107
 Baltimore, MD 20914
 Tel: (301) 652-4811
 Fax: (301) 652-4814

Project Name
**OPARA
 RESIDENCE**

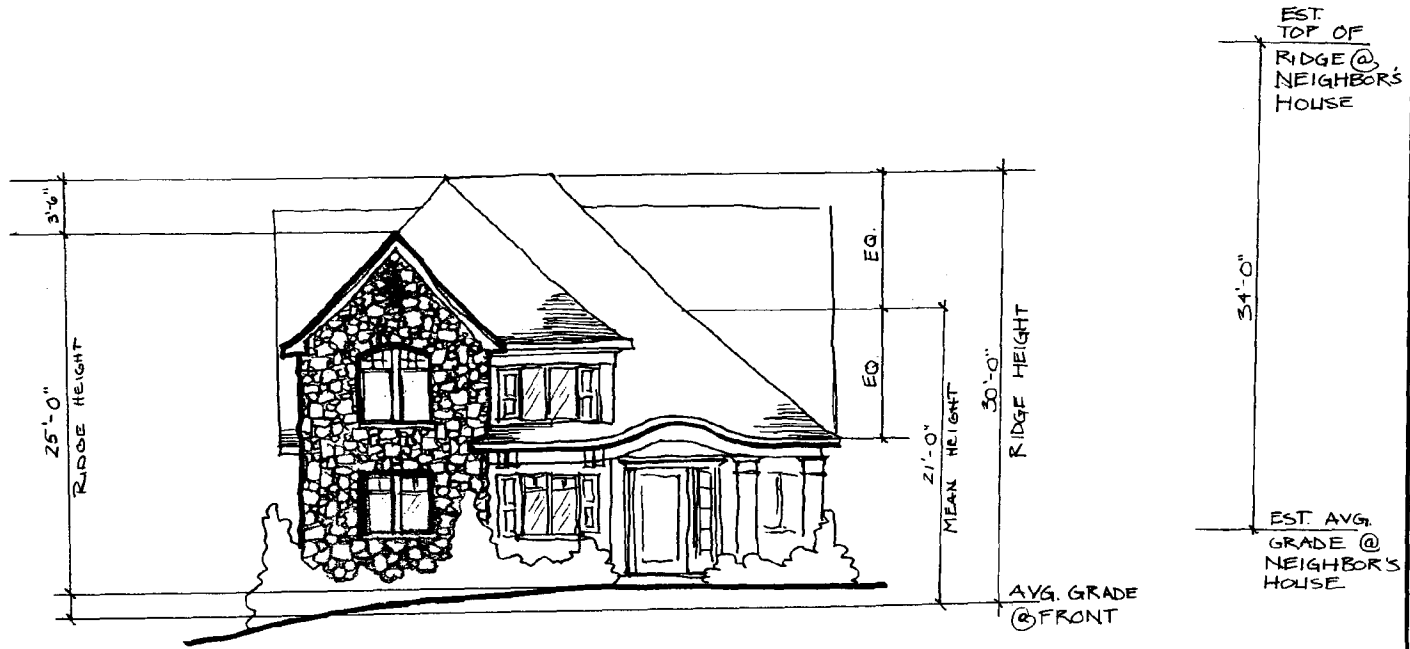
3906 PROSPECT STREET
 KENSINGTON MD 20895

Sheet Description

Project #: 063100
 Scale:
 Drawn By: P.L.
 Date: 25 JUNE 2007



Proposed



FRONT ELEVATION
 1/8" = 1'-0"

13



8120 Woodmont Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 652-4211
Fax: (301) 652-4814

Project Name
**OPARA
RESIDENCE**

3906 PROSPECT STREET
KENSINGTON, MD 20885

Sheet Description



SIDE ELEVATION
1/8"=1'-0"

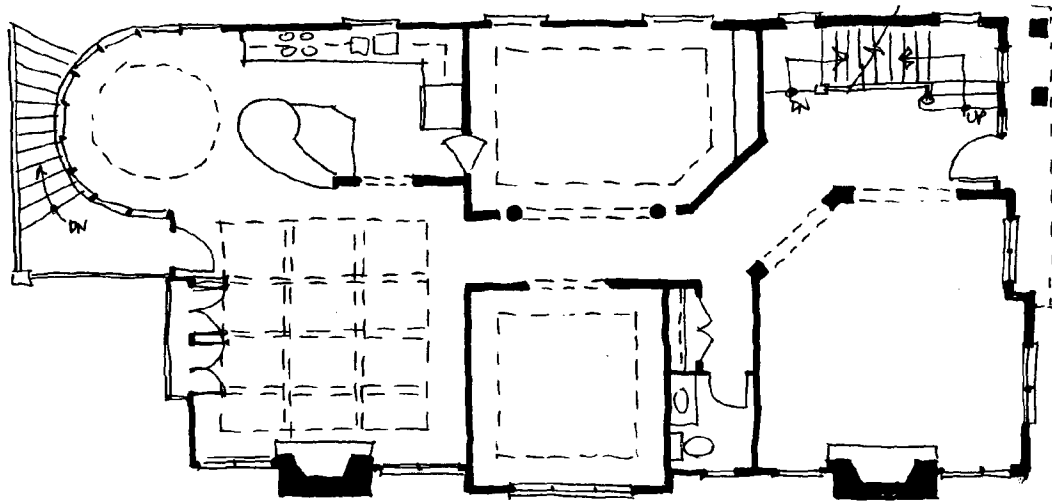
Project #: 063100
Scale:
Drawn By: P.J.
Date(s):
25 JUNE 2007



15

Flanagan
 8129 Woodmont Ave., Suite 107
 Bethesda, MD 20814
 Tel: (301) 652-4811
 Fax: (301) 652-4814

Project Name
**OPARA
 RESIDENCE**
 3906 PROSPECT STREET
 KENSINGTON, MD 20895
 Sheet Description



FIRST FLOOR
 1/8" = 1'-0"

Project # 063100
 Scale
 Drawn By P.J.
 Date(s) 25 JUNE 2007

A-1

19

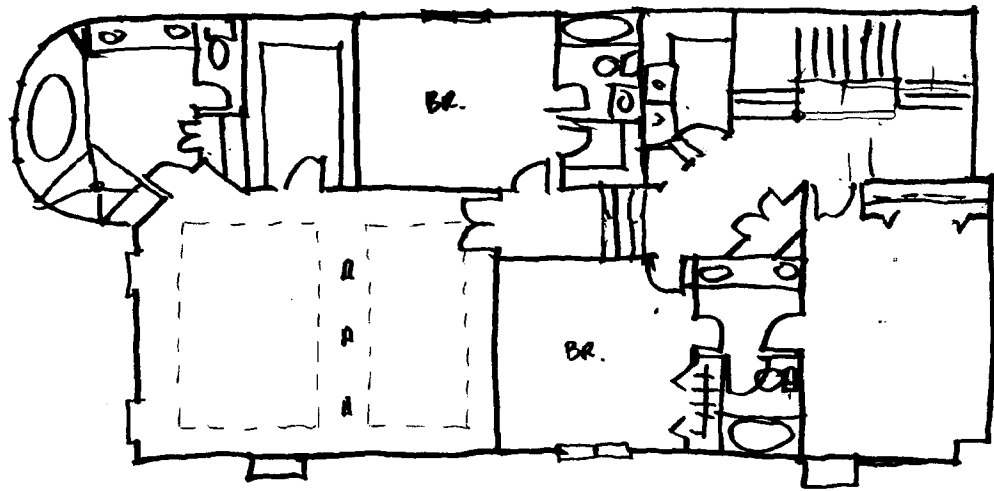


8120 Woodmont Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 652-4811
Fax: (301) 652-4814

Project Name
**OPARA
RESIDENCE**

3906 PROSPECT STREET
KENSINGTON, MD 20895

Sheet Description



SECOND FLOOR
1/8" = 1'-0"

Project # 063100
Scale
Drawn By: P.J.
Date(s): 25 JUNE 2007





STREET ELEVATION
SHOWING PROPOSED RESIDENCE
AND EXISTING NEIGHBORING
STRUCTURES

Hagan
8120 Woodmont Ave., Suite 102
Bethesda, MD 20814
Tel: (301) 852-4811
Fax: (301) 852-4814

Project Name:
**OPARA
RESIDENCE**
3008 PROSPECT ST.
HERNDON, VA 22042

Sheet Description:

Project # 084500
Scale:
Drawn By:
(Date) 25 JAN 2007

A-7

20



Flanagan
8120 Woodford Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 952-4661
Fax: (301) 952-4664

Project Name:
**OPARA
RESIDENCE**
3800 PINEBROOK ST
KENSINGTON, MD 20885
Shawn Driscoll

Project # 064500
Scale:
Drawn By:
Checked 28 JUN 2007

A-8

COMPARISON OF EXISTING AND PROPOSED
SHOWING EXISTING RESIDENCE
AND PROPOSED ROOF LINES

21

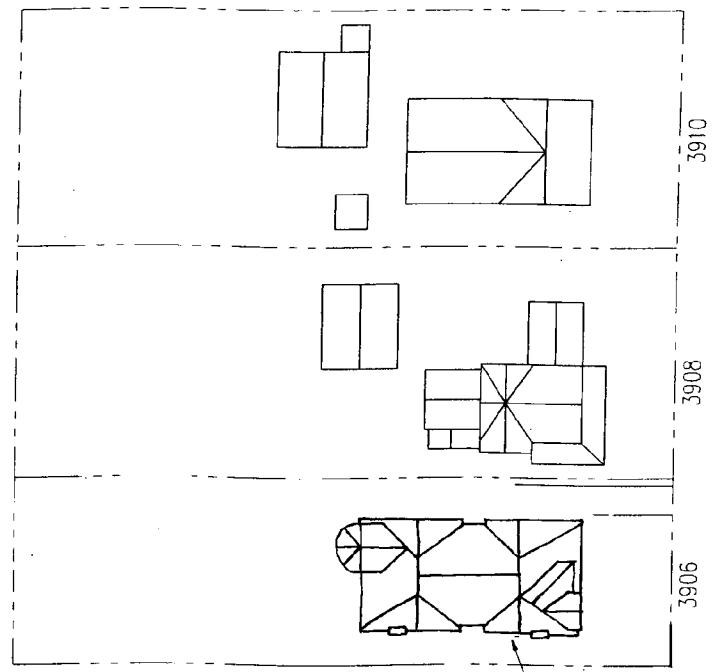
Project Name
**OPARA
RESIDENCE**
3906 PROSPECT ST
KENSINGTON, MD 20895

Sheet Description

Project #: 064300
Scale:
Drawn By:
Date(s): 25 JUNE 2007

SP-3

NOTE: EX'G STRUCTURES DRAWN
PER DIMENSIONS OBTAINED BY
ARCH'T MEASURING ON SITE



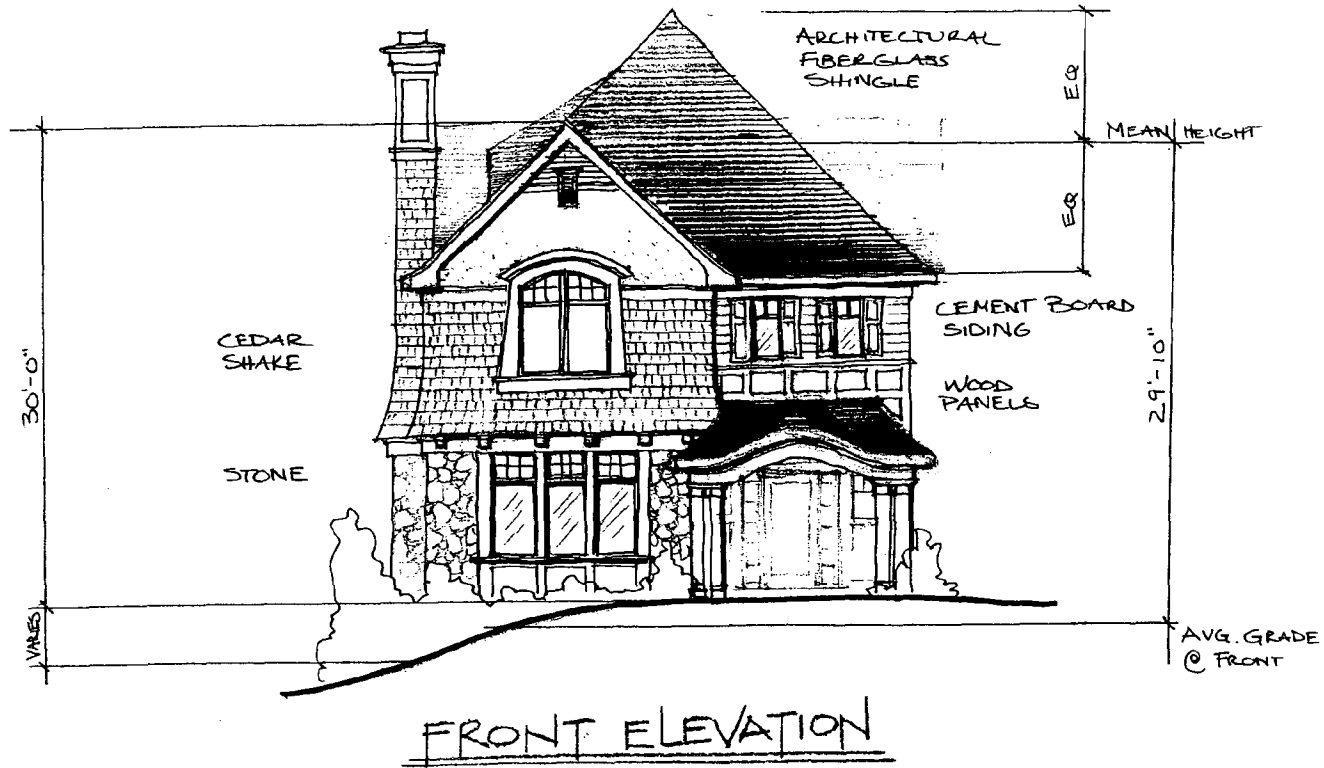
PROSPECT ST.

proposed

PROPOSED RESIDENCE

SITE PLAN 1/32"=1'-0"
SHOWING PROPOSED RESIDENCE
AND EXISTING NEIGHBORING
STRUCTURES

First preliminary submission



TOP OF RIDGE @ NEIGHBOR'S HOUSE (EST.)

