

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3935 Baltimore St., Kensington	Meeting Date:	08/16/17
Resource:	Primary One Resource Kensington Historic District	Report Date:	08/09/17
Applicant:	Pete and Jackie Picard	Public Notice:	08/02/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/06-17I	Staff:	Dan Bruechert
Proposal:	Demolition and reconstruction of garage.		

RECOMMENDATION

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

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Queen Anne
DATE: c.1893

The subject property is a two-and-a-half story, Queen Anne house, three bays wide with an asphalt-shingled, cross gable roof. The clapboard siding has been covered by vinyl, however, many of the historic elements including the large two-over-two windows on the first and second floor, paired half-lite front doors, covered one-story wrap-around porch, decorative wood work in the gable, and brick foundation all remain.

Additionally, there is a detached garage located to the west of the main house, which likely postdates the 1930s. The garage has an asphalt shingle side gable roof with a shed extension. The garage is clad in wood shiplap siding. The vehicle door has broken and is fixed in its raised position, additionally there is significant rot in the roof and rear wall.

PROPOSAL

The applicants are proposing to demolish the existing garage and to construct a new garage on a new slab, matching the old garage in dimensions placed in the same location.

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.

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

Kensington Historic District Design Guidelines

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.

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.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicants are proposing to demolish the existing garage and replace it with a garage that matches existing in dimension and proportions.

Demolition

The garage is a one-story building with an asphalt-shingle roof and shiplap siding and a double vehicular door opening that faces Detrick Avenue (the door itself is broken and has been fixed in the open position). Staff has determined that the garage was constructed no earlier than the late 1930s, as Detrick Avenue did not extend to Baltimore Avenue until sometime after the survey for the 1931 Sanborn Fire Insurance Map.

The garage is showing signs of material failure in several locations. This is most evident when viewing the building from the rear. The rafters have rotted in several locations and have completely failed in others (See figures 1 and 2). The water infiltration has led to degradation of both the studs and the siding.



Figure 1: Roof failure at the rear of the garage

Based on a site visit, Staff has determined that all of the roofing, rafters, and the framing and cladding of two sides of the garage would need to be removed and replaced before beginning any rehabilitation of the garage. Staff believes that this level of deterioration is sufficient to justify the demolition of the garage building (see Standard 6).



Figure 2: Interior rafter failure

Reconstruction

The applicants are proposing to replace the garage with one matching the dimensions and appearance of the existing. The new garage will be constructed on a new reinforced concrete slab foundation. The placement of door and window openings will match the fenestration of the existing garage. The interior structure of the proposed garage will be similar to the existing garage; however, the new garage will use steel I-beams to reinforce the rear structure of the roof. The only changes to the garage design will be in the vehicular garage door and the exterior cladding. The existing garage door is broken and cannot be reused in this location. The applicants are proposing to install a new, full-width, wood garage door with eight lites along the top of the door. Staff recognizes that the HPC typically finds that garages with carriage style doors are compatible with resources in the Kensington Historic District. This is in keeping with the predominant Victorian era of development within the District. However, this garage dates from the 1930s, not from the Victorian era, and requiring carriage-style doors could present a false sense of history contravening Standard 9. Staff can only speculate as to the original design of the vehicular doors on this building and suggest a door matching the appearance of what has been there for several years is an appropriate solution. The proposed door is consistent in appearance with the existing door and is an appropriate design in this location (see Standard 2).

Rather than clad the building in matching wood siding, the applicants proposed Boral TruExterior Siding in the 'Cove/Dutchlap' profile (See Figure 3). The siding will produce a similar appearance to the historic siding and is both mill-able, and paintable (See Figure 4). As this is new construction on an accessory structure that was added several decades after the construction of the house a substitute material is acceptable. This material will create an

appearance that is closer to the existing wood siding currently on the house than something with a much thinner profile, like Hardi siding.

Staff believes that these two material changes will not have a significant impact on the character of the building nor will they detract from the relationship between the garage and the historic house.

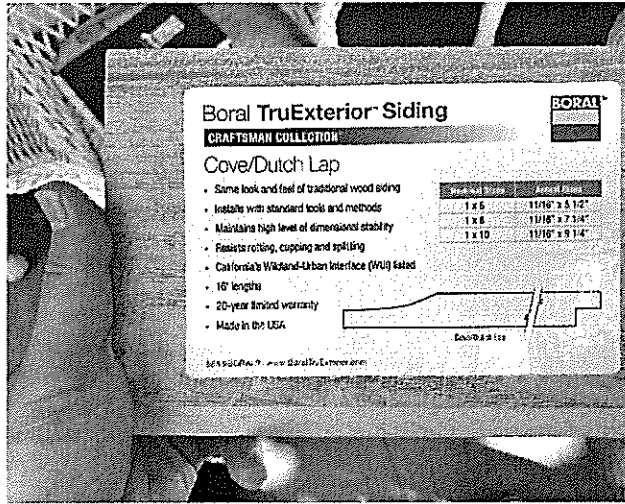


Figure 3: Proposed siding material details

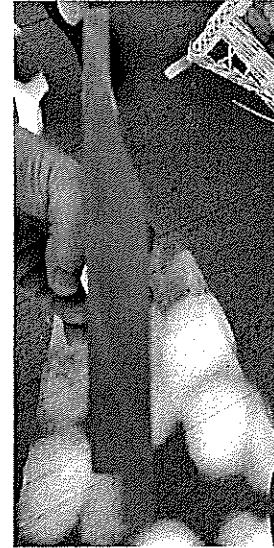


Figure 4: Siding Profile

The changes proposed for the new garage are in keeping with the materials and spatial relationships of the historic and appear to meet the Standards and comply with the *Vision*. Staff supports approval of this proposal.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application; 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

Contact Email: pickardpj@yahoo.com Contact Person: Jackie Pickard
Tax Account No.: 01024034 Daytime Phone No.: 301 942 3477
Name of Property Owner: Pete and Jackie Pickard Daytime Phone No.: 301 942 3477
Address: 3935 Baltimore Street, Kensington, Maryland 20895
Contractor: Bill Millard Phone No.: 301 806 6999
Contractor Registration No.: MHC 4295
Agent for Owner: Bill Millard Daytime Phone No.: 301 806 6999

LOCATION OF BUILDING/PREMISE

House Number: 3935 Street: Baltimore
Town/City: Kensington Nearest Cross Street: Detrick
Lot: Pt 15,16,17 Block: 10 Subdivision: 015
Liber: Folio: Parcel: 0

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: Garage repair/rebuild

1B. Construction cost estimate: \$ 80,000.00

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: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

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

Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

807020

**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:

Carriage house/garage associated with house in the Kensington historic district

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

Repair and/or teardown/rebuild in place historic garage in Kensington Historic District.

Carriage House repair/rebuild will remain same size and same location as current structure.

