

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3948 Washington St., Kensington	Meeting Date:	8/16/2017
Resource:	Outstanding (Primary One) Resource Kensington Historic District	Report Date:	8/9/2017
Applicant:	James Cooper	Public Notice:	8/2/2017
Review:	HAWP	Tax Credit:	Partial
Case Number:	31/06-17H	Staff:	Michael Kyne
PROPOSAL:	Handrailing installation and storm door replacement		

STAFF RECOMMENDATION:

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

1. The front porch step handrails will be differentiated from the porch railings, with final review and approval delegated to staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding (Primary One) Resource within the Kensington Historic District
STYLE: Colonial Revival Eclectic
DATE: 1893

PROPOSAL:

The applicant proposes the following work items at the subject property:

- Wooden handrailing installation on each side of the front porch steps, with design to match existing porch railing.
- Retroactive approval for replacement of a non-historic basement-level storm door on the right side of the house.
- Repair of an existing non-historic storm door on the left side of the house.

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 *Amendment to the Master Plan for Historic Preservation: Kensington Historic District (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.

Vision of Kensington

In accordance with Section 1.5 of the Historic Preservation Rules, Guidelines, and Procedures (Regulation No. 27-97), the Commission in developing its decision when reviewing a Historic Area Work Permit application for an undertaking involving a resource within the Kensington Historic District may use the *Vision* to determine the appropriateness of a proposal. 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 and Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Buildings
- Roof Forms and Materials
- 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 that 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.

Sec. 24A-8. Same-Criteria for issuance.

- (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 insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] 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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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 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* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in

design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Handrailing

The applicant proposes to install wooden handrails on each side of the front porch steps, with details to match the existing porch railings. The existing front porch steps are not original to the house, but are in the original location/configuration. The applicants have indicated that there is no evidence that handrails previously existed at the front porch steps.

Standard #2 states that the “The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.” Due to its location and visual prominence, staff suggests that the front porch with central porch steps is a character-defining feature of the subject property. Because the proposed handrails will alter this character-defining feature, the proposal should be reviewed with greater scrutiny.

Standard #3 states that “Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.” While the handrails are compatible with the existing features and they are being proposed for safety purposes, there is a potential for handrails that match the porch railings to be misconstrued as original to the house.

In accordance with *Standard #9*, the proposed alteration should be differentiated from the original features to protect the historic integrity of the house and allow the original features to be discerned.

Staff recommends a condition of approval, stipulating that the front porch step handrails will be differentiated from the porch railings, with final review and approval delegated to staff. Appropriate options might include simple black metal handrails that recede from view when viewing the house from the public right-of-way.

Storm Door Replacement

The applicant is seeking retroactive approval for the replacement of a non-historic basement-level storm door on the right side of the house. Because the storm door is non-historic, at the basement-level, and

toward the rear of a secondary elevation, its replacement should be reviewed with lenient scrutiny. Staff suggests that the proposal has negligible potential to alter features that characterize the property or to detract from the surrounding historic district.

Storm Door Repair

Staff supports the repair of the existing storm door on the left side of the house, as the proposal will result in no visual change.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the condition specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (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 Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation 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 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Jrcooper-99@yahoo.com Contact Person: James Cooper
Daytime Phone No.: 301 933 4323
Tax Account No.: _____
Name of Property Owner: James Cooper Daytime Phone No.: 301 933 4323
Address: 3948 Washington ST Kensington MD 20895
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3948 Street: Washington ST.
Town/City: Kensington Nearest Cross Street: Perspect ST
Lot: 57 Block: 13 Subdivision: Kensington Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ 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: \$ 5000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

Signature of owner or authorized agent

7/10/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

806049

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**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:

EXISTING STRUCTURE IS A PRIMARY RESOURCE IN THE KENSINGTON
HISTORIC DISTRICT BUILT IN 1893. PORCH STAIR CONFIGURATION IS
ORIGINAL, BUT THE WOOD STEPS HAVE BEEN RECONSTRUCTED MANY
TIMES.

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

See Addendum

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.

Addendum 1. b

Description of Project

1.b.1.

For safety reasons, we seek to add handrails on both sides of the stairs to match the existing porch rail in profile and materials. As far as we know, the stairs were built originally without handrails.

b. 2.