34'-0"

EST. AVG. GRADE @ NEIGHBOR'S HOUSE

ORIGINAL



8120 Woodmont Ave. Suite 107
 Bethesda, MD 20814
 Tel: (301) 652-4811
 Fax: (301) 652-4814

Project Name
OPARA RESIDENCE

3908 PROSPECT STREET
 KENSINGTON, MD 20895
 Sheet Description

Project # 063100
 Scale:
 Drawn By: P.J.L.
 Date(s): 15 NOV '06



34

First Prelim



EAST ELEVATION

ORIGINAL

Flanagan
R120 Woodmont Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 652-4811
Fax: (301) 652-4814

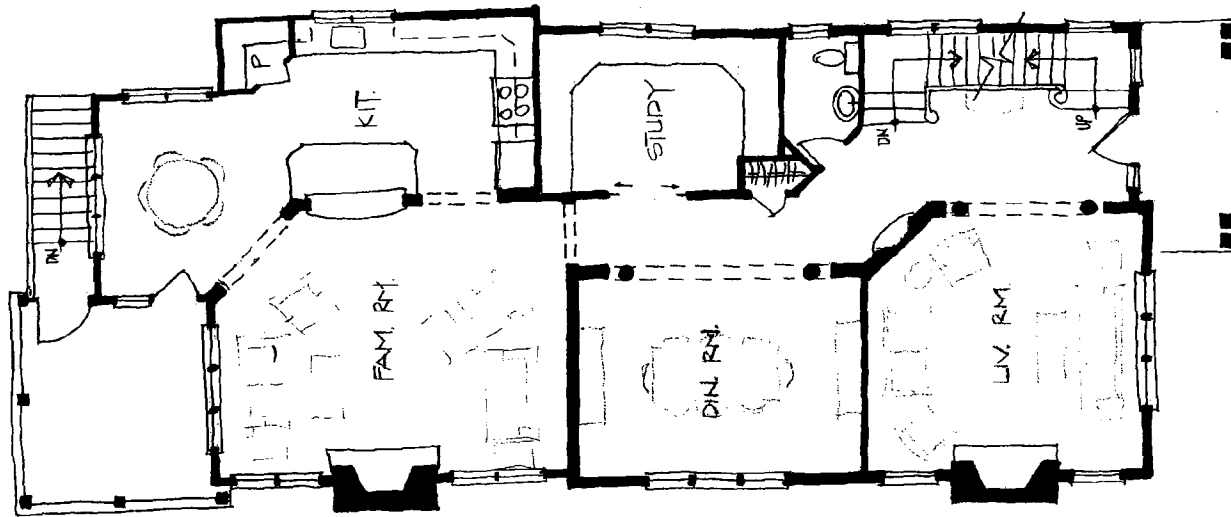
Project Name
**OPARA
RESIDENCE**
3906 PROSPECT STREET
KENSINGTON, MD 20895
Sheet Description

Project # 063100
Scale:
Drawn By: P.J.L.
Date(s): 15 NOV. '06

A-6

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FIRST Preliminary Submission



1ST FLOOR PLAN

1/8" = 1'-0"

ORIGINAL

Hanigan
0120 Woodmont Ave., Suite 1
Bethesda, MD 20814
Tel: (301) 652-4811
Fax: (301) 652-4814

Project Name
**OPARA
RESIDENCE**
3806 PROSPECT STREET
KENSINGTON, MD 20885
Sheet Description

Project #: 063100
Scale:
Drawn By: P.J.
Date(s): 15 NOV '06

A-1

36

Hanagan

8120 Woodmont Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 652-4811
Fax: (301) 652-4814

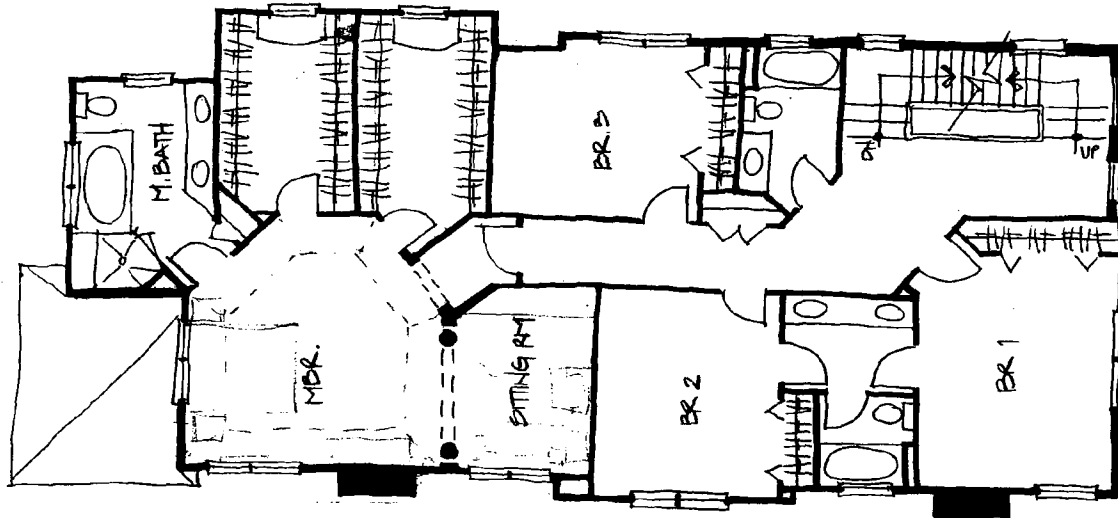
Project Name
**OPARA
RESIDENCE**

3906 PROSPECT STREET
KENSINGTON, MD 20895
Sheet Description

Project #: 063100
Scale:
Drawn By: P.L.
Date: 15 NOV '06

A-2

FIRST PRLIM



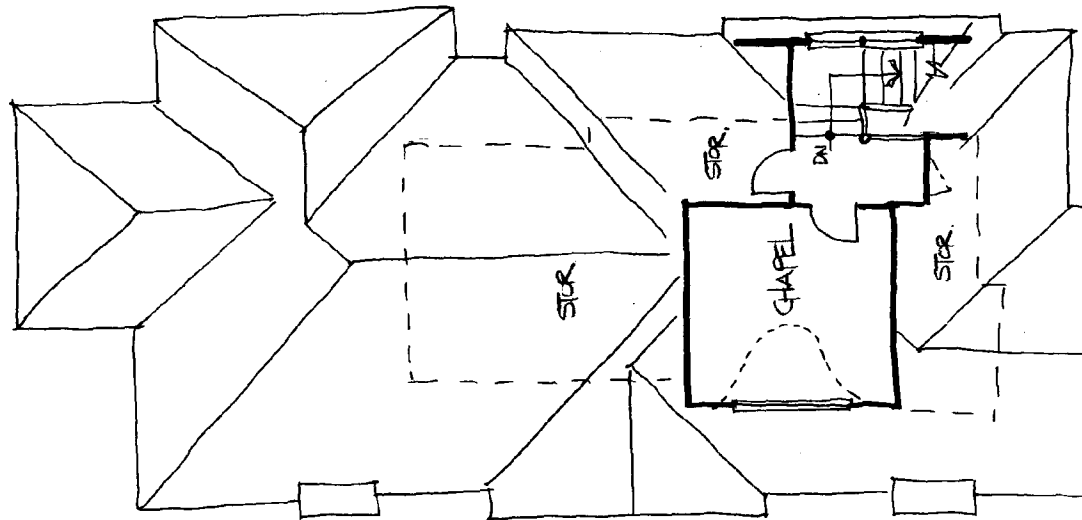
2ND FLOOR PLAN

1/8" = 1'-0"

ORIGINAL

34

First Prelim

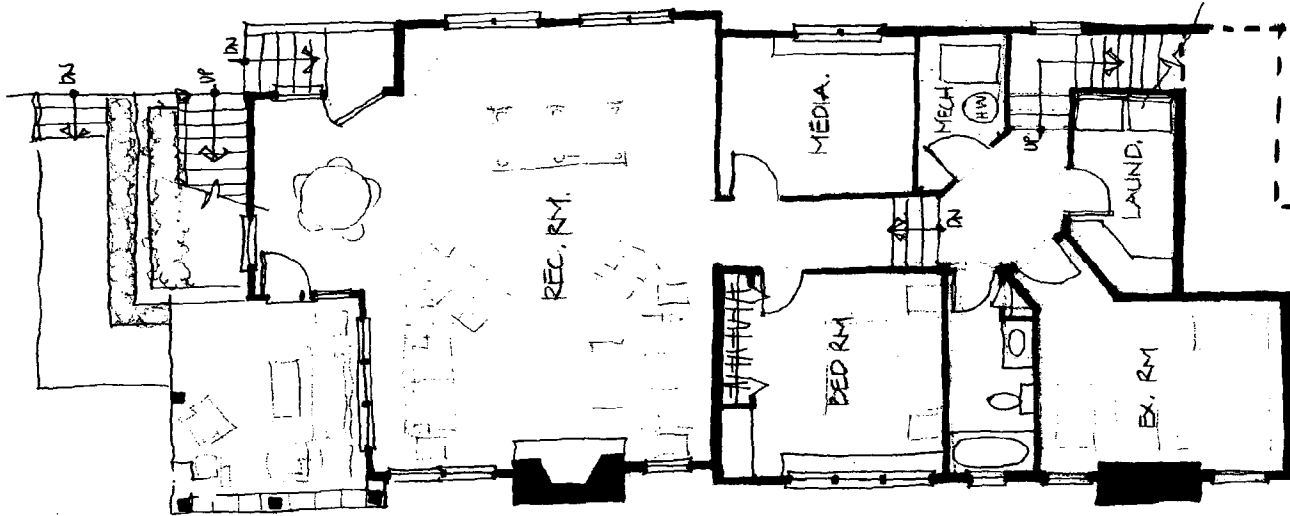


ATTIC PLAN

1/8" = 1'-0"

ORIGINAL

first prelim

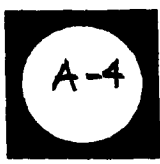


BASEMENT PLAN

1/8"=1'-0"

ORIGINAL

Project #:	063100
Scale:	
Drawn By:	RL
Date(s):	15 NOV '06



First Medium



STREET ELEVATION
SHOWING PROPOSED RESIDENCE
AND EXISTING NEIGHBORING
STRUCTURES

ORIGINAL

Flanagan
ARCHITECTS, A.P.C.

8120 Wisconsin Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 682-4811
Fax: (301) 682-4814

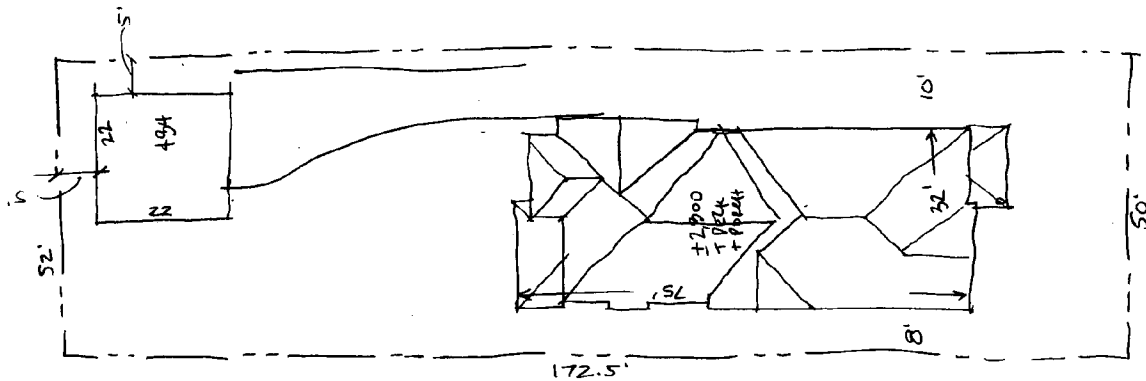
Project Name
**OPARA
RESIDENCE**
3800 PROSPECT ST.
WINDINGTON, MD 20880

Drawn Description

Project #: 064101
Scale:
Drawn By:
Checked: 21 JANUARY 2007

A-7

40



SITE PLAN 1" = 20'

ORIGINAL

SITE DATA

ADDRESS: 3906 PROSPECT ST.
KENSINGTON, MD 20895
BUILT: 1938
LOT: 31 + PART OF 30
BLOCK: 12
HISTORIC: SECONDARY RESOURCE
SITE AREA: 8,970 SQ. FT.
ZONING: R-60
SETBACKS:
FRONT: 25' OR EST. BLD PLANE
REAR: 20'
SIDES: 8', 18' COMB.

LOT COVERAGE (SQ. FT.)

	EX'G	PROPOSED
HOUSE:	835	2,176
DECK:	295	0
PORCH:	146	291
GARAGE:	282	484
TOTAL:	1,558	2,951
BASEMENT:	835	1,984

% OF LOT COVERAGE W/ GARAGE

EX'G	PROPOSED
17%	33%

% OF LOT COVERAGE W/O GARAGE

EX'G	PROPOSED
14%	27%

15

Flanagan
ARCHITECTS, AIA

8120 Woodmont Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 652-4811
Fax: (301) 652-4814

Project Name
OPARA
RESIDENCE
3906 PROSPECT ST.
KENSINGTON, MD 20895

Sheet Description

FIRST PRELIM

Project #: 064500
Scale:
Drawn By:
Date(s): 24 JANUARY 2007



Project Name
OPARA RESIDENCE
 3906 PROSPECT ST.
 KENSINGTON, MD 20895

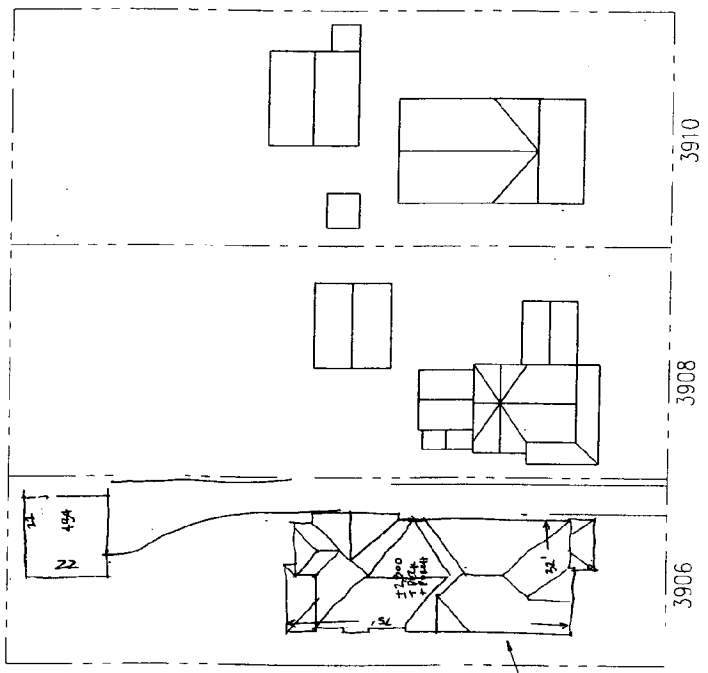
Sheet Description

first prelim

Project #: 064500
 Scale:
 Drawn By:
 Date(s): 24 JANUARY 2007

SP-3

NOTE: EX'G STRUCTURES DRAWN PER DIMENSIONS OBTAINED BY ARCH'T MEASURING ON SITE



PROSPECT ST.

PROPOSED RESIDENCE

SITE PLAN 1/32"=1'-0"
 SHOWING PROPOSED RESIDENCE
 AND EXISTING NEIGHBORING
 STRUCTURES

ORIGINAL

→ RE: Preliminary Consultation, 3906 Prospect St., Opara

The LAP chairman discussed the following with the applicant's architect, Tom Flanagan, on February 6, 2007:

While the design is attractive in its own right and materials noted in the drawing demonstrate a high level of quality, LAP members felt that the design elements would overshadow the relatively simple designs of the neighboring historic resources, which are relatively modest and simple Victorian-era homes.

LAP members felt that the design is too tall relative to the neighboring historic resources. *Visions of Kensington* and Dept. of the Interior guidelines suggest that acceptable new construction in a historic district should be subordinate in size and scale to historic resources.

The LAP chair gave as an acceptable example an approved (but not built) design for 10318 Fawcett St. (the former Scanlon residence, now owned by G. Myers) that took a similar sized non-contributing resource cottage and enlarged it into a 1 and ½ story arts-and-crafts styled bungalow. This is more in keeping with the pattern for historic in-fill in Kensington.

Jim Engel, LAP Chair
February 6, 2007

40

LAP comments on first design

43

(A)

