

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3928 Baltimore St., Kensington	Meeting Date:	6/27/18
Resource:	Outstanding (Primary One) Resource Kensington Historic District	Report Date:	6/20/18
Applicant:	Myles Perkins	Public Notice:	6/13/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/06-18G	Staff:	Dan Bruechert
Proposal:	Front Door Replacement		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary resource to the Kensington Historic District
STYLE: Colonial Revival
DATE: c. 1880-1910



BACKGROUND

On December 21, 2016 the HPC evaluated a number of proposed alterations at this address for a

HAWP. The HPC approved most of the work, but conditioned the approval to not include the front door replacement. Staff and the HPC determined that the applicant had not sufficiently demonstrated that the paired front doors were not historic and, absent that information determined that the doors must be retained.

PROPOSAL

The applicant proposes to replace the front doors.

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.

Kensington Historic District Design 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.

The *Vision* was approved by the Montgomery County Council and was formally adopted by the Historic Preservation Commission. The goal of the *Vision* “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.”

In addition, the *Vision* provides a specific physical description of the district as it was at the time of the study, 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.

The *Vision* identifies the following, as those features that help define the character of Kensington’s built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm of Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Building
- Roof Forms and Material
- Porches
- Dominant Building Material

- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

The *Amendment* notes that:

The district is architecturally significant as a collection of late 19th and early 20th century houses exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district's streetscapes. This uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

Montgomery County Code, Chapter 24A Historic Resources Preservation

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

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

Secretary of the Interior's Standards for Rehabilitation:

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

STAFF DISCUSSION

The applicant proposes to remove the existing front doors on the house and replace them with a pair of wood, half-lite doors. Staff finds the proposal to be in keeping with the character of the house and the surrounding district and has demonstrated that the existing doors were not original to the house. Staff recommends approval of this HAWP.

The applicant details evidence that the existing doors are not historic based on observed evidence; and Staff concurs with this conclusion. First, the door jamb is only 1 3/8" thick, while the doors themselves are 1 3/4" thick. This means that the existing doors, when closed project into the entrance hall by 3/8". Historically, the jamb would have been deep enough that when the doors closed they would be flush with the jamb and not project into the entrance hall. Second, the T-Astragal molding is narrower than what would traditionally be employed on doors of these dimensions. The T-Astragal is a molding piece applied to one of a paired set of doors to fill in the gap between them. This suggest that when the current doors were installed, the historic hardware was re-used.

The applicant proposes to install a pair of two-panel half-lite wood doors. These are consistent with the appearance of the storm doors that were approved in the December 2016 HAWP. These

doors will be custom construction with frosted glazing. Wood is the appropriate material for replacement front doors on a house from this time period. Staff additionally finds that the frosted glass finish is appropriate for the building and recommends approval of this HAWP.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8 and 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)**. 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

840287

RECEIVED
BY JUN 6 2018

Contact Email: PERMITS@MANIONANDASSOCIATES.COM Contact Person: LISA QUANDT
 Daytime Phone No.: 301.229.7000
 Tax Account No.: 13-0102336D
 Name of Property Owner: MYLES PERKINS Daytime Phone No.: 202.253.3399
 Address: 3928 BALTIMORE ST. KENSINGTON MD 20895
Street Number City State Zip Code
 Contractor: OMENITSCH BROTHERS, INC. Phone No.: 301.748.3354
 Contractor Registration No.: 94812
 Agent for Owner: ~~RETA KLABER~~ TIFANY MANION Daytime Phone No.: ~~301.229.7000~~ 301.229.7000

LOCATION OF BUILDING/PREMISE
 House Number: 3928 Street: BALTIMORE ST.
 Town/City: KENSINGTON Nearest Cross Street: DETRICK AVE
 Lot: 21 Block: 11 Subdivision: KENSINGTON PARK
 Liber: B Folio: 4 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>DOOR</u>				

1B. Construction cost estimate: \$ 3,000

1C. If this is a revision of a previously approved active permit, see Permit # 796359

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

Signature of owner or authorized agent: TIFANY MANION Date: 06.05.2018

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

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

SINGLE FAMILY FOURSQUARE ON DOUBLE LOT
IN KENSINGTON. HISTORIC AREA WORK PERMIT
#782100 WAS APPROVED IN 2017 FOR NEW REAR
ADDITION, GARAGE, STORM DOOR / WINDOWS AND
OTHER ALTERATIONS. CONSTRUCTION ON THAT
SCOPE OF WORK IS ALMOST COMPLETE.

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

REPLACE FRONT DOOR. DURING CONSTRUCTION, WE
MADE THE REALIZATION THAT THE EXISTING FRONT
DOOR IS NOT THE ORIGINAL. THE EXISTING JAMB
AND ASTRAGAL SHOW THAT THE ORIGINAL DOOR WAS 1-3/8"
THICK AND THE EXISTING DOOR IS 1-3/4" THICK. WE
WANT TO REPLACE WITH A CUSTOM BUILT 4' WIDE DOOR.

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.

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

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

<p>Owner's mailing address MYLES PERKINS 3928 BALTIMORE STREET KENSINGTON, MD 20895</p>	<p>Owner's Agent's mailing address MANION + ASSOCIATES, ARCHITECTS 7307 MACARTHUR BLVD #216 BETHESDA, MD 20816</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>MARK + MAUREEN SHAHEEN 3934 BALTIMORE ST. KENSINGTON, MD 20895 (RIGHTSIDE)</p>	<p>GLENN + ADELINE VANDERVER 3924 BALTIMORE ST. KENSINGTON, MD 20895 (LEFT SIDE)</p>
<p>MARSHALL PRESSER 3927 PROSPECT ST. KENSINGTON, MD 20895 (REAR)</p>	<p>LAINA RICHARDSON 3927 BALTIMORE ST. KENSINGTON, MD 20895 (FRONT RIGHT)</p>
<p>GARY EDWARDS 3929 BALTIMORE ST. KENSINGTON, MD 20895 (FRONT LEFT)</p>	

REQUEST TO REPLACE FRONT DOOR (NOT ORIGINAL TO HOUSE)

