MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3934 Baltimore Street, Kensington	**Meeting Date:**	1/8/2025
Resource:	Primary One Resource **Kensington Historic District**	**Report Date:**	12/31/2024
Applicant:	Mark & Maureen Shaheen (Chris Lapp, Architect)	**Public Notice:**	12/25/2024
Review:	HAWP	**Tax Credit:**	No
Permit No.:	1098121	**Staff:**	Laura DiPasquale
Proposal:	Partial demolition and construction of new rear addition		

STAFF RECOMMENDATION

Staff recommends HPC approve with **three (3) conditions** the HAWP application, with final approval authority delegated to staff:

1. The 4-inch edge of the concrete and flagstone patio must be concealed below grade or clad in flagstone to match the patio surface.
2. The applicant submits details of the proposed flagstone material and edge treatment to staff for final approval.
3. The applicant provides a replanting plan for two new trees to staff for final approval.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Colonial Revival
DATE: c. 1900

Figure 1: Location of 3934 Baltimore Street (outlined in blue and starred) in the Kensington Historic District.

Figure 2: The front elevation of the subject property, October 2024 (Historic Preservation Office).

Figure 3: Rear (south) and west elevations of the subject property.

BACKGROUND

At its November 13, 2024 meeting, the HPC held a preliminary consultation for the subject property that informs the current proposal. The HPC comments and staff recommendations are summarized below:

- Alterations to the existing 1990's addition will be an aesthetic improvement to the property.
- The window proposed for removal on the west elevation is a historic, character-defining feature of the property and should be retained.
- The connection between the addition and historic house should be properly detailed so that the original main block is evident and the new addition is differentiated from the main block. Commissioners mentioned the use of a hyphen or siding with a different exposure as possible options for providing differentiation.
- The massing of the addition is overly large and should be reduced in length by roughly five feet.
- The projecting mudroom is overly boxy and needs additional glazing.
- The removal of select trees is likely acceptable provided new trees are planted.

The following items should be included in the HAWP application:

- Updated existing conditions floor/site plans showing the existing bulkhead and basement stairs;
- Cladding, window, and roof materials specifications and examples;
- Hardscape materials specifications and elevation drawings;
- Arborist report/tree evaluation, including a replanting plan.

PROPOSAL

The applicants propose to construct a one-story rear addition projecting into the left side yard, to install a new rear patio with wood-burning fireplace and outdoor kitchen, and to remove five trees at the rear and side of the property.

Following the preliminary consultation review, the applicants revised and supplemented the application to:

- Retain the west wall of the existing rear first floor addition, taking 1'-7" out of the overall width of the proposed addition. The proposed bay window design remains the same.
- Retain the window on the west elevation of the historic main block originally proposed for removal.
- Adjust the rear stoops to create symmetry on either side of the proposed family room. The fireplace has been made slightly smaller to project only 2'-0" beyond the rear wall of the family room. The overall depth of the addition has not changed.
- Add glazing to the east wall of the mudroom.
- Replace the existing 4" aluminum siding on the existing second floor addition with to be 8" Hardi Siding to match the proposed addition in order to better differentiate between the newer structure and the existing historic main block.
- Update the existing floor/site plans to show the existing bulkhead and basement stairs.
- Include materials specifications.
- Include an arborist report.
- Include elevations of the proposed outdoor kitchen and fireplace.

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

According to the Guidelines, a Historic District as identified….shall consist of the entire area represented by all of the historic resources with their appurtenances and environmental setting. Non-historic properties within the boundaries of the Historic District are also subject to regulation, as they are considered appurtenances and part of the environmental setting of the historic resources 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 as noted on Page 1 "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.

Kensington is a suburban community, defined by its curvilinear streets, garden settings, and large, nineteenth century, free-standing residences. Its architecture and planned landscapes exhibit Kensington's late nineteenth century development as a summer retreat from the heat and congestion of Washington… The Kensington Historic District presents a well-preserved, turn-of-the-century garden suburb. The district is distinguished by its open development pattern, its rich variety of revival architecture, and its historic relationship to the railroad…The residential areas are dominated by engaging free-standing Queen Anne style residences sited within large garden settings.

Montgomery County Code Chapter 24A-8

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:

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

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

(d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The Standards read are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF DISCUSSION

Staff finds that the applicants have largely addressed the concerns expressed by the HPC at the preliminary consultation review and recommend approval with minor conditions.

Addition

The HPC approved the existing rear addition on the property in 1991. At that time, a second-story addition was added on top of an existing one-story addition and other modifications were made to the earlier addition.[1] The current proposal would primarily modify this non-historic addition. Previous alterations proposed to the west window of the historic main block have been eliminated from the proposal.

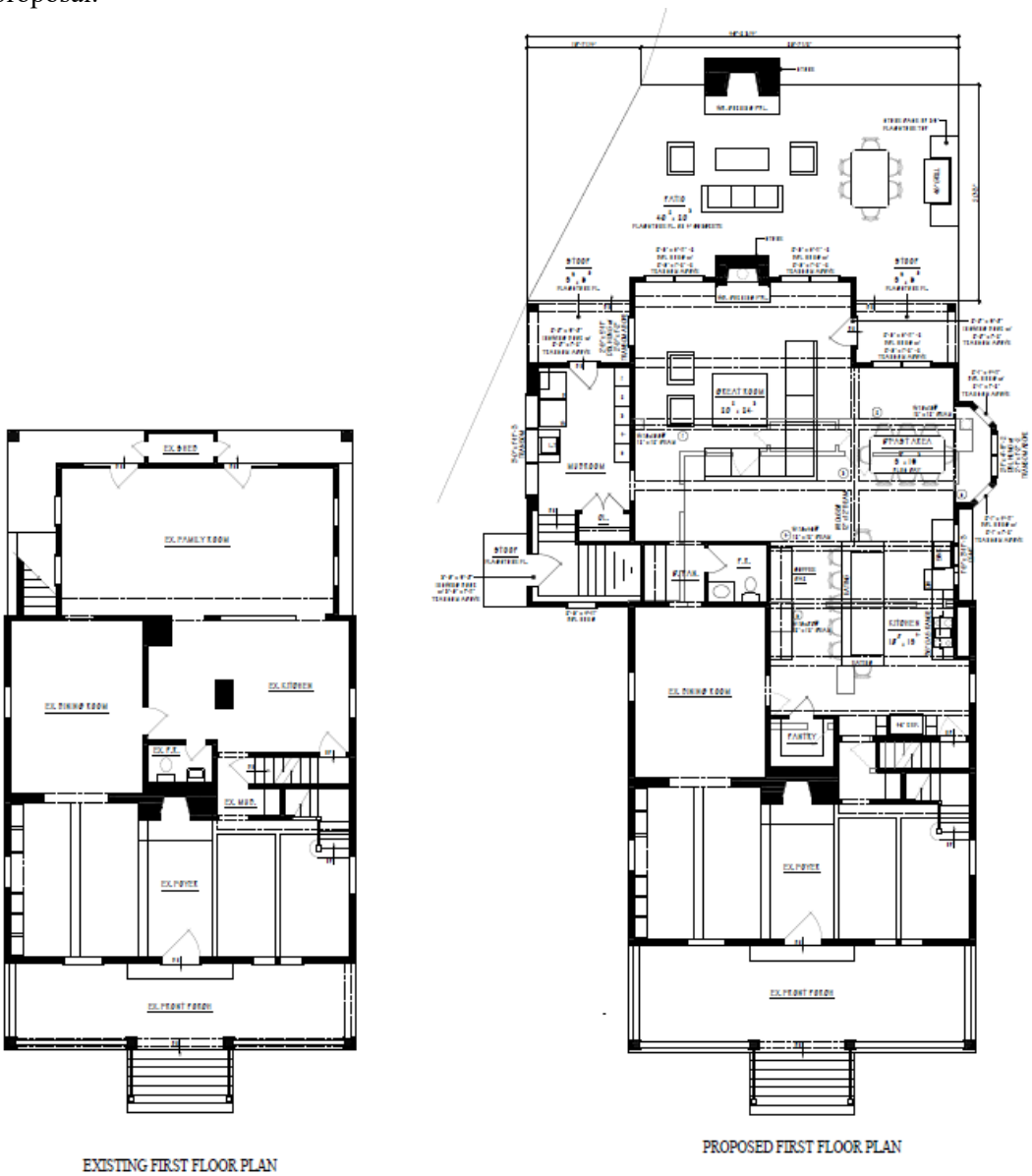


Figure 4: Existing first-floor plan (left) and proposed (right). North is at the bottom in this drawing.

[1] HAWP application for rear addition, 1991: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640004/Box022/31-6-91B_Kensington_3934%20Baltimore%20St_02-22-1991.pdf

On the east side, facing the driveway, the addition would extend beyond the plane of the existing side wall approximately 9.5 feet, plus a 4-foot stoop. A shallow-pitched hipped standing-seam metal roof would cover this extension. The extension would be clad in horizontal 8-inch exposure smooth Hardie siding and feature multi-pane and multi-pane-over-one Pella Lifestyle series simulated-divided-light windows and doors. Staff finds that this change primarily alters non-historic fabric, and despite projecting beyond the façade of the historic building, remains subordinate to the historic house and is compatible with but differentiated from the historic main block, in keeping with *Standards* 2 and 9.

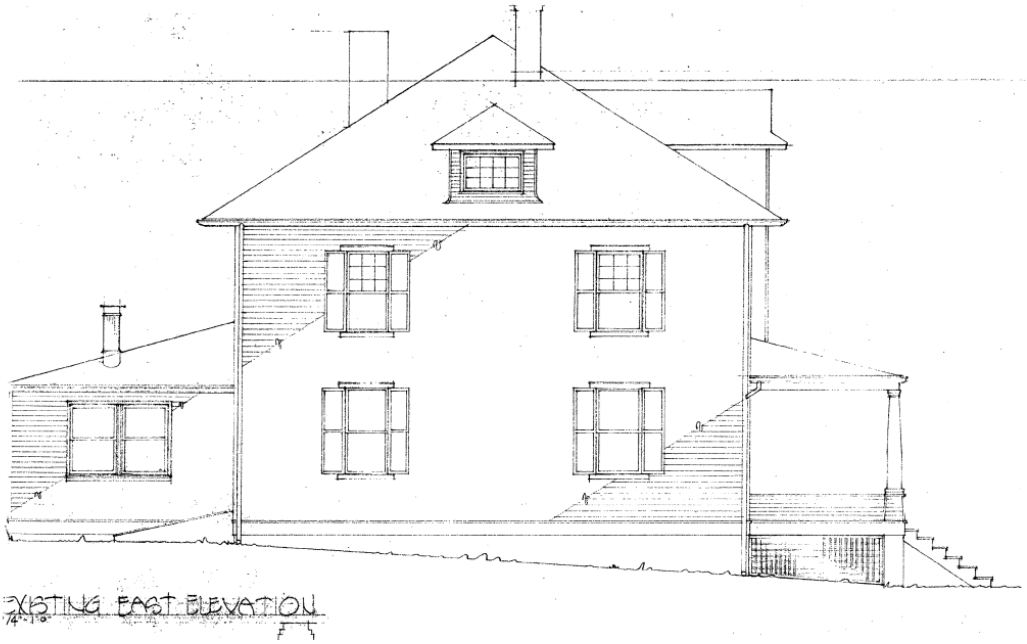


Figure 5: 1991 existing conditions drawings of the east elevation.

