

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3940 Washington St., Kensington	Meeting Date:	05/24/17
Resource:	Primary One Resource Kensington Historic District	Report Date:	05/17/17
Applicant:	Marcelo Cabrol & Carola Alvarez	Public Notice:	05/10/17
Review:	HAWP	Tax Credit:	Partial
Case Number:	31/06-17B	Staff:	Dan Bruechert
Proposal:	Reconstruction of architectural features, garage construction and fence installation		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application with the following three condition(s).

1. Details for the fence design were not provided with the application. Design of the fence must be submitted to Staff with final review and approval delegated to Staff.
2. Details for the replacement metal roofing were not provided with the application materials. Specifications for the proposed metal roof must be submitted to Staff with final review and approval delegated to Staff.
3. Window and door details for the proposed garage were not submitted. Specifications for the door and window must be submitted to Staff with final review and approval delegated to Staff.

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Queen Anne/Vernacular/Eclectic
DATE: c.1903

The asymmetrical, three-story wood frame house is three bays wide, with a second-story hexagonal bay and a single-room rectangular tower to the right side of the house. The architectural detailing shows elements of Queen Anne, Shingle, and Neoclassical styles, in addition to the vernacular elements to the rear. Many of the high-style architectural features have been stripped (see historic photo: Circle 10).

PROPOSAL

The applicants are proposing the following work items:

- Construct lost porch balustrades, railing, finials, trim, and siding;
- Remove the aluminum siding and re-clad the house in Hardi clapboard siding;

- Replace the standing seam metal roof on the side porch and rear addition;
- Construct a new fence; and
- Construct a detached garage.

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 historic photograph (Circle ____) is the basis for the majority of the proposed changes to the building. The applicants' goal was to restore the historic appearance of the house from its stripped-down appearance today.

Lost porch balustrades, railing, finials, trim, and siding

With the exception of the porch railing, all of the balustrades, cresting, finials, and trim on the front porch, front bay, and along the roofline have been lost. The applicants propose to reintroduce these elements. The applicant has photo documentation of the historic appearance of the house and, in the instance of one of the finials, recovered some of the historic fabric. These proposed changes have a basis in the historic appearance of the house that is supported by documentation and complies with Standard 6 of the *Standards*. These changes also would “conveys [the] strong sense of both time and place, that of a Victorian garden suburb” supported by the Amendment to the Master Plan for Historic Preservation for the Kensington Historic District.

Remove the Aluminum Siding and Re-Clad the Exterior of the House

The entire exterior of the house was covered in aluminum siding at some point in the building's

history. When the applicants submitted their HAWP application they presumed that, as is often the case, historic wood clapboard siding was still extant beneath the aluminum siding. However, that was not the case. In removing sections of the aluminum in two locations, the architect discovered that there is no wood clapboard remaining and only diagonal sheathing beneath the aluminum siding.

The applicant has revised their proposal and now desires to remove the aluminum siding and re-clad the house using Hardi plank siding, installed with the smooth side facing out. Because of the total loss of the historic siding, Staff accepts the applicants' proposal to use a substitute material. While wood siding would be preferable, Staff believes that Hardi is compatible with the character of the historic appearance of the house and its use would not detrimental to the appearance of the house or the surrounding district (*Standard 2 & 28A-8(b)(2)*).

Standing Seam Metal Roof on the Side Porch and Rear Addition

The applicants are proposing to replace the existing metal roof covering the side porch and rear addition with one that matches the appearance. Both of these areas of the house are not visible from the public right-of-way and because the roof material is appropriate, it will not alter the exterior features of the house and should be approved as a matter of course (28A-8(b)(1)).

New Fence

The applicants propose to install a 4' (four foot) "H picket fence" at the rear of the house. To the right of the house, the fence will be coplanar to the rear wall and will extend to the property boundary and turn to the rear of the property. At the left, the fence will run diagonally from the back corner of the side porch, generally perpendicular to the rear driveway, to the proposed garage. The proposed fence complies with both the height and placement requirements utilized by the HPC, however the design details for the fence were not included with the application and must be submitted before the fence can be fully evaluated. Staff recommends that the HPC delegate authority for final approval of the fence design to Staff.

Detached Garage

Finally, the applicants are proposing to construct a two-car, detached garage in the left rear corner of the property. The garage will be a modest rectangular structure with the pyramidal asphalt shingle roof, clad in Hardi siding. The garage will be accessed by either one of the two overhead vehicular doors or the half-lite wood door on the north elevation.