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

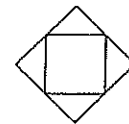
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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]

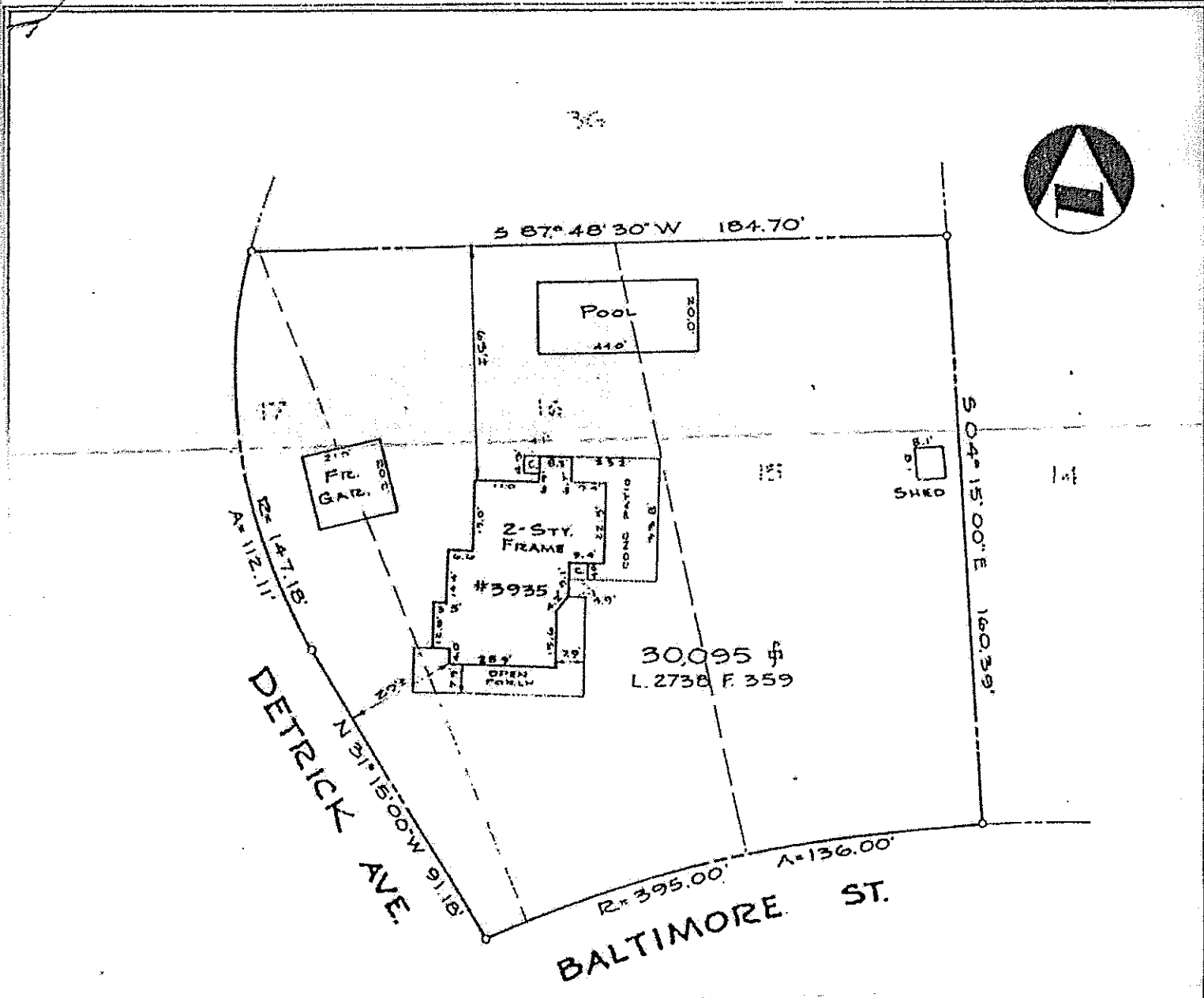
Owner's mailing address Pete and Jackie Pickard 3935 Baltimore St Kensington, Md 20895	Owner's Agent's mailing address Bill Millard P.O. box 9 Garrett Park, Md 20896
Adjacent and confronting Property Owners mailing addresses	
Mrs Phillip McCurdy 10311 Detrick Ave Kensington, Md 20895	Mr & Mrs. Gustavo Matheus 10308 Detrick Ave Kensington, Md 20895
Mr & Mrs Rubin Silberman 10310 Detrick Ave Kensington, Md 20895	Jeff, Cole, and Tom Stathes 10304 Detrick Ave Kensington, Md 20895
Dr & Mrs Alan Spealman 3940 Baltimore St Kensington, Md 20895	Mr & Mrs Joseph Mesmer 3941 Baltimore St Kensington Md, 20895

Site Plan



Shade portion to indicate North

49-024-5



I hereby certify that the plan shown hereon is correct, and that the buildings have been located by actual measurement.

S. Ruffin Maddox, Jr.

S. Ruffin Maddox, Jr.
P.L.S. Md. Reg. No. 8324

HOUSE LOCATION PLAT
 PART OF LOTS 15, 16 & 17
 KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND
 PLAT BOOK: 2B
 PLAT: 1751
 SCALE: 1"=40'
 DATE: APRIL, 1977

MADDOX & ASSOCIATES, INC.
 ENGINEERS SURVEYORS PLANNERS
 4701 SANGAMORE ROAD
 BETHESDA, MARYLAND 20016
 PHONE: 301-229-0505

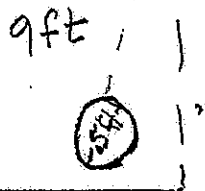
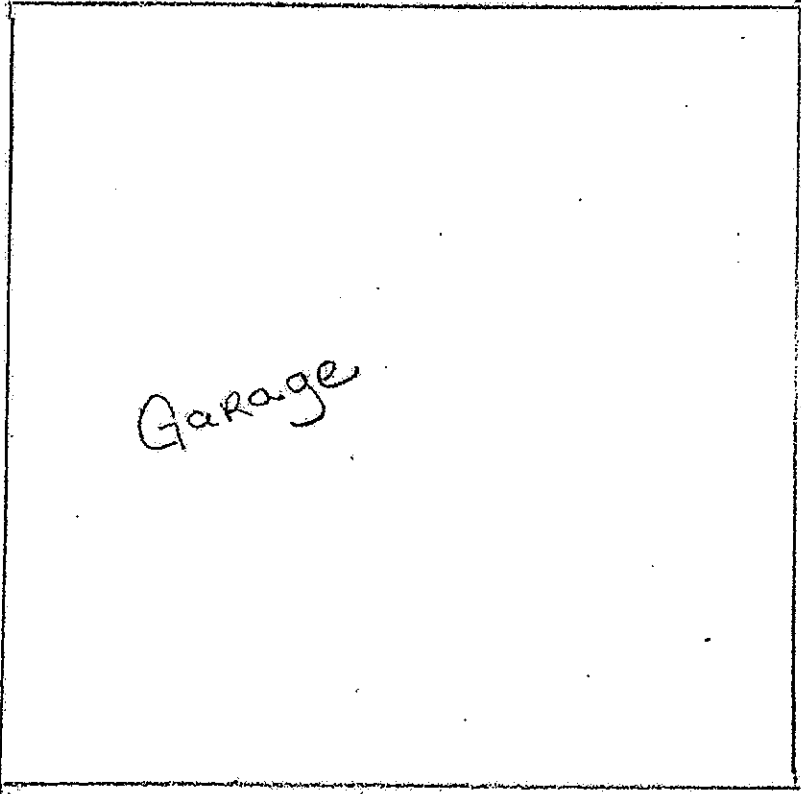
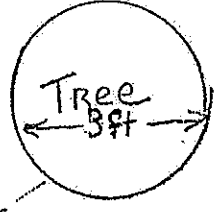
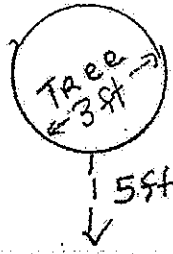
13007 COASTAL HIGHWAY
 OCEAN CITY, MARYLAND 21842
 PHONE: 301-524-9544