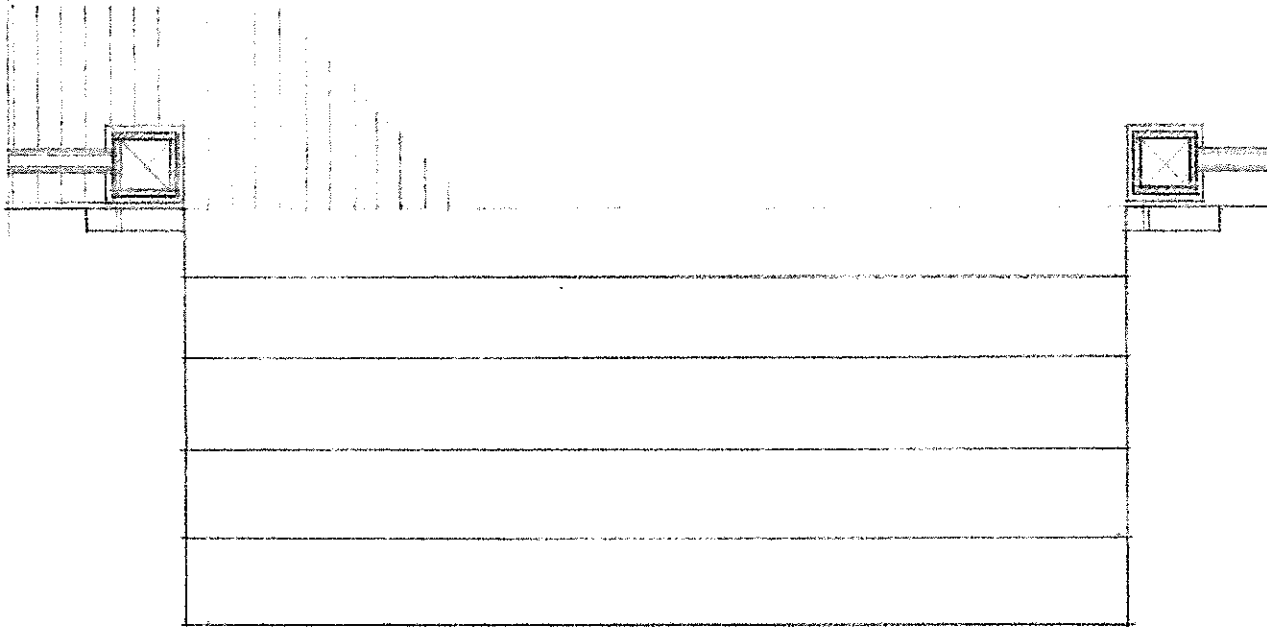
We seek retroactive approval for the replacement of a wood and glass storm door at the basement entrance in the addition to the house built in 1987. In 2016, I applied for historic preservation tax credit for a number of different 2015 repair projects, one of which included a replacement of this storm door to the below ground level basement door which is obstructed from street view. The entrance is on the north side of the house and is accessed by concrete stairs down to a concreted-bottomed stairwell, which takes a lot of water during storms. The wood and glass storm door took on rot and eventually eroded due to constant splash and exposure to the rain, and began in 2015 to erode the existing interior wooden door. Thus, I replaced the rotten storm door with a high-quality Anderson metal and glass door [**see attached pictures and specs/bill**] that is identical in appearance to the storm door that it replaced, both for reasons of weather-tightness and for better security.

In December 2016, I received a call from Michael Kyne telling me that HPC was disallowing these repairs because I hadn't gotten HPC approval prior to purchasing and installing the new storm door. However, he suggested that if I presented this work to the HPC in 2017 and explained that I wasn't aware that the storm door replacement needed prior HPC approval for tax credit consideration, that the HPC might consider the issue for review now and possible approval for a future tax credit.

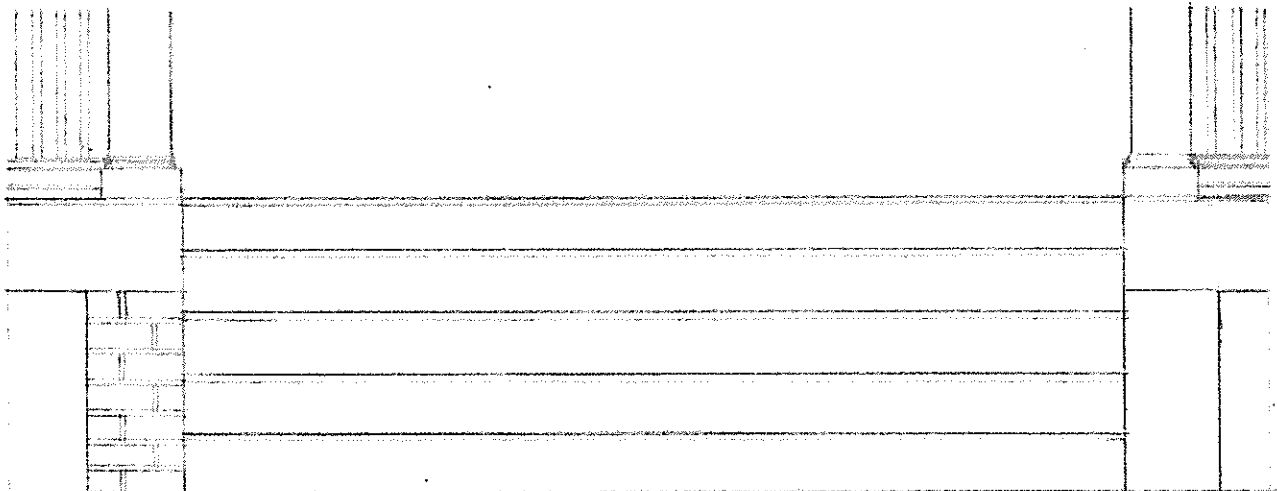
b. 3.