The placement of the proposed garage is sufficiently removed from the historic house that it will not diminish the primacy of the historic house. Additionally, its simple details are compatible with the design of the house, but will not compete with the higher level of ornamentation and detailing proposed for the house in this HAWP. This design and placement of the proposed garage comply with Standard 9 as being both compatible and differentiated from the historic resource.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve with three (3) condition** the HAWP application;

- Details for the picket fence must be submitted for review, with final authority for approval submitted to staff.
- Details for the replacement metal roofing were not provided with the application materials. Specifications for the proposed metal roof must be submitted to Staff with final review and approval delegated to Staff.
- Window and door details for the proposed garage were not submitted. Specifications for the door and window must be submitted to Staff with final review and approval delegated to Staff.

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

DPS - #3

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: MBOOZ@MICHEBOOZ.COM Contact Person: MICHE BOOZ
Daytime Phone No.: 301-774-6911
Tax Account No.: _____
Name of Property Owner: MARCELO CARROL Daytime Phone No.: 202-256-1304
CAROLA ALVAREZ
Address: 3940 Kensington Washington St. 20895
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: MICHE BOOZ Daytime Phone No.: 301-774-6911

LOCATION OF BUILDING/PREMISE

House Number: 3940 Street: Washington St.
Town/City: Kensington Nearest Cross Street: Connecticut Ave.
Lot: 54 & parts of 65 & 66 Block: 13 Subdivision: Kensington Park
Liber: 22047 Folio: 690 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: \$ _____

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.

MICHE BOOZ
Signature of owner or authorized agent

5.3.17
Date

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:

1. Re-build lost porch, balustrades, railings, finials, partial trim, and siding. Replace standing seam metal roof on side porch's rear addition - see drawings
2. Build new detached garage - see drawings
3. Build new fence - see example.

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

Historic Frame Victorian House in Kensington

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.

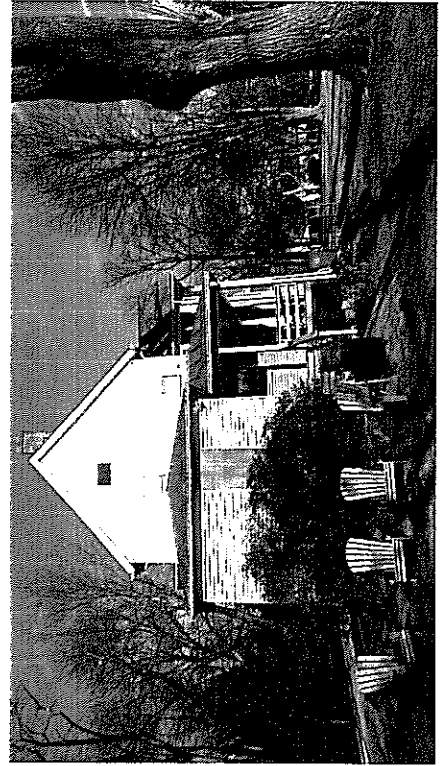
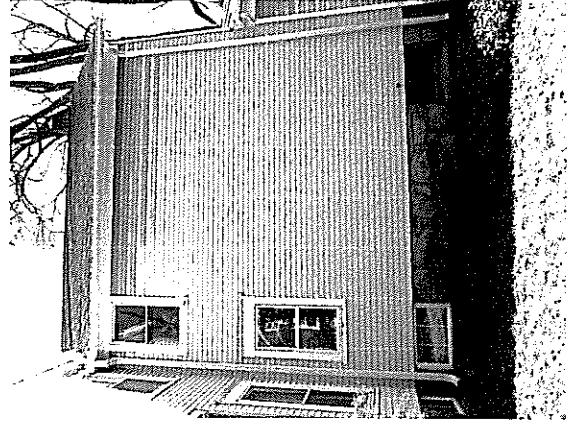
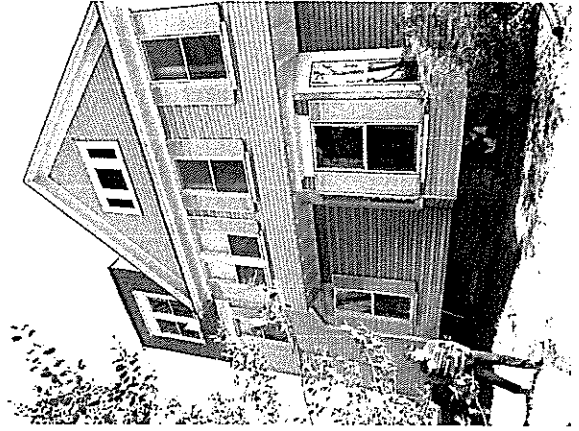
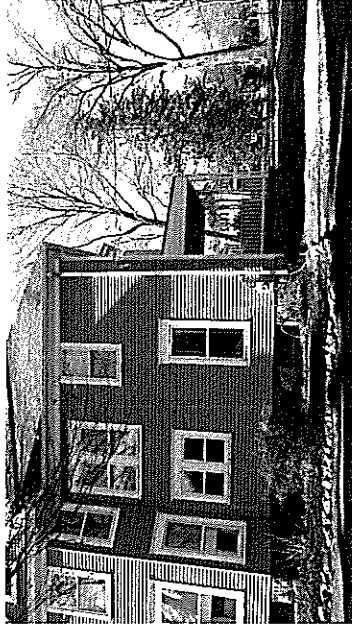
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