Tree Survey

Tree Survey

N ←



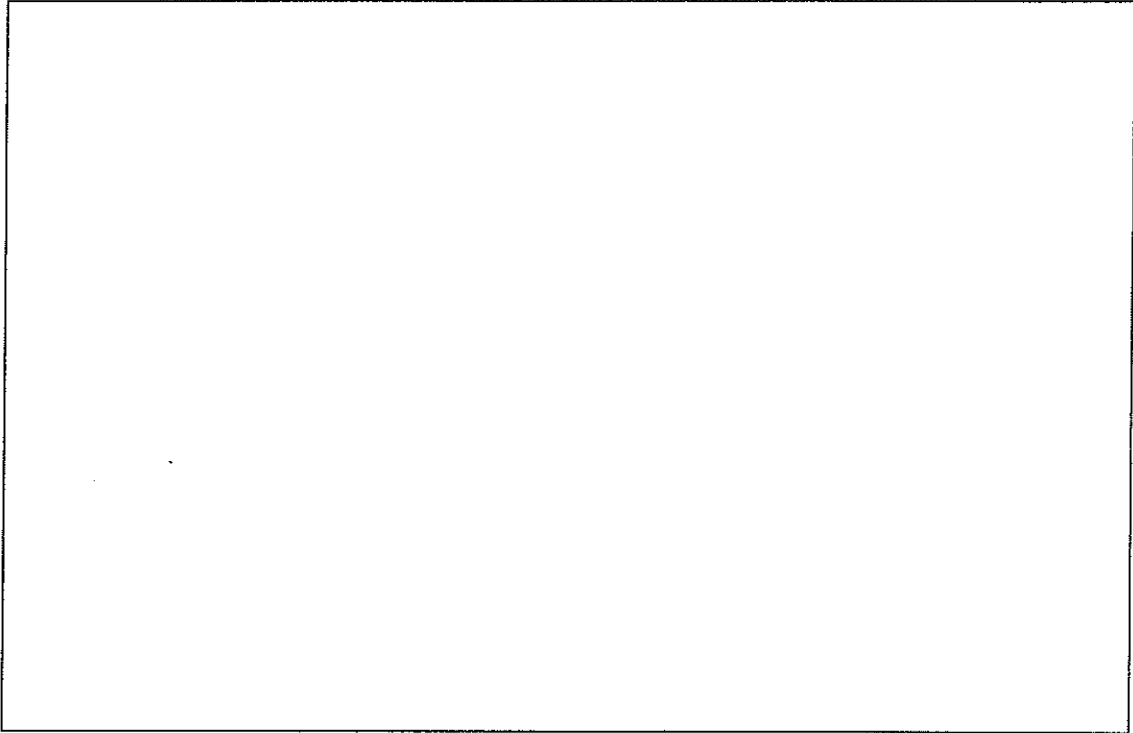
DRIVEWAY

Side walk

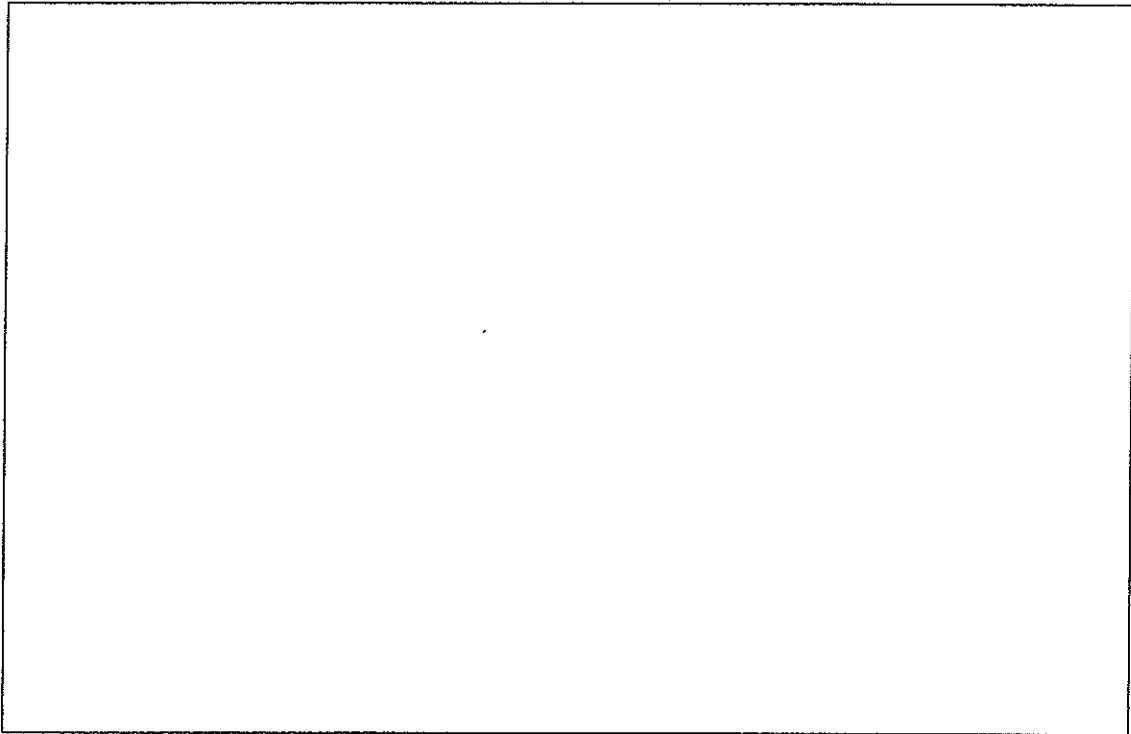
Side walk

Detrick Ave

Existing Property Condition Photographs (duplicate as needed)



