MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3824 Warner St., Kensington	**Meeting Date:**	3/8/2017
Resource:	**Outstanding (Primary One) Resource** Kensington Historic District	**Report Date:**	3/1/2017
Applicant:	Peter Bartram	**Public Notice:**	2/22/2017
Review:	HAWP	**Tax Credit:**	Yes
Case Number:	31/06-17A	**Staff:**	Michael Kyne
PROPOSAL:	Roof replacement and alterations to roof		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with conditions** the HAWP application.

1. **Roofing material specifications will be submitted, with final review and approval delegated to staff.**

2. **Photographic documentation will be submitted, which demonstrates that the cross gable and roof framing is consistent and that the materials are historic, with final review and approval delegated to staff.**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding (Primary One) Resource within the Kensington Historic District
STYLE: Vernacular
DATE: 1908

PROPOSAL:

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

- Replace the existing asphalt shingle roofing in-kind.
- Construct eaves at the front cross gable.

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

Roof Replacement

The applicant proposes to replace the existing asphalt shingle roofing in-kind. Staff finds that the proposal is consistent with the Criteria for Approval and will result in No Material Effect; however, the applicant has not provided specific information about the existing and proposed roofing materials (i.e., three-tab asphalt shingles or architectural asphalt shingles), and staff recommends a condition of approval, stipulating that roofing material specifications will be submitted, with final review and approval delegated to staff.

Eaves Construction

The applicant proposes to construct eaves at the front cross gable. The proposed eaves will connect to existing returns, which appear to be remnants of previously removed features. The proposed eaves will have a depth equal to that of the existing returns.

At this time, the applicant has not provided historic photographs of the subject property to indicate that the proposed eaves are consistent with features that were previously removed. The applicant has also not been able to provide physical documentation of what was previously removed.

In accordance with *Standard #3*, "[c]hanges that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken." The *Standard #6* also states that the "[r]eplacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."

With this, staff was initially reluctant to recommend approval of the applicant's proposal; however, staff expressed these concerns to the applicant, and staff believes that the applicant has done their due diligence to demonstrate that the proposed eaves are historically appropriate. Specifically, the applicant has provided the following information:

- The adjacent property to the left (3820 Warner Street) shares many similarities with the subject property, including a nearly identical fenestration pattern and a central projecting. The property at 3820 Warner Street currently has a full-width front porch under the projecting bay, and Sanborn Insurance Maps indicate that, historically, the subject did as well. The cross gable of the central projecting bay at 3820 Warner Street has eaves, such as those proposed at the subject property, but

no returns.

- The applicant has indicated that most (if not all) examples of cross gables with returns in the immediate vicinity of the subject property also have eaves.
- The applicant has contacted former and current neighbors, the Kensington Historical Society, and the Department of Permitting Services seeking historic photographs and/or architectural drawings, but none were available.

Staff has also conducted a windshield survey of Montgomery County and found that, where returns are present, there are almost always eaves with a matching depth. On some structures, such as rural Gothic Revival-style houses, the returns are at the same height as the main roof line. On houses where the returns are on front-facing dormers, they are often above and disengaged from the main roof line.

With this information, staff does find that the construction of eaves at the front cross gable of the subject property may be appropriate; however, there are some questions which have not been fully answered and concerns that have not been satisfactorily addressed.

The main roof and existing dormer roofs of the subject property are all hipped, while the central projecting bay is a cross gable. Information provided by the applicant and a visual inspection clearly indicates that the subject property has experienced alterations over time, including the removal of the full-width front porch. Staff questions whether the central projecting bay formerly had a hipped roof consistent with the other roofs of the house.

After staff raised this concern with the applicant, he stated that all physical evidence suggests that the cross gable is historic, as the materials in the gable are consistent with those of the roof framing, when viewing them from inside the attic. Because the applicant has done their due diligence and exhausted all available resources for discovering historic photographs and/or architectural drawings, staff finds that this physical evidence, if properly documented, is sufficient to indicate that the gable is historic and that the proposed eaves would be historically compatible.