VIEW TO REAR PART OF LOT



FRONT VIEW



REAR VIEW

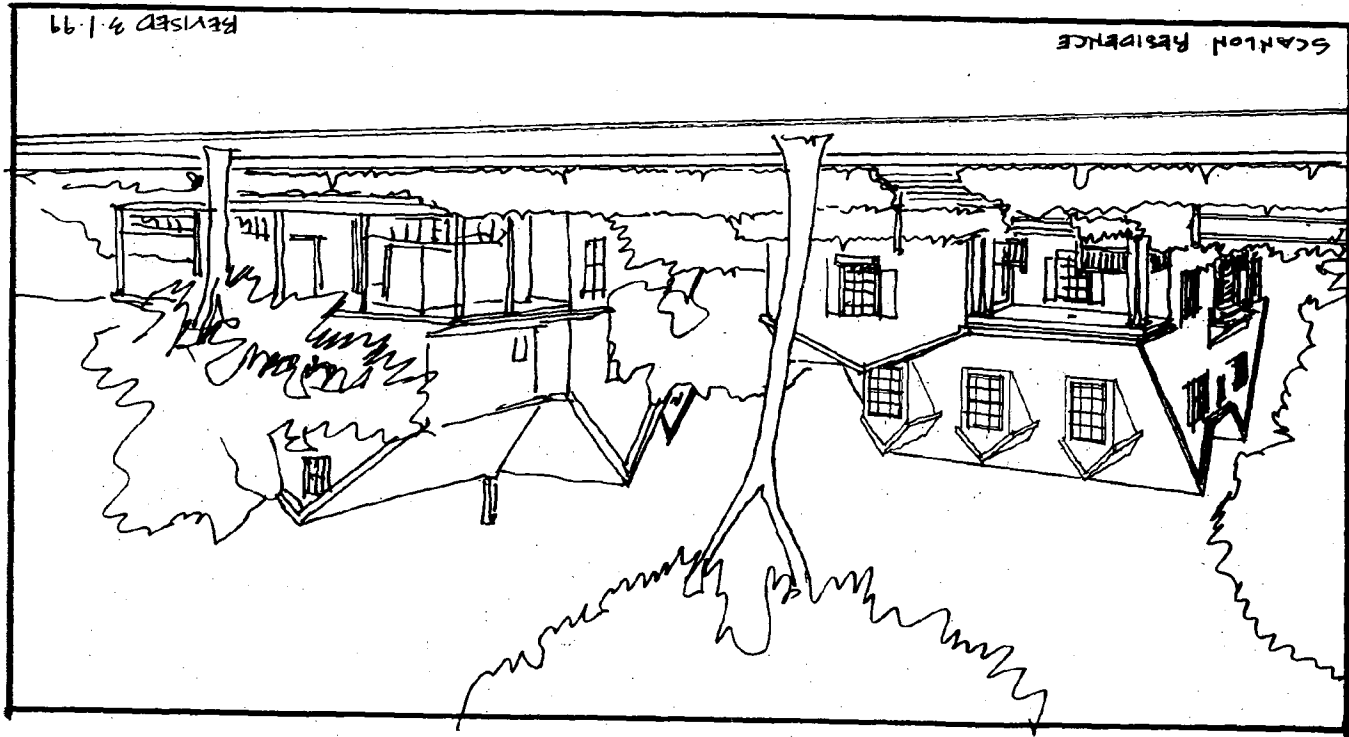


FRONT VIEW

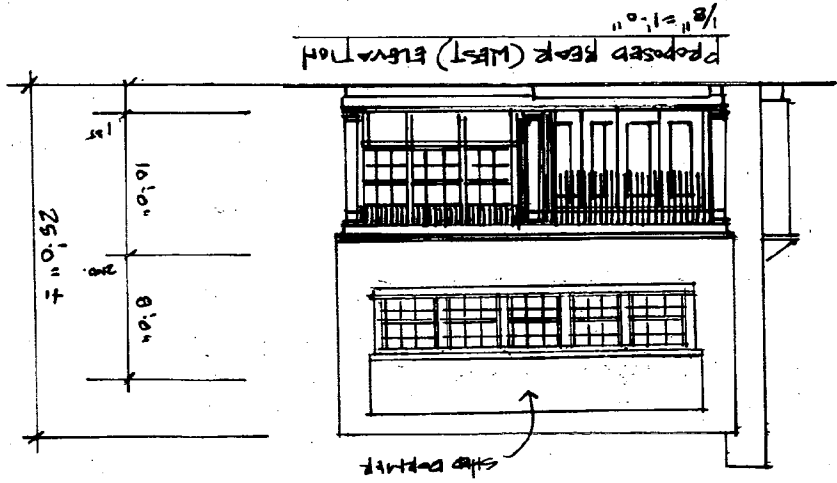
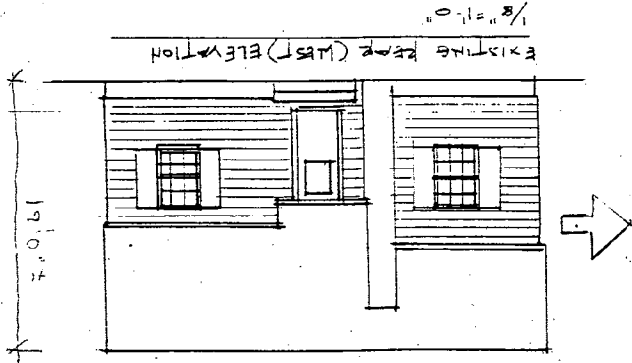
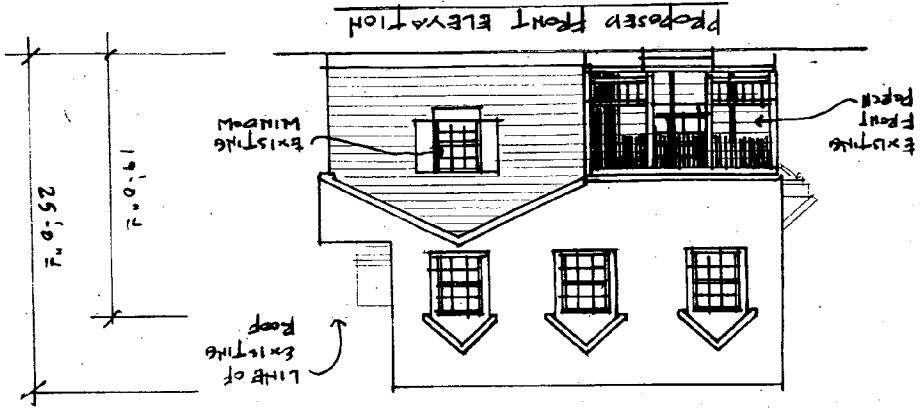
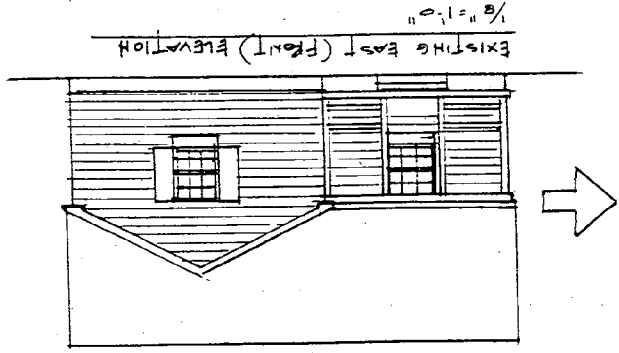


SCARLETT RESIDENCE
1010 FAIR II ST.
KENSINGTON, MD.

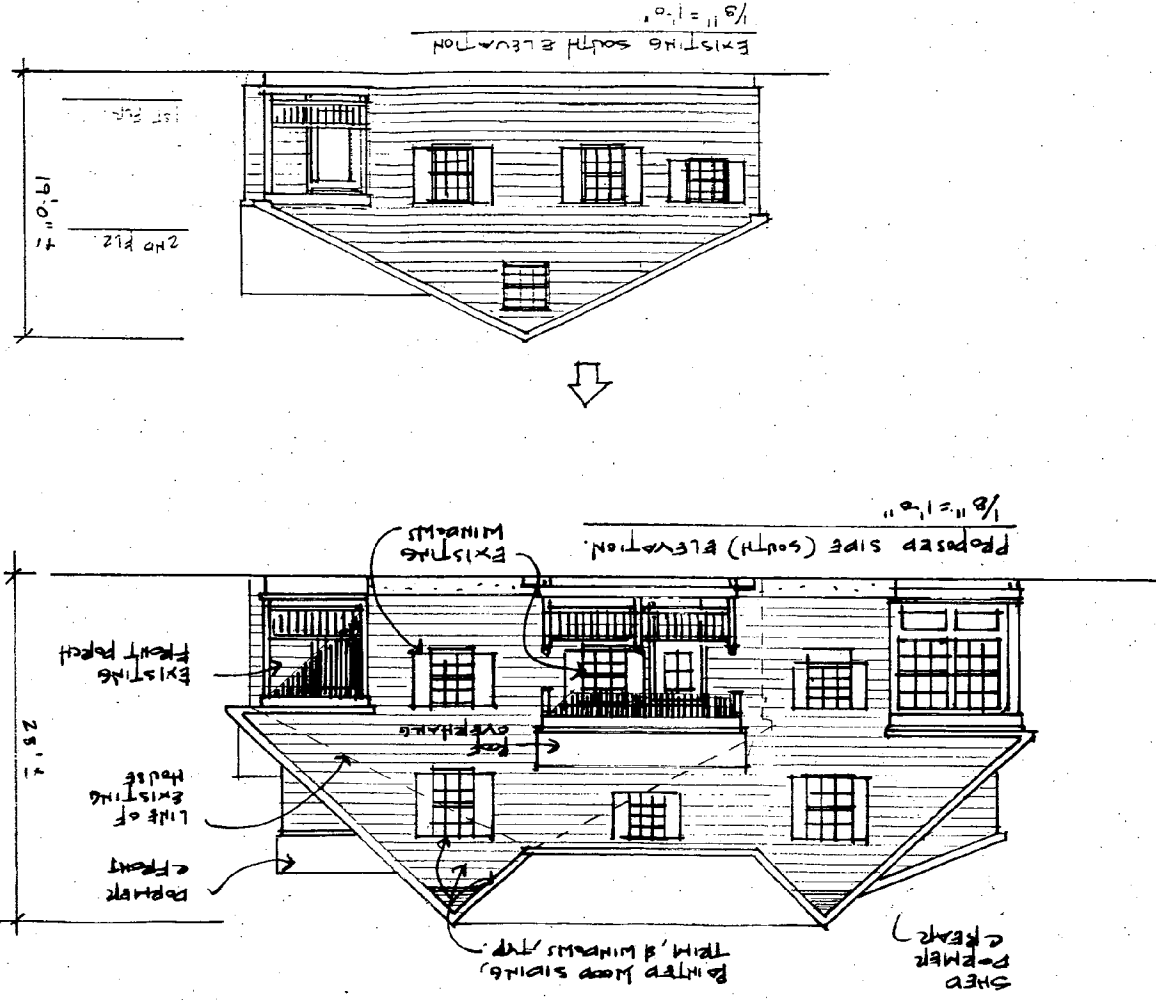
(B)

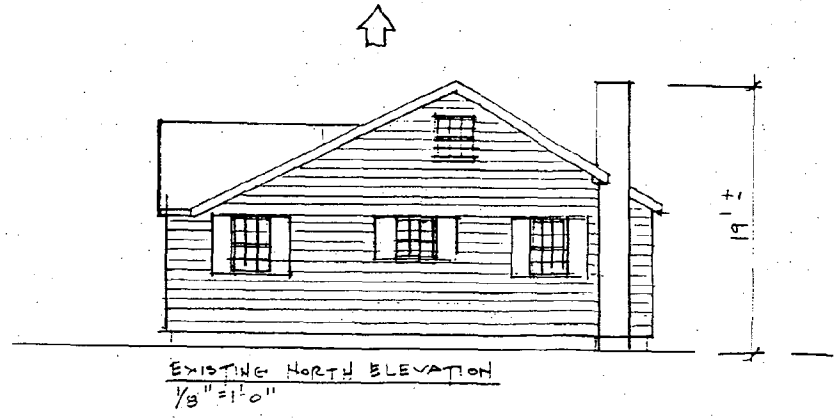
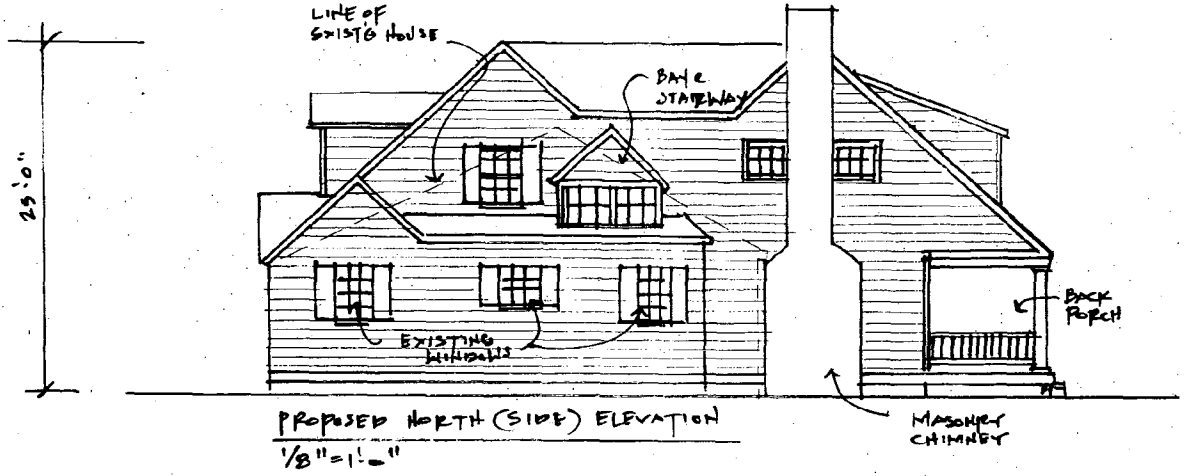


(E)



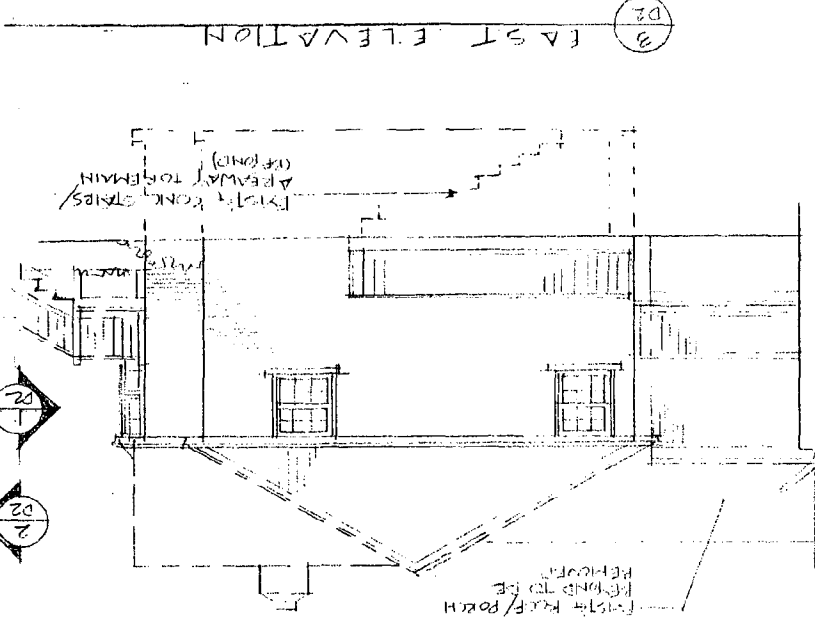
(E)





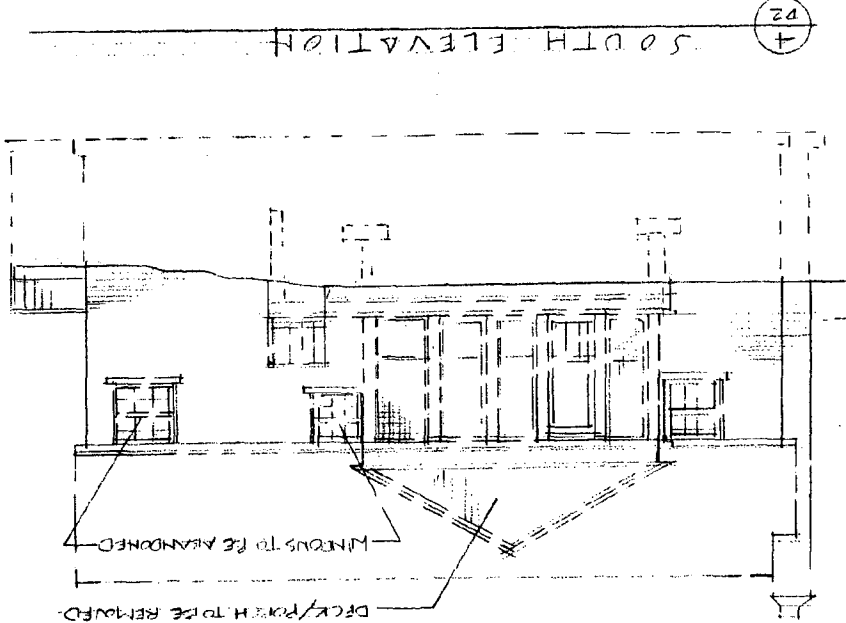
G

6



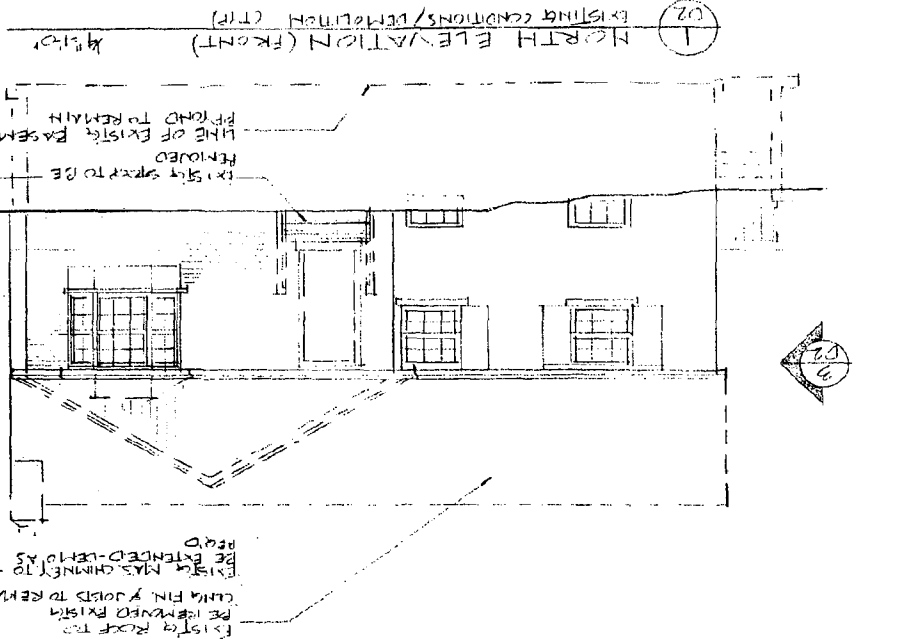
3
D2

EAST ELEVATION



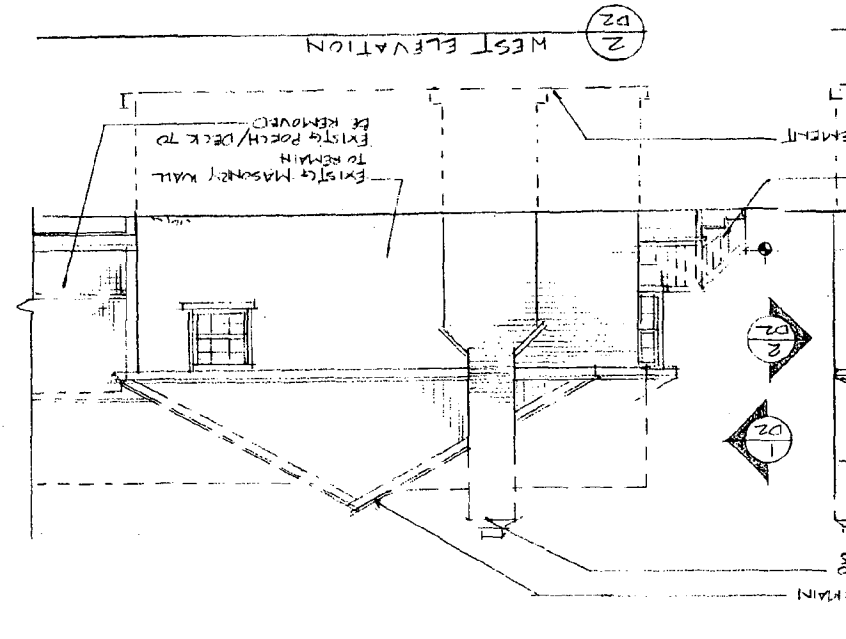
4
D2

SOUTH ELEVATION



1
D2

NORTH ELEVATION (FRONT)
EXIST'G CONDITIONS/DETAILS (TRF)



2
D2

WEST ELEVATION

D.2

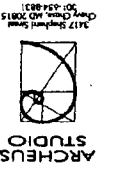
11/24/03

ISSUE DATE

0210

PROJECT NO.