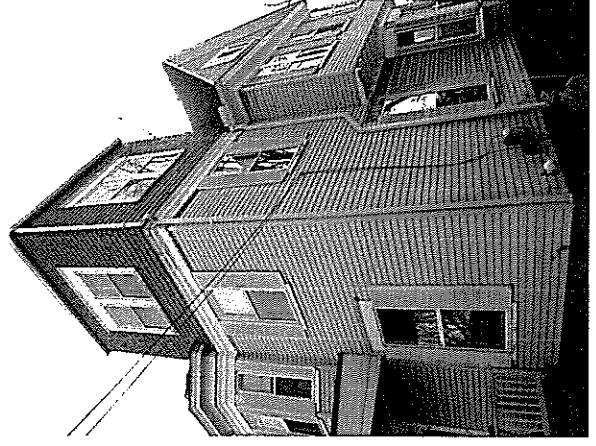
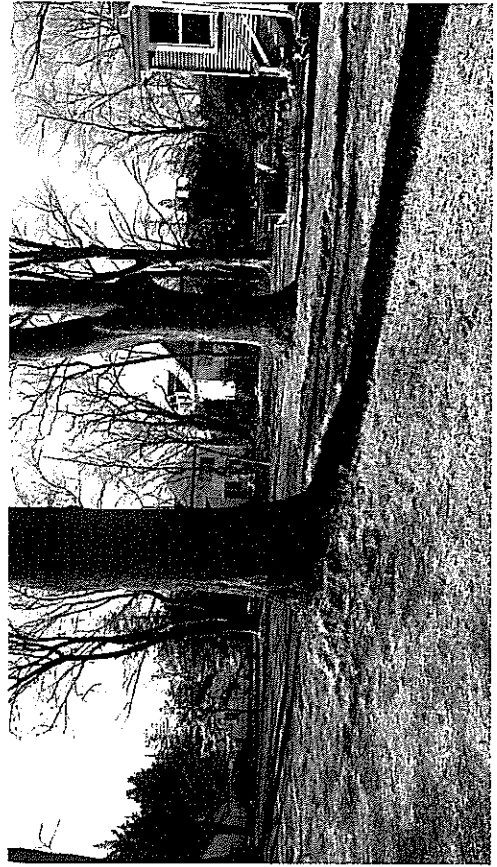
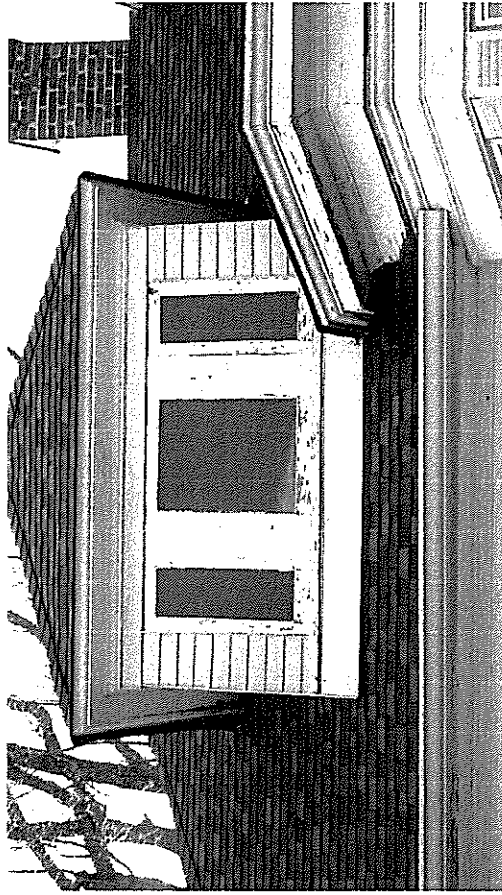
<p>Owner's mailing address</p> <p>Carola Alvarez 3940 Washington St. Kensington, MD 20895</p>	<p>Owner's Agent's mailing address</p> <p>Miche Booz 208 Market St. Brookeville, MD 20833</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Monica Laramillo 10213 Summit Ave. Kensington, MD 20895</p>	<p>William Coleman and Anne Warwick 10209 Summit Ave Kensington, MD 20895</p>
<p>Shirley Watson 10211 Summit Ave. Kensington, MD 20895</p>	<p>HAROLD & Anne Frazier 3942 Washington St. Kensington, MD 20895</p>
<p>Chris & Ranelle Bruch 3936 Washington St. Kensington, MD 20895</p>	<p>Mark Del Bianco 3929 Washington St. Kensington, MD 20895</p>
<p>Aaron & Reva Snow 3939 Washington St. Kensington, MD 20895</p>	<p>Val & Martha Deale 3941 Washington St. Kensington, MD 20895</p>