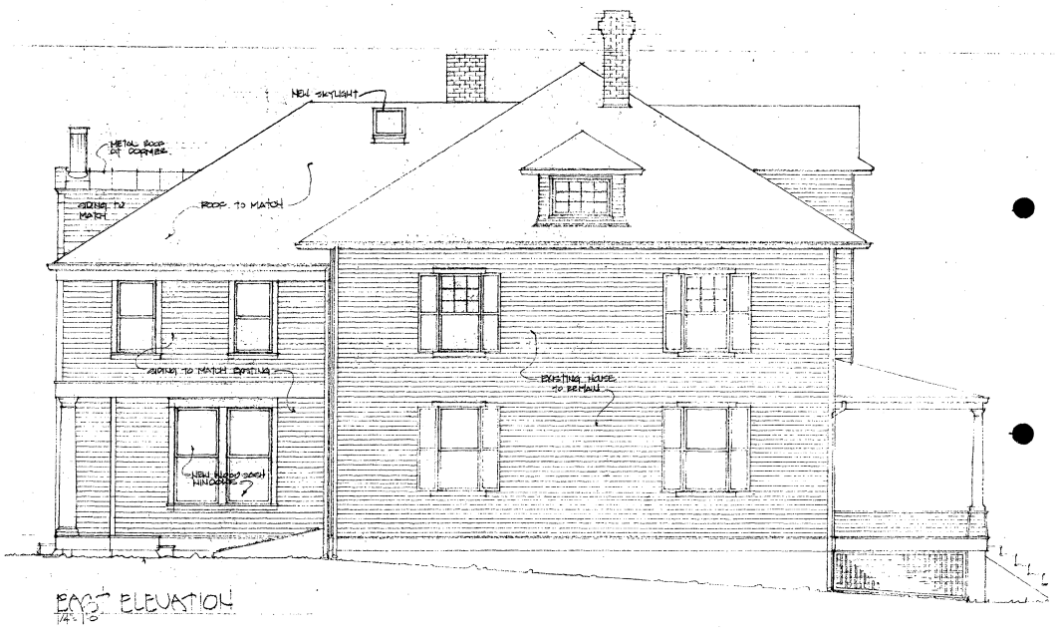


Figure 6: 1991 east elevation approved elevation.

Figure 7: East elevation reviewed during the preliminary consultation.

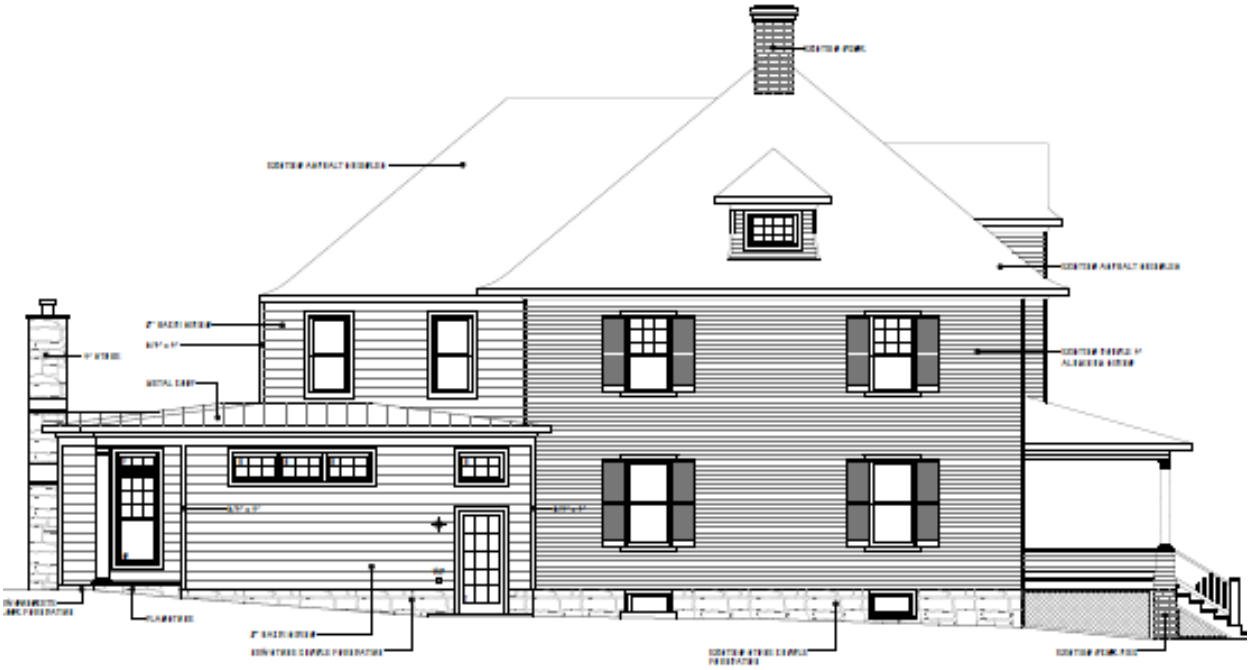


Figure 8: Currently-proposed east elevation.

Figure 9: View of the east elevation from the end of the driveway.

Figure 10: View of the east elevation up the driveway towards the existing and proposed addition location.

Figure 11: Existing east side rear addition and intersection with main block.

On the west side, the applicants propose to retain the existing west side wall and return of the historic rear wall and to retain a portion of the side wall of the existing addition, which is recessed approximately 1.6 feet below the second-story addition. The addition would be extended to the rear and new fenestration added. Staff finds that the revised proposal retains original features and does not negatively alter spatial relationships that characterize the property, and is compatible with but differentiated from the historic main block, in keeping with *Standards 2* and *9*.

Figure 12: Photographs of the existing west side elevation.

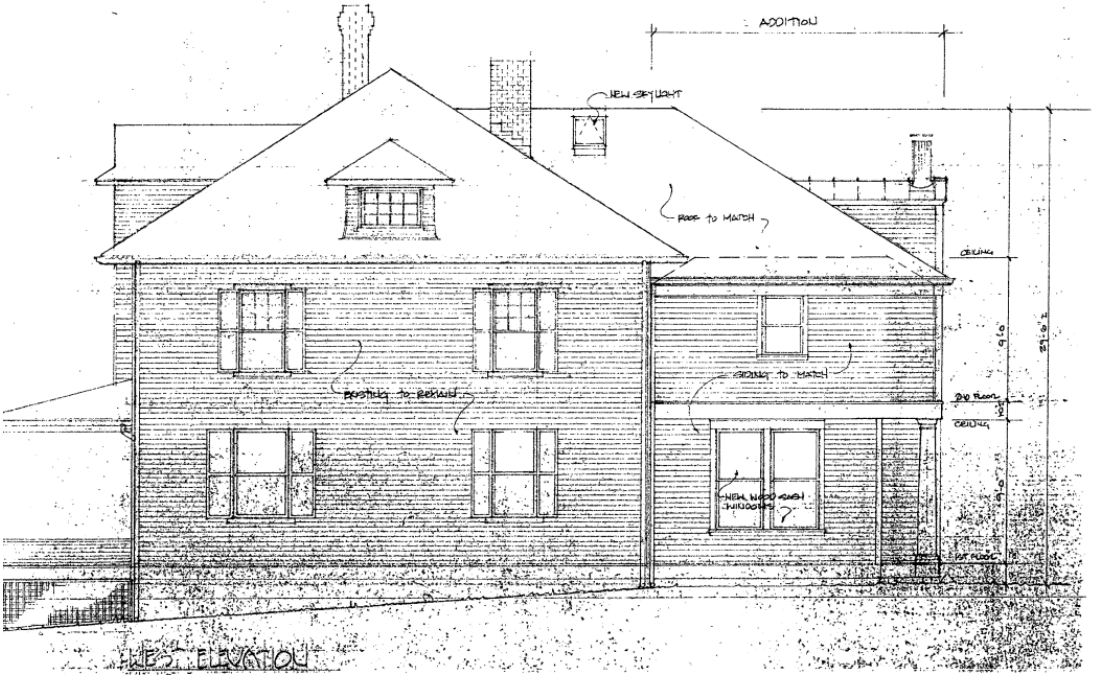


Figure 13: Approved west elevation, 1991 (1991 existing conditions drawing for west elevation not scanned, but likely a mirror image of the east elevation).

Figure 14: Current existing conditions drawing.

Figure 15: The west elevation proposed during the preliminary consultation review proposed to remove a historic first-floor window and replace it with three smaller windows in a new opening that spans the end of the original rear wall.

Figure 16: The current, revised west elevation.

At the rear, south elevation, the applicant proposes to remove the non-historic chimney on the 1991 addition and extend the first floor out from the existing second-floor wall plane. A new stone chimney would rise from the rear of the new addition. New covered stoops with decorative columns would be added at each end of the south elevation of the addition. Staff supports the rear changes, finding that they will be minimally visible from the public right-of-way and do not destroy or obscure any historic materials, and are compatible with the historic building.

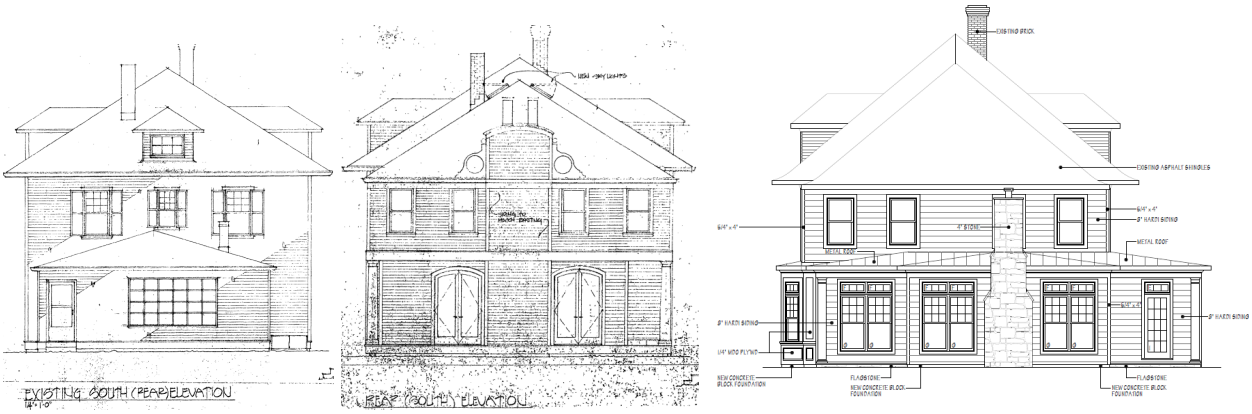


Figure 17: Existing conditions in 1991 (left), 1991 approved rear elevation (center), proposed elevation (right).

Figure 18: Existing rear elevation.