STRACHAN RESIDENCE
 Second Floor & Porch Addition
 3924 Washington St. Kensington, MD

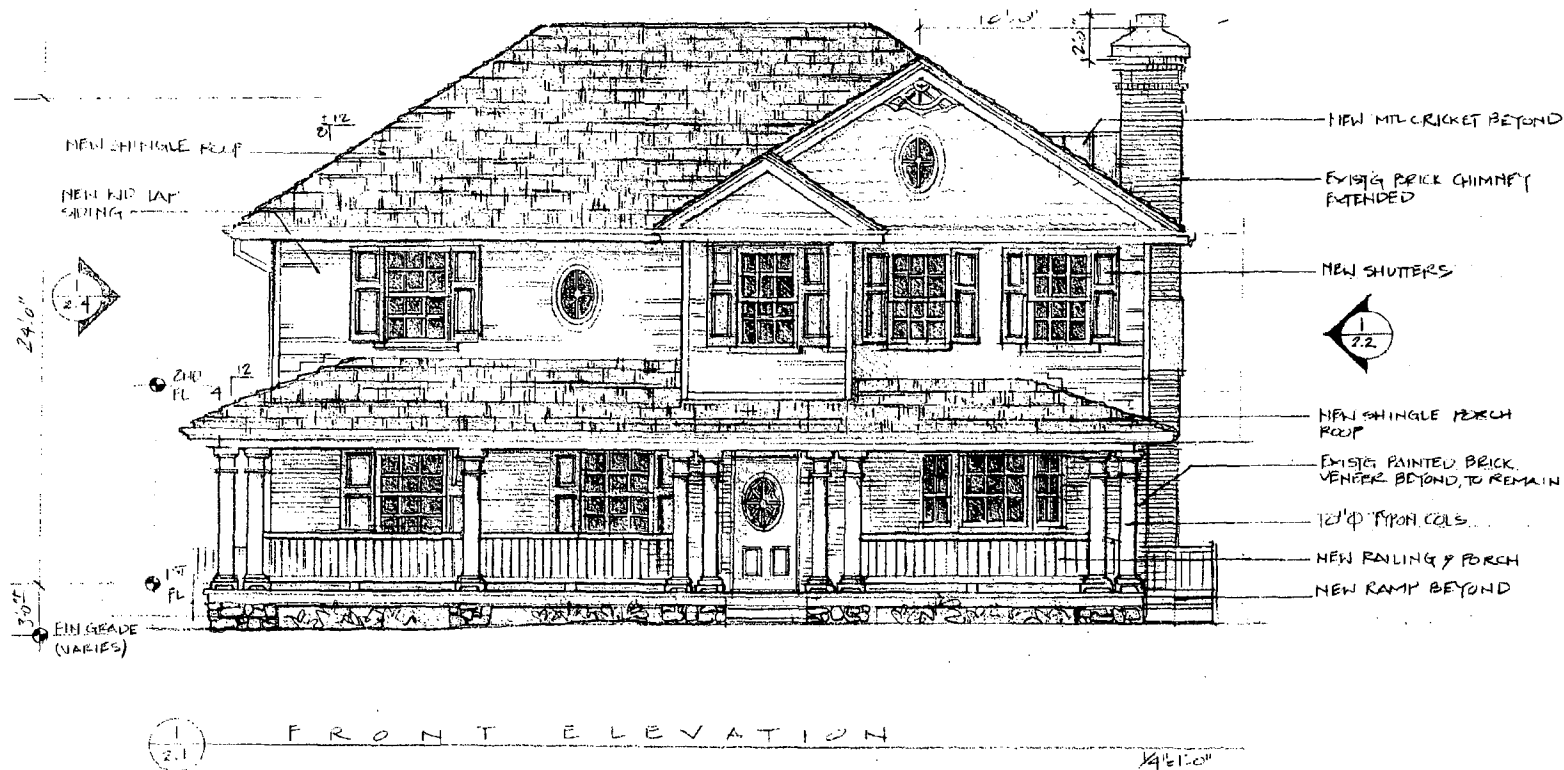


3117 Siphon Street
 Chevy Chase, MD 20815
 301-464-8811

ARCHEUS
STUDIO



3417 Shepherd Street
Cherry Chase, MD 20815
301-454-8831



STRACHAN RESIDENCE
Second Floor & Porch Addition
3924 Washington St. Kensington, MD

PROJECT NO.

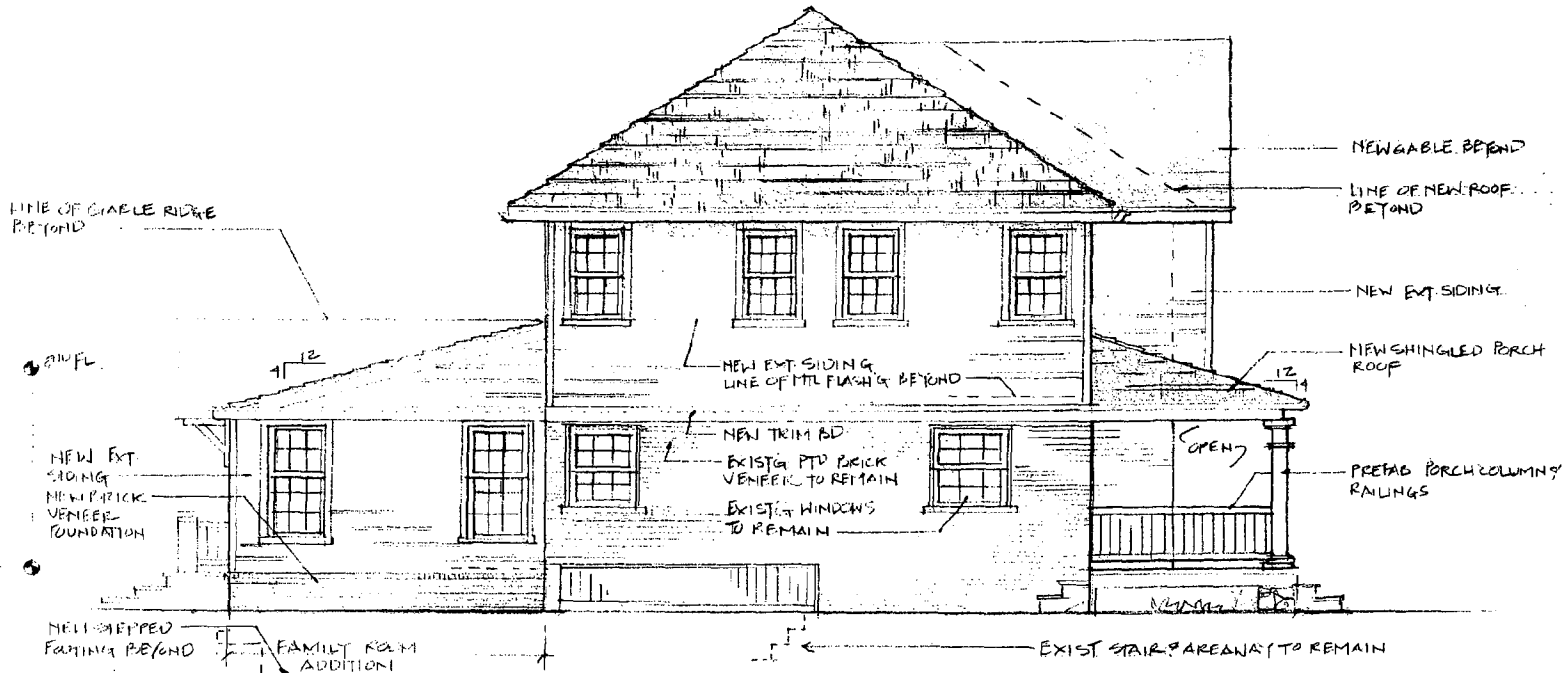
0310

ISSUE DATE

11/24/03

2.1

11



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

13

ARCHEUS
STUDIO



3417 Shepherd Street
Crown Point, MD 20815
301-654-6831

STRACHAN RESIDENCE
Second Floor & Porch Addition
3924 Washington St. Kensington, MD

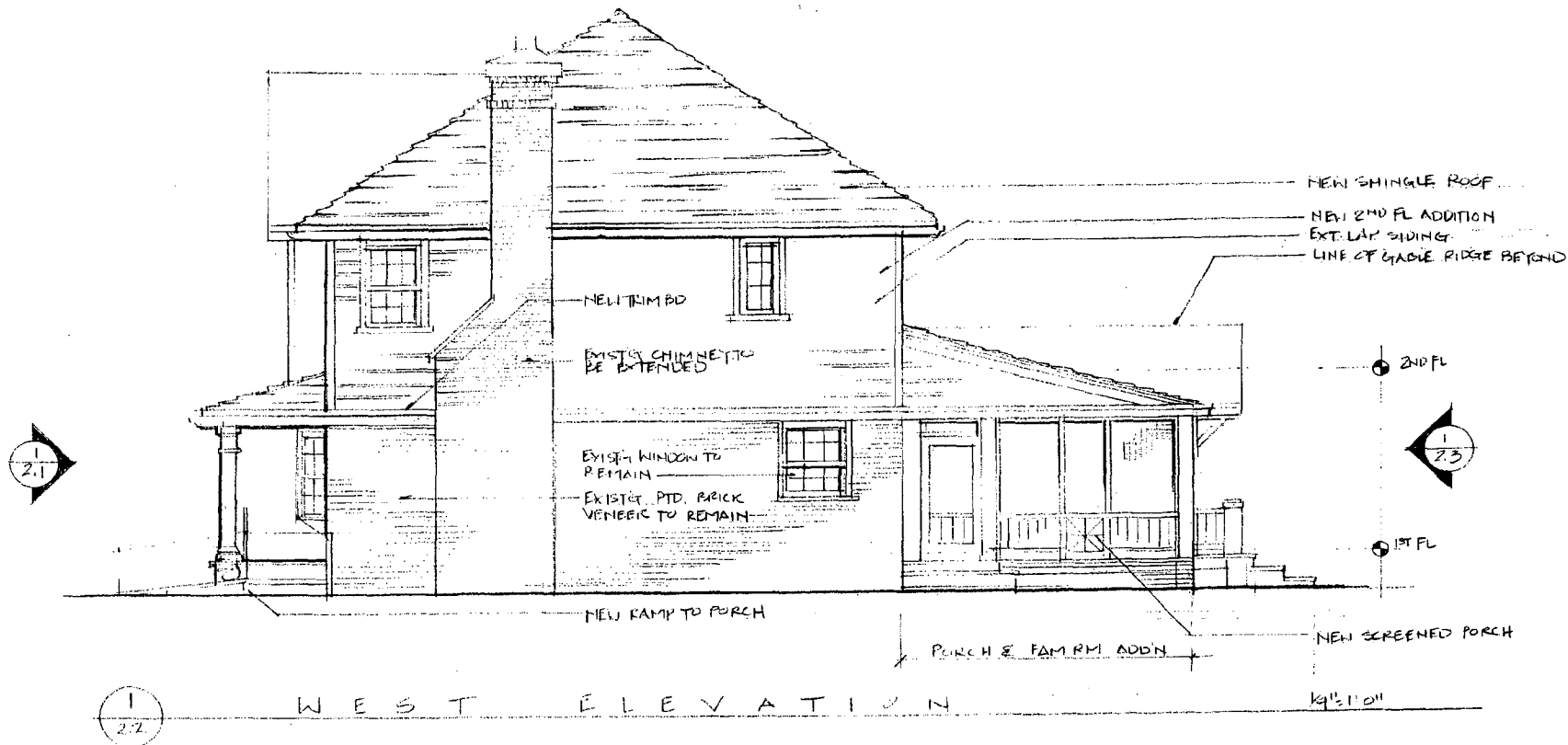
PROJECT NO.

0310

ISSUE DATE

11/24/03

2.2



2.2



1
23

REAR (GARDEN) ELEVATION

SCHEMATIC 1/4"=1'-0"

ARCHEUS
STUDIO



3417 Shepherd Street
Cherry Grove, MD 20815
301-454-0831

STRACHAN RESIDENCE
Second Floor & Porch Addition
3924 Washington St. Kensington, MD

PROJECT NO.