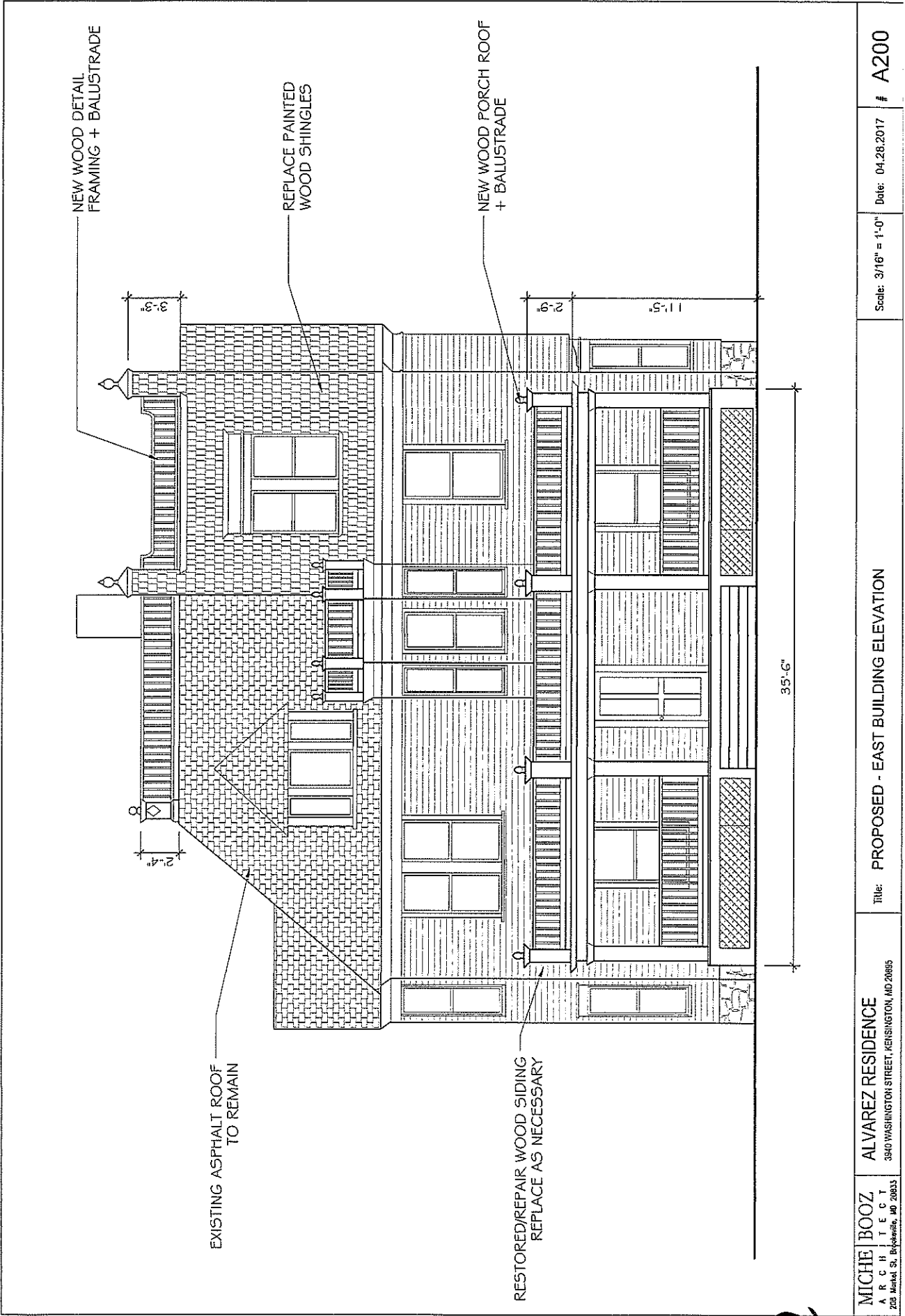


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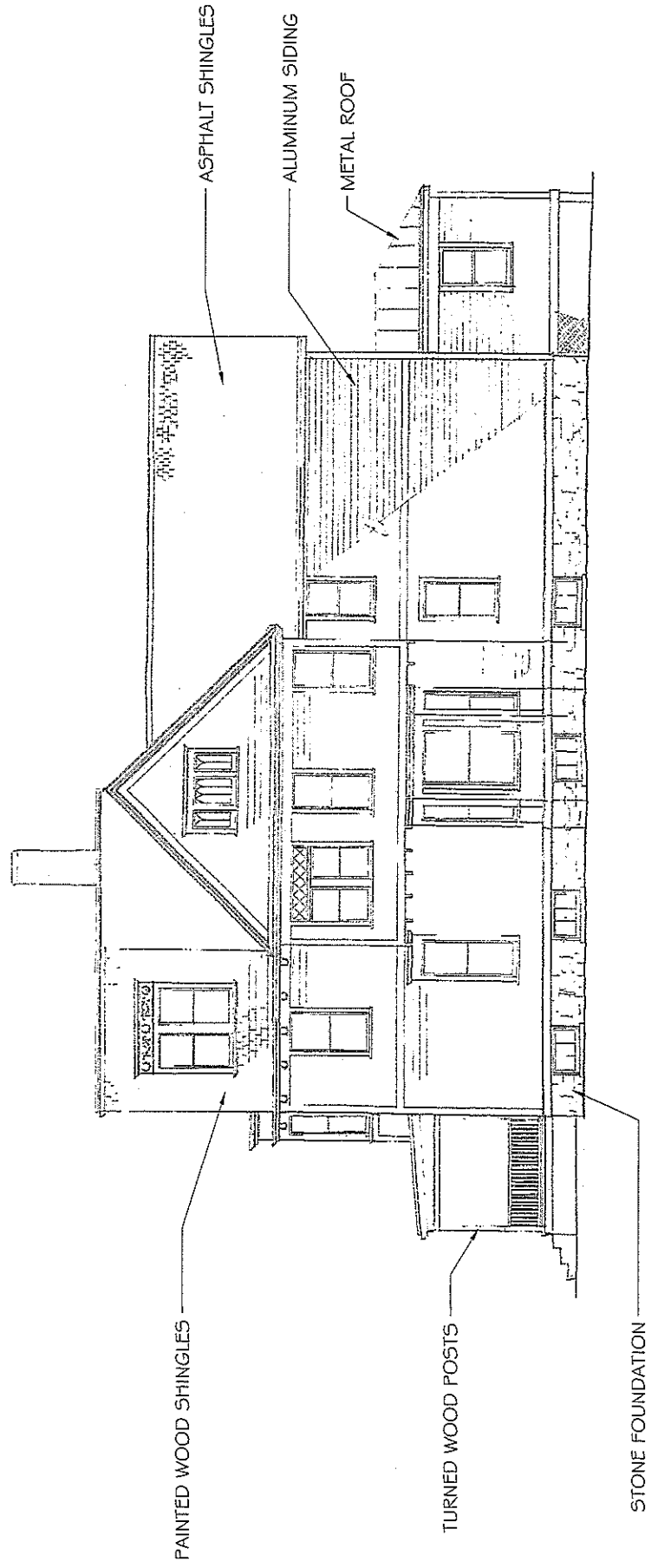
MICHE BOOZ ARCHITECT 208 Market St., Baltimore, MD 20033	ALVAREZ RESIDENCE 3940 WASHINGTON STREET, KENSINGTON, MD 20095	Title: REFERENCE PHOTOGRAPHS	Scale:	Date: 05.03.2017	#
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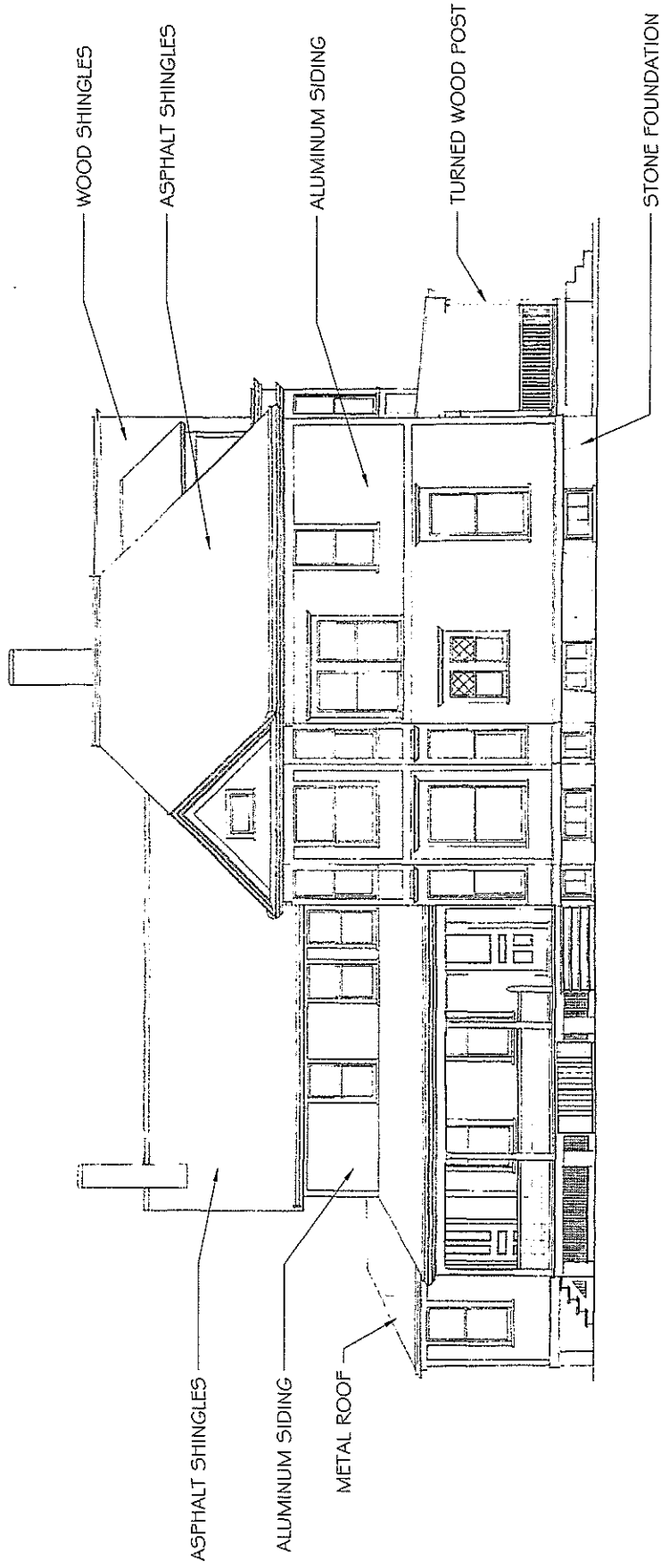