Detail: _____

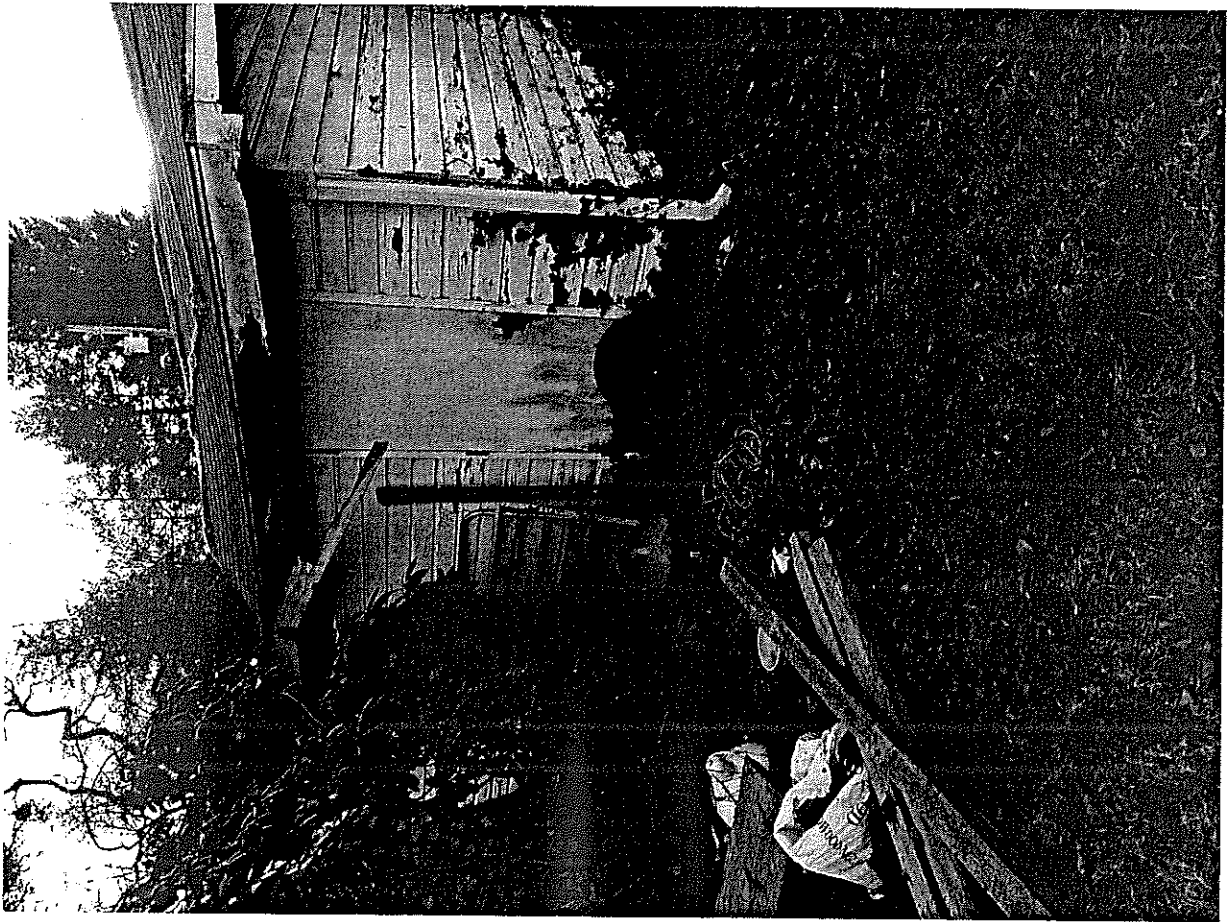


Detail: _____

East View
Left side



East View
Right Side



View from Detrick
North view

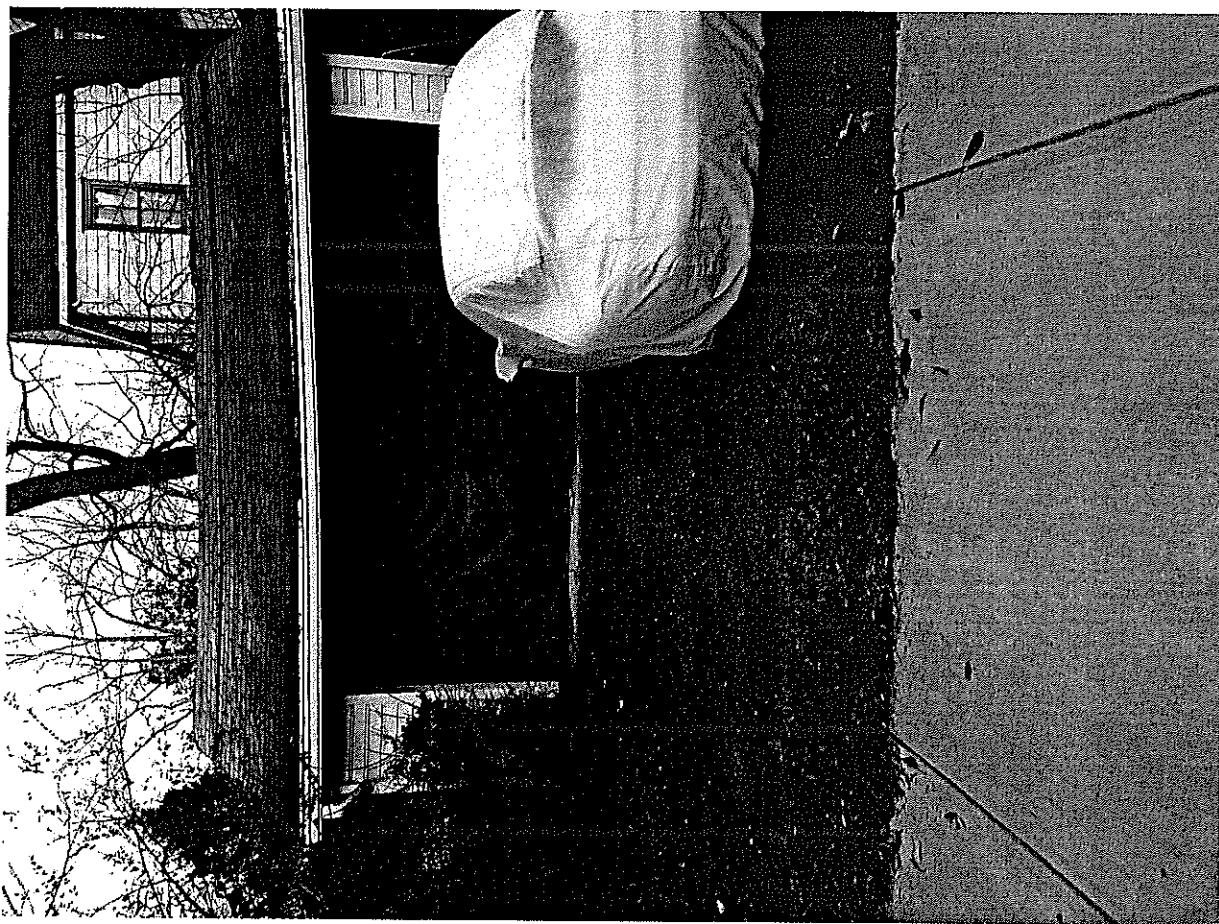


View from Baltimore St