Hardscape alterations

Beyond the rear of the proposed addition, the applicant proposes to install a new 677 square foot flagstone patio with a 7 by 3.5 foot freestanding stone fireplace and outdoor kitchen area. The floorplan indicates that the flagstone will be on top of four inches of concrete. Staff supports the work, provided the edges of the concrete pad are concealed below grade or clad in the same flagstone material. Staff finds that flagstone is a compatible paving material but that exposed concrete is not, but finds that, as modified by the condition, the proposed work is located at the rear of the property, will be minimally visible from the public right-of-way, and will not remove or obscure historic materials that characterize the property, in keeping with *Standards 2* and *9* and Chapter 24A-8(b)(2).

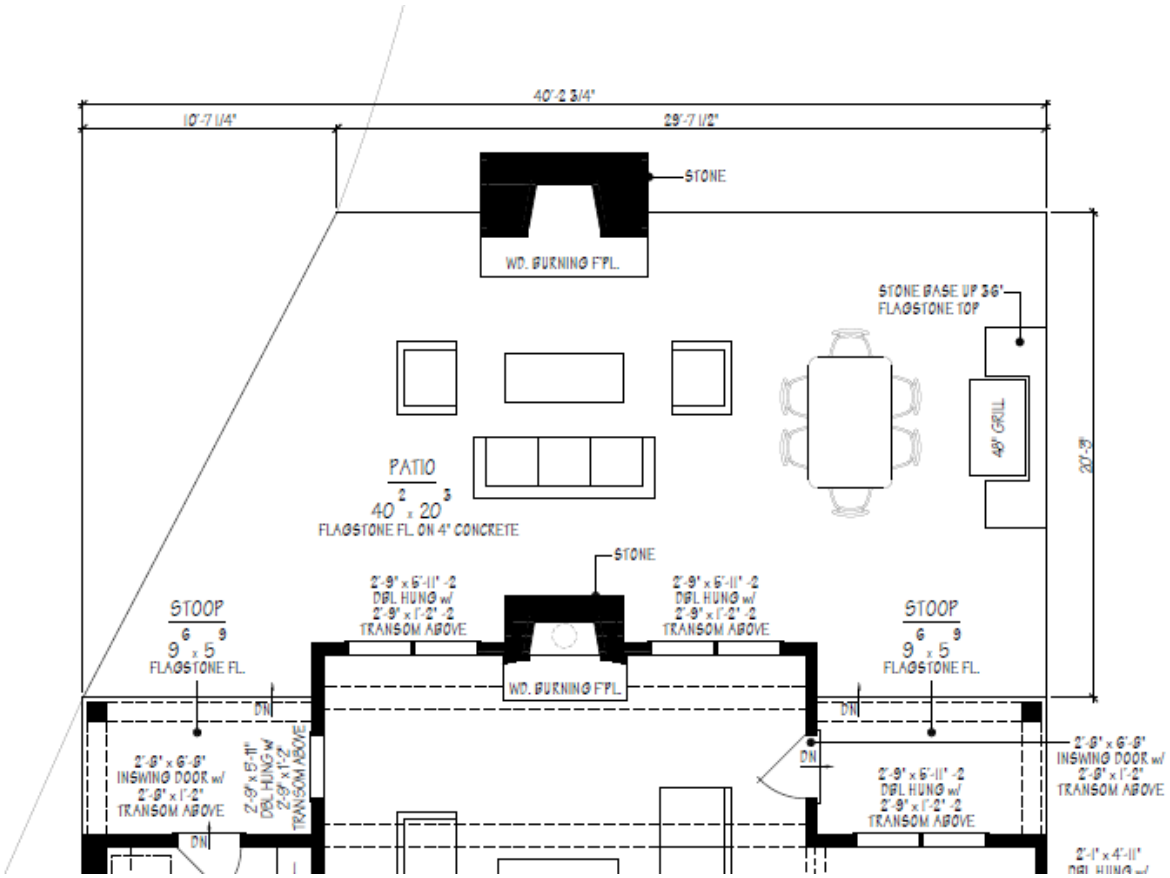


Figure 19: Floorplan showing the proposed patio.

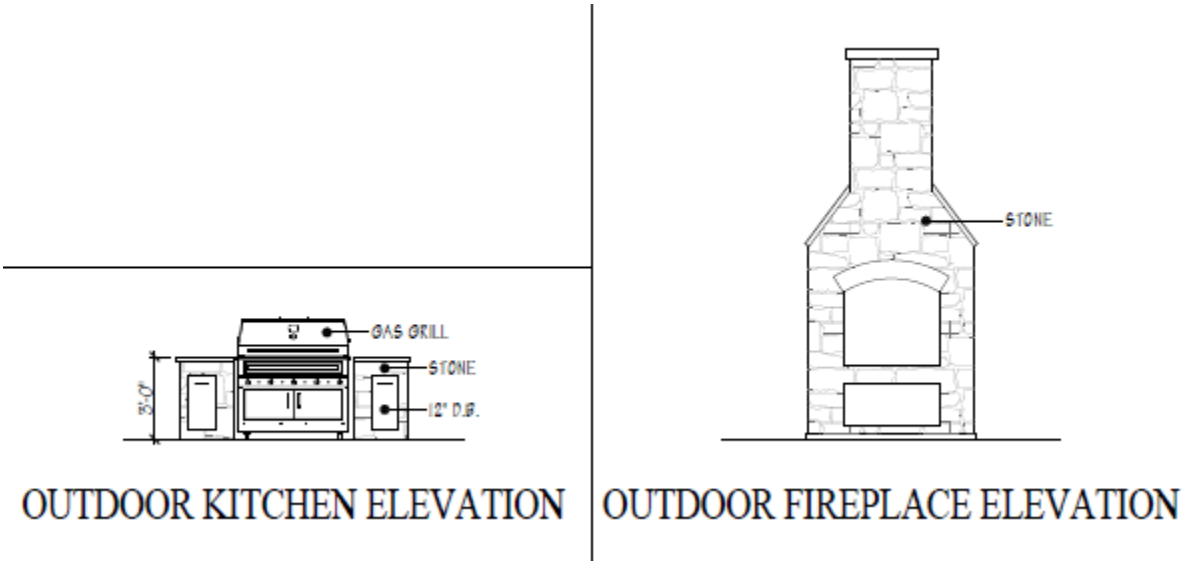


Figure 20: Proposed outdoor kitchen and fireplace elevations.

Tree Removal

The applicant proposes to remove five trees of varying diameters (3, 4, 19.5, 21.5 and 24 inches) at the side and rear. A narrative provided in the preliminary consultation application explained that the existing large trees overhang the existing second floor and require bi-annual maintenance and are causing foundation issues for the existing patio and stoop on the east side of the house. The other, smaller trees proposed for removal are within or adjacent to the proposed project footprint. During the preliminary consultation review, the HPC supported the removal of select trees, provided an arborist report and replanting plan were submitted. Staff notes that mature trees are a character-defining feature of the Kensington Historic District, and encourages their retention to the greatest extent possible.

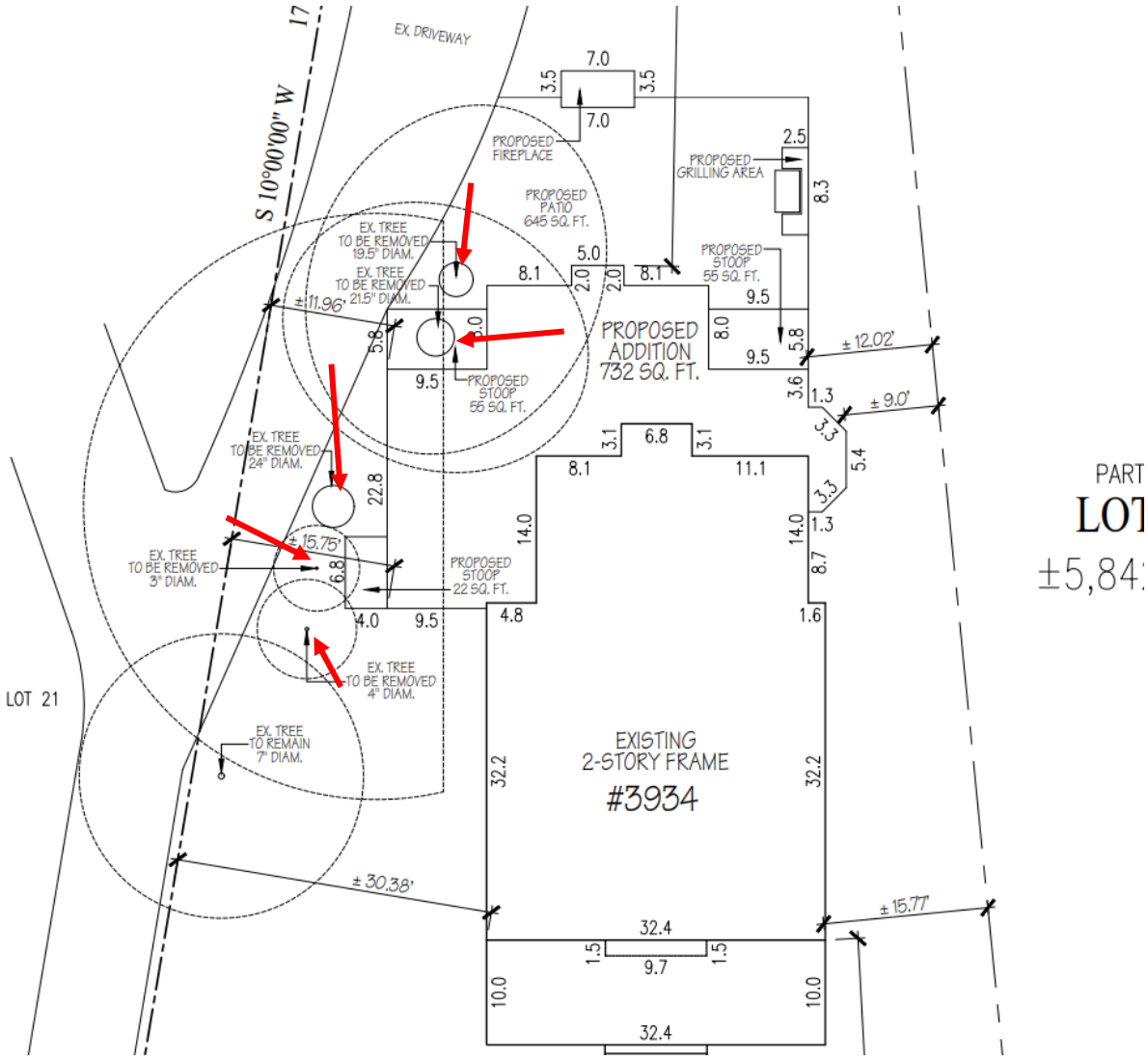


Figure 21: Site plan showing the proposed tree removals.

Figure 22: Trees proposed for removal, view from front (above) and rear (below).

The current HAWP application includes an arborist report assessing the condition of two mature trees that will be impacted by the proposed construction. Tree 1, a 21.5 DBH sugar maple, in fair condition but with some damage, and tree 2, 19.5 DBH multi-stem holly tree in fair condition. The submission does not include a replanting plan, but staff recommends that the HPC delegate final approval authority of such a plan to staff.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with three (3) conditions** the HAWP application with final approval delegated to staff:

1. The 4-inch edge of the concrete and flagstone patio must be concealed below grade or clad in flagstone to match the patio surface.
2. The applicant submits details of the proposed flagstone material and edge treatment to staff for final approval.
3. The applicant provides a replanting plan for two new trees to staff for final approval.