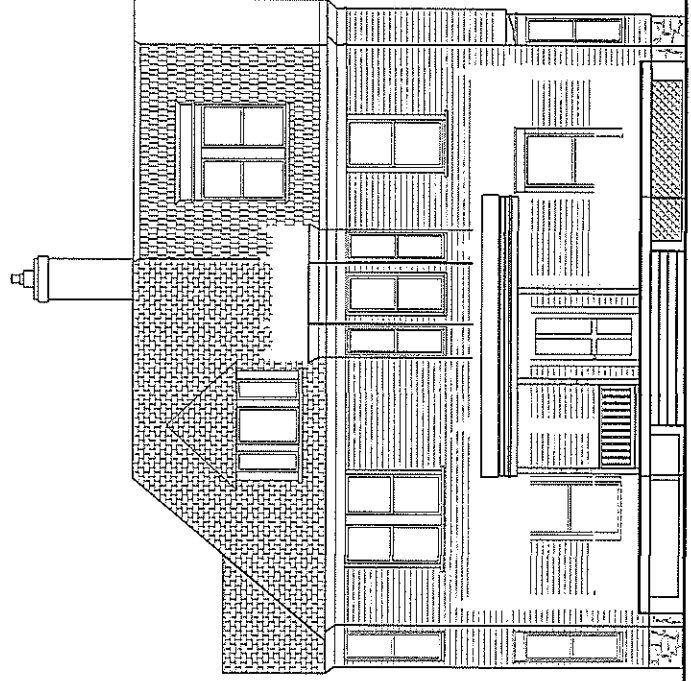


MICHE BOOZ ARCHITECT 228 Market St., Baltimore, MD 20631	ALVAREZ RESIDENCE 3940 WASHINGTON STREET, KENSINGTON, MD 20895	Title: PROPOSED - EAST BUILDING ELEVATION	Scale: 3/16" = 1'-0"	Date: 04.28.2017	# A200
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MICHE BOOZ
ARCHITECT
208 Market St. Baltimore, MD 21201