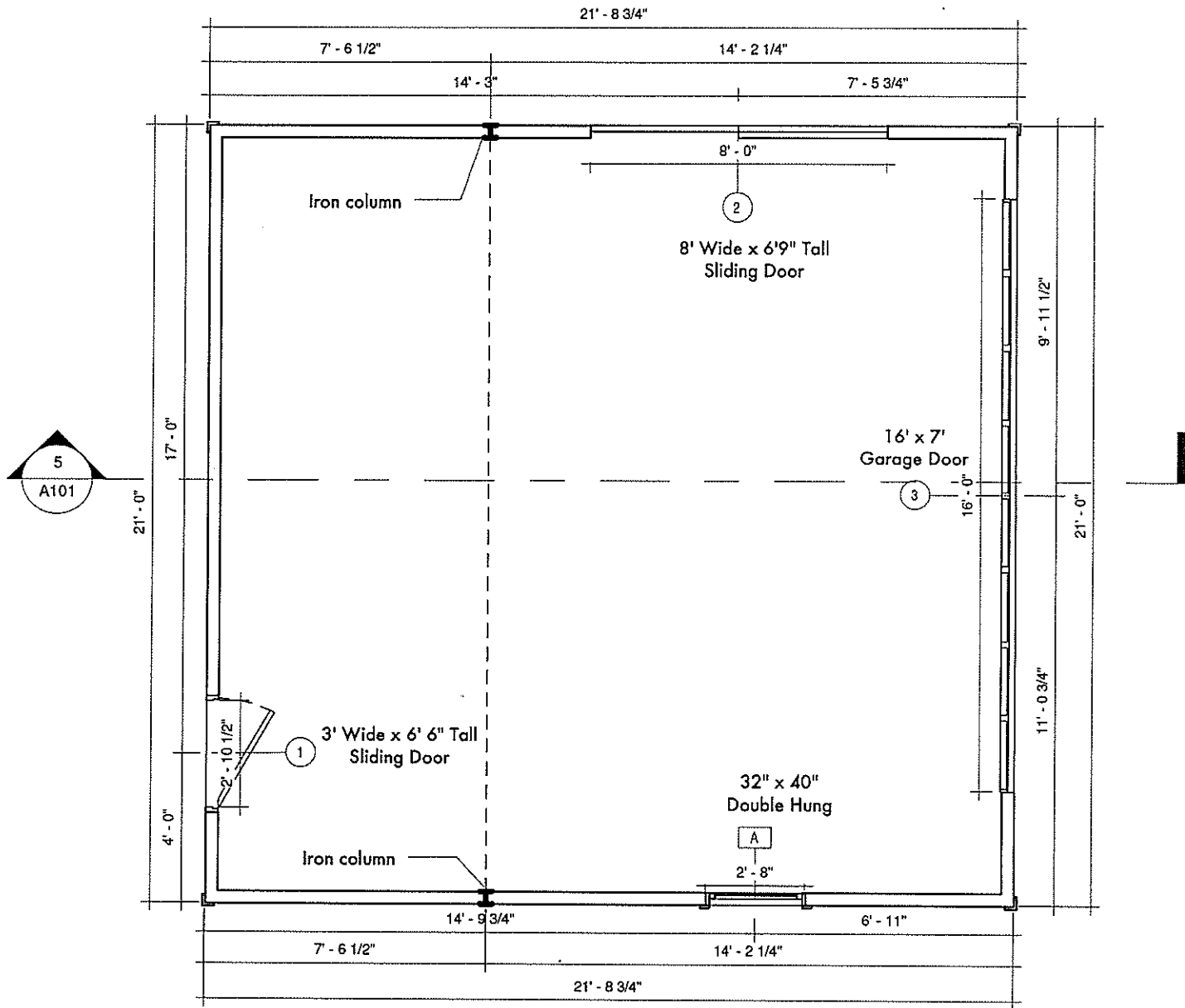
South View



View from Detrick
West view



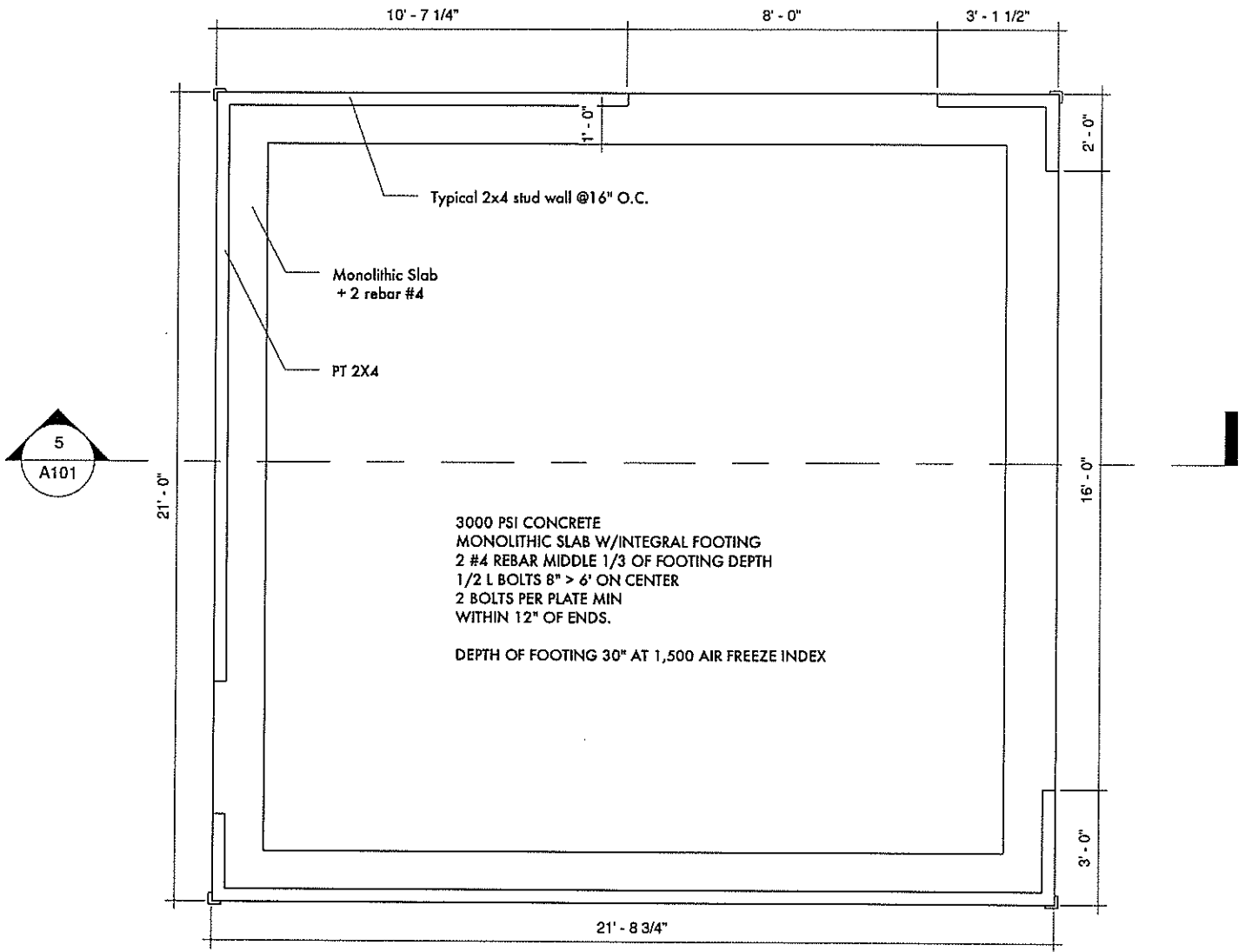
Drawings of Repaired Garage



1

1st Floor - Floor Plan

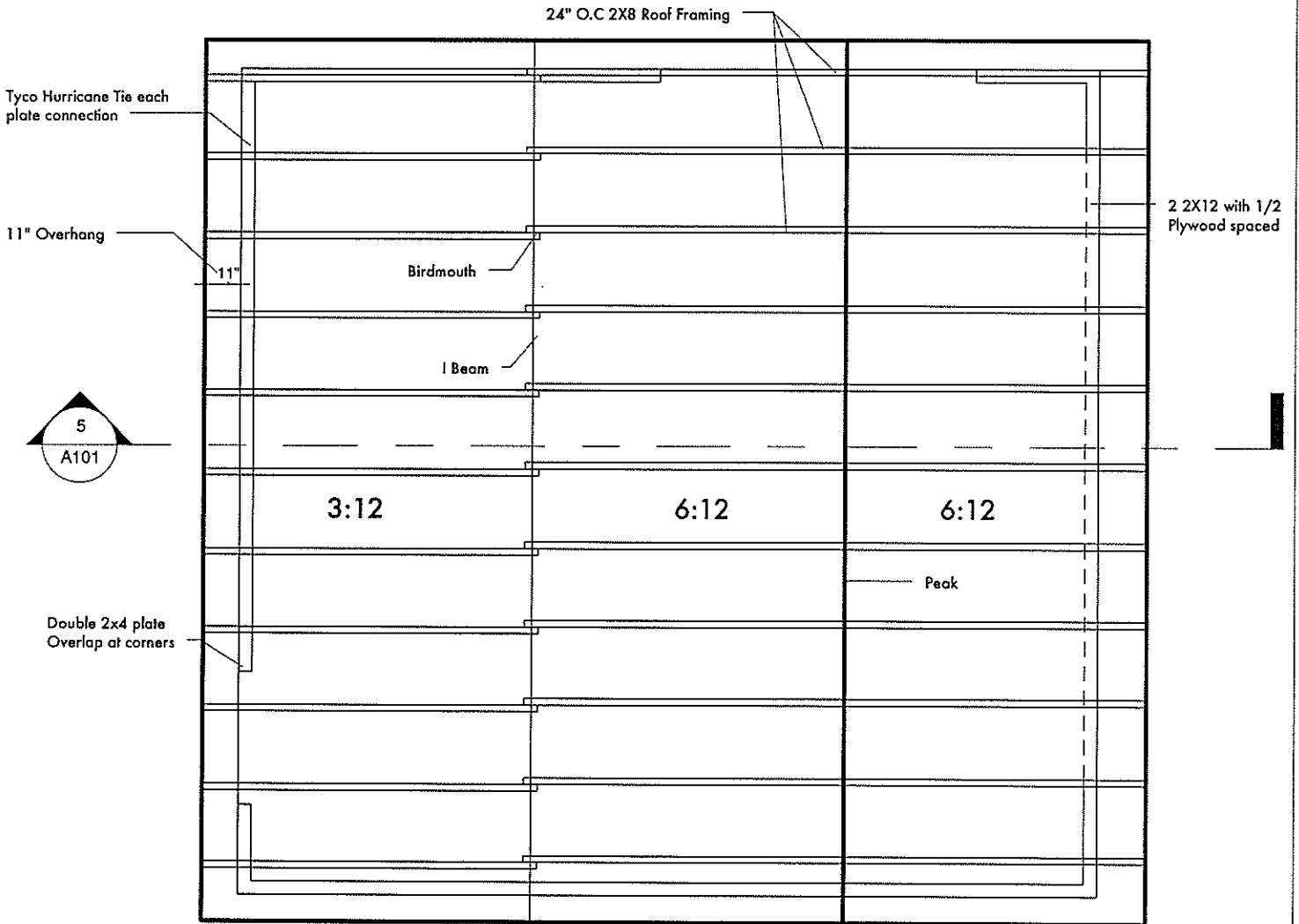