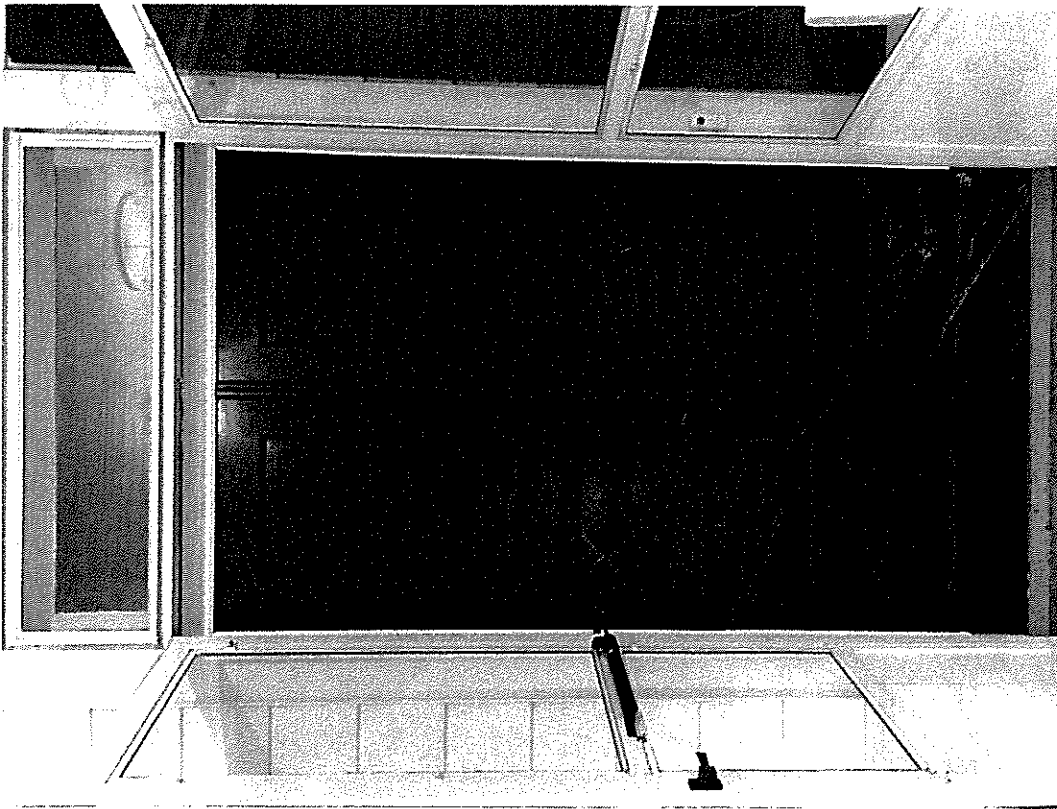


EXISTING FRONT VIEW OF HOUSE
DURING CONSTRUCTION FROM APPROVED
HAWP #782100

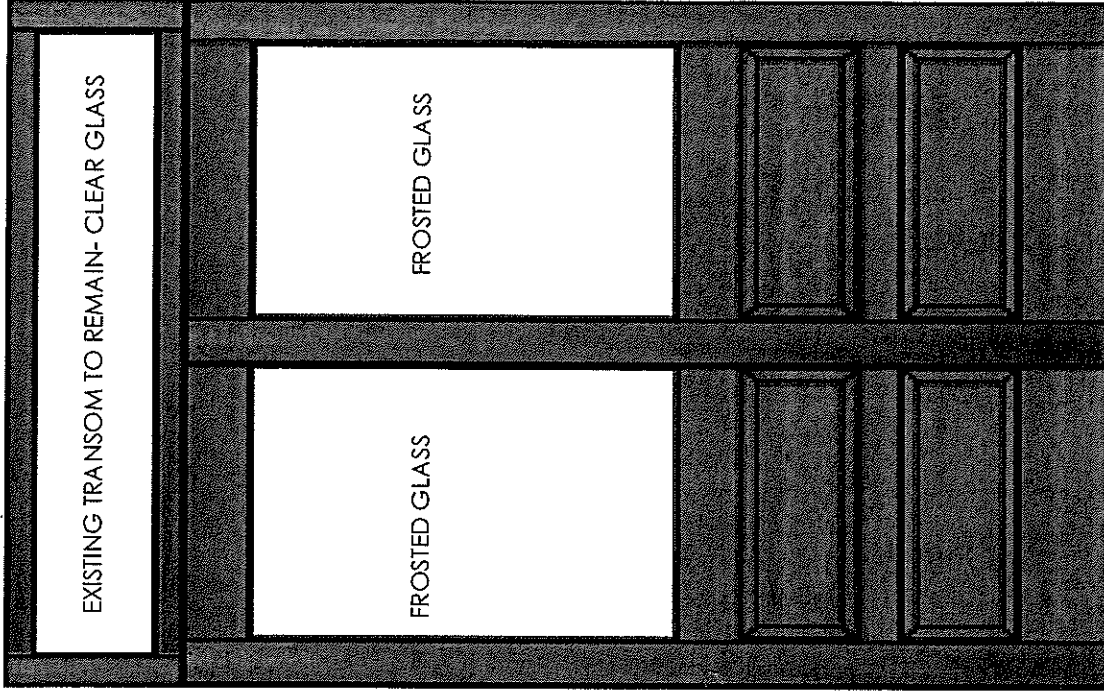
Perkins-Lindgren Residence
3928 Baltimore Street
Kensington, MD 20895

Front Photo

MANION+ASSOCIATES ARCHITECTS, P.C.
7307 MacArthur Blvd, Ste. 216, Bethesda, Maryland 20816
T:301.229.7000 F:301.229.7171 www.manionandassociates.com
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EXISTING PAINTED
WOOD DOOR



PROPOSED PAINTED
WOOD DOOR
CUSTOM BUILT
WOOD DOOR

Perkins - Lindgren Residence
3928 Baltimore Street
Kensington, MD 20895

Front Door

MANION + ASSOCIATES ARCHITECTS, P.C.