ALVAREZ RESIDENCE
3910 WASHINGTON STREET, KENSINGTON, MD 20895

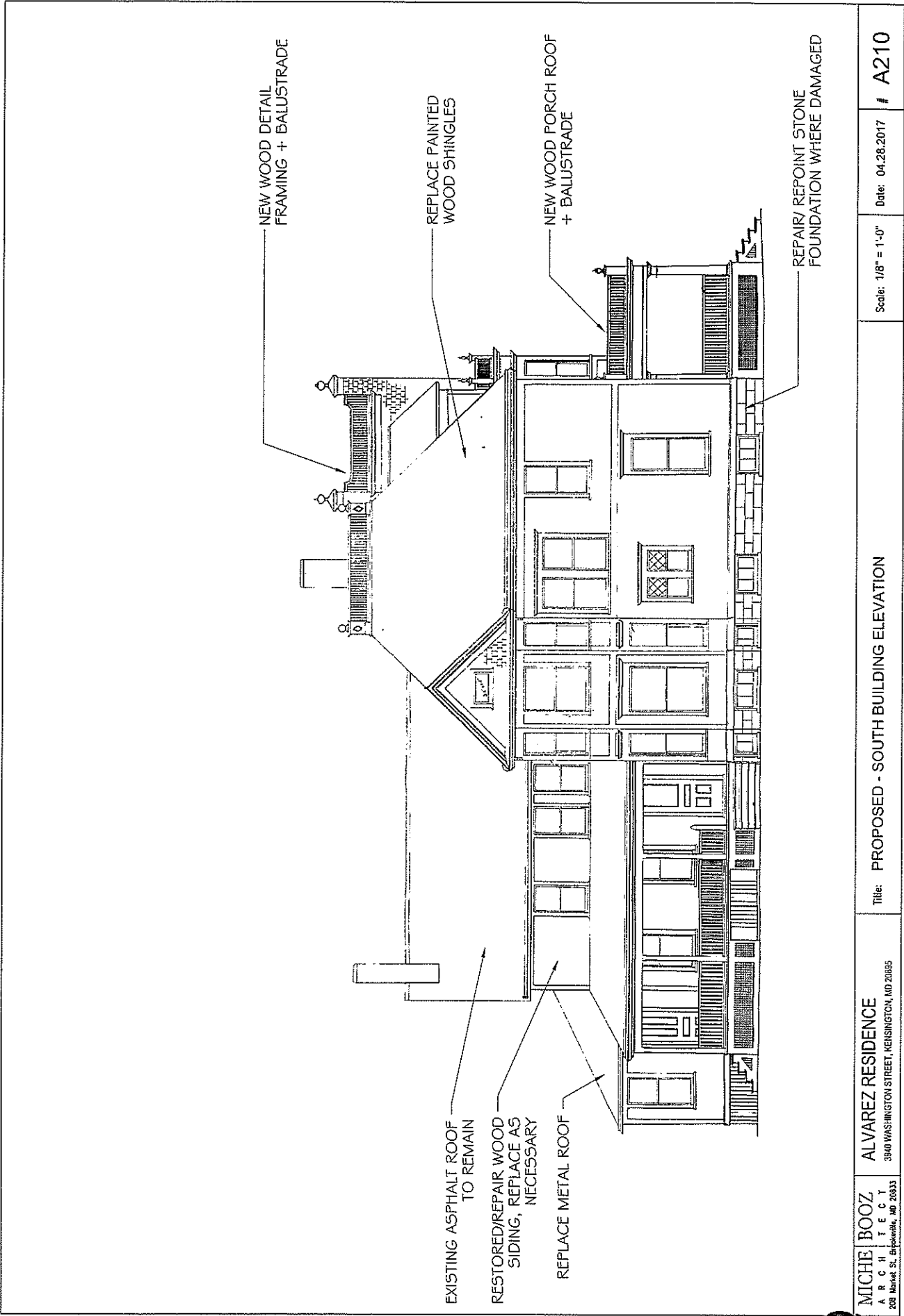
Title: EXISTING - EAST BUILDING ELEVATION