0310

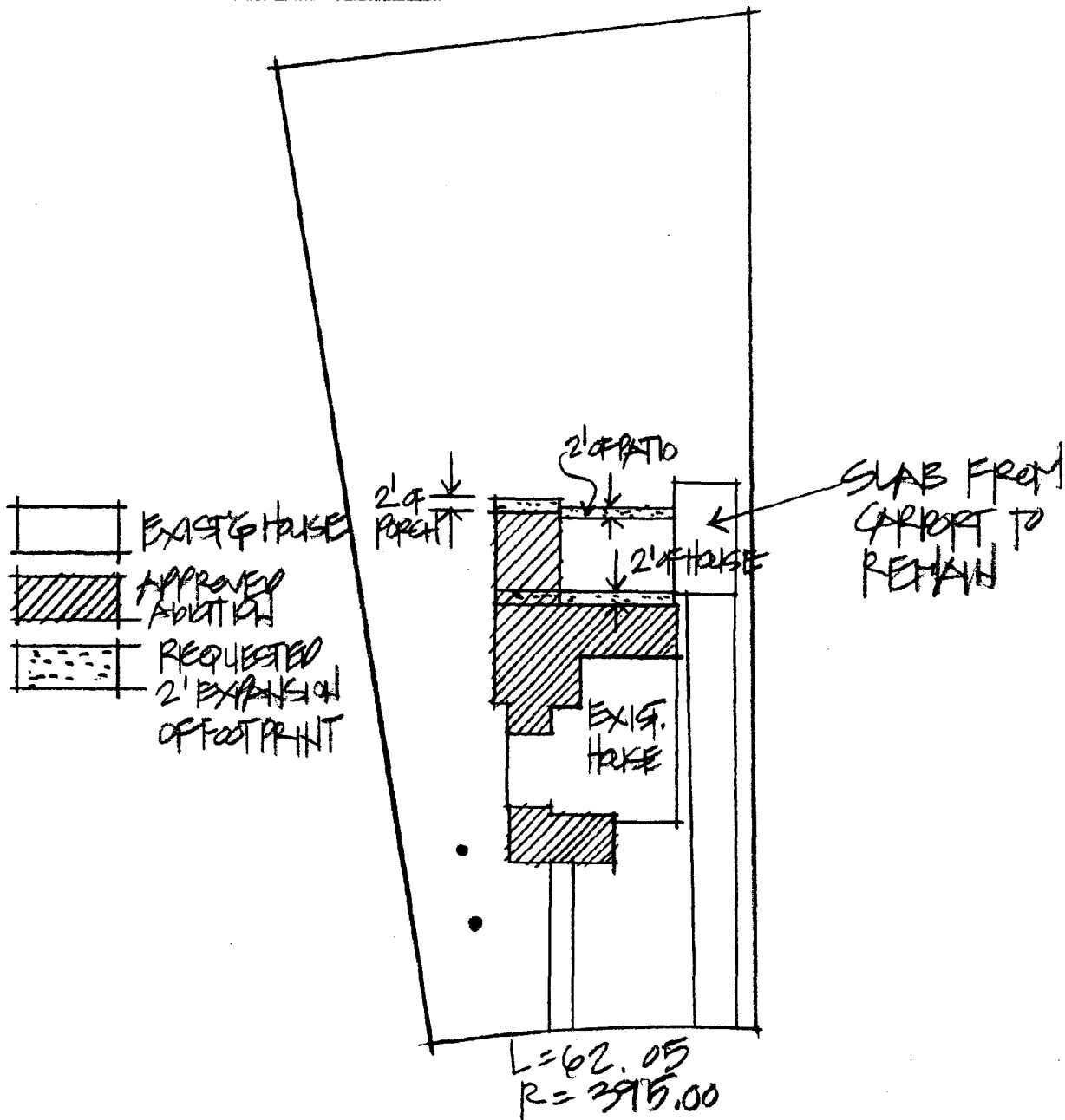
ISSUE DATE

11/24/02

2.3

14

SITE



SCALE: 1"=30'

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

2' FOOTPRINT EXPANSION

3928 WASHINGTON STREET
KENSINGTON, MD 20895

15 FEB 2005

RICHARD S. ROSEN, AIA ARCHITECT

8910 Third Avenue Silver Spring, Maryland 20910

301.588.6821 P 301.588.0240 F roseniaia@earthlink.net



L

7



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

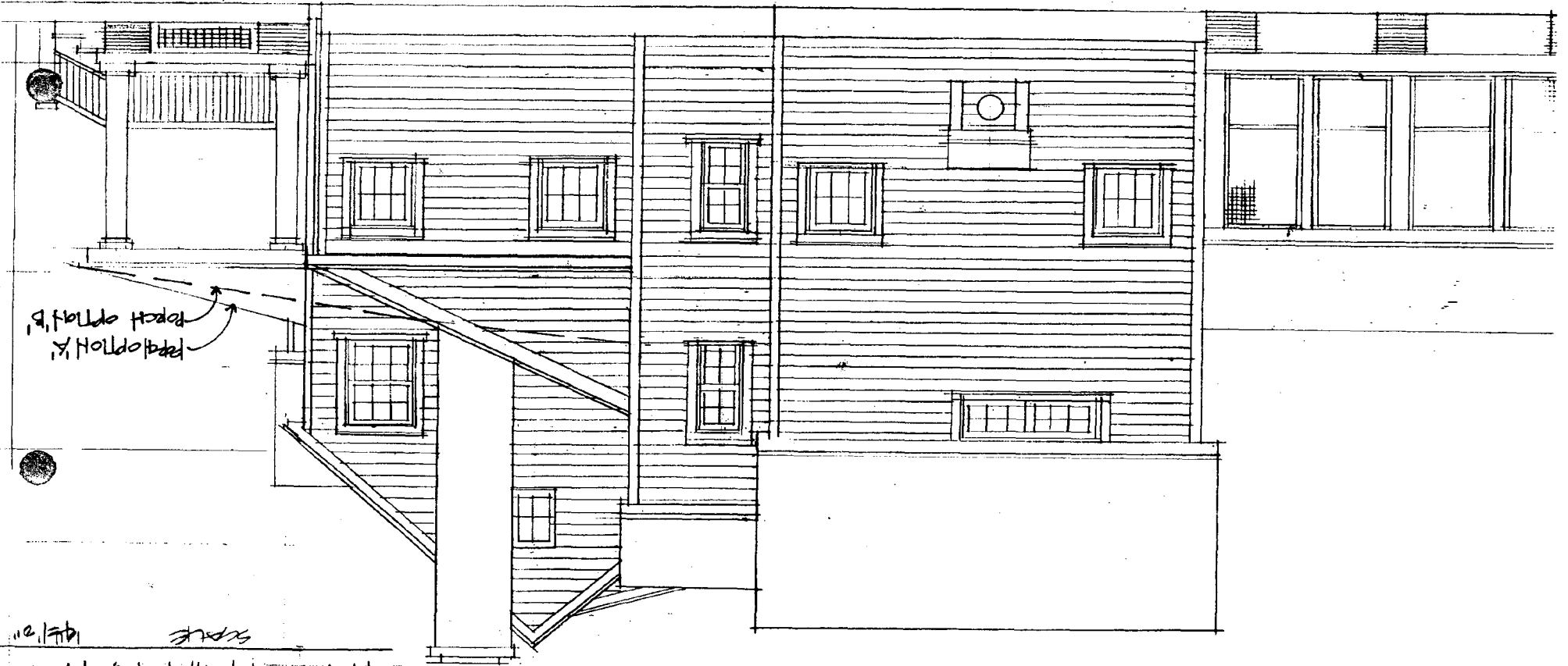
RICHARD S. ROSEN, AIA ARCHITECT
8910 Third Avenue Silver Spring, Maryland 20910
301 588.6821 P 301.588.0240 F rrosenaia@earthlink.net

OPTION 'A'

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

3928 WASHINGTON STREET
KALINGTON, MD 20895
KAPPA'S ROOFING

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



POUCH OPTION A
& OPTION B

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

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

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

RECOMMENDATION: Approval with conditions

STAFF RECOMMENDATION:

Staff is recommending approval with the following condition:

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

PROJECT DESCRIPTION

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

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

PROPOSAL:

The applicant is proposing to:

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

APPLICABLE GUIDELINES

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

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

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

Vision of Kensington: A Long-Range Preservation Plan

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

Montgomery County Code; Chapter 24A

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

Secretary of the Interior's Standards for Rehabilitation:

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

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

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

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

STAFF RECOMMENDATION:

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

and with the *Secretary of the Interior's Standards for Rehabilitation #9*.

and with the conditions that:

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

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

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

----- :
: :
HISTORIC AREA WORK PERMIT - : HPC Case No. 31/06-04K
3928 Washington Street :
: :
----- X

A meeting in the above-entitled matter was held on July 14, 2004, commencing at 7:45 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMITTEE CHAIRMAN

Julia O'Malley

COMMITTEE MEMBERS

Kimberly Prothro Williams

Caroline Alderson

Lynne B. Watkins

Steven Breslin

Jef Fuller

David Rotenstein

Nuray Anahtar

MS. O'MALLEY: Thank you. Our next case, Case E, 3928 Washington Street.

MS. TULLY: I do have a staff report on that case. In addition, for the record there were some additional site plans that indicated the setback of the property that we're --

3928 Washington Street is a secondary resource in the Kensington Historic District. It was constructed between 1935 and 1941. It's a one-and-a-half story two-bay side gable frame dwelling with an existing one-story side addition and a slightly projecting front bay. The applicant is proposing to add a front porch -- there are two design options in the application -- construct a two-story rear addition with a screened porch, remove an existing carport, construct a gable roofed one-story garage, remove two trees 19 inches and 27 inches in diameter, and add a new side entry to the house.

The applicable guidelines in this case are the Approved and Adopted Amendment to the Master Plan for Historic Preservation in the Kensington Historic District Atlas #31/6, the Vision of Kensington: A Long-Range Preservation Plan, Montgomery County Code Chapter 24A, and the Secretary of the Interior's Standards for Rehabilitation.

As described in the Master Plan Amendment, secondary resources are treated as non-contributing. The review focus is on the -- other proposed changes to the district as a whole. The applicants, who are here tonight with their architect, have contracted with an arborist and that report is included in the staff report regarding the two trees that are proposed for demolition as -- or, removal as well as they've looked at the neighboring trees as well. They have -- will have tree protection measures in place.

The garage location was adjusted from plans I initially saw to avoid damage to an existing -- tree in a neighbor's yard. So, Staff recommendation is approval with the conditions that tree protection measures are put in place and that two replacement trees are planted. The applicants are amenable to these conditions.

I do have slides if you're interested to see them.

(Discussion off the record.)

MS. TULLY: This is the front of the house from Washington Street. This is the existing -- the existing carport and you can see how close it comes to the house as it exists. This is one of the trees that will be removed because the proposed new addition comes

very, very close to that tree.

This is, again, the rear showing the one-story addition and this is where the bulk of the proposed addition will be placed.

This is -- this window is where they're proposing the new side entry. It's along the driveway. This -- you can see the carport here as well. This is a better view of the house where the carport sits. The tulip tree is somewhere -- here.

Here are some of the adjacent properties. This is immediately to the right. It is a primary resource in the district. This is to the left of the house is also a primary resource in the district. You can see the variety of architectural styles. This is two houses down. This is a previous - contributing resource that is undergoing modifications that were approved by the Commission. This is across the street from the property, and this is an -- I guess an infill house, but I'm not sure of the exact date --

I have the renderings that you have copies of in your application. This is Porch Option A, Porch Option B, and again --

MS. O'MALLEY: Questions for the Staff? Would the applicants like to come up, please?

MR. ROSEN: Good evening.

MS. O'MALLEY: Good evening.

MR. NOYES: Hello.

MS. O'MALLEY: State your names for the record, please.

MR. ROSEN: I'm Richard Rosen. I'm the architect working --

MS. NOYES: Michelle Noyes.

MR. NOYES: Michael Noyes.

MS. O'MALLEY: Did you wish to make any comments at this point?

MR. ROSEN: Well, we're excited about the project and we've tried to make it as sympathetic to the feeling of Kensington and the street at large and I think in terms of the massing and in terms of actually trying to incorporate what we thought was an unfortunate previous addition on the left side by turning the roof the other way and incorporating it into a more integrated massing on the house with the addition we thought that we could sort of undo something that was not what we felt as compatible with the house and sort of use the occasion for the addition to make that a little more integrated with the house.

So, I think what we've tried to do is be good neighbors on

all sides and work with the character of the street and with Kensington.

MS. O'MALLEY: Do you have any questions?

MR. BRESLIN: Well, I think you've been successful. I think your design has enough peculiar -- ins and outs that it will complement the surrounding properties, yet it works together as a whole. I think it's very well done.

MR. ROSEN: Thank you. You can only do it with good clients.

MR. FULLER: I concur. I think the addition is well done. I think the main issue has to do with the porch. You've given us two options. Personally, I like Option B better, simply because: number one, it's pulled -- further off the street by a few feet; number two, and it also does, I think, do a better job of hiding the old addition on the left side of the house -- I'm not sure what your preferences are, but you've given us two choices.

MR. NOYES: Is that something we have to make a decision on at this time or is it --

MR. FULLER: Yeah, we have to choose -- we have to be approving something.

MS. O'MALLEY: I guess my comment on that would be, as I compare it to the houses on either side, that it might be better to have the porch that doesn't stick out as far, so that this -- they streetscape stays closer to what it is currently. I realize that your resource to the east is also having an addition with a porch put on it, and so I'm a little concerned if you have a large porch as well. As you're moving up the street I realize they come closer as it curves, but with the possibility of two options, I would prefer going with B if you can really protect tulip poplar out front.

MR. NOYES: No, that's a walnut --

MS. O'MALLEY: Walnut?

MR. NOYES: -- black walnut, I believe.

MR. ROSEN: Yeah, we had a conversation with the arborist about how to do that and I think he's written that in your report. We would -- pretty lightly with a minimal footing, and he has a technique for using what he calls an air spade, but we would work with that to remove the dirt that's around the root system, clear the roots and then insert a -- you know, a -- cylindrical footing so it wouldn't -- we wouldn't take out much of the root system. So, we had -- that was.

probably out most extensive conversation.

MS. O'MALLEY: I'm familiar with that arborist. He does a good job. And I had two other questions. One had to do with the side stoop, and I wasn't sure how far you were from the side of your property, or how you were going to fit that in with the driveway?

MR. ROSEN: It's only about three feet of step, and I think we have a 12 foot -- I can measure it again, but I think we have enough room to clear it with the car. It's going to be the absolute minimum just to get the side in. Right now the way the house is, they have to come through the family room in the back and walk all the way around the front from their -- from the carport that they have now. So, we thought it would just be better to not have to go through all the living space. So, I think it would be absolutely minimal.

MS. O'MALLEY: If you can fit it in there. And remember, that Kensington has the 10-foot setback.

MR. ROSEN: Right.

MS. O'MALLEY: And my last question had to do with the comments on the neighbor's tulip poplar on your driveway and the garage. Can you just explain to me how you resolved that issue.

MR. ROSEN: I think what we're going to do is have a non-pervious surface where the existing carport is, more like a gravel driveway to get to the back so that we still let this - aerate.

MS. O'MALLEY: And so that the garage actually won't sit on any of the drip line of that tree?

MR. ROSEN: No. No, we've talked to the arborist and what we're showing is we've cleared the -- we've cleared that. And I think once we -- you know, once we draw up the final plans for that, we'll talk to him again just to make sure.

MS. O'MALLEY: Does anyone else have questions?

MS. ALDERSON: No, but I would like to add the comment I agree that it's a skilled solution to some challenging problems and on the porch -- I hadn't even thought of the idea of the Option A obscuring the addition. That's an interesting notion. My gut sense, although I think I would be inclined -- my gut sense I would like to share with you is that Option B looks more organic, and I think that's because Option A seems to try to suggest that the house is symmetrical and it's not any more. And Option B seems more to respond to what it is now and has evolved into, which is an asymmetrical house. So, personally I think that's going to knit together better.

MR. ROSEN: Thank you --

MR. FULLER: Do you all have a problem if we approve Option B? Is there any reason not to?

MR. NOYES: No, I think that's the one we wanted anyway.

MR. FULLER: I'll make the recommendation that we approve staff report 31/06-04K with the recommendations presented with Staff with a third recommendation that the exterior front porch be developed around Option B.

MS. WATKINS: Second.

MS. O'MALLEY: All in favor? It's unanimous. Thank you.

MR. ROSEN: Thank you very much. Thank you for all your nice comments.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3906 Prospect Street, Kensington	Meeting Date:	2/14/07
Applicant:	Kingsley and Josephine Opara (Elizabeth Homer, Architect)	Report Date:	2/07/07
Resource:	Secondary Resource Kensington Historic District	Public Notice:	1/31/06
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Anne Fothergill

PROPOSAL: Construction of major additions and new garage

RECOMMEND: Revise and return for a 2nd Preliminary Consultation

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary Resource within the Kensington Historic District
STYLE: Colonial Revival
DATE: c. 1938

PROPOSAL

The applicant is proposing to construct a major addition above and behind the existing house. They also propose to remove their existing garage and construct a new 22' x 22' garage at the rear right side of the lot and extend the driveway to the garage. See existing and proposed plans in Circles 12-28.

The applicant proposes to expand the house in height from a 1 ½ story house to a 2 ½ story house and the house will be approximately 39 feet tall from the front grade to the roof ridge. The proposed addition will extend back beyond the existing house an additional 40 feet approximately. In terms of the existing house, the front, left and right side exterior walls of the basement will be retained and on the first floor the left and right side walls and half of the front wall will also remain.

The existing house footprint (including the front porch) is 981 SF and the proposed footprint is 2467 SF (including the porch). The lot is 8,970 SF with an existing lot coverage of 14% including the garage (the existing deck was not included in this lot coverage calculation). The proposed lot coverage with the proposed house is 27% and with the new 240 SF garage is 33%.

The applicant is proposing cement board siding and cedar shakes and stone for the house and an asphalt shingle roof. There are two new chimneys on the left (east) side of the house, a screened porch at the back of the house, and a finished basement. Since this is a preliminary consultation, many of the materials including windows, doors, and plans for the garage and driveway extension are not included at this time but will be submitted for review at a later date.

Photos of existing conditions are in Circles 32-39. A photo simulation showing the proposed house and the adjacent house is in Circle 29.

APPLICABLE GUIDELINES

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

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

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

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." 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 or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

Standard #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #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.

Standard #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 environments would be unimpaired.

STAFF DISCUSSION

The *Vision of Kensington* states that “The Historic Residential Core”, where 3906 Prospect is located, “consists of most of the primary historic resources in the residential neighborhood. This includes historic resources built from 1890 to 1930 which exemplify the historic pattern of development characterized by expansive open spaces between homes. In this area it is important to preserve these patterns of open space, front yard setbacks, building scale, architectural character, and the streetscape qualities.”