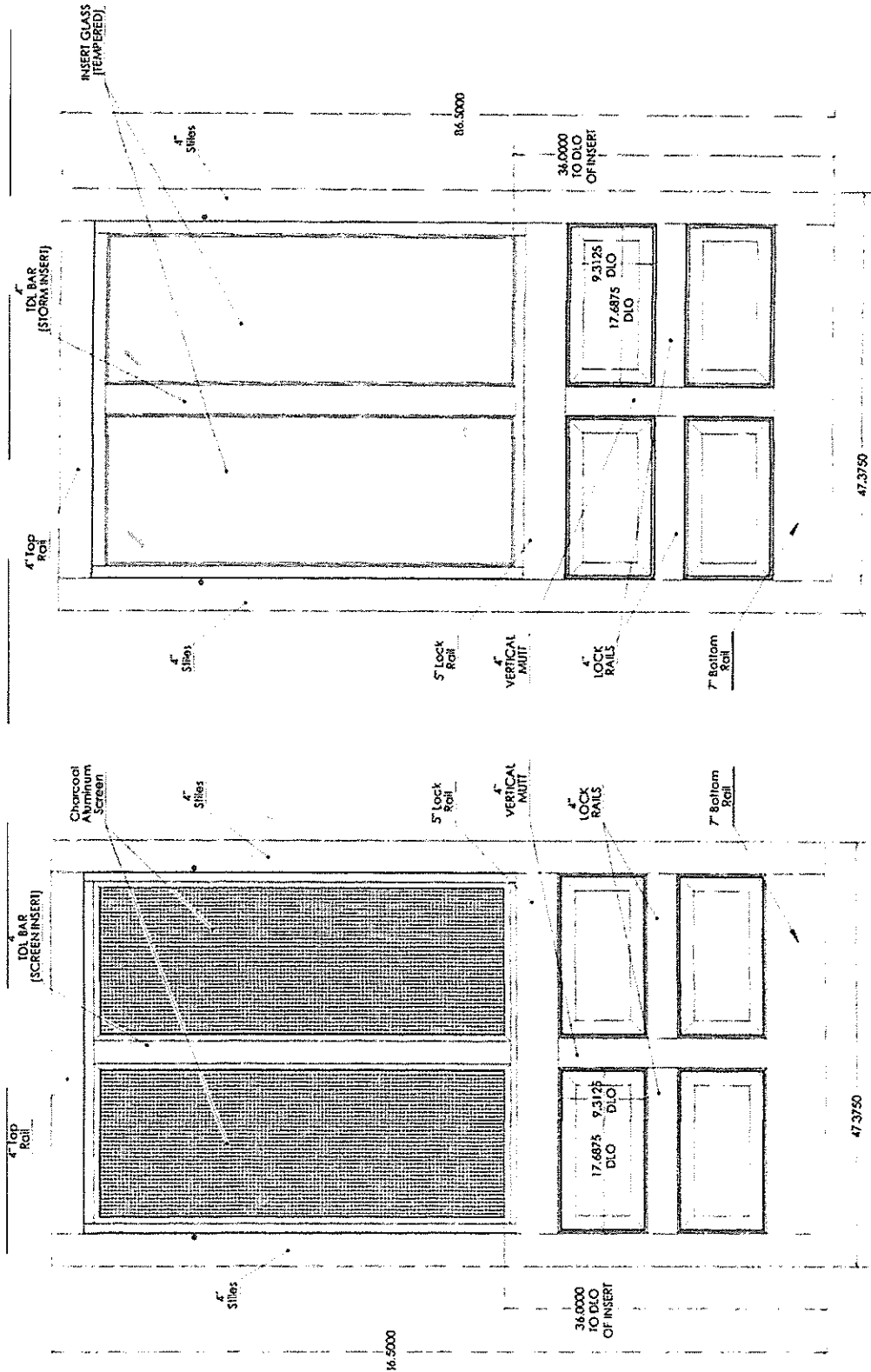
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Storm Door