We now have a wood and interchangeable glass/screen storm door [**see attached pictures**] on the side entrance to the house on the south side, which has similarly rotted and has broken open this year. We have removed the broken storm door and are seeking HPC approval prior to repair of the existing door including the glass and screen insert frames.

COOPER RESIDENCE
3948 WASHINGTON ST., KENSINGTON
EXISTING PORCH STAIR

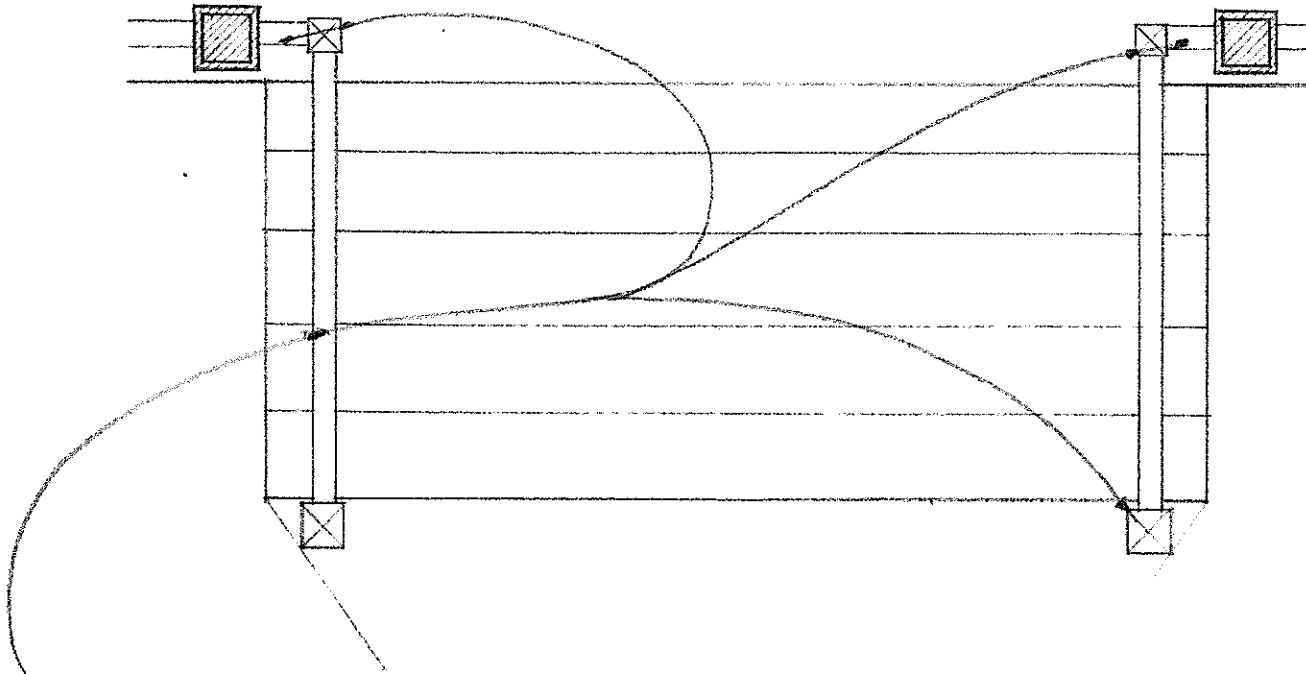


STAIR PLAN, EXISTING
 $\frac{1}{2}'' = 1'-0''$



STAIR ELEVATION, EXISTING
 $\frac{1}{2}'' = 1'-0''$

COOPER RESIDENCE
PROPOSED STAIR RAIL

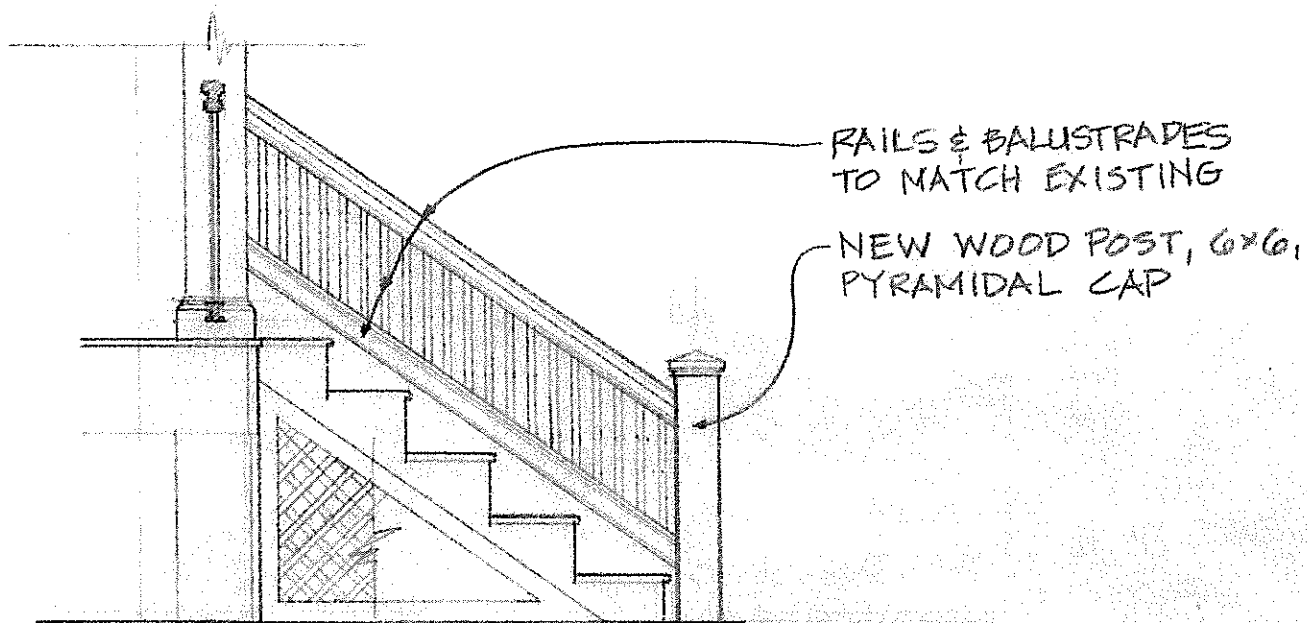


PROPOSED HANDRAILS &
 POSTS, RAILS & BALUSTRADES
 TO MATCH EXISTING.

PLAN, PROPOSED
 $\frac{1}{2}'' = 1'-0''$



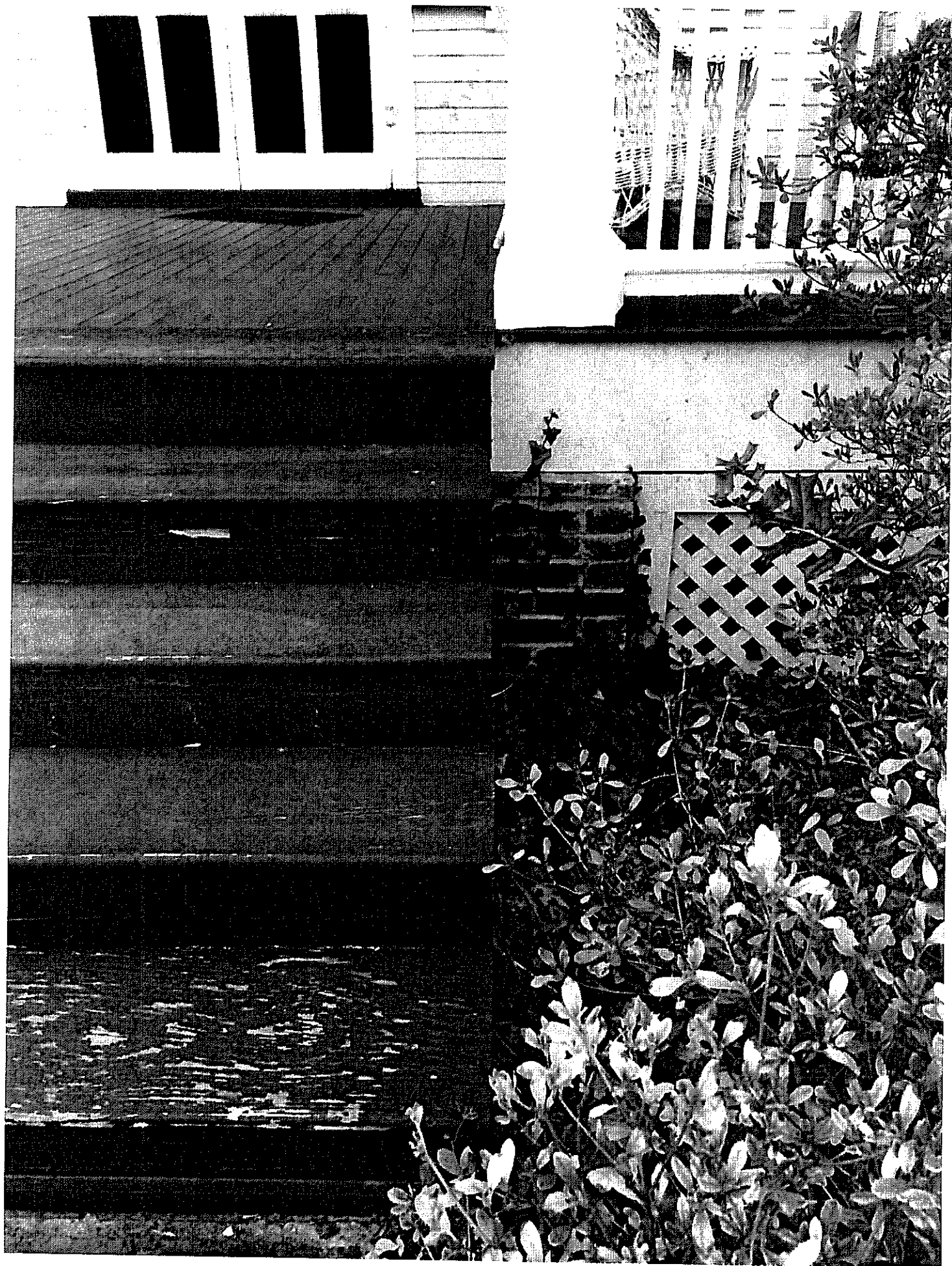
ELEVATION, PROPOSED
 $\frac{1}{2}'' = 1'-0''$