3906 Prospect is a Secondary Resource within the Historic Residential Core of the historic district. Any additions and alterations to this resource are reviewed in terms of their impact on the overall streetscape and environmental setting of the historic district.

The house is very visible from Connecticut Avenue since it is located next to a parking lot at the corner. The house is flanked to the west by a Primary-One resource and to the east by the surface parking lot. Across the street is a Primary-One resource and a vacant lot. The proposed house will approximately five feet taller than the adjacent house, which is slightly uphill from this house. With the rear addition, the house will extend back beyond the adjacent house’s garage (see Site Plan in Circle 15).

While a major addition to a Secondary Resource may be allowed, proposals are reviewed to ensure that the design is sympathetic to the adjacent historic resources and that the character-defining features of the historic garden setting and the rhythm of the streetscape are not adversely impacted. Preserving landscape features and maintaining low lot coverage is important in preserving the historic character of the setting. The Kensington historic District was designated because it represented a well-preserved, turn of the century garden suburb.

The *Vision of Kensington* states that “the majority of houses extant in Kensington are sited on ample-sized parcels, oftentimes consisting of two or three lots... The average lot coverage within the Kensington Historic District is 15%.” This is a smaller lot than some in Kensington and the existing lot coverage is 14% and the proposed lot coverage is 33% (27% without the garage).

The proposed addition will more than double the footprint of the house and increase the lot coverage and height of the house substantially. Generally the Commission does not support such large additions, even to a Secondary Resource. Because this addition will be visible from Connecticut Avenue, it is important that the addition not appear to be doubling the size of the house with very long side elevations. The proposed house should be reduced in overall size. Additionally, the HPC generally supports one-car garages and the reduction of the garage’s footprint to a smaller one-car garage would assist in the reduction of overall lot coverage.

After reviewing the applicable guidelines and the plans, the proposed house is too large to be approvable. The addition and garage footprints should be reduced and the house height lowered so that the house is at least a few feet lower than the adjacent house so it is still subservient to the historic house, a Primary Resource. When those changes have been made, the details of the massing and design can be discussed.

Staff is happy to work with the applicants and their architect to reduce the size of this addition before they return to the HPC. The applicant should also contact the Town of Kensington and discuss the proposal with them if they have not done that yet. Comments from the Local Advisory Panel are in Circle 40.

STAFF RECOMMENDATION

Staff recommends that the applicant revise the proposal based on the comments of staff and the HPC and then return to the HPC for a second Preliminary Consultation.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6376

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ELIZABETH HOMER

Daytime Phone No.: 301-652-4811

Tax Account No.: 13-01018864

Name of Property Owner: KINGSLEY & JOSEPHINE ^{OPARA} Daytime Phone No.: 301-942-3690

Address: 3906 PROSPECT ST. KENSINGTON, MD 20895
Street Number City Street Zip Code

Contractor: T.B.D. Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3906 Street: PROSPECT ST.

Town/City: KENSINGTON Nearest Cross Street: CONNECTICUT AVE.

Lot: P30 Block: 12 Subdivision: 15

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ T.B.D.

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: _____

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height ± 34 feet 0 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 of owner or authorized agent

1/24/07

Date

Approved: _____ For: Chairperson, Historic Preservation Commission

Approved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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:

SEE ATTACHED

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

SEE ATTACHED

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 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.

6

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address KINGSLEY & JOSEPHINE OPARA 3906 PROSPECT ST. KENSINGTON, MD 20895</p>	<p>Owner's Agent's mailing address ELIZABETH HOMER FLANAGAN ARCHITECTS 8120 WOODMONT AVE, SUITE 107 BETHESDA, MD 20814</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>DANIEL & C.J. JONES 3908 PROSPECT ST. KENSINGTON, MD 20895</p>	<p>MATTHEW & W.S. LESKO 3909 PROSPECT ST. KENSINGTON, MD 20895</p>
<p>JERRY WEED 3907 WASHINGTON ST. KENSINGTON, MD 20895</p>	<p>YC & HELEN YIN 3909 WASHINGTON ST. KENSINGTON, MD 20895</p>
<p>GEARY & M.B. FITZPATRICK 3913 WASHINGTON ST KENSINGTON, MD 20895</p>	<p>WARNER MEMORIAL PRESBYTERIAN 1023 CONNECTICUT AVE KENSINGTON, MD 20895</p>

Opara Residence
3906 Prospect St.
Kensington, MD 20895

Description of existing structure

The existing structure is a secondary historic resource, built in 1938. It is a 1 ½ story house of stone, brick, and siding. To the east is a paved parking lot for the adjacent church which fronts Connecticut Ave. To the west is a remodeled Victorian-era house with a large garage structure located in the middle of the rear yard. The house is dwarfed by its Victorian neighbors in size and scale, and has an insignificant presence on the street and neighborhood. The street and topography slope significantly, further reducing the massing of this structure from its neighbor.

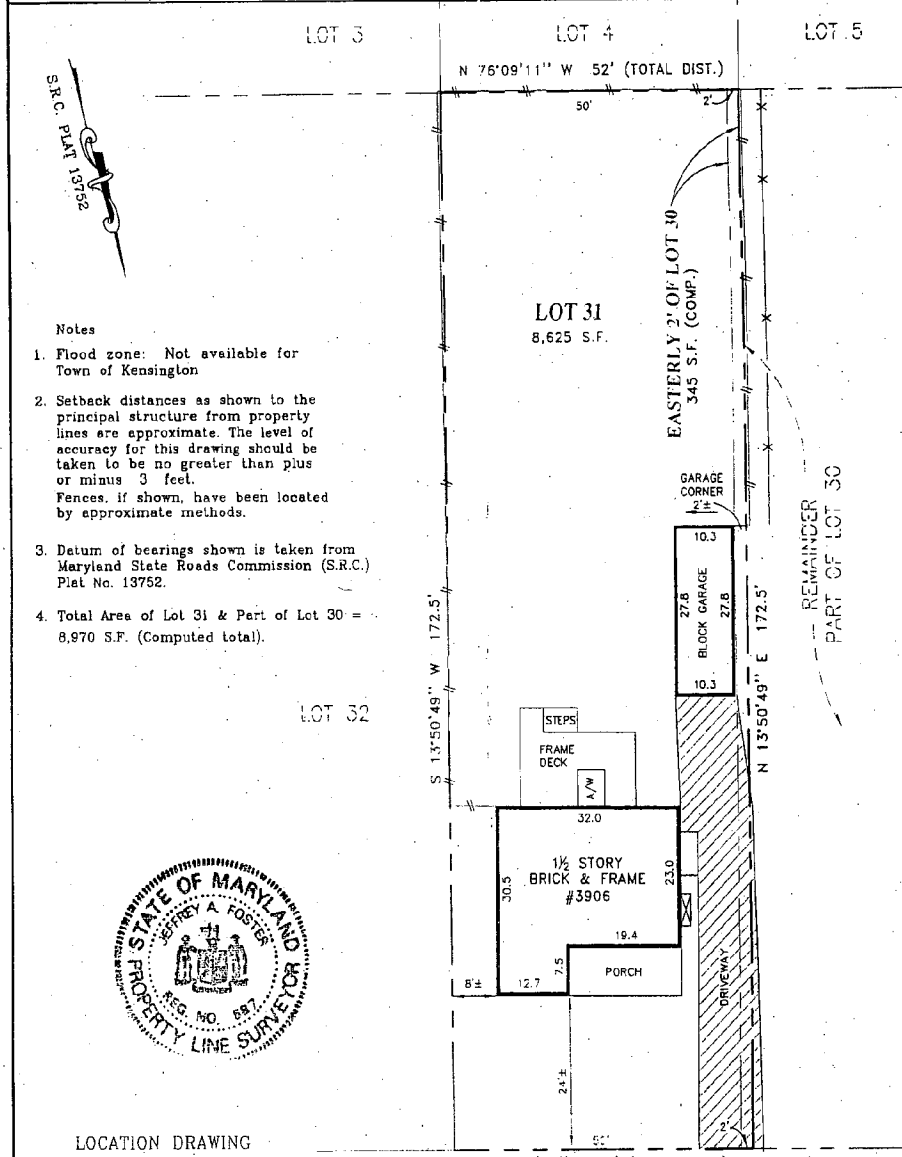
General Description of Impact

The proposed renovation and addition have been designed to provide the owners with the necessary programmatic spaces to meet their needs while minimizing the impact on the streetscape and the adjoining properties. This property is partially buffered to the east by a tall row of evergreens, blocking views onto as well as from the site. The west side of the property is visually screened by adjacent trees and the existing accessory structures which are situated in the middle of the rear yards of the two adjacent properties. The streetscape elevation is of minimal width and is consistent and compatible with the adjacent homes.

The massings of all elevations have been articulated by planar and material changes, as well as a variety of projections, roof heights, and architectural details. The overall massing and detailing is intended to be consistent and compatible with the materials and character of other homes in the historic district.

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.



Notes

1. Flood zone: Not available for Town of Kensington
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. Fences, if shown, have been located by approximate methods.
3. Datum of bearings shown is taken from Maryland State Roads Commission (S.R.C.) Plat No. 13752.
4. Total Area of Lot 31 & Part of Lot 30 = 8,970 S.F. (Computed total).

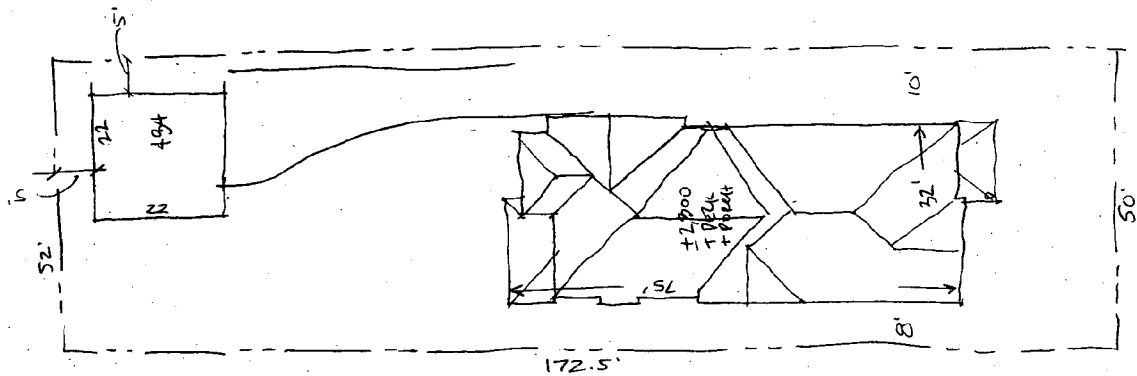


Existing

LOCATION DRAWING
 LOT 31 & PART OF LOT 30
 BLOCK 12
 KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

PROSPECT STREET
 (50' WIDE P.A.W. PER S.R.C. PLAT NO. 13752)

<p>SURVEYOR'S CERTIFICATE</p> <p>THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.</p> <p><i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 887</p>		<p>REFERENCES</p> <p>PLAT NO. 13752 S.R.C. PLAT NO. 13752</p>		<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 6 Professional Drive, Suite 216 Gaithersburg, Maryland 20878 TEL: 646-5103 Fax 301/948-1286</p>	
<p>DATE OF SURVEY: 10/15/01</p>		<p>SCALE: 1" = 20'</p>		<p>DRAWN BY: M.A.S.</p>	
<p>DATE OF PLOTTING: 10/15/01</p>		<p>JOB NO.: 05-2963</p>		<p>12</p>	



PROPOSED
SITE PLAN 1" = 20'

SITE DATA

ADDRESS: 3906 PROSPECT ST.
 KENSINGTON, MD 20895
 BUILT: 1936
 LOT: 31 ± PART OF 30
 BLOCK: 12
 HISTORIC: SECONDARY RESOURCE
 SITE AREA: 8,970 SQ. FT.
 ZONING: R-60

SETBACKS:
 FRONT: 25' OR EST. BLD PLANE
 REAR: 20'
 SIDES: 8' 18' COMB.

LOT COVERAGE (SQ. FT.)

	EX'G	PROPOSED
HOUSE:	835	2,176
DECK:	295	0
PORCH:	146	291
GARAGE:	282	484
TOTAL:	1,558	2,951
BASEMENT:	835	1,984

% OF LOT COVERAGE W/ GARAGE

EX'G	PROPOSED
17%	33%

% OF LOT COVERAGE W/O GARAGE

EX'G	PROPOSED
14%	27%

14

Flanagan
 ARCHITECTS, AIA

8120 Woodmont Ave., Suite 107
 Bethesda, MD 20814
 Tel: (301) 652-4811
 Fax: (301) 652-4814

Project Name
OPARA
RESIDENCE

3906 PROSPECT ST.
 KENSINGTON, MD 20895

Sheet Description

Project #: 064500
 Scale:
 Drawn By:
 Date(s): 24 JANUARY 2007



5

Flanagan
ARCHITECTS, AIA

8120 Woodmont Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 652-4811
Fax: (301) 652-4814

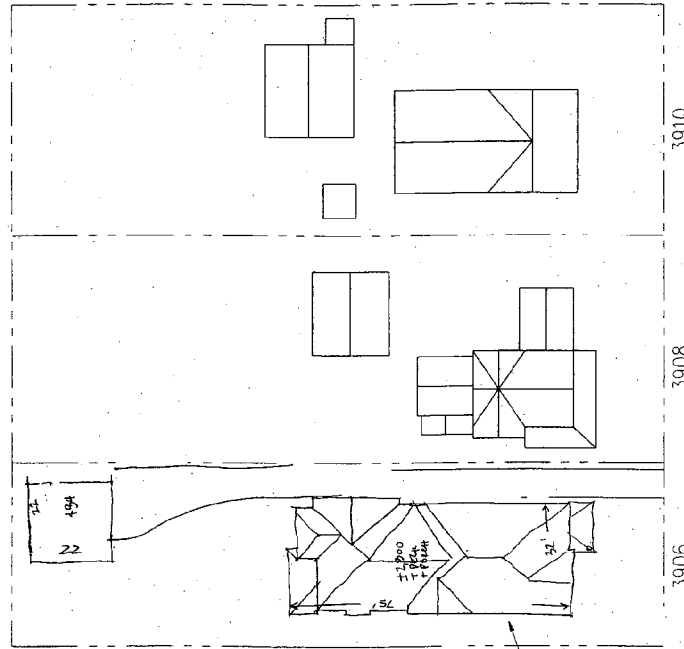
Project Name
**OPARA
RESIDENCE**
3905 PROSPECT ST.
KENSINGTON, MD 20895

Sheet Description

Project #: 064500
Scale:
Drawn By:
Date(s): 24 JANUARY 2007

SP-3

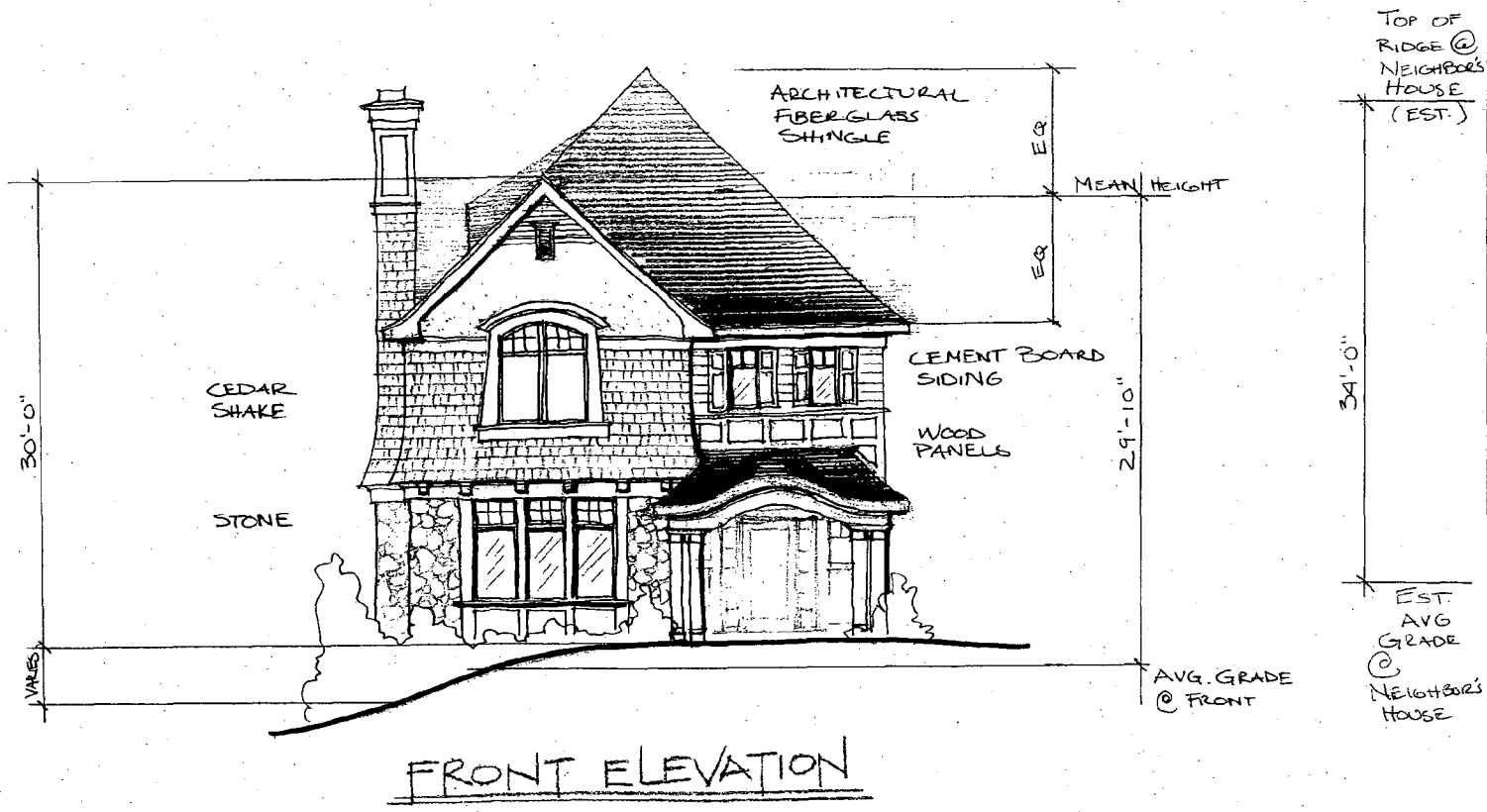
NOTE: EX'G STRUCTURES DRAWN
PER DIMENSIONS OBTAINED BY
ARCH'T MEASURING ON SITE



PROSPECT ST.