Staff recommends that the Commission approve the applicant's proposal, with the condition that photographic documentation will be submitted, which demonstrates that the cross gable and roof framing is consistent and that the materials are historic, with final review and approval delegated to staff. Should, however, the Commission find that there is insufficient evidence to justify this proposal, they may conclude that this proposal is conjectural contra *Standards #3 and #6*, and not approve this element of the scope of work.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation*, *Amendment to the Master Plan for Historic Preservation: Kensington Historic District,* and *Vision of Kensington: A Long-Range Preservation Plan* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the conditions 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.

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: psbartram@verizon.net Contact Person: PETER BARTRAM
Daytime Phone No.: 301 946 0632

Tax Account No.: 0277298

Name of Property Owner: PETER N. BARTRAM Daytime Phone No.: 301 946 0632

Address: 3824 WARNER ST. KENSINGTON MD 20895
Street Number City State Zip Code

Contractor: CORLEY ROOFING & SHEET METAL CO. INC Phone No.: 443-844-4327

Contractor Registration No.:

Agent for Owner: JOSH ROLLS Daytime Phone No.: 443-844-4327

LOCATION OF BUILDING/PREMISE

House Number: 3824 Street: WARNER ST.

Town/City: KENSINGTON Nearest Cross Street: BETWEEN CONNECTICUT AVE & FREEMAN PLACE

Lot: 22 Block: 4 Subdivision:

Liber: 148 Folio: 16927 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: RESTORE ROOF EVES NORTH GABLE

1B. Construction cost estimate: $ 3500.

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.

Peter N. Bartram
Signature of owner or authorized agent

10 FEBRUARY 2017
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

789296

(7)

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:

   RESIDENTIAL BUILDING CIRCA 1910 LOCATED IN THE KENSINGTON HISTORIC DISTRICT. SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD BORDERING ON COMMERCIAL DISTRICT (10400 CONNECTICUT AVENUE BUILDING). HOUSE NEXT DOOR IS OF SIMILAR AGE AND CONSTRUCTION.

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

   WE FEEL THAT AT SOME POINT THE OVERHANG (EVES) FOR THE FRONT ROOF WAS REMOVED, WITH THE THROW-BACKS RETAINED. WE WANT TO EXTEND THE FRONT ROOF OVER THE EXISTING THROW-BACKS TO FORM EVES, MATCHING EXISTING SOFFIT AND FACIA. THIS WILL RESTORE WHAT WE BELIEVE WAS THE ORIGINAL APPEARANCE. AND MATCH THE SIMILAR HOUSE NEXT DOOR (SEE PHOTO).

   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.

3824 Warner Street
Kensington, MD 20895
10 February 2017

Montgomery County Historic Preservation Commission
c/o Department of Permitting Services
235 Rockville Pike
Rockville, MD 20850

We need to replace the roof on our home in the Kensington Historic District, matching what is there at present. As part of that, we would to restore an overhang we feel was originally part of the house, but removed during a repair or renovation project. (We do not have original drawings or old photographs, but the current appearance, with throw-backs sticking out with no eves over them, indicates that part of the original roof was removed rather than repaired.) We believe returning the roof at this one gable to what had to have been its original appearance (by adding back the eves, matching the soffit and fascia of other parts of the house) constitutes a repair, and thus does not require an Historic Area Work Permit. The attached paperwork shows what is involved.

Please confirm that this work can proceed without an Historic Area Work Permit.

If, however, you feel an Historic Area Work Permit is required, please consider the attached application as expeditiously as possible so we may get the roof replacement work underway.

We can be reached by email at psbartram@verizon.net (preferred) or by telephone at 301-946-0632. Thank you.

Sincerely,

Peter N. Bartram

Peter N. Bartram

Kyne, Michael

From: Peter & Sharon Bartram <psbartram@verizon.net>
Sent: Thursday, February 23, 2017 1:38 PM
To: Kyne, Michael
Cc: psbartram@verizon.net
Subject: RE: HAWP Application for 3824 Warner St., Kensington
Attachments: PlotDiagram0001.pdf; 3824WarnerArial.jpg

Hello, Mr. Kyne -

Please see the attachments and explanations below in answer to your questions:

- **Site plan, clearly indicating the elevation(s) to be impacted.** This allows staff and the Commission to better understand the proposals relationship to the public right-of-way.