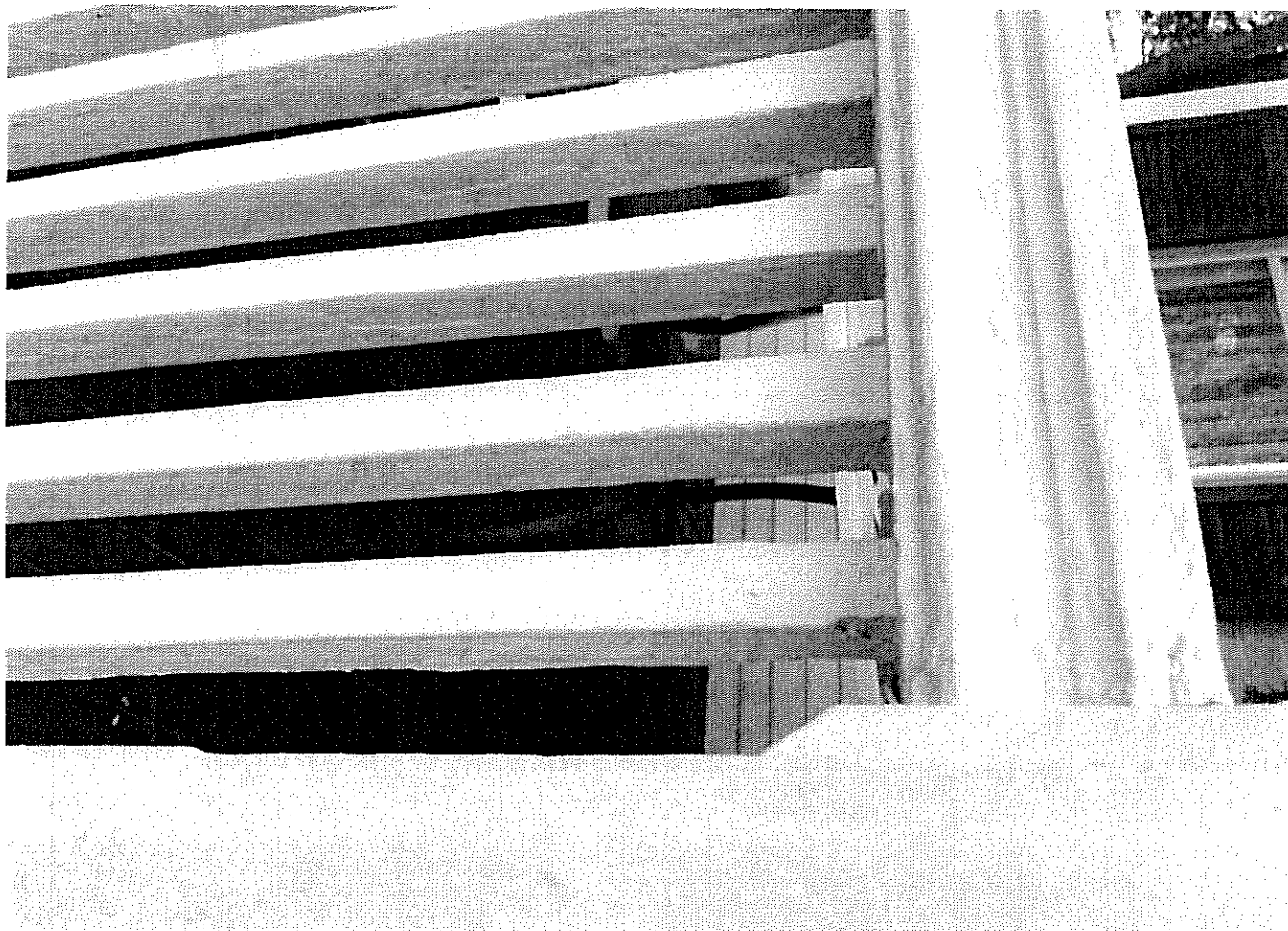


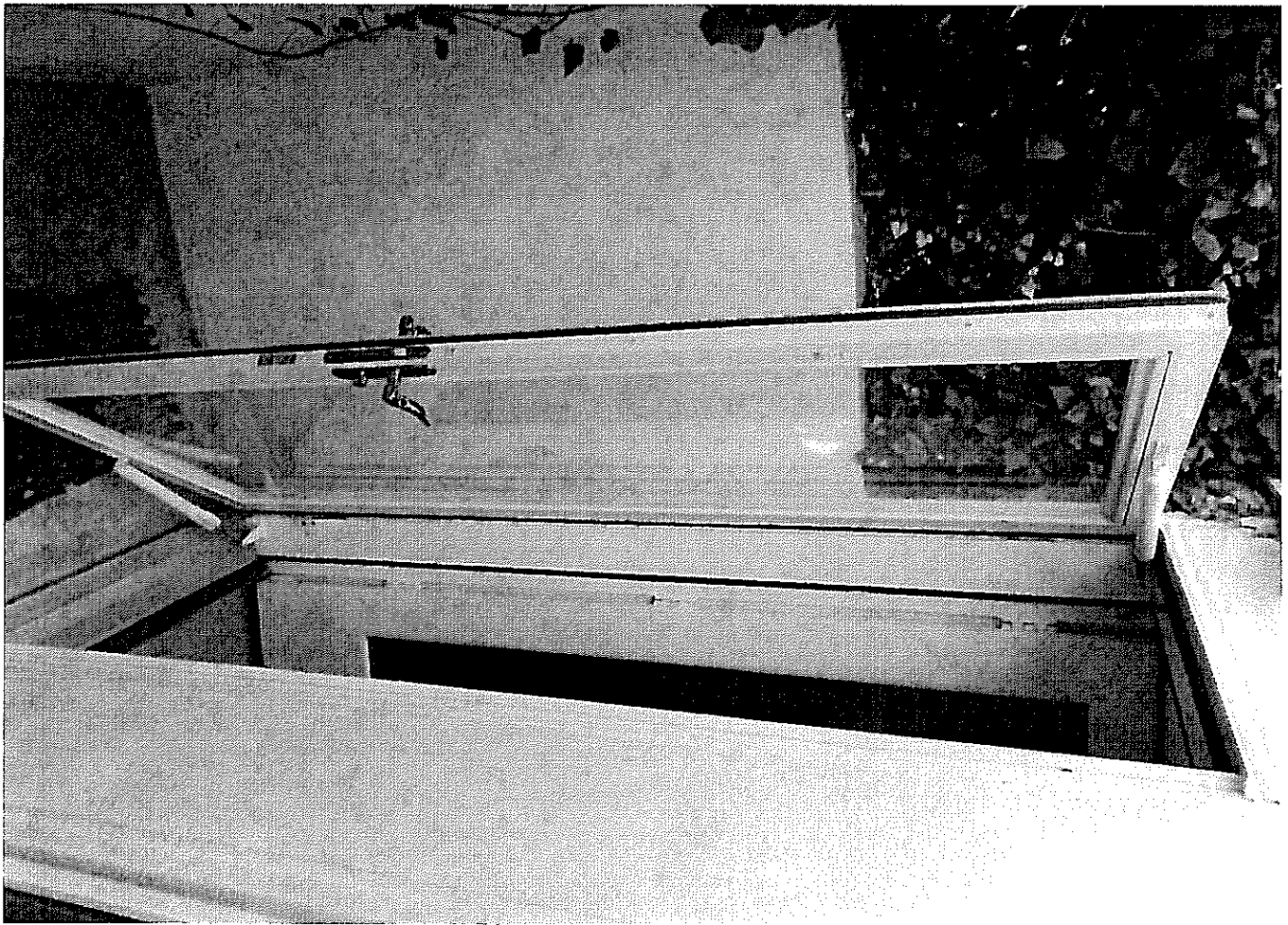
SIDE ELEVATION, PROPOSED