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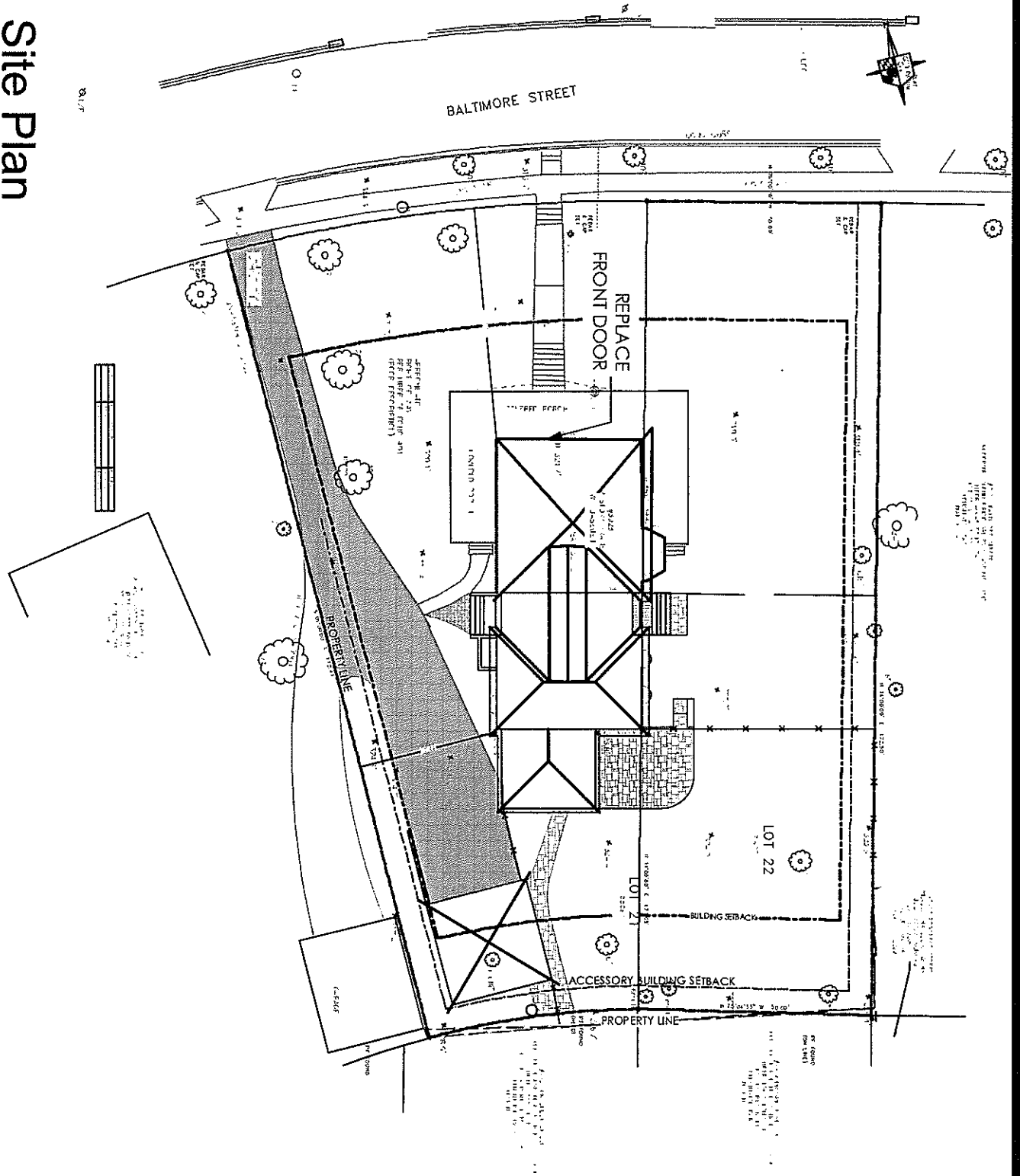
STORM DOOR
(W/STORM INSERT)

STORM DOOR
(W/SCREEN INSERT)

NEW WOOD STORM DOOR
FROM APPROVED
HAWP #782100

Site Plan

SCALE = 3/8" = 1'-0"