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

Date: 04.28.2017

A023

17



MICHE BOOZ
ARCHITECT
208 Market St., Baltimore, MD 21201

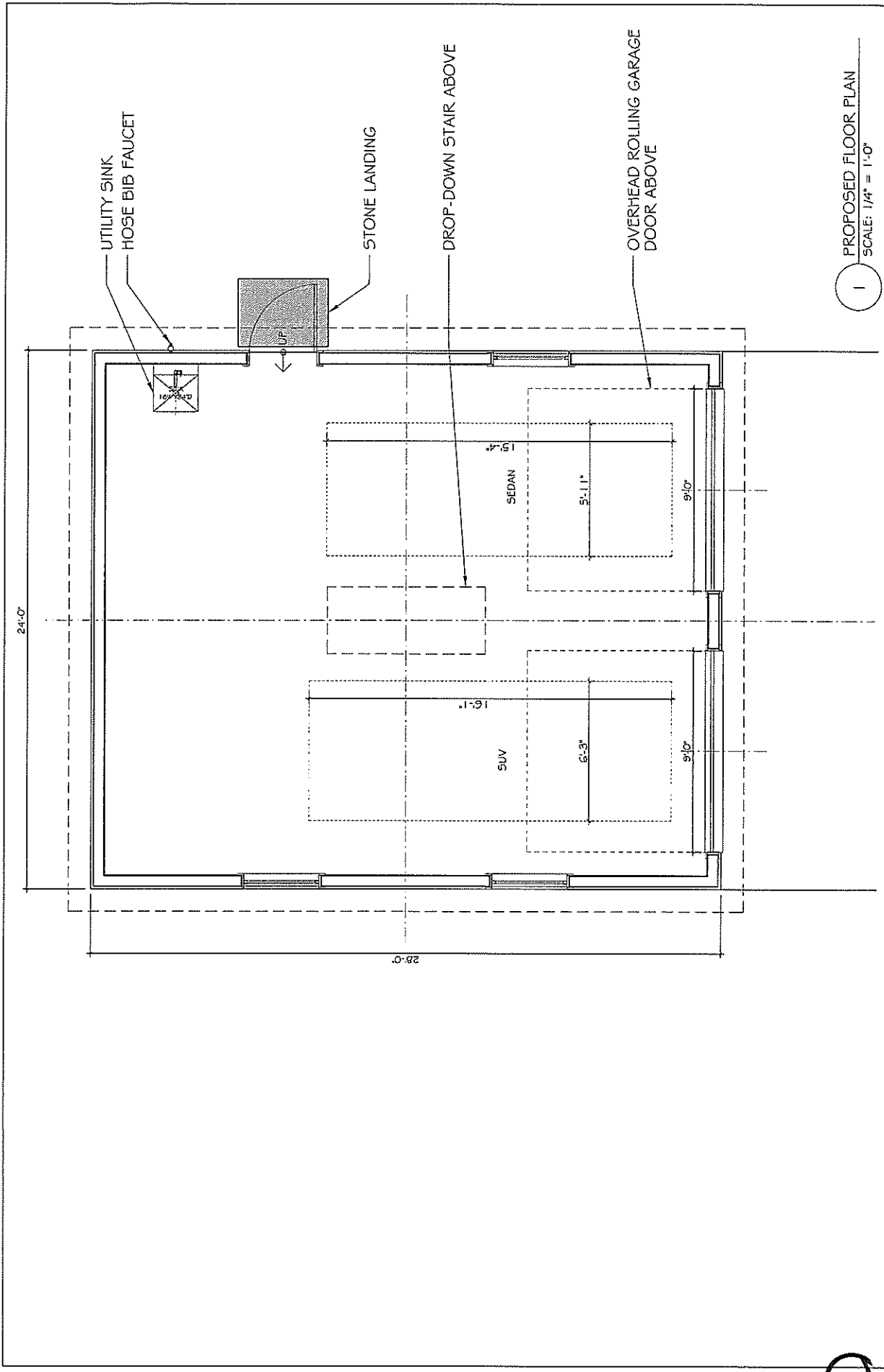
ALVAREZ RESIDENCE
3940 WASHINGTON STREET, KENSINGTON, MD 20895

Title: PROPOSED - SOUTH BUILDING ELEVATION

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