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), having found that the proposal, as modified by the conditions, will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

the *Vision of Kensington: A Long-Range Preservation Plan;*

and with the *Secretary of the Interior's Standards for Rehabilitation # 2* and *9*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to HPC staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site

FOR STAFF ONLY:
HAWP#_____
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Mark & Maureen Shaheen E-mail: shaheenmark@gmail.com

Address: 3934 Baltimore Street City: Kensington, MD Zip: 20895

Daytime Phone: (202) 669 - 0632 Tax Account No.: 01022252

AGENT/CONTACT (if applicable):

Name: Chris Lapp E-mail: chris@cclarchitects.com

Address: 7361 Calhoun Place, Suite 205 City: Rockville, MD Zip: 20855

Daytime Phone: 301-881-6856 Contractor Registration No.: N/A

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property_____

Is the Property Located within an Historic District? X Yes/District Name Kensington Historic District
__No/Individual Site Name_____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 3934 Street: Baltimore Street

Town/City: Kensington, MD Nearest Cross Street: Detrick Avenue

Lot: 20 Block: 11 Subdivision: 0015 Parcel: 0000

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- ☐ New Construction
- ☑ Addition
- ☑ Demolition
- ☐ Grading/Excavation
- ☐ Deck/Porch
- ☐ Fence
- ☑ Hardscape/Landscape
- ☐ Roof
- ☐ Shed/Garage/Accessory Structure
- ☐ Solar
- ☑ Tree removal/planting
- ☐ Window/Door
- ☐ Other:_____

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

C C Lapp
Signature of owner or authorized agent

12/18/24
Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

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

Owner's mailing address	**Owner's Agent's** mailing address
Mark & Maureen Shaheen 3934 Baltimore Street Kensington, MD 20895	Chris Lapp 7361 Calhoun Place, Suite 205 Rockville, MD 20855
Adjacent and confronting Property Owners mailing addresses	
Myles Perkins & Christina Lindgren 3928 Baltimore Street Kensington, MD 20895	Marshall Presser 3927 Prospect Street Kensington, MD 20895
Donna Spealman 3940 Baltimore Street Kensington, MD 20895	Peter Cappadona 3929 Prospect Street Kensington, MD 20895

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

This property features a two-story, colonial revival style home with separate two-car garage on the south side of the lot. There is a shared driveway entrance from the south side of Baltimore Street. There is an existing two-story addition to the rear of the original house with walk-up access to the existing basement. There are multiple trees lining the right (west) side of the existing driveway whose canopies hang over the existing second floor and require constant upkeep. The right (west) side of the home remains unaffected by vegetation. The existing rear addition features windows, trim and siding materials which do not reflect the original structure's historic characteristics. The entire exterior is wrapped in 4" aluminum siding.

Description of Work Proposed: Please give an overview of the work to be undertaken:

This project involves a new one-story addition to the rear of the house, projecting into the left side yard within the building restriction bounds. There is to be a bay window on the right side to project 2'-0" beyond the existing home. The design involves interior renovations to the existing footprint as well as a new wood burning fireplace at the rear of the addition. There is to be new stair access to the existing basement with separate entrance from the driveway. There will be a new patio in the rear yard with separate wood burning fireplace and new outdoor kitchen area. Five trees of varying sizes (shown on the included site plan drawing) are proposed to be removed to accommodate the new addition and rectify existing concerns regarding clearance from the existing second story.

Work Item 1: Addition / Demolition

Description of Current Condition:	Proposed Work:
The existing home features a two-story rear addition of a family room and owner's suite above. The first floor stoop has walk-up access to the existing basement as well.	There is to be a rear one-story addition with interior renovations to the existing home. This design features a new great room and dining area with separate mudroom. There is to be a new staircase to the existing basement with access from the mudroom and new exterior door from the existing driveway. The first floor rear and left sides of the existing addition are to be removed and new structure will support the existing second floor. Aside from removal of the existing chimney stack, the second floor structure is to remain untouched. The construction proposed will involve new 8" Hardi Siding for the proposed addition as well as for the existing second story addition. The addition features

Work Item 2: Hardscape / Landscape

Description of Current Condition:	Proposed Work:
The existing home features a rear stone patio with access from the existing family room. This patio has direct access from the adjacent driveway as well.	The existing stone patio is to be removed for construction. A new flagstone patio is proposed which features access from the new great room, mudroom and adjacent driveway. There is to be a stone, wood-burning fireplace and separate outdoor kitchen area.

Work Item 3: Tree Removal

Description of Current Condition:	Proposed Work:
There are several mature trees on the east side of the property that currently overhang the existing second floor. These trees require bi-annual trimming to keep the roof free and clear of debris and prevent any damage during harsh winds. Additionally, the roots from the aforementioned trees are causing foundation issues for the existing patio and concrete stoop on the left side of the home.	This project proposed the removal of two existing large trees (see Arborist Report) that currently overhang the second floor and are in a current state of decay. The two evergreen trees on this side are to be removed as well, but their DBH is too small to be necessary for the Arborist Report. The existing dogwood tree towards the north side of the driveway is to remain untouched.

HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

CLAUDE C. LAPP
Architects, LLC
7361 Calhoun Place, Suite 205, Rockville, MD 20855
301-881-6856

REVISIONS LETTER

Client Name: Mark & Maureen Shaheen
Project Location: 3934 Baltimore Street, Kensington, MD 20895

To Whom It May Concern,

We have addressed the previous comments of the Historic Preservation Commission regarding the proposed plans for 3934 Baltimore Street. Below is a list of revisions to consider:

- The right wall of the existing rear first floor addition is now to remain, taking 1'-7" out of the overall width of the proposed addition. The proposed bay window design remains the same. This means that the existing window in the kitchen will remain as well.

- The rear stoops have been adjusted to create symmetry on either side of the proposed family room. The fireplace has been made slightly smaller to project only 2'-0" beyond the rear wall of the family room. The overall depth of the addition has not changed.

- We now call for the existing 4" aluminum siding on the existing second floor addition to be replaced with 8" Hardi Siding to match the proposed addition. This is meant to distinguish between the newer structure and the existing historic home.

- See the proposed elevations for information regarding existing and proposed materials, window schedules and detail elevations.

License No. 7603-R, Expiration Date: 04-26-2025

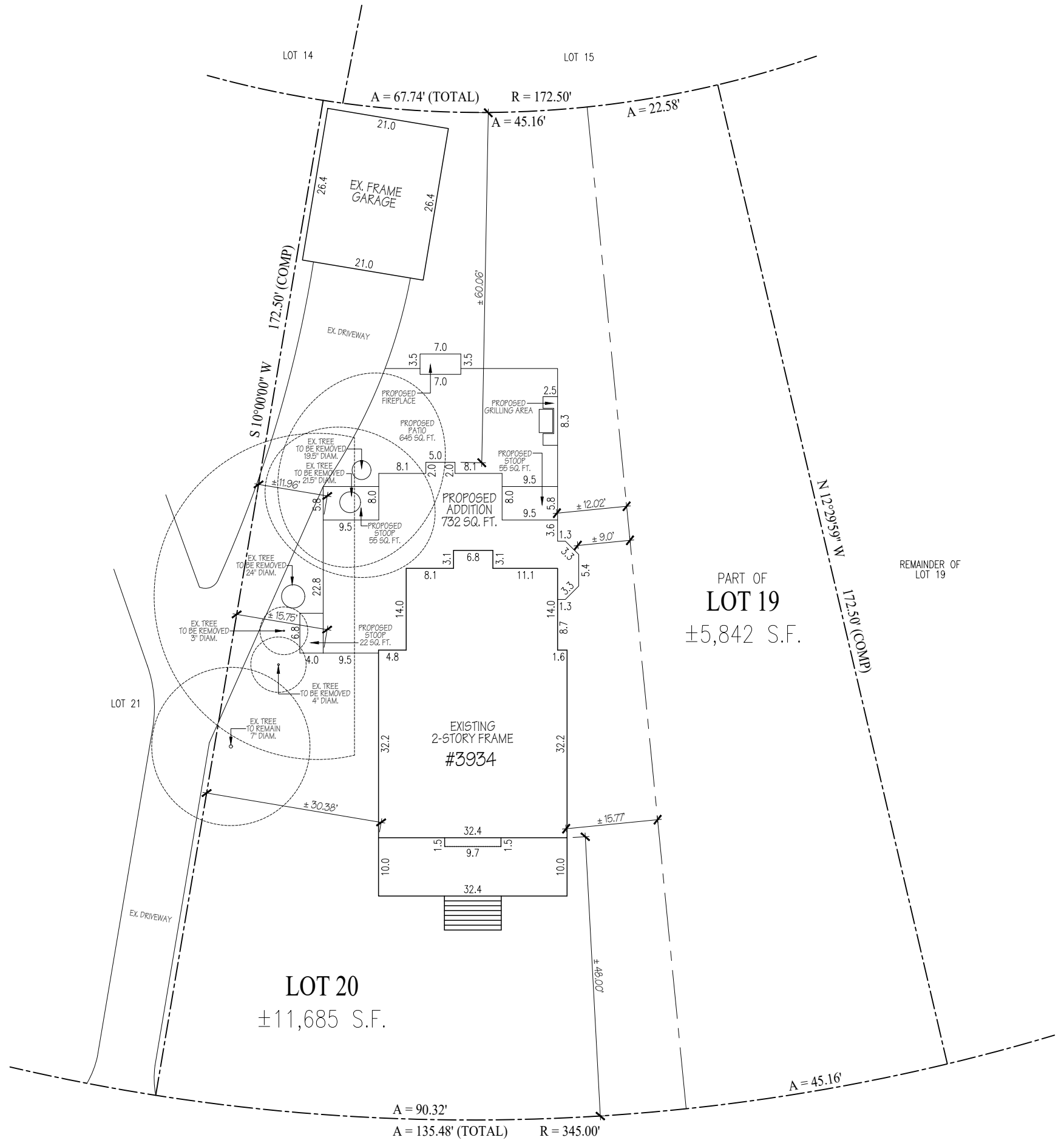
Seal and Signature:

Print Name: Claude C. Lapp

Date of Letter: 12-18-2024

LOT 20
KENSINGTON PARK
MONTGOMERY COUNTY, MARYLAND

PLAT DATUM



BALTIMORE STREET

SCALE: 1"=20'

◯ = EXISTING TREE CANOPY PROJECTION

Arborist Report

Prepared by:

Name: Rock Creek Tree, Turf & Landscape – John Miller
Certification Number: Maryland LTE #1944 & ISA Certified Arborist MA-7241A
Date of Inspection: December 17th, 2024
Client Name: Maureen Shaheen
Location: 3934 Baltimore St. Kensington, MD 20895

Introduction:

- **Purpose of Report:** To assess the condition/health, structure, and risks associated with the two tree(s) on customer's property that may be impacted by upcoming construction at the property.
- **Scope of Work:** This report is based on a visual inspection conducted from the ground and does not include soil testing or internal decay analysis unless otherwise stated.