1/4" = 1'-0"



2

Foundation Plan

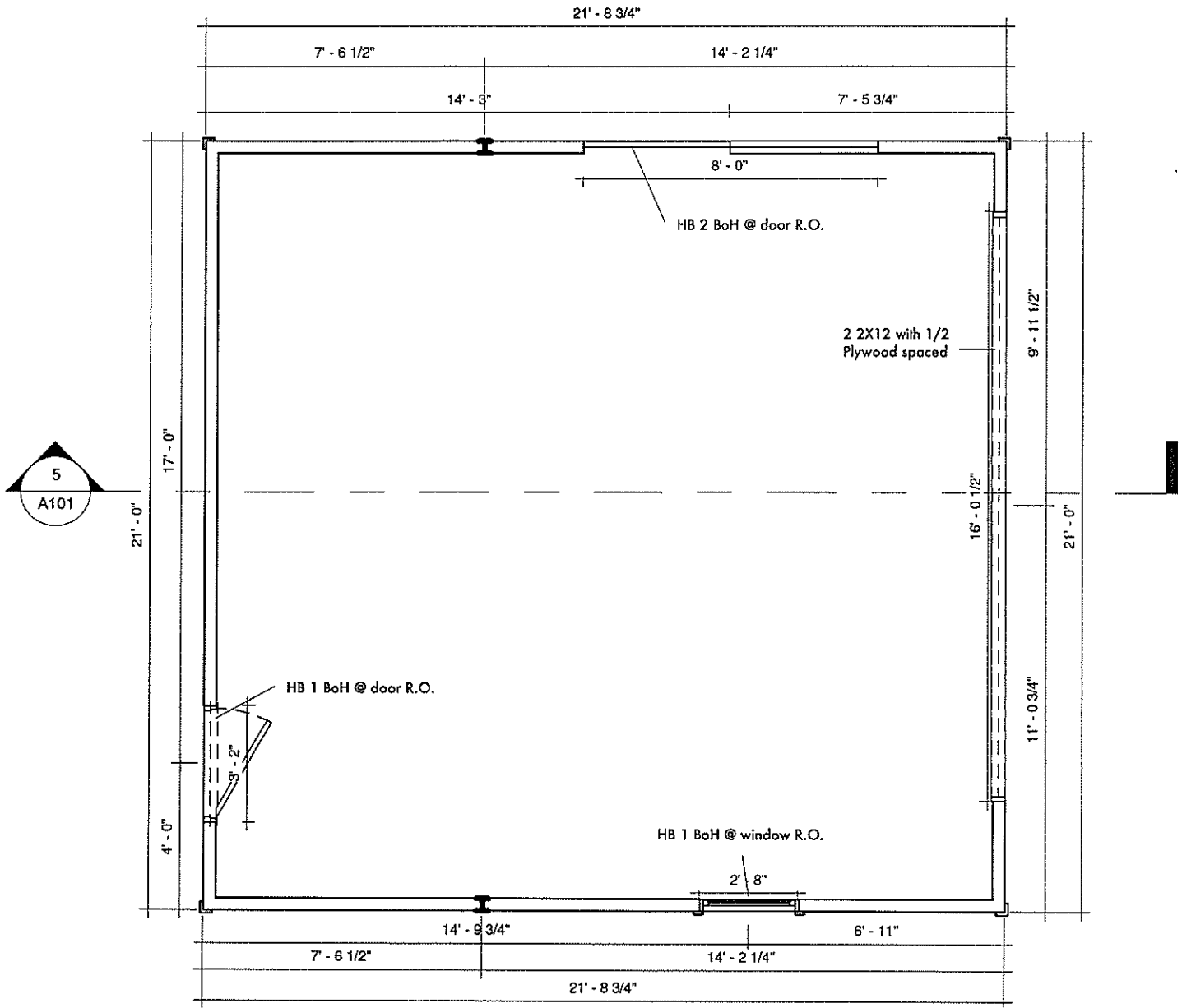
1/4" = 1'-0"



3

Roof

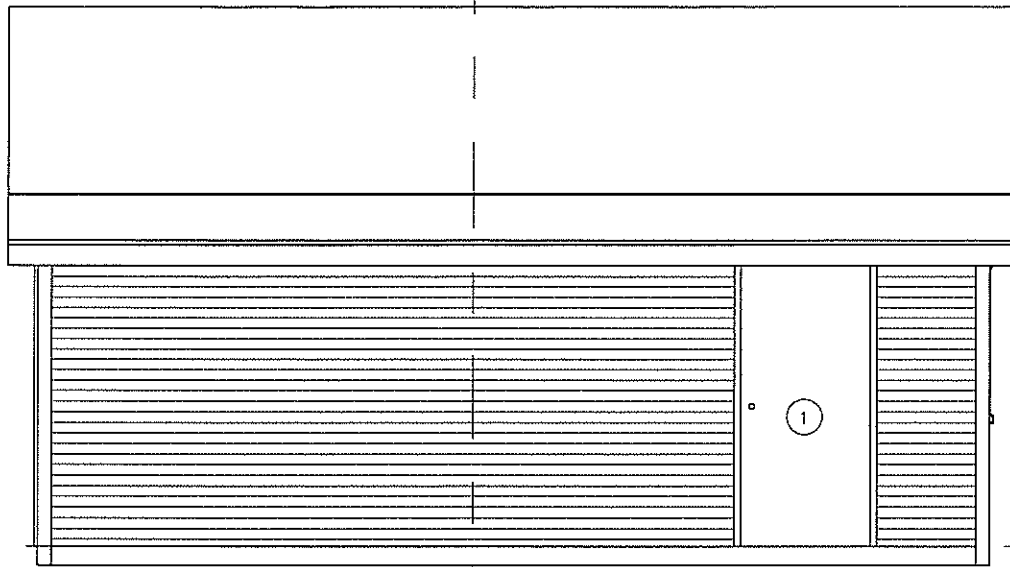
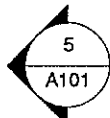
1/4" = 1'-0"