PROPOSED RESIDENCE

PROPOSED
SITE PLAN 1/32"=1'-0"
SHOWING PROPOSED RESIDENCE
AND EXISTING NEIGHBORING
STRUCTURES



FRONT ELEVATION

Project Name
**OPARA
RESIDENCE**
3906 PROSPECT ST. #101
KENSINGTON, MD 20895
Street Description:



EAST ELEVATION

Project # 083100
Scale:
Drawn By: P.J.
Date(s): 15 NOV. '06

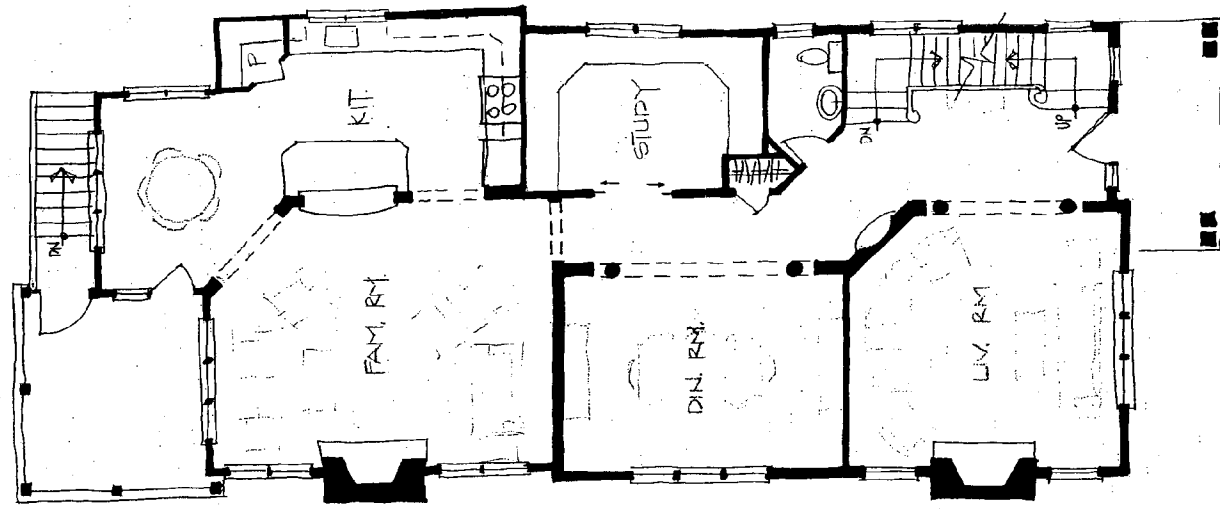
A-6

Project Name:
**OPARA
RESIDENCE**

2806 PROSPECT STREET
KENSINGTON, MD 20895

Sheet Description

Project #: 083100
Scale:
Drawn By: P.J.
Date(s): 15 NOV 06



1ST FLOOR PLAN

$\frac{1}{8}'' = 1'-0''$

25



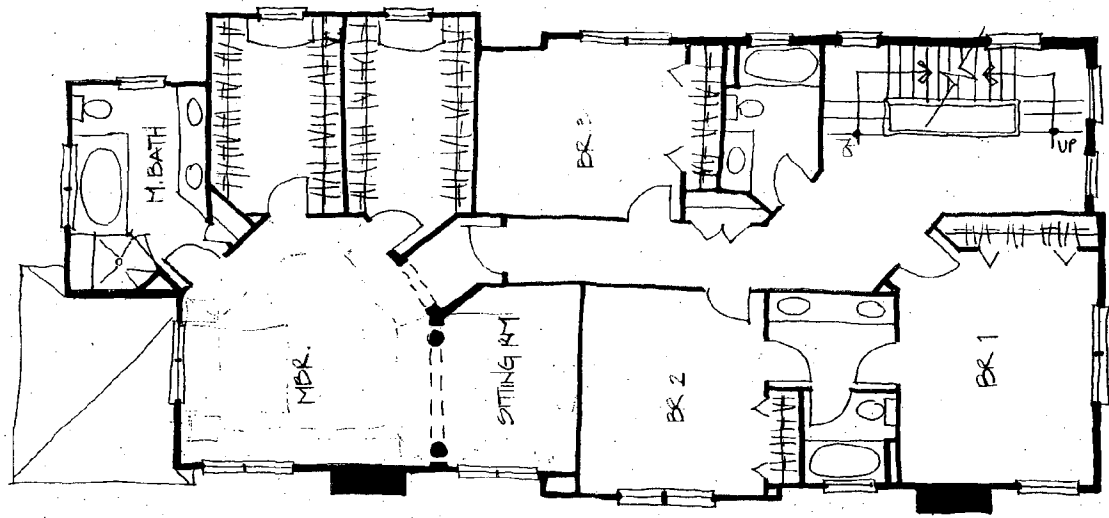
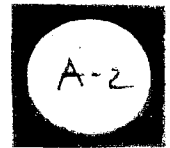
8120 Woodmont Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 652-4811
Fax: (301) 652-4814

Project Name
**OPARA
RESIDENCE**

3906 PROSPECT STREET
KENSINGTON, MD 20895

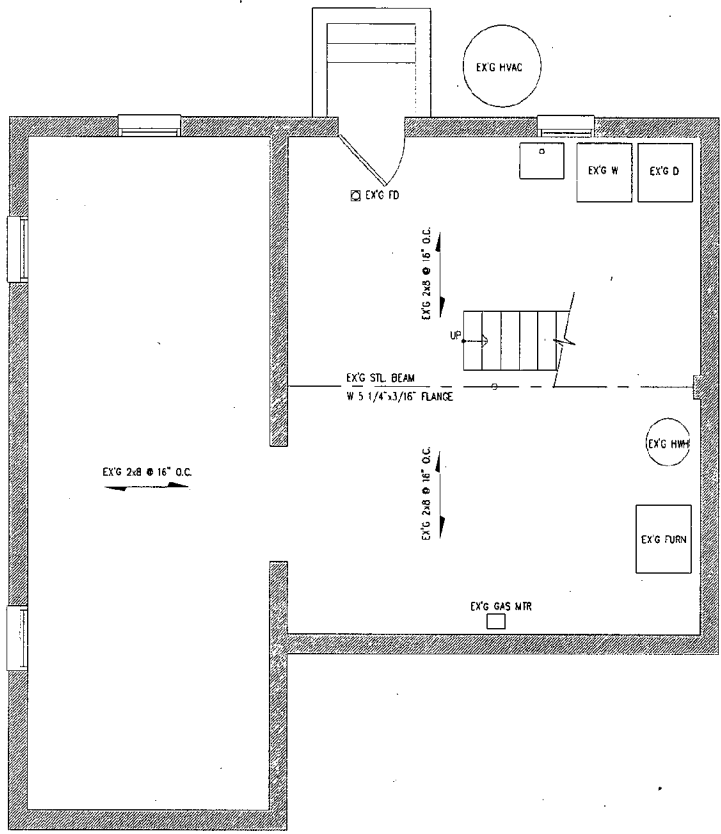
Sheet Description

Project #: 063100
Scale:
Drawn By: F.J.L.
Date(s): 15 NOV '05



2ND FLOOR PLAN

1/8" = 1'-0"



Job Name:
OPARA RESIDENCE
 3906 PROSPECT ST.
 KENSINGTON, MD

Sheet Description:
 EXISTING PLAN *Basement*

Project #:	063100
Scale:	1/8"=1'-0"
Drawn by:	
Date(s):	
	SEPT. 12, 2006



42

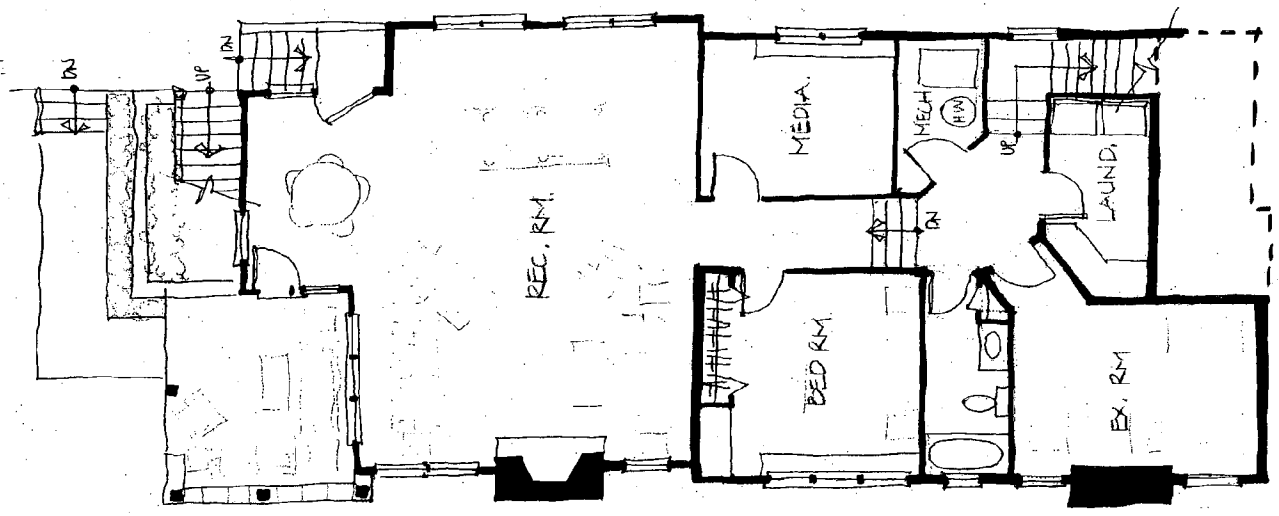


8120 Woodmont Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 652-4614
Fax: (301) 652-4614

Project Name
**OPARA
RESIDENCE**

3906 PROSPECT STREET
KENSINGTON, M.D. 20895
Sheet Description:

Project #: 063100
Scale:
Drawn By: P.J.
Date(s): 15 NOV '06



BASEMENT PLAN

1/8" = 1'-0"

82



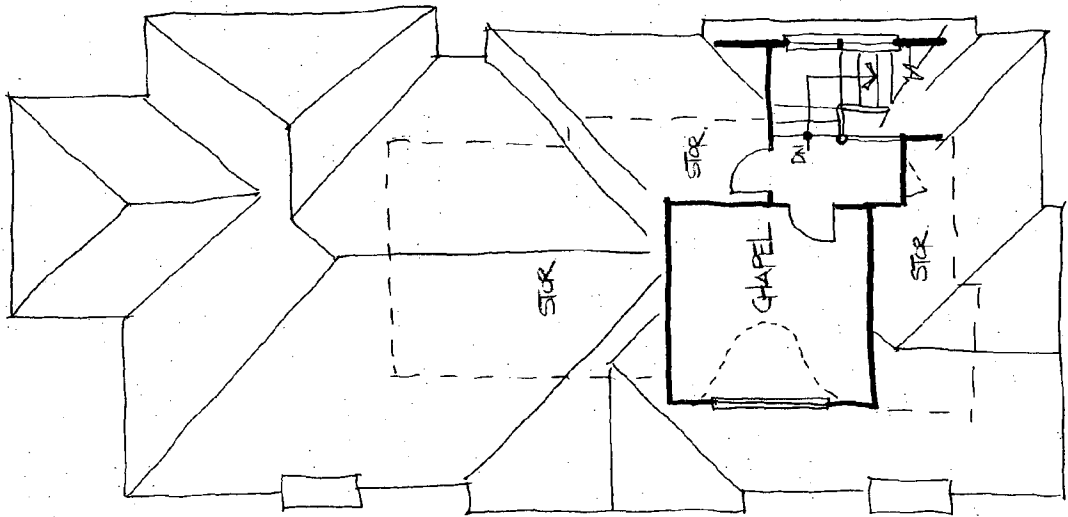
8120 Woodmont Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 652-4811
Fax: (301) 652-4814

Project Name
**OPARA
RESIDENCE**

3905 PROSPECT STREET
KENSINGTON, MD 20845

Sheet Description

Project #: 083100
Scale:
Drawn By: P.J.L.
Date(s): 15 NOV '06



ATTIC PLAN

1/8" = 1'-0"

29



8125 Woodmont Ave., Suite 107
Bethesda, MD 20814
Tel: (301) 655-4811
Fax: (301) 652-4814

Project Name:
**OPARA
RESIDENCE**
3806 PROSPECT ST.
KINGSDOM, MD 20885

Sheet Description:



STREET ELEVATION
SHOWING PROPOSED RESIDENCE
AND EXISTING NEIGHBORING
STRUCTURES

Project # 06100
Scale:
Drawn By:
Date: 24 JANUARY 2007





OPARA RESIDENCE





OPARA RESIDENCE





VIEW FROM PROSPECT ST.

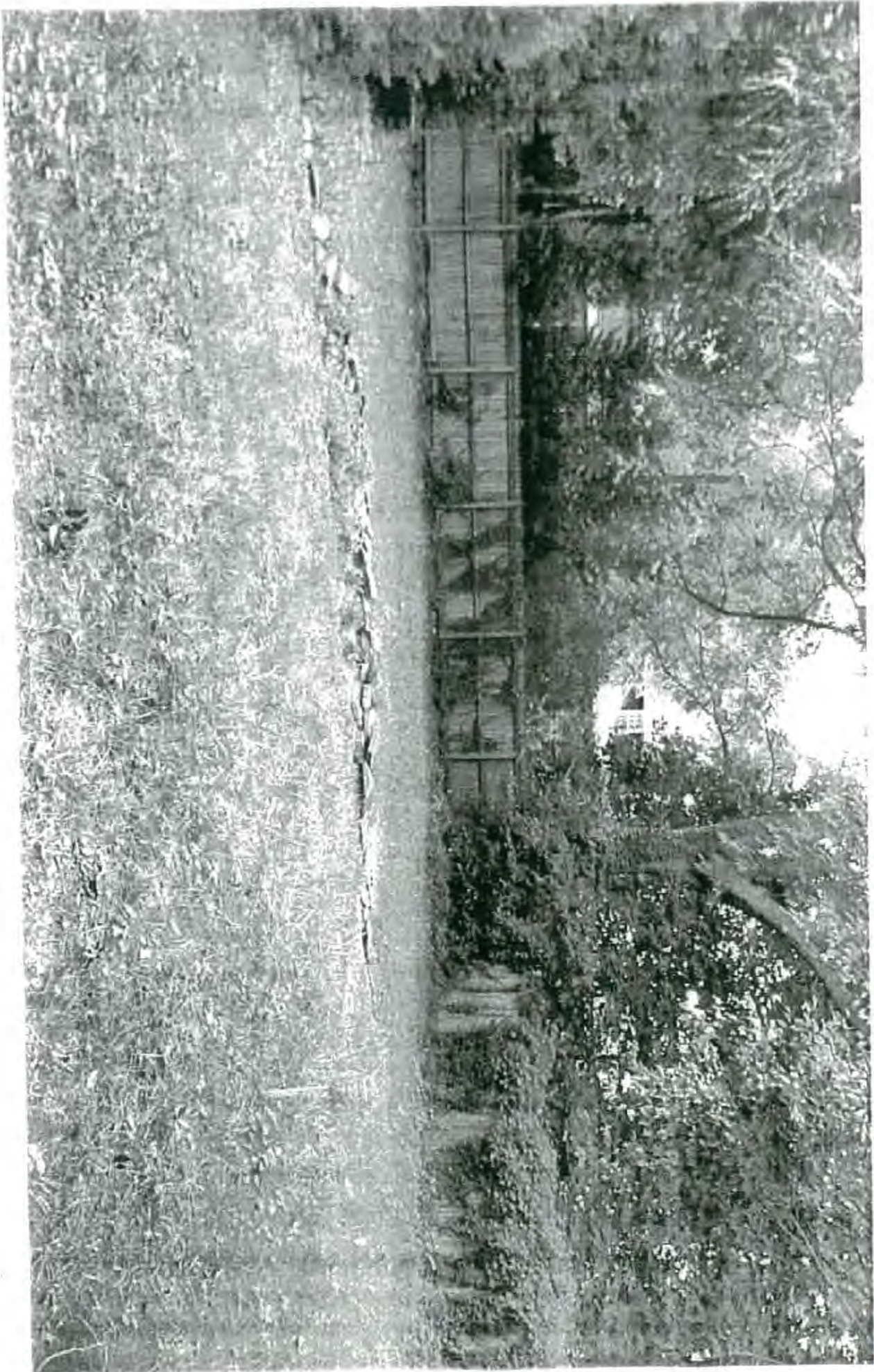


VIEW OF OPARA'S HOUSE
AND NEIGHBOR'S HOUSE



VIEW FROM CONNECTICUT AVE.