See attachment. The NORTH elevation is the only affected elevation. There is no change to the "footprint" of the house, only the middle portion of the roofline is impacted. This is visible from Warner Street and to a small extent from south-bound Connecticut Avenue.

- **Existing and proposed elevations.** Assuming that the proposal will result in a change in appearance, staff and the Commission will require existing and proposed elevation in order to fully understand the extent of the proposed change.

See photographs as submitted in the application. The second photograph of the existing north face of the house can be compared with the third photograph which is rendering ("Photoshopped") of how the same part of the building will appear upon completion of the proposed restoration.

- **Existing and proposed roof plan.** As this proposal will impact the roof, we will need roof plans that allow us to fully understand the change.

There are no known architectural drawings of the roof (or any other part of the house). See the attached aerial view: the left is as is, the right shows by an added dark red ink line the proposed extension of the middle north section of the roof. Note that the house beside ours was built at about the same time, and has similar shape roof (though of different materials) with the corresponding roof section extended as we propose. The photos referenced above more clearly show the change.

- **Material specifications.** We will need a description of the existing materials, noting which will be removed and which will be retained. We will also need specifications and/or descriptions for the proposed new materials.

The existing materials are painted wood and asphalt shingles. The existing crown molding would be removed, the roof extended using wood framing and painted wood soffit and fascia. New painted wood crown molding matching what was removed would be installed to match other parts of the roof. The roof material would be the same asphalt shingles used for the rest of the roof. (The existing roof shingles for the entire house are being replaced by like materials at this time.)

- **Photographic evidence.** In this case, we would require photographic evidence that the roof was previously altered and that you're proposing to return it to its original condition. At the very least, physical evidence of these changes should be submitted.

There are no known photographs of the house prior to a major renovation several decades ago. The physical evidence is compelling. A comparison to the house next door built in the same style at the same time clearly indicates originally that this section of roof had eves now lacking. The presence of "throwbacks" sticking out from the wall and roof at each lower corner of the roof section clearly indicates the roof once extended to the front of the throwbacks. See the photos submitted in the application.

Please accept this additional material along with the photographs provided in the original application and make a positive recommendation for the March 8 meeting.

3824 Warner Street

Supporting information.

We have no pictures of the house as built or prior to the early repair and reconstruction activities which took place before the creation of the Kensington Historic District. We have contacted neighbors, including one who has lived in the neighborhood for most of her long life, and a former owner who did some alterations prior to the historic district designation. No one has information about or memory of the early appearance of the front gable. The head of the Kensington Historical Society states she knows of no images of our house in the Society archives. We checked with the Kensington Town Office concerning permits issued for our property. No permits related to roofing have been recorded. [We attempted to get information about county permits issued prior to historic district designation, but the only telephone number found was 311. The person at 311 would not connect us to anyone in Permitting Services, but required us to fill out an online request form. We have yet to receive a reply to that request form.]

The house next to ours, 3820 Warner Street, is as close a match in age, style, and construction for our house as can be found. The front elevation has a center second floor overhang, like ours (except for windows style) including the gable above. That house has eves above the gable. A former owner who purchased the house in 1976 wrote that at time of purchase, the roof "was metal without any underlying sheathing. Rather than repair the existing metal roof, we replace[d] it with cedar shakes. We agree the front porch used to look just like the Prine's home which is next door but we have no photograph." The earliest available photographs, which she sent us, show the house without the front porch, with a cedar shingle roof, and no eves above the gable. We are confident that north gable eves existed, though pictures or drawings of them appear not to exist. It is most likely the eves, but not the "throwbacks" or "returns" under them, were removed when the stamped tin roof in bad repair was removed and replaced.

A tour of the neighborhood finds no houses of similar construction timeframe with no roof overhang (eves) above gables. Many do not have "throwbacks" or "returns," the small shelf-like structures at the bottom of the gable-roof junction, though some do. Where returns are present, the roof always extends over the returns forming eves. Indeed, houses built before the 1940's all have eves extending over the gables, regardless of the presence or absence of returns. Simply stated, providing protective eves was standard construction practice at the time our house was built. Our house has broad roof overhang (eves) around all of the house, except now for the north elevation gable (the only gable on our house). Our house would not have been built as it exists now with returns but no roof overhang over that front gable.