Tree #1 – Sugar Maple:

- **Species:** Sugar Maple
- **Location:** The subject tree is located on the upper left side of the backyard – between the driveway and back left corner of home.
- **Dimensions:** The subject tree has a dbh (diameter at breast height) of 21.5 inches.
- **Tree Condition/Visible Defects:** The tree canopy is in overall fair condition but does have multiple damaged branches and minor dead wood within upper interior of crown. The tree does possess a notable decay pocket at the root flare, girdling roots, and damage on the lower portion of the main stem.
- **Root Zone Condition:** The subject tree has very limited rootzone with the existing asphalt driveway abutting the left side of tree and the existing patio and foundation of home being located only 8 to 9 feet away from the base of tree.
- **Recommendation:** Potential impacts of construction aside, with the subject tree having significant decay at the base of root flare and limited root zone (encompassed by hard surfaces of asphalt driveways, patio, and homes foundation) it is advised the tree pro-actively removed – This recommendation is based on the fact that both the customers home and neighbor's property – including driveways, all fall within the potential target zone in the event of failure.

***Pictured on following page are photos of the Maple tree:**

Full view of Maple.

Limited root zone between existing driveway and homes foundation.
Base of subject Maple.

Decay at base of tree.

Tree #2 –Multi-Stem Holly Tree:

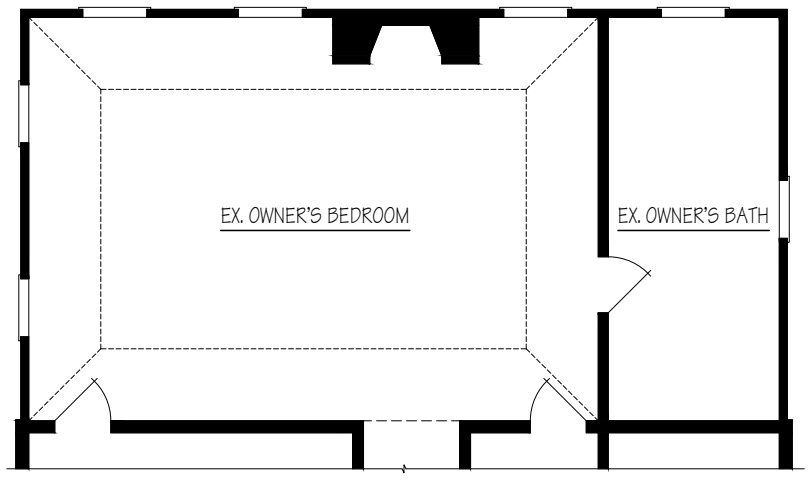
- **Species:** American Holly
- **Location:** The subject tree is also located on the upper left side of the backyard – between the existing asphalt driveway and patio on the back left side of home.
- **Dimensions:** The subject tree has a dbh (diameter at breast height) of 19.5 inches (includes both stems measured individually at breast height)
- **Tree Condition/Visible Defects:** The tree is also in fair condition. No major defects noted with exception of potential for future issues to develop in relation to included bark at union of stems (Which should be monitored).
- **Root Zone Condition:** The existing site conditions are less than ideal with subject tree having a very limited rooting zone based on its location within the confined landscape bed between existing driveway/patio and foundation of customers home.
- **Recommendation:** Given the existing site conditions already being less than ideal for long-term survival/vitality and the impacts of the proposed construction only further degrading root zone, it is therefore advised that the tree be pro-actively removed. It is also important to note, that the location of the tree in proximity to the existing structure currently requires a significant amount of routine pruning to maintain reasonable clearance for home and roof line – furthermore, even with proper pruning notable amounts of tree related debris (leaf, fruit, and twig debris) accumulating on roof surfaces, within gutters, and around homes foundation are an issue.

*Photos of Holly:

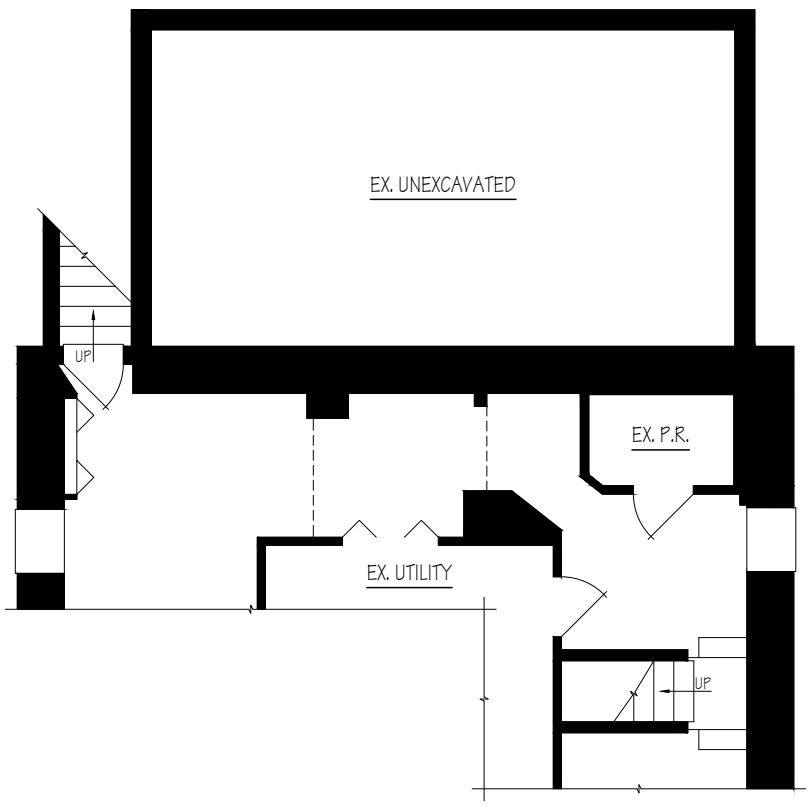
Full view of Holly.

Disclaimer: *This report is based on a visual inspection and represents the arborist's professional opinion. It does not guarantee the absolute safety or survival of the tree(s).*

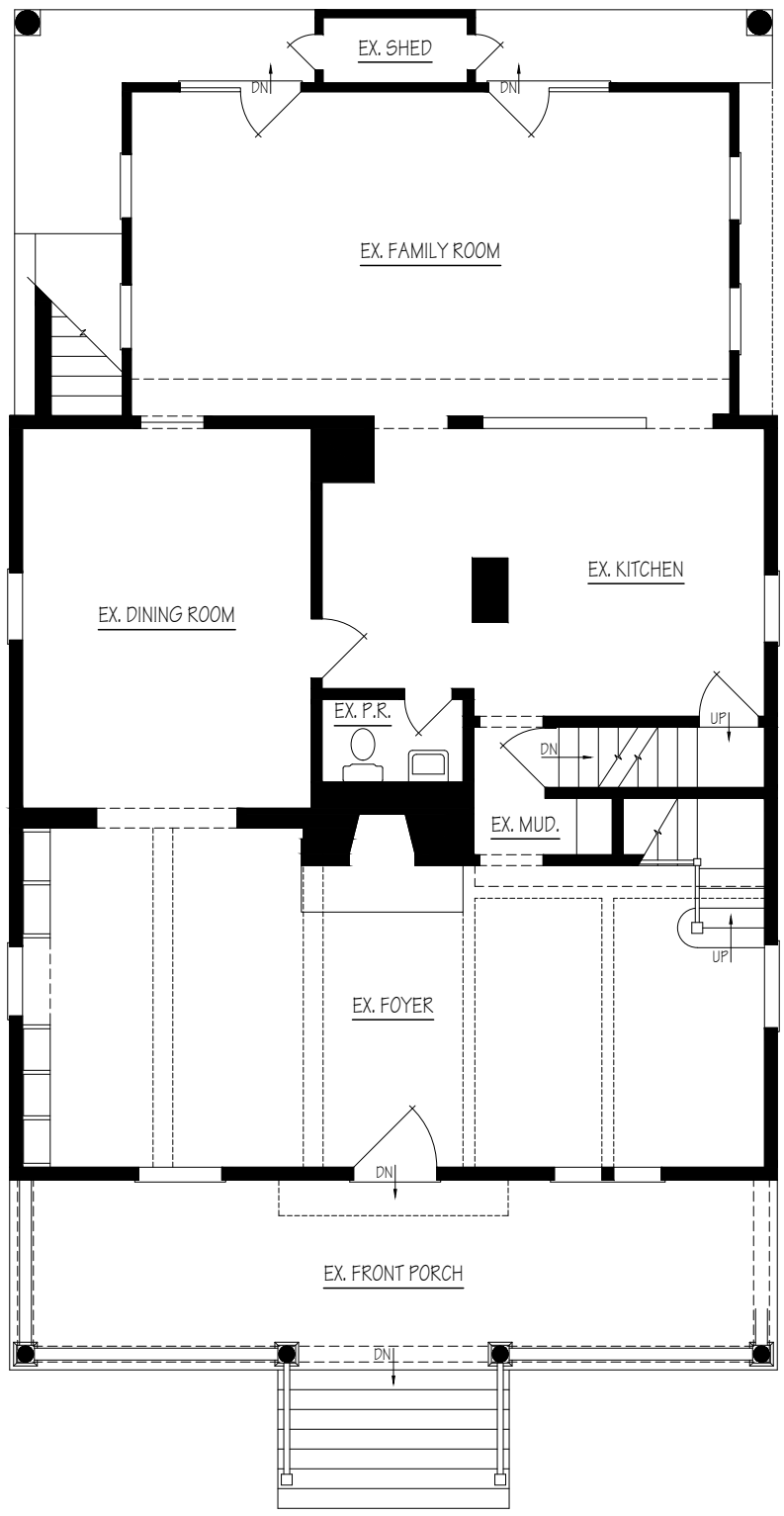
Rock Creek Tree, Turf & Landscape LLC
17520 Bowie Mill Rd. Rockville, MD 20855
Licensed Tree Expert #001944
MHIC #106511 ISA MA-5879A
301-580-6023 (Office) www.rockcreektree.com



EXISTING SECOND FLOOR PLAN



EXISTING BASEMENT FLOOR PLAN



EXISTING FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"