Perkins- Lindgren Residence
 3928 Baltimore Street
 Kensington, MD 20895

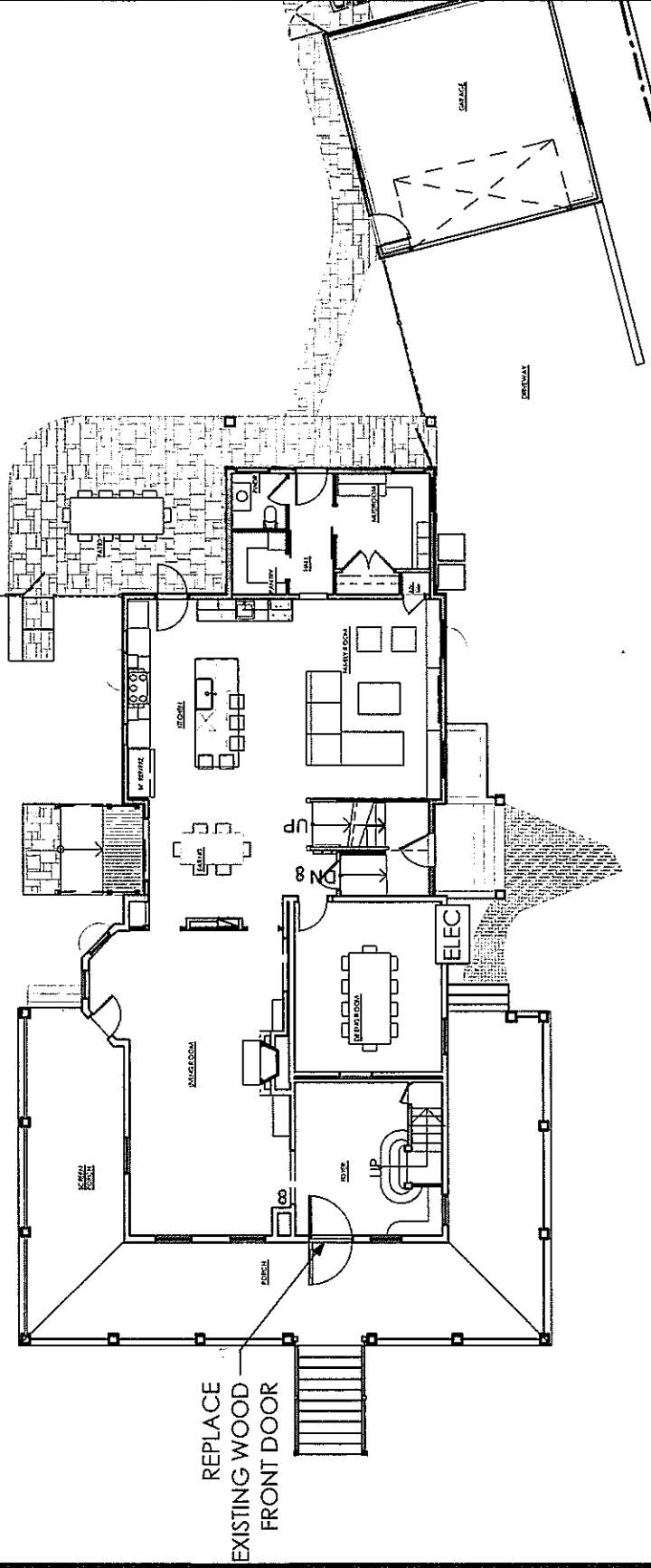
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Site Plan

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First Floor

SCALE: 1/16" = 1'-0"