$\frac{1}{2}" = 1'-0"$









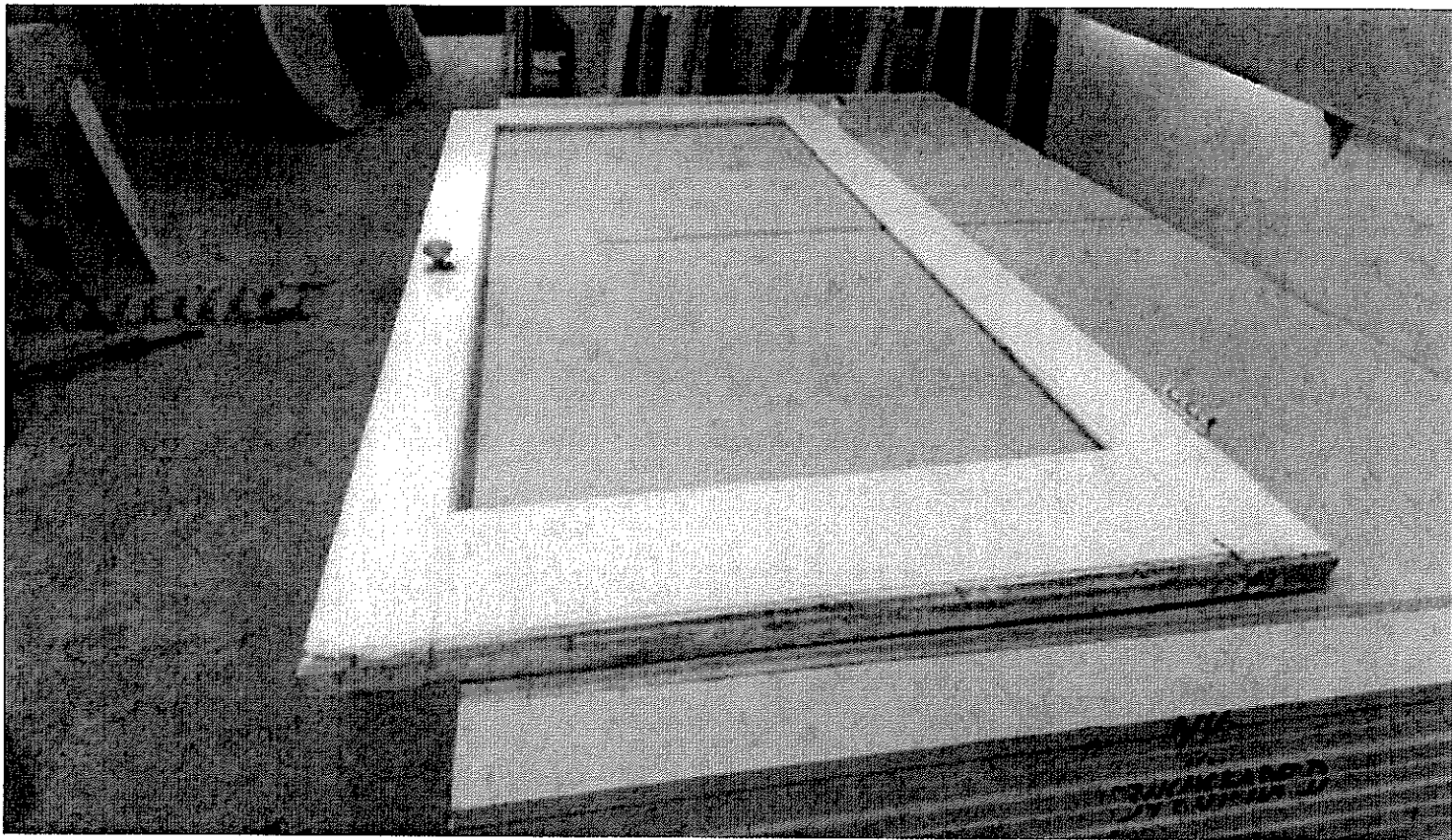
B 2

Replaced Andersen Storm door.