EXISTING FLOOR PLANS

3934 BALTIMORE STREET
KENSINGTON, MD 20895

CLAUDE C. LAPP
ARCHITECTS, LLC
301-881-6856

SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET
KENSINGTON, MD 20895

EXISTING FRONT ELEVATION

CLAUDE C. LAPP
ARCHITECTS, LLC
301-881-6856

SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET
KENSINGTON, MD 20895

EXISTING RIGHT ELEVATION

CLAUDE C. LAPP
ARCHITECTS, LLC
301-881-6856

SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET
KENSINGTON, MD 20895

EXISTING REAR ELEVATION

CLAUDE C. LAPP
ARCHITECTS, LLC
301-881-6856

SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET
KENSINGTON, MD 20895

EXISTING LEFT ELEVATION

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ARCHITECTS, LLC
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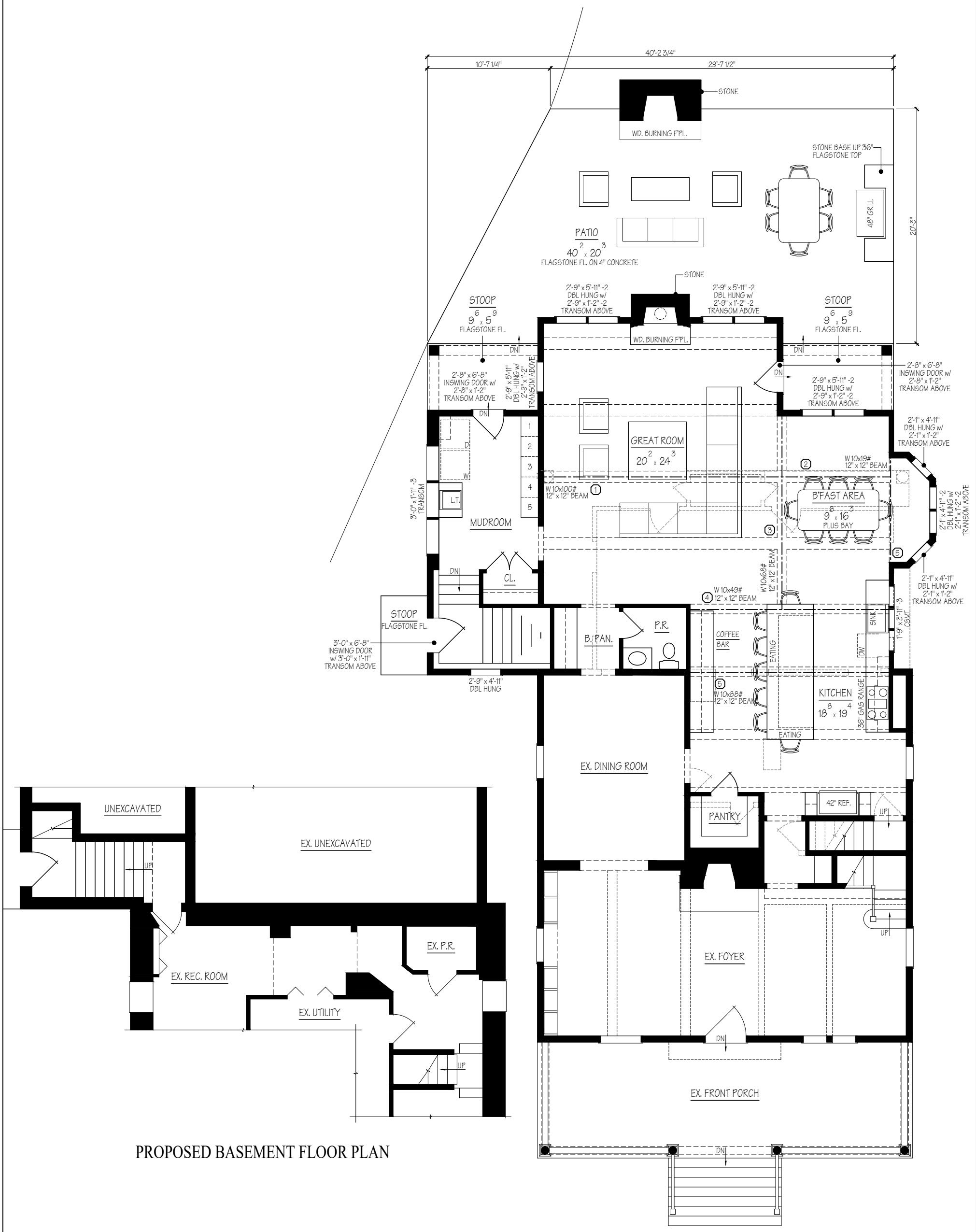

PROPOSED BASEMENT FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET
KENSINGTON, MD 20895

PROPOSED FLOOR PLANS

732 SQ. FT. NEW MAIN
±656 SQ. FT. RENOVATED EXISTING
132 SQ. FT. NEW STOOPS
645 SQ. FT. NEW PATIO

RENDERING ONLY: DIMENSIONS MAY VARY

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— ARCHITECTS, LLC —
301-881-6856

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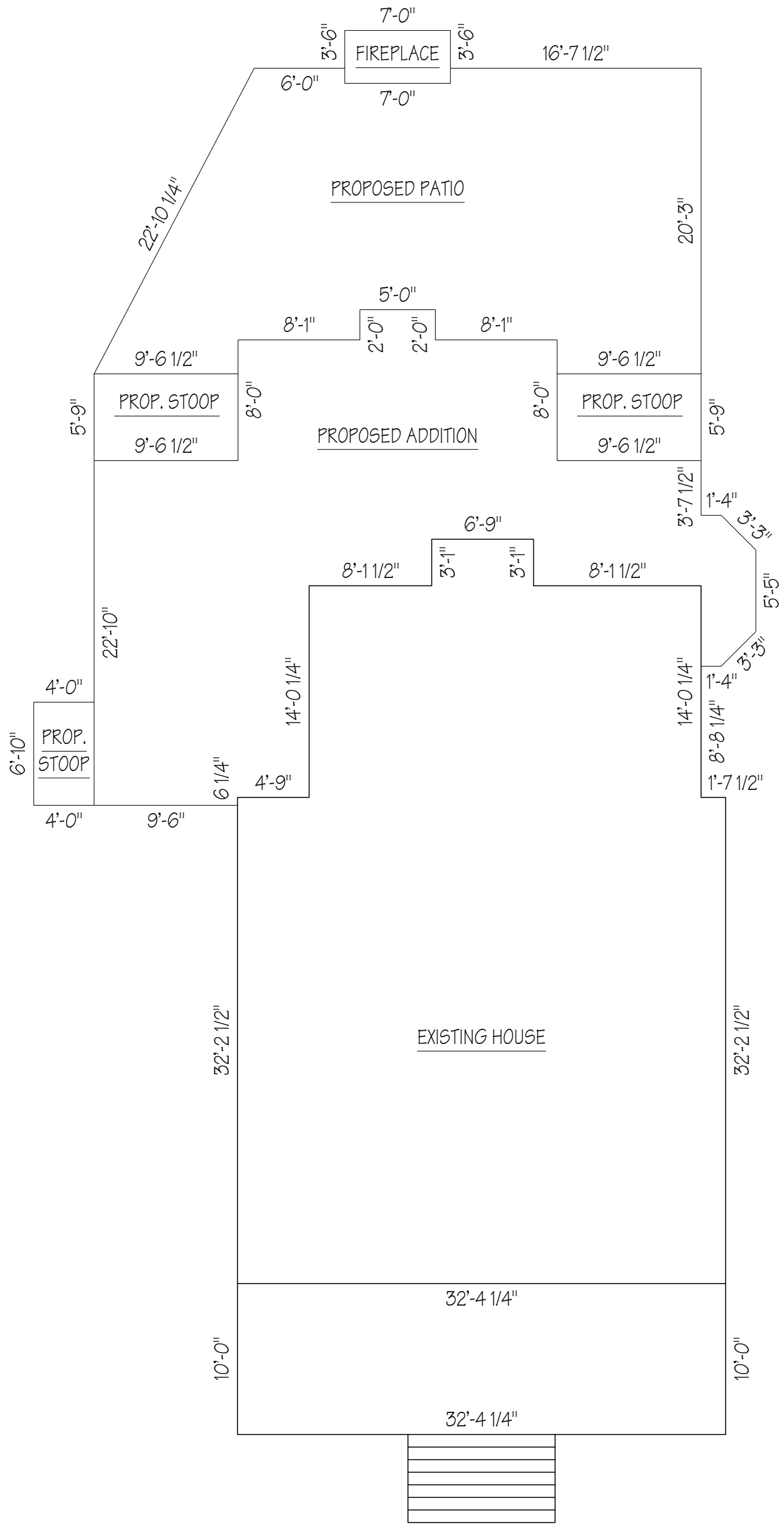

SCALE : 1/8" = 1'-0"

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KENSINGTON, MD 20895

OUTLINE WITH DIMENSIONS

RENDERING ONLY: DIMENSIONS MAY VARY

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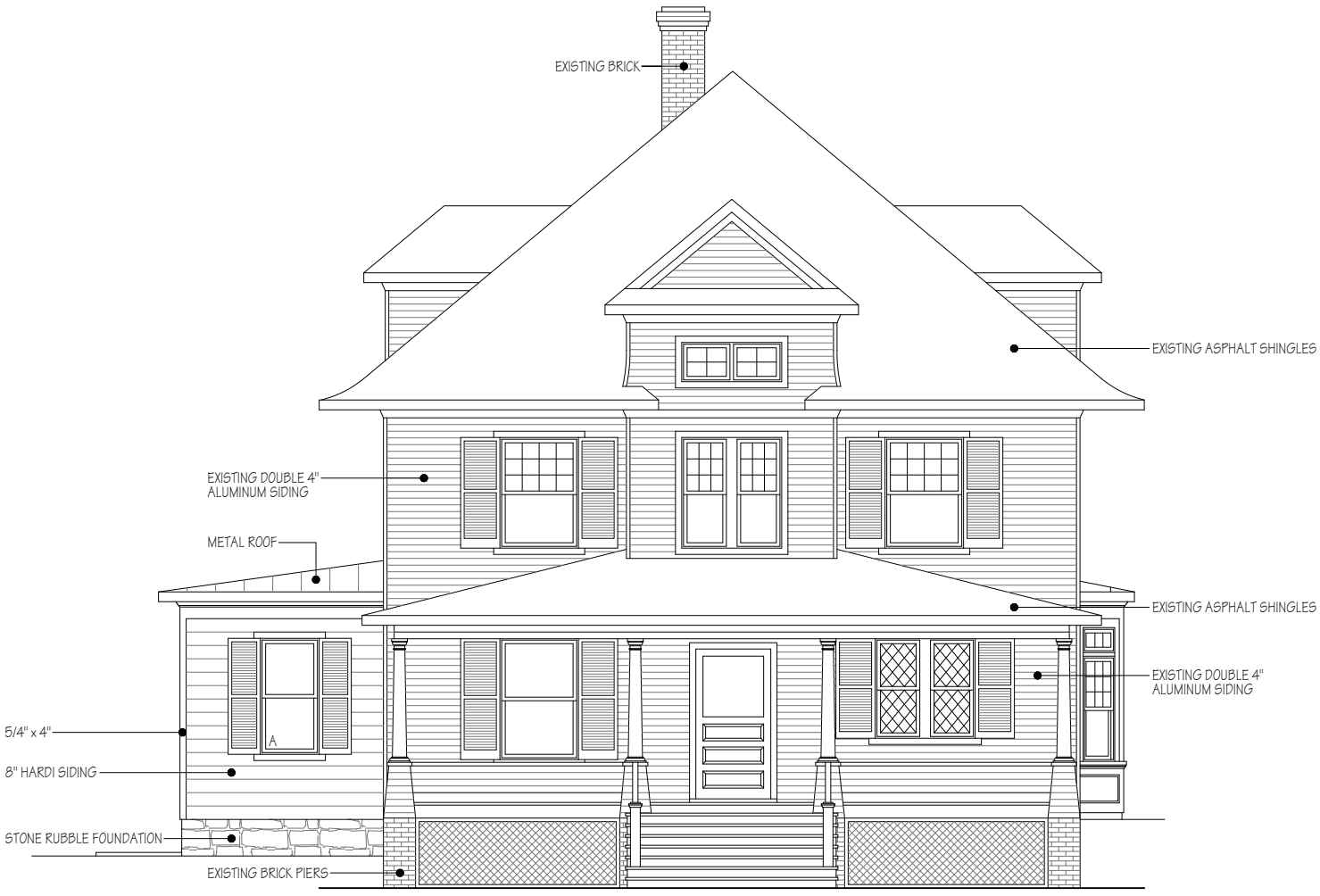