Perkins-Lindgren Residence
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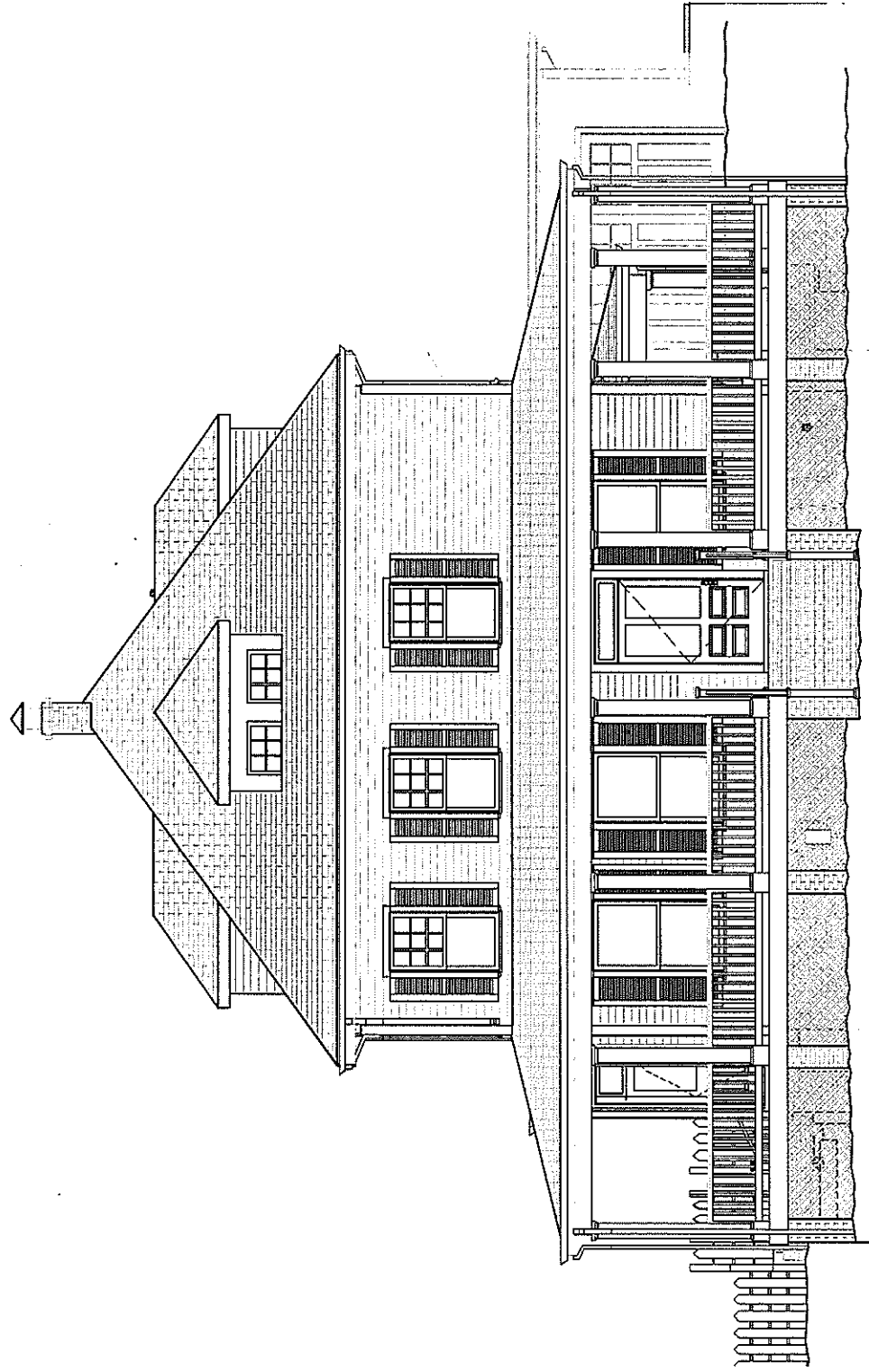
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First Floor Plan
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Front Elevation

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

1
A-5.6



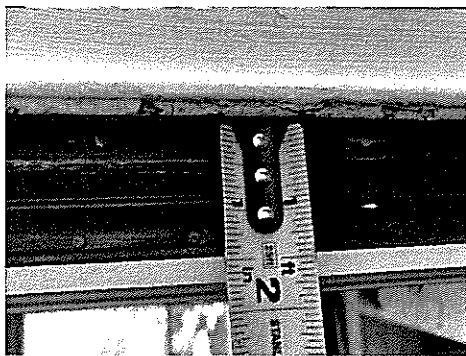
Perkins - Lindgren Residence
3928 Baltimore Street
Kensington, MD 20895