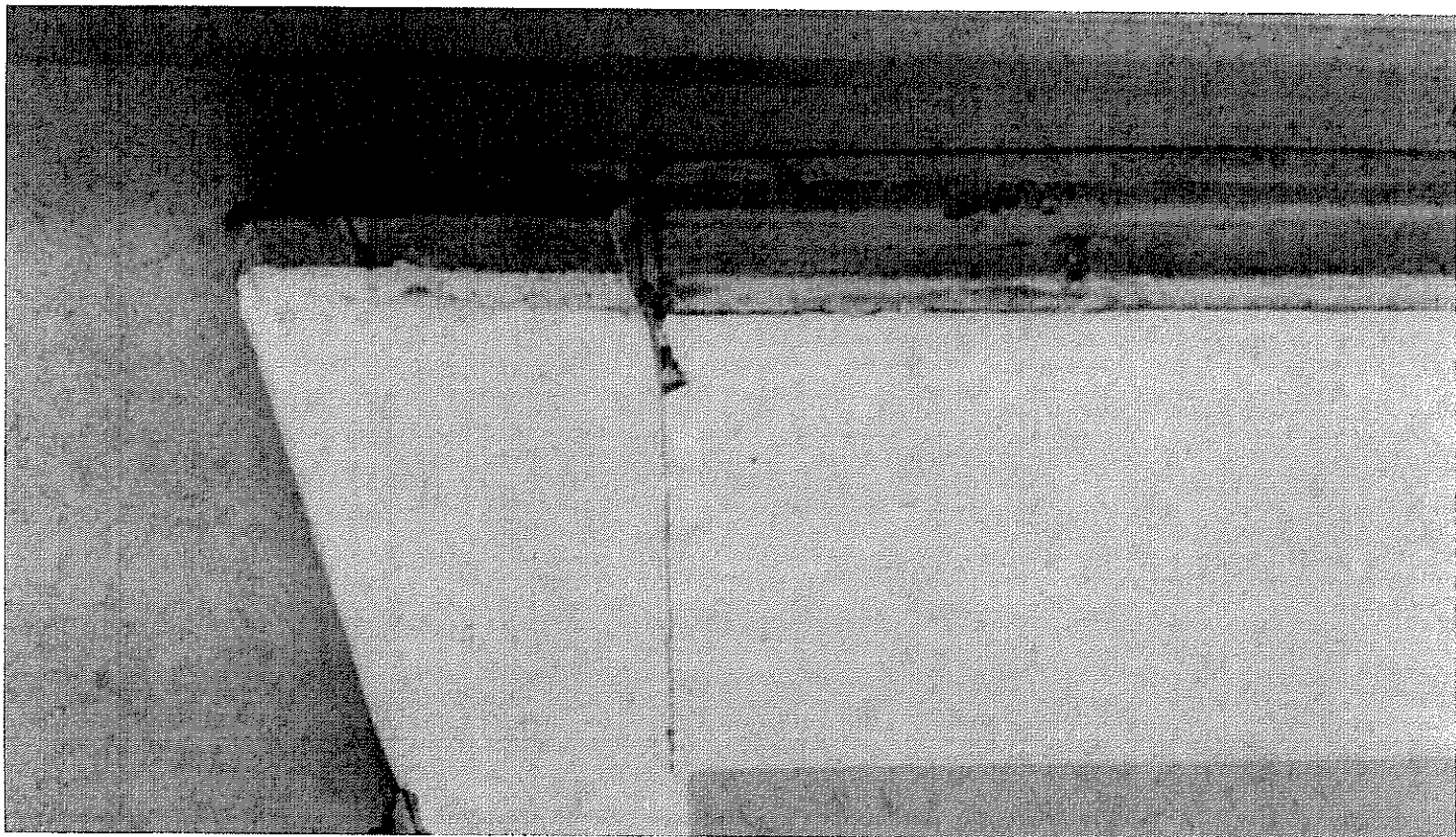


B2

Replaced Anderson Storm door.



B.3: Broken Storm door - South side





**More saving.
More doing.SM**

14000 GEORGIA AVE ASPEN HILL, MD 20906
BRIAN CONWAY-MANAGER (301)871-0603

2558 00097 25797 08/08/15 01:20 PM
CASHIER - SPOS01

ORDER ID: 2558-697716
RECALL AMOUNT

669.08

SUBTOTAL 669.08
SALES TAX 40.15
TOTAL \$709.23

XXXXXXXXXXXX0460 VISA
AUTH CODE 06739G/4973294

709.23
TA

P.O.#/JOB NAME: StormDoor



2558 97 25797 08/08/2015 4837

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

**ENTER FOR A CHANCE
TO WIN A \$5,000
HOME DEPOT GIFT
CARD!**

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the brief survey about your store visit
and enter for a chance to win at:

www.homedepot.com/opinion

COMPARTA SU OPINION EN UNA BREVE
ENCUESTA PARA LA OPORTUNIDAD DE GANAR.

User ID:
GVM3 54441 51980

Password:
15408 51883

Entries must be entered by 09/07/2015.
Entrants must be 18 or older to enter.
See complete rules on website. No
purchase necessary.

709.23

**ANDERSEN STORM DR
25 x 78 1/2**

Qty 1

648 3.1:T

23

3195879-34

51528450 BX:2:1:1:53

296649

08/03/2015

607393
132799-0034

**SU14 02:53
CUT > TEMPER > SHIP**

**Questions on installation?
Missing or damaged parts?**

Please **DO NOT** return to the store.

Please call **1-800-933-3626**
for consumer/homeowner service.

**Before calling, please locate the serial
number on the inside hinge of the door.**

**¿Dudas sobre la instalación?
¿Faltan piezas o están dañadas?**

NO devuelva el producto a la tienda.