WINDOW SCHEDULE				
MANUFACTURER:	PELLA LIFESTYLE SERIES, WOOD WINDOWS			
LABEL	TYPE	FRAME SIZE	UNIT	QTY
A	DOUBLE-HUNG	2'-9" x 5'-5"	3366	1

SCALE : 1/8" = 1'-0"

PROPOSED FRONT ELEVATION

3934 BALTIMORE STREET
KENSINGTON, MD 20895

RENDERING ONLY: DIMENSIONS MAY VARY

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301-881-6856

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DOOR SCHEDULE				
MANUFACTURER:	PELLA LIFESTYLE SERIES, WOOD DOORS			
LABEL	TYPE	OPENING	UNIT	QTY
1	SINGLE PATIO	2'-8" x 6'-8"	3280	1

WINDOW SCHEDULE				
MANUFACTURER:	PELLA LIFESTYLE SERIES, WOOD WINDOWS			
LABEL	TYPE	FRAME SIZE	UNIT	QTY
B	CASEMENT	1'-9" x 3'-11"	2147	3
C	TRANSOM	2'-1" x 1'-2"	2514	4
D	DOUBLE-HUNG	2'-1" x 4'-11"	2559	4
E	TRANSOM	2'-8" x 1'-2"	3214	1

SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET
KENSINGTON, MD 20895

PROPOSED RIGHT ELEVATION

RENDERING ONLY: DIMENSIONS MAY VARY

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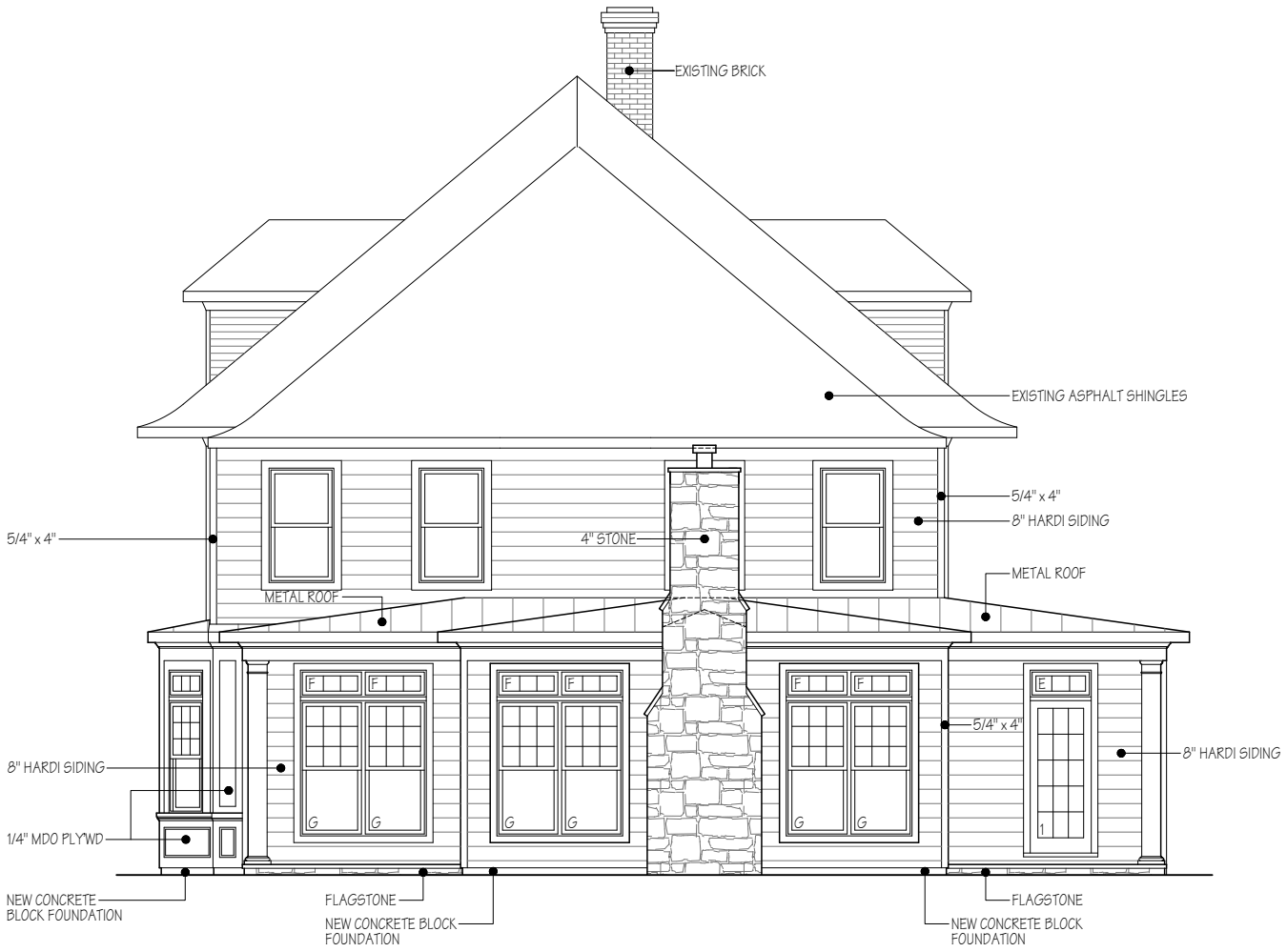

DOOR SCHEDULE				
MANUFACTURER:	PELLA LIFESTYLE SERIES, WOOD DOORS			
LABEL	TYPE	OPENING	UNIT	QTY
1	SINGLE PATIO	2'-8" x 6'-8"	3280	1

WINDOW SCHEDULE				
MANUFACTURER:	PELLA LIFESTYLE SERIES, WOOD WINDOWS			
LABEL	TYPE	FRAME SIZE	UNIT	QTY
E	TRANSOM	2'-8" x 1'-2"	3214	1
F	TRANSOM	2'-9" x 1'-2"	3314	6
G	DOUBLE-HUNG	2'-9" x 5'-11"	3371	6

SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET
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PROPOSED REAR ELEVATION

RENDERING ONLY: DIMENSIONS MAY VARY

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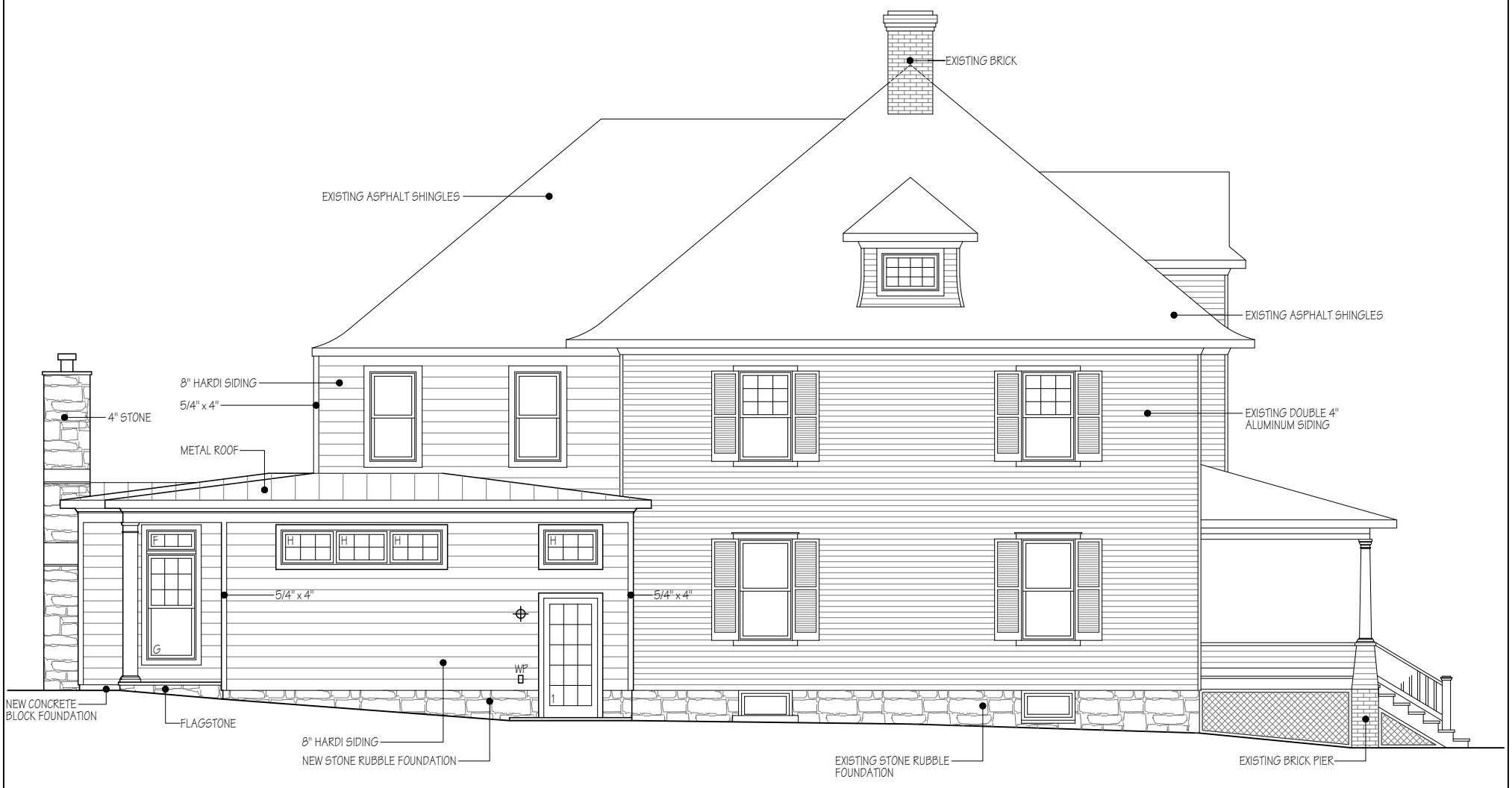
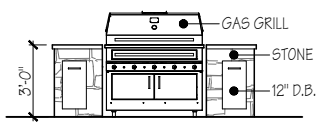
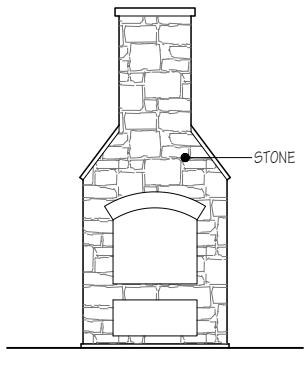