REAR YARD











**Local Advisory Panel
Kensington Historic District
Historic Preservation Commission**

LAP members received HAWPs for the following cases during the week of February 5, 2007 and were asked to provide comment:

RE: HAWP, 3951 Baltimore Ave., Longo.

The applicant has revised the design to incorporate the majority of the recommendations of staff, LAP, and HPC commissioners that were given in previous meetings and preliminary consultation. LAP members recommend approval subject to applicant's commitment to restore the house's exterior and work with staff to develop compatible window designs and other exterior trim details.

RE: HAWP, 3714 Washington St., Mahaney & Pillette

As the new construction is located largely behind the existing home, LAP members felt that this would have minimal impact on the garden character of the historic district. Any mature trees being removed should be replaced elsewhere on the property with new trees, preferably from the Maryland native species list. Approval is recommended.

→ RE: Preliminary Consultation, 3906 Prospect St., Opara

The LAP chairman discussed the following with the applicant's architect, Tom Flanagan, on February 6, 2007:

While the design is attractive in its own right and materials noted in the drawing demonstrate a high level of quality, LAP members felt that the design elements would overshadow the relatively simple designs of the neighboring historic resources, which are relatively modest and simple Victorian-era homes.

LAP members felt that the design is too tall relative to the neighboring historic resources. *Visions of Kensington* and Dept. of the Interior guidelines suggest that acceptable new construction in a historic district should be subordinate in size and scale to historic resources.

The LAP chair gave as an acceptable example an approved (but not built) design for 10318 Fawcett St. (the former Scanlon residence, now owned by G. Myers) that took a similar sized non-contributing resource cottage and enlarged it into a 1 and ½ story arts-and-crafts styled bungalow. This is more in keeping with the pattern for historic in-fill in Kensington.

Jim Engel, LAP Chair
February 6, 2007

remains of garage

2951 1857
20% lot cover of (33%)
17 ex. - x2 t1

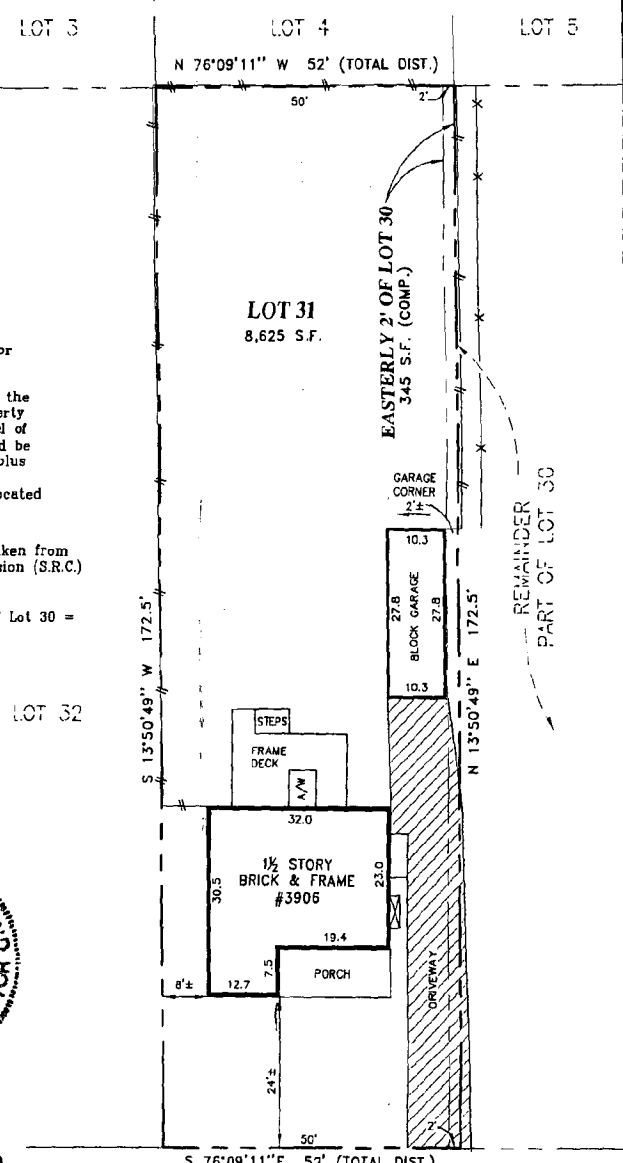
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
This plan 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 re-financing.
4. Building lines and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

S.R.C. PLAT 13752


Notes

1. Flood zone: Not available for Town of Kensington
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet.
Fences, if shown, have been located by approximate methods.
3. Datum of bearings shown is taken from Maryland State Roads Commission (S.R.C.) Plat No. 13752.
4. Total Area of Lot 31 & Part of Lot 30 = 8,970 S.F. (Computed total).



LOCATION DRAWING
LOT 31 & PART OF LOT 30
 BLOCK 12
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

PROSPECT STREET
 (50' WIDE R/W PER S.R.C. PLAT NO. 13752)

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1288	
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK.	D		DATE OF LOCATIONS	SCALE: 1" = 20'
<i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587		PLAT NO.	4	WALL CHECK:	DRAWN BY: M.A.S.	
LIBER	20999	S.R.C.	13752	HSE. LOC.:	06-03-05	JOB NO.: 05-2863
FOLID	587					

SP-1

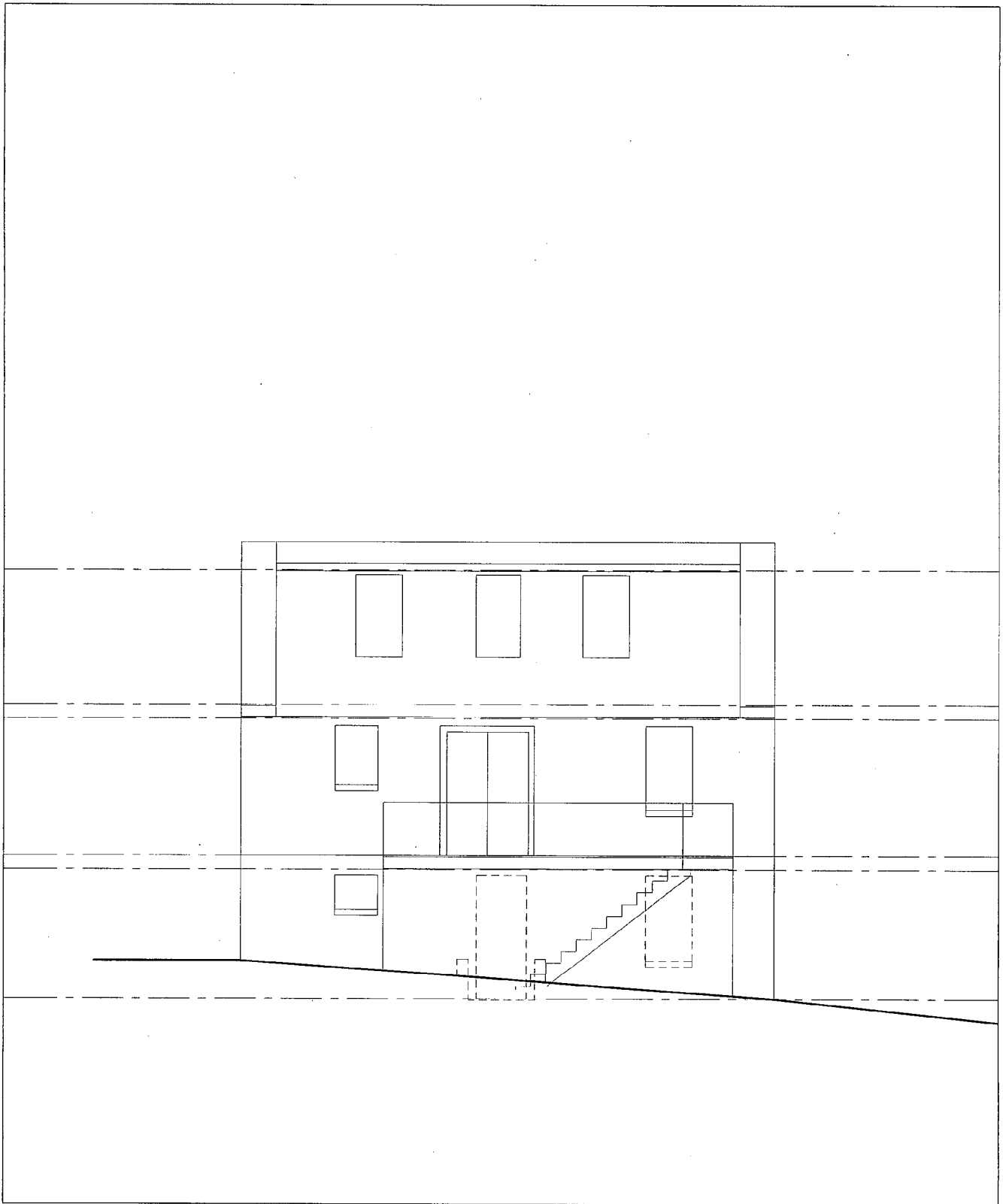
Project # 05-500
 Scale:
 Drawn By:
 Date: 21 June 2007

Sheet Description
OPARA RESIDENCE
 2868 PROSPECT ST
 KENSINGTON MD 20895

Project Name
OPARA RESIDENCE

8700 Woodmont Ave, Suite 107
 Gaithersburg, MD 20894
 Tel: (301) 652-4811
 Fax: (301) 652-4814

Planform
 CONSULTANTS

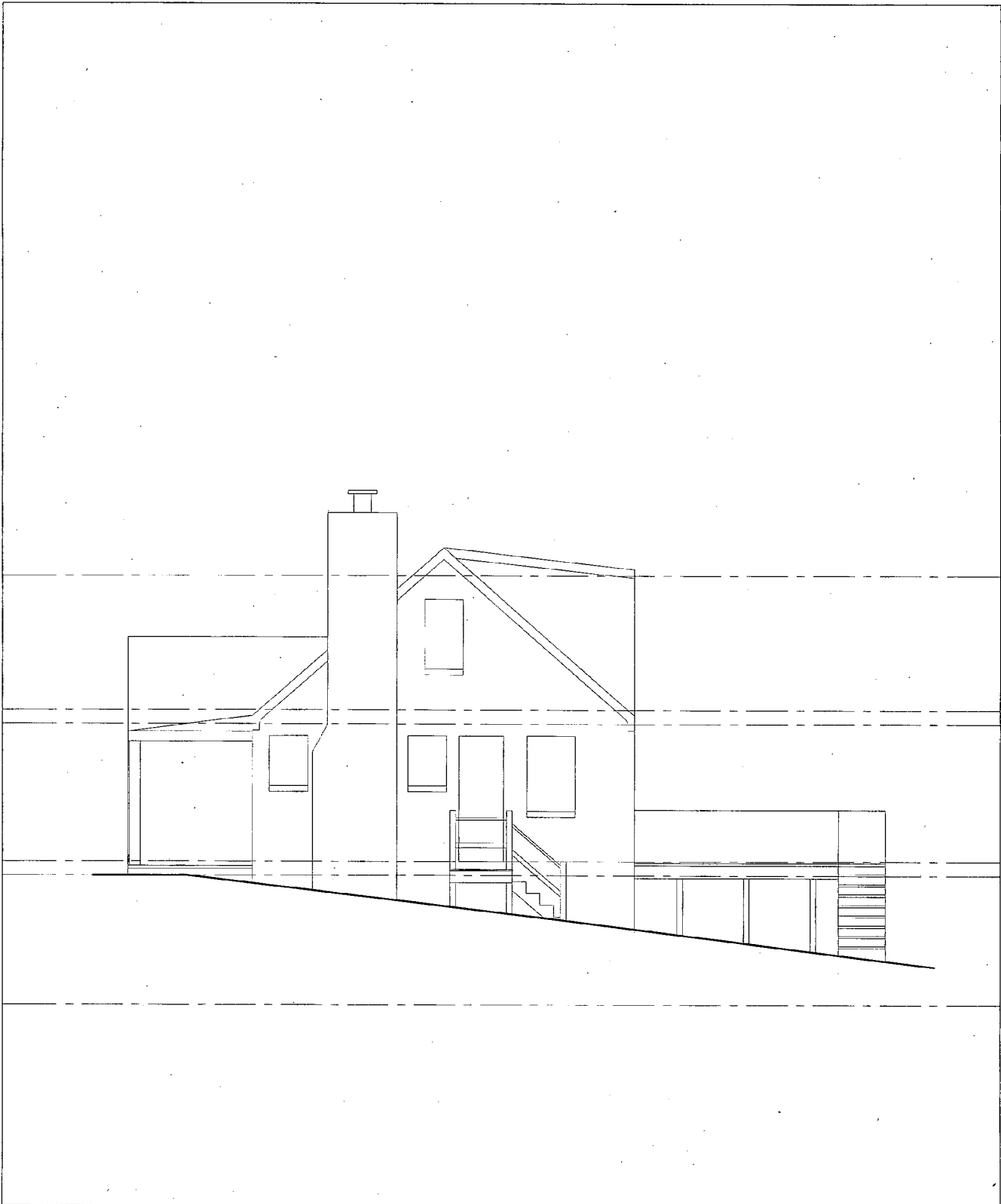


Job Name:
**OPARA
RESIDENCE**
3906 PROSPECT ST.
KENSINGTON, MD

Sheet Description:
EXISTING ELEVATION *rear*

Project #	063100
Scale:	1/8"=1'-0"
Drawn by:	
Date(s):	SEPT. 12, 2006





Job Name:
OPARA RESIDENCE
 3906 PROSPECT ST.
 KENSINGTON, MD

Sheet Description:
 EXISTING ELEVATION *Eight*

Project #:	063100
Scale:	1/8"=1'-0"
Drawn by:	
Date(s):	
	SEPT. 12, 2006



Feb. 14
pr. lion

- 1 car detached garage
- no bigger than other houses (height + rear addition)
- visibility from ct. Ave.
- 100% lot coverage (maybe up to 15)

told architect:
 Give the mayor's office # +
 Party people's # to call for more info

1938
 600 sq ft 101 / 960 1170
 8970 sq ft lot



owner wants to
 more than double
 footprint
 wants garage attached
 (wants a two
 have)

3906 prospect
 addition

secondary next to P-1
 1/2 story
 1230 existing total sq
 1400+ proposed
 expand 2nd floor +
 footprint 30x32 ex.
 34x60 proposed
 footprint

8970 lot

7-18-06
 Paul & Edwin Lee Architects
 301-261-7925

Impact on streetscape, other historic resources
Rhythm of streetscape in setback/height/massing
Design/style
Materials
Massing/articulation
Lot coverage
Tree removal
Visibility from Connecticut Avenue
Perhaps retain current footprint and expand (up/behind/out)