Front Elevation

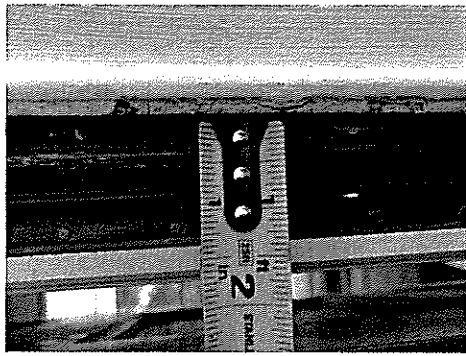
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During construction, we have concluded that the existing front doors are not original to the house:

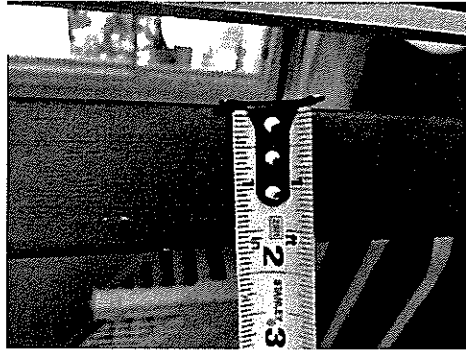
The current door slabs are 1 3/4". The original door jambs are 1 3/8". The transom and the doors are proud of the casing which is very odd. It also appears that they reused the T-astagal from the original 1 3/8" door and installed it on these new doors. You can tell this because the T-astagal is shy on the inside. Instead of the bead being proud of the door slabs, it is flush.



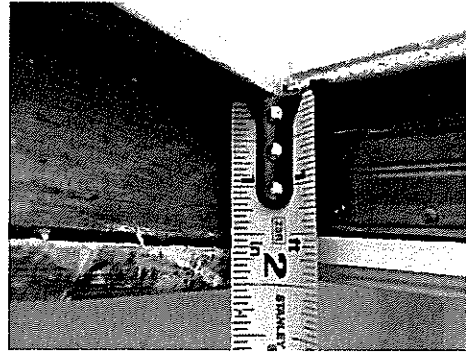
DOOR JAMB MEASURING 1 3/8"



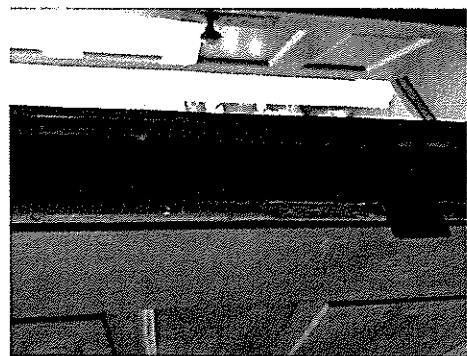
DOOR JAMB MEASURING 1 3/8"



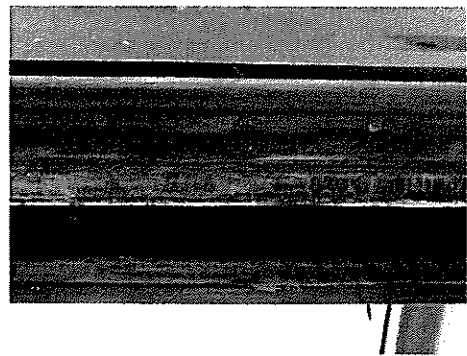
DOOR SLAB MEASURING 1 3/4"



HEAD JAMB MEASURING 1 3/8" W/ MULLION BETWEEN DOOR & TRANSOM



ORIGINAL T-ASTRAGAL IS MADE FOR A THINNER DOOR



ORIGINAL T-ASTRAGAL IS MADE FOR A THINNER DOOR

The Applicants have also had security problems with this door not being able to lock properly, and swinging open on its own at night and during the day. This poses a major problem for a household that has three children under the age of 3.

Perkins- Lindgren Residence
3928 Baltimore Street
Kennington, MD 20895

Existing Door Details

MANION+ASSOCIATES ARCHITECTS, P.C.
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