DOOR SCHEDULE				
MANUFACTURER:	PELLA LIFESTYLE SERIES, WOOD DOORS			
LABEL	TYPE	OPENING	UNIT	QTY
1	SINGLE PATIO	3'-0" x 6'-8"	3680	1

WINDOW SCHEDULE				
MANUFACTURER:	PELLA LIFESTYLE SERIES, WOOD WINDOWS			
LABEL	TYPE	FRAME SIZE	UNIT	QTY
F	TRANSOM	2'-9" x 1'-2"	3314	1
G	DOUBLE-HUNG	2'-9" x 5'-11"	3371	1
H	TRANSOM	3'-0" x 1'-11"	3623	4



OUTDOOR KITCHEN ELEVATION



OUTDOOR FIREPLACE ELEVATION

SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET
KENSINGTON, MD 20895

PROPOSED LEFT ELEVATION

RENDERING ONLY: DIMENSIONS MAY VARY

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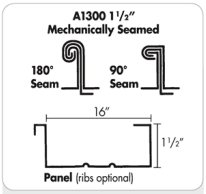
GAF We protect what matters most™

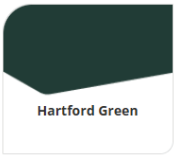
GAF TIMBERLINE HDZ® SHINGLES
- COLOR: PEWTER GRAY

ASPHALT SHINGLE ROOF

ENGLERT



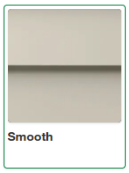
1300/16

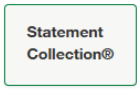


ENGLERT STANDING SEAM METAL ROOFING
- MODEL A1300 FOR LOW-SLOPE
- COLOR: HARTFORD GREEN

METAL ROOF

JamesHardie™





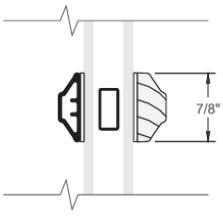
JAMES HARDIE PLANK SIDING & TRIM
- SMOOTH
- STATEMENT COLLECTION®
- ARCTIC WHITE
- 8” EXPOSURE / 3 1/2” TRIM

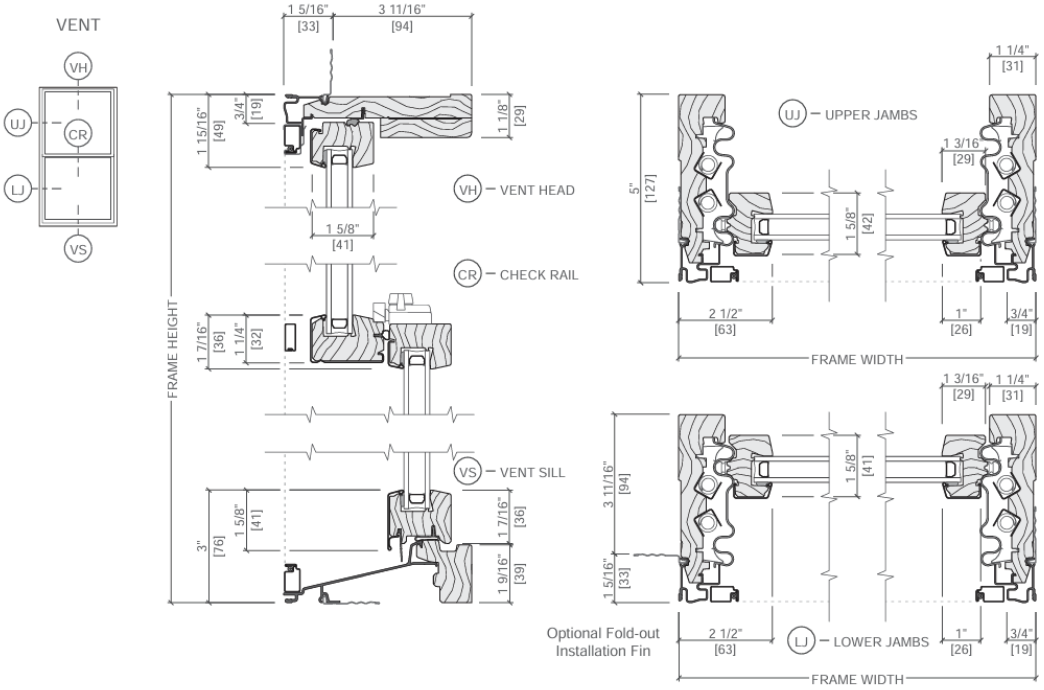
SIDING

Pella

LIFESTYLE SERIES DOUBLE-HUNG WINDOWS
- DUAL-PANE VENT
- SDL GRILLES WITH OPTIONAL SPACER
- TRADITIONAL 9/1 PATTERN

Simulated-Divided-Light Grilles with optional spacer

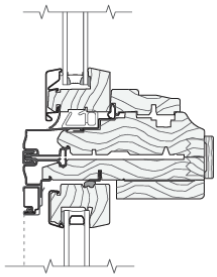




WINDOWS AND DOORS

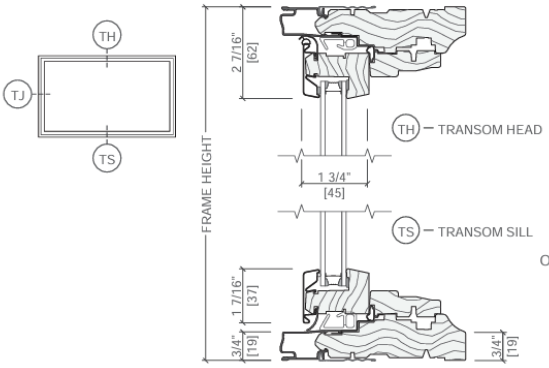
LIFESTYLE SERIES TRANSOM WINDOWS

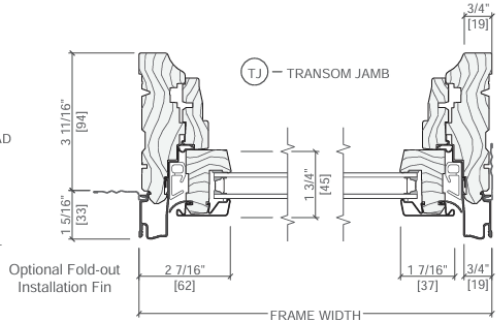
- DUAL-PANE VENT
- SDL GRILLES WITH OPTIONAL SPACER
- TRADITIONAL 3 OR 6-LIGHT PATTERN



HORIZONTAL JOINING MULLION
TRANSOM / VENT

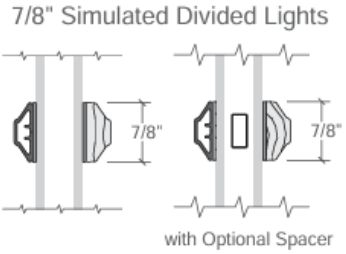
TRANSOMS



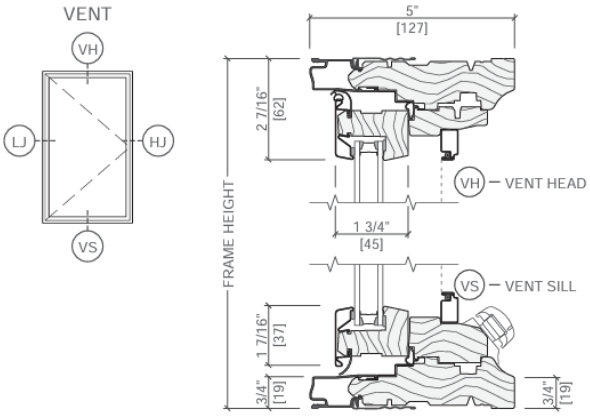


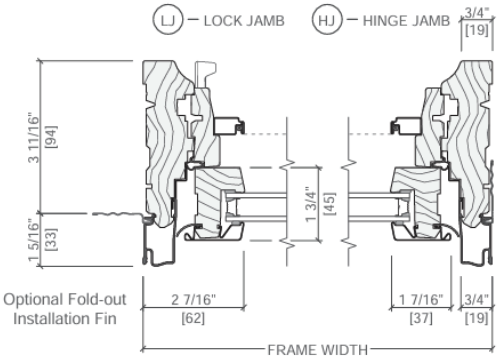
LIFESTYLE SERIES CASEMENT WINDOWS

- DUAL-PANE VENT
- SDL GRILLES WITH OPTIONAL SPACER
- TRADITIONAL 6-LIGHT PATTERN



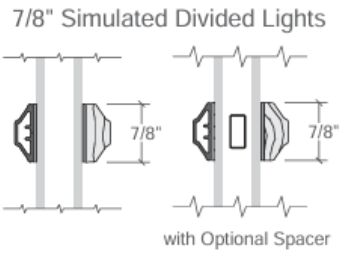
VENT

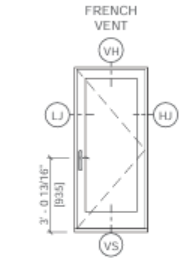




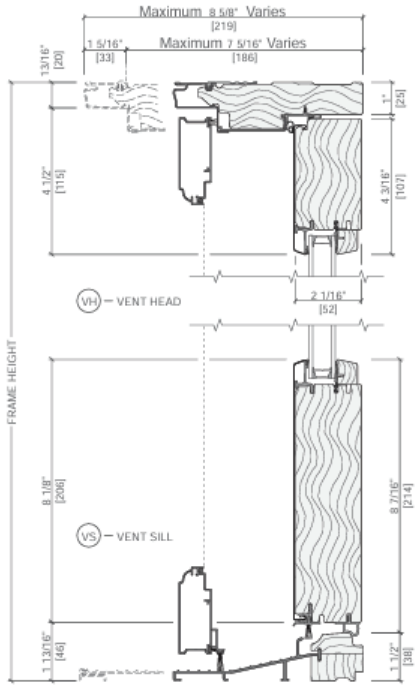
LIFESTYLE SERIES IN-SWING PATIO DOORS

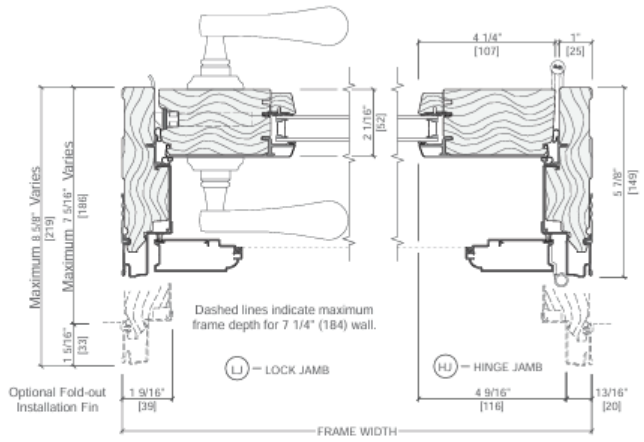
- DUAL-PANE VENT
- SDL GRILLES WITH OPTIONAL SPACER
- TRADITIONAL 15-LIGHT PATTERN





Handle Height Dimension shown is from bottom of unit frame to door handle. Installation method used and finished flooring conditions will cause handle height to vary. Doors not using the standard Pella multipoint lock and hardware (specified as 'No lock/No Bore') are not Hallmark certified.





GRILLMAN

3934