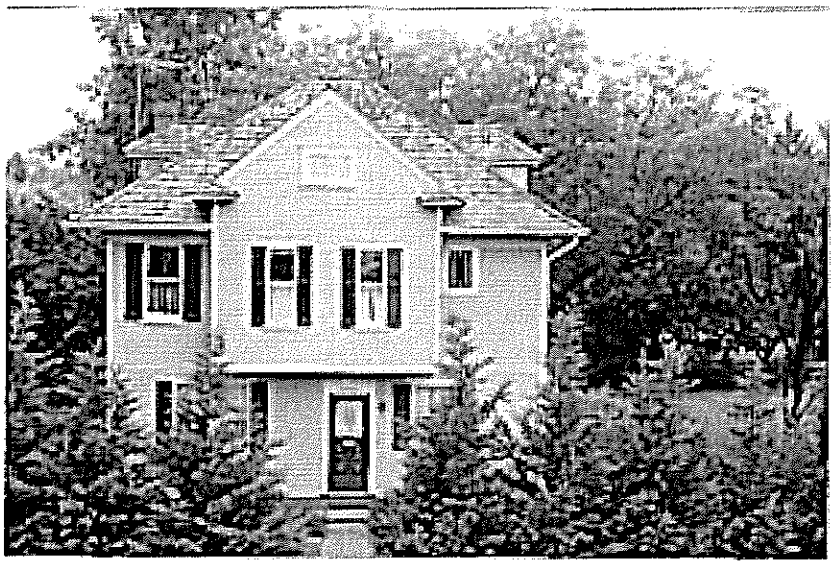
A view from the side of our front elevation showing the protruding returns with no eves.

The question thus becomes: Is it better to freeze the appearance of the north elevation (the one most visible from the street) to how it appeared in 1986 (when the Kensington Historic District was formed), an appearance that is blatantly and obviously incorrect historically? Or should we try to regain an appearance compatible with the original appearance as best we can? This house has been altered many times over the last century. With incomplete records, returning it to its original state is impossible. We feel it would be better to have an appearance in keeping with the houses of its era in the community rather than perpetuate a glaring error. In cases such as ours, is not "conjectural restoration" better than no restoration?

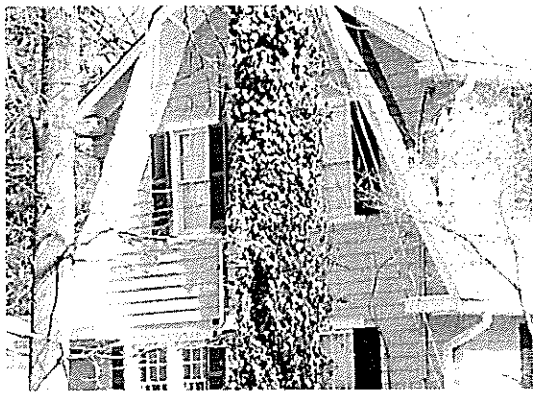
At this time, because of the need to re-roof the house (maintenance using like materials), we are willing to spend the extra money to regain the most historically appropriate appearance that we can determine. But we must do this now, not after the roof is replaced. If we wait until after the roof is replaced to rebuilt the eves above the front gable, the shingles above the eves would not match perfectly and a patched appearance would result. To insure the structural integrity of the house, we cannot procrastinate the roof replacement repair work while debating "conjectural restoration." If we do not replace the original eves as part of the roof work, we are forcing the neighborhood to continue to view an historically inappropriate front elevation for at least several decades.

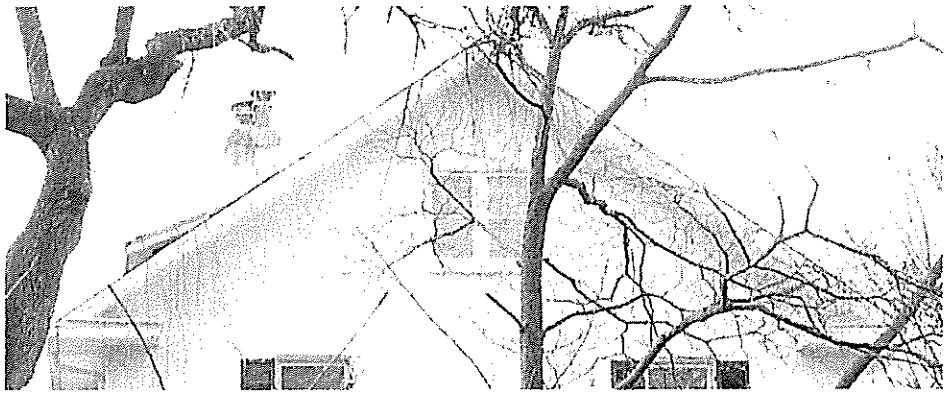
If this application is denied, we will reluctantly preserve the knowingly incorrect 1986 appearance, with no historic area work permit required.

Below are the oldest known photographs of our house, taken after removal of the front porch and other changes.

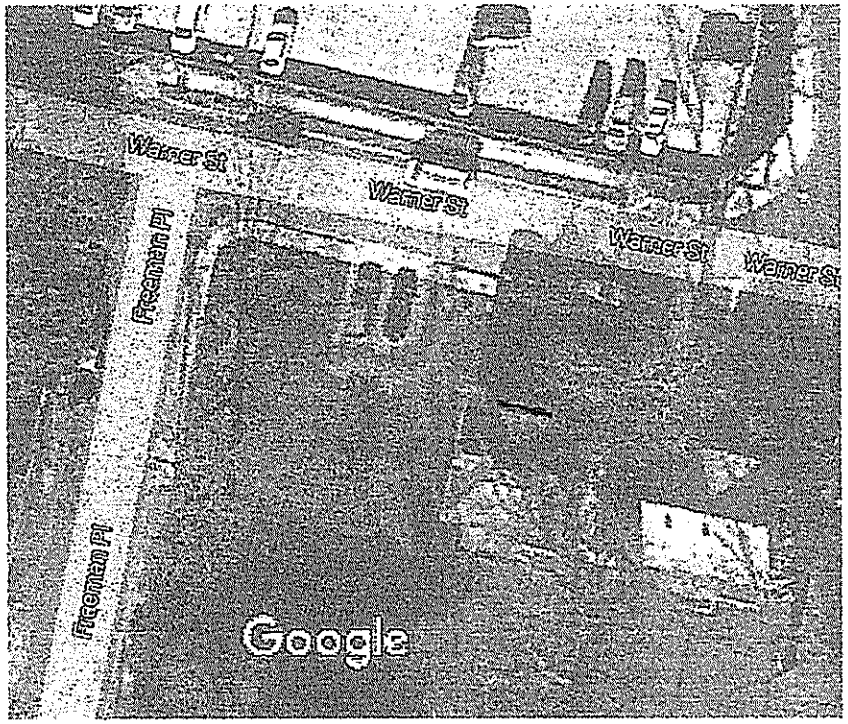


Below are pictures of several neighborhood area houses (in the Kensington Historic District) with eves and returns.





Existing. House on left is
3824 Warner.



**Proposed. Extend north roof approx. 1 1/2 feet.
Note that this would match next door
house on right, built at about the same time.**

Existing Property Condition Photographs (duplicate as needed)

Detail: FRONT (NORTH FACING)

Applicant: P. BARTRAM

Page:

Existing Property Condition Photographs (duplicate as needed)

Detail: FRONT ROOF GABLE

Applicant: P. BARTRAM

Proposed Restoration

Applicant: P. BARTRAM

3820 WARNER ST.

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
PETER N. BARTRAM 3824 WARNER ST. KENSINGTON MD 20895	SAME
Adjacent and confronting Property Owners mailing addresses	
ALEXIS J. VLAHOS 3820 WARNER ST. KENSINGTON MD 20895	10400 CONNECTICUT AVE: KNOWLES ASSOC. L.L.C. C/O THE SCOTT GROUP 110 N. WASHINGTON ST. #300 ROCKVILLE MD 20850
DANIEL E. MARTIN, JR. 10310 FREEMAN PL. KENSINGTON MD 20895	
DAVID S. BROWN 10309 FREEMAN PL. KENSINGTON MD. 20895	