4

1st Floor - Wall Framing Plan

1/4" = 1'-0"



Roof
12' - 0"

4'-2"
1'-5"

6'-5"

0'-5"

1st Floor
0' - 0"

East Elevation

1

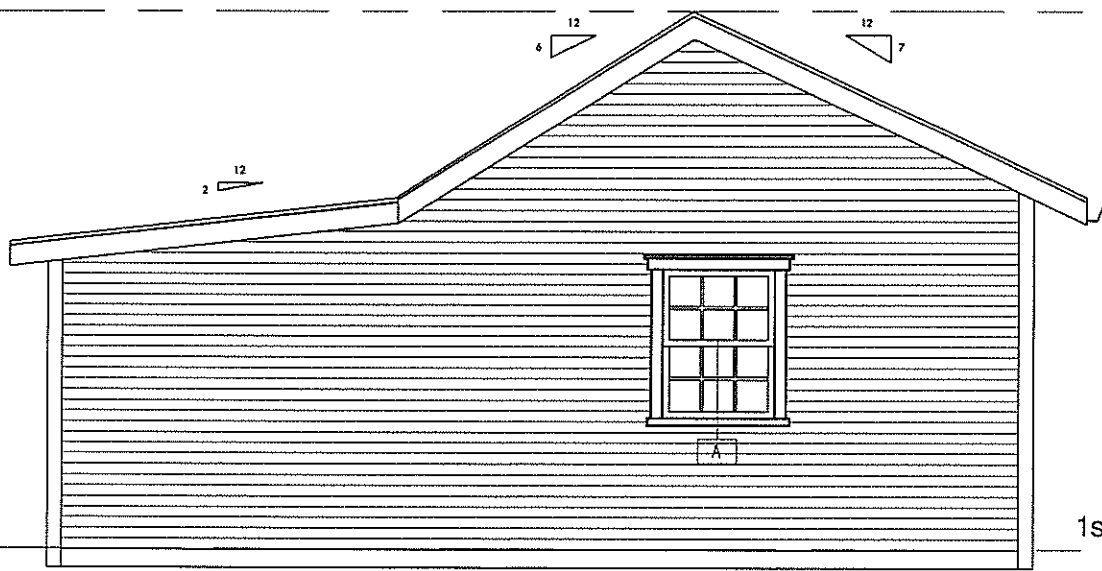
1/4" = 1'-0"

Roof
12' - 0"

4'-3"

7'-9"

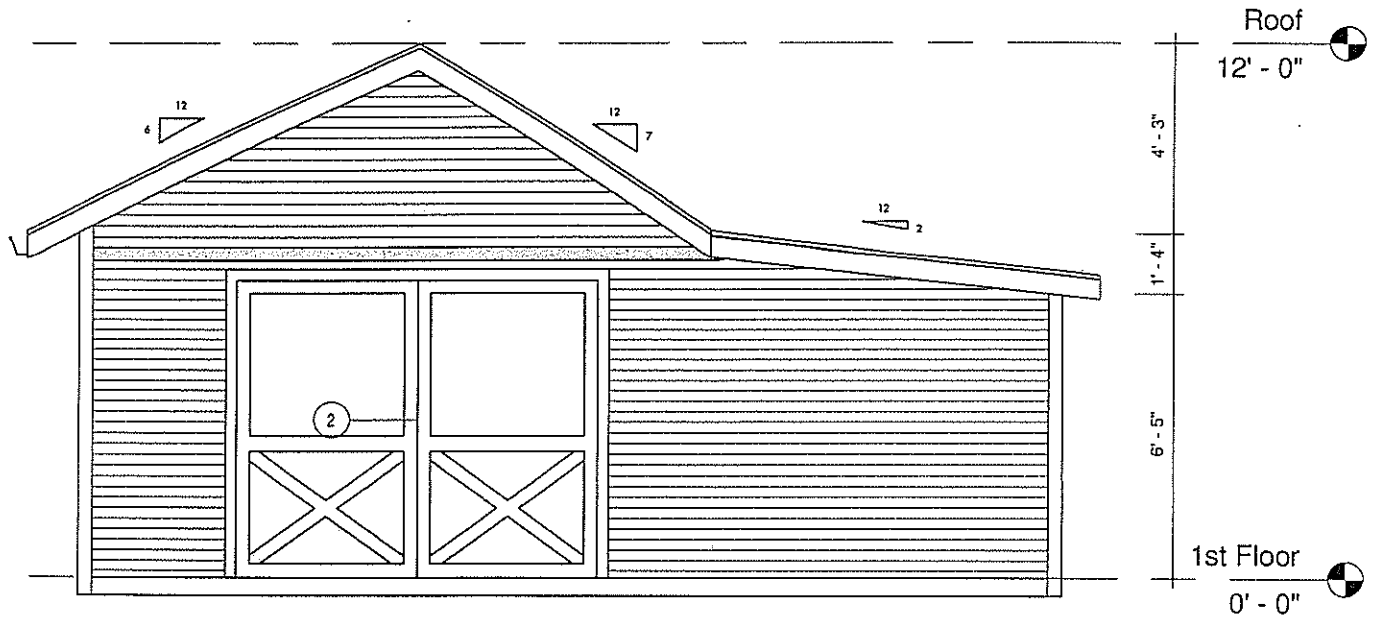
1st Floor
0' - 0"



North Elevation

2

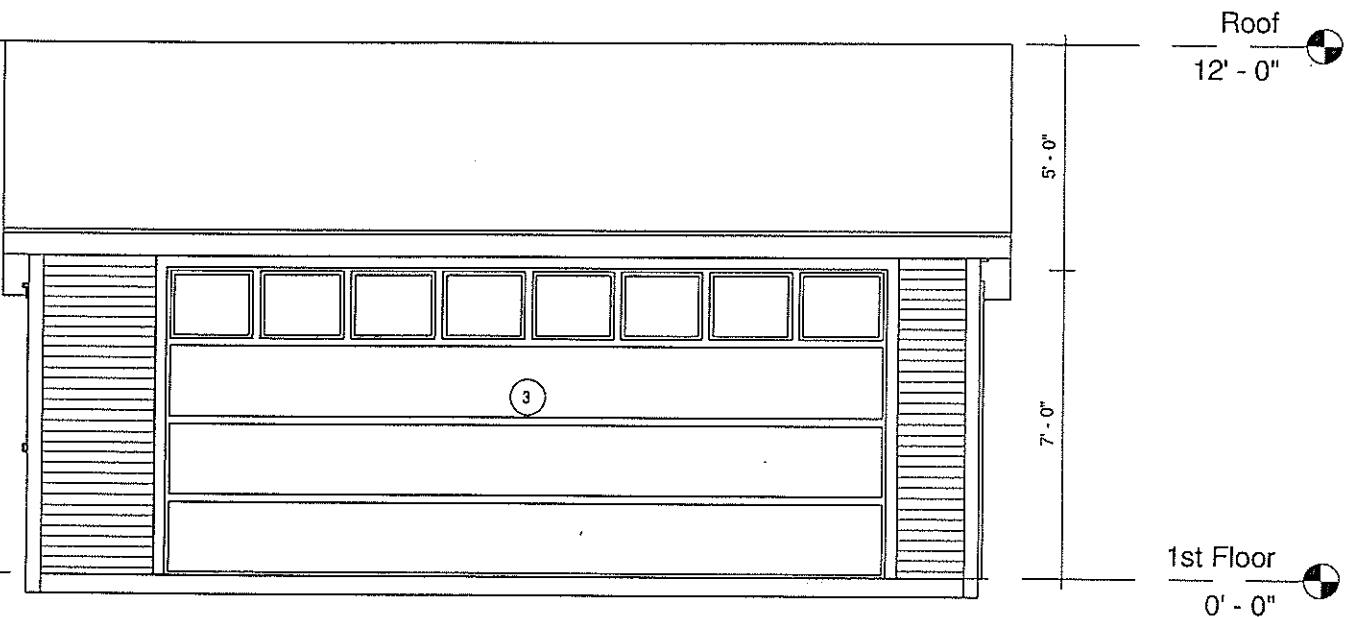
1/4" = 1'-0"