Comuníquese al **1-800-933-3626** para
solicitar el Servicio al consumidor/propietario.

**Antes de llamar, ubique el número de serie que
se encuentra en el interior de la bisagra de la puerta.**

Andersen **EMCO**

P/N 627941

Name Dr. Cooper
Address 3948 Washington St. Kensington
MD 20895
Phone _____

- Power wash
- Wash exterior windows and storm
- ☒ Caulk where needed
- ☒ Scrape and sand peeling paint
- ☒ Prime bare wood
- Paint _____ coat finish paint

- ☒ Trim _____
- ☒ Siding _____
- Doors _____
- Garage door _____
- Downspouts _____
- ☒ Windows on chimney. reglaze and paint
- Shutters _____
- Others _____

- 1) Prep, and repair siding on chimney and entire house where needed
- 2) Prime and repaint North and South Siding
- 3) Repair Chime, prime and repaint
- 4) Repair rotten wood on 4 storm windows, prime and repaint
- 5) replace rotten office storm door.

*Cover side walks and bushes

* Cleanup work area

Additional work will be discussed and priced

Deposit required prior to starting work _____ Remainder due upon completion

Labor and materials \$ 1,725.00

Signed Madelyne D. Roman Date 11/12/15

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

Owner's mailing address James Cooper 3947 Washington ST. Kensington, Md. 20895	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Hal & Annie Frazier 3942 Washington ST. Kensington Md 20895	Kristen & Mike Henahan 3951 Baltimore ST, Kensington MD 20895
Patricia Metzger 3947 Washington ST. Kensington MD.	
Wm + Yusemedy Keefe 4010 Prospect ST. Kensington Md 20895	