3

South Elevation

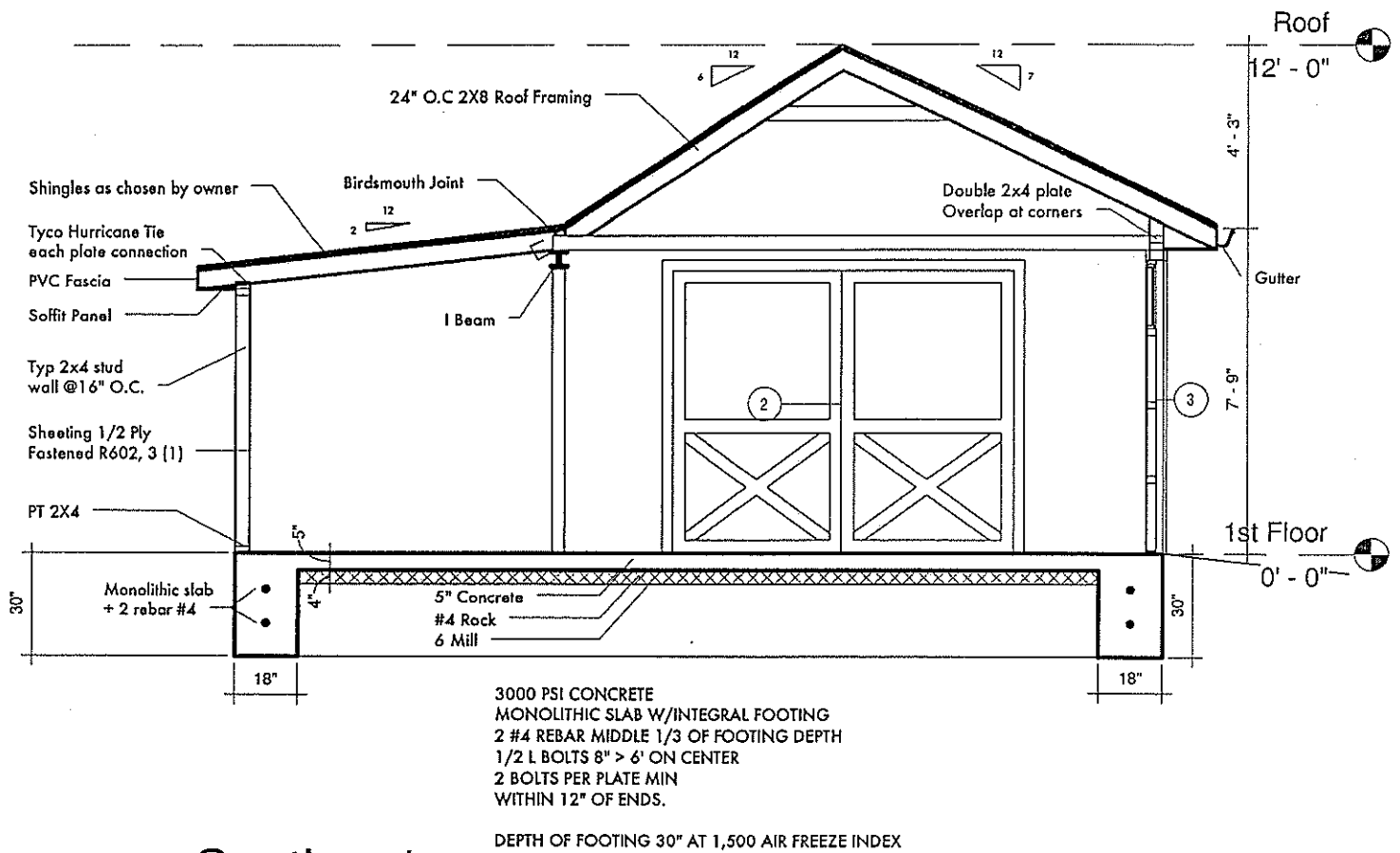
1/4" = 1'-0"



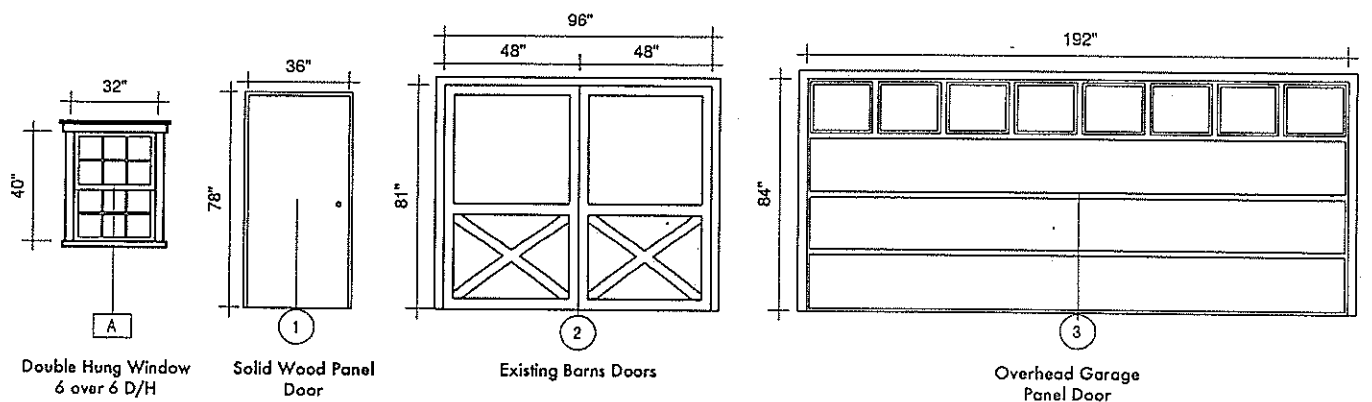
4

West Elevation

1/4" = 1'-0"



5 Section 1
 1/4" = 1'-0"



7 Window and Door Sizes
 3/16" = 1'-0"

Material To be Used for Repair/Rebuild of Carriage House

Roof - CertainTeed Corporation, XT™ 30 IR, Colonial Slate

Building – Wooden German Lap Siding

Garage Door - Wayne Dalton, 100 Series Wood Garage Doors, Plain Short Panel Windows at top of door, 4-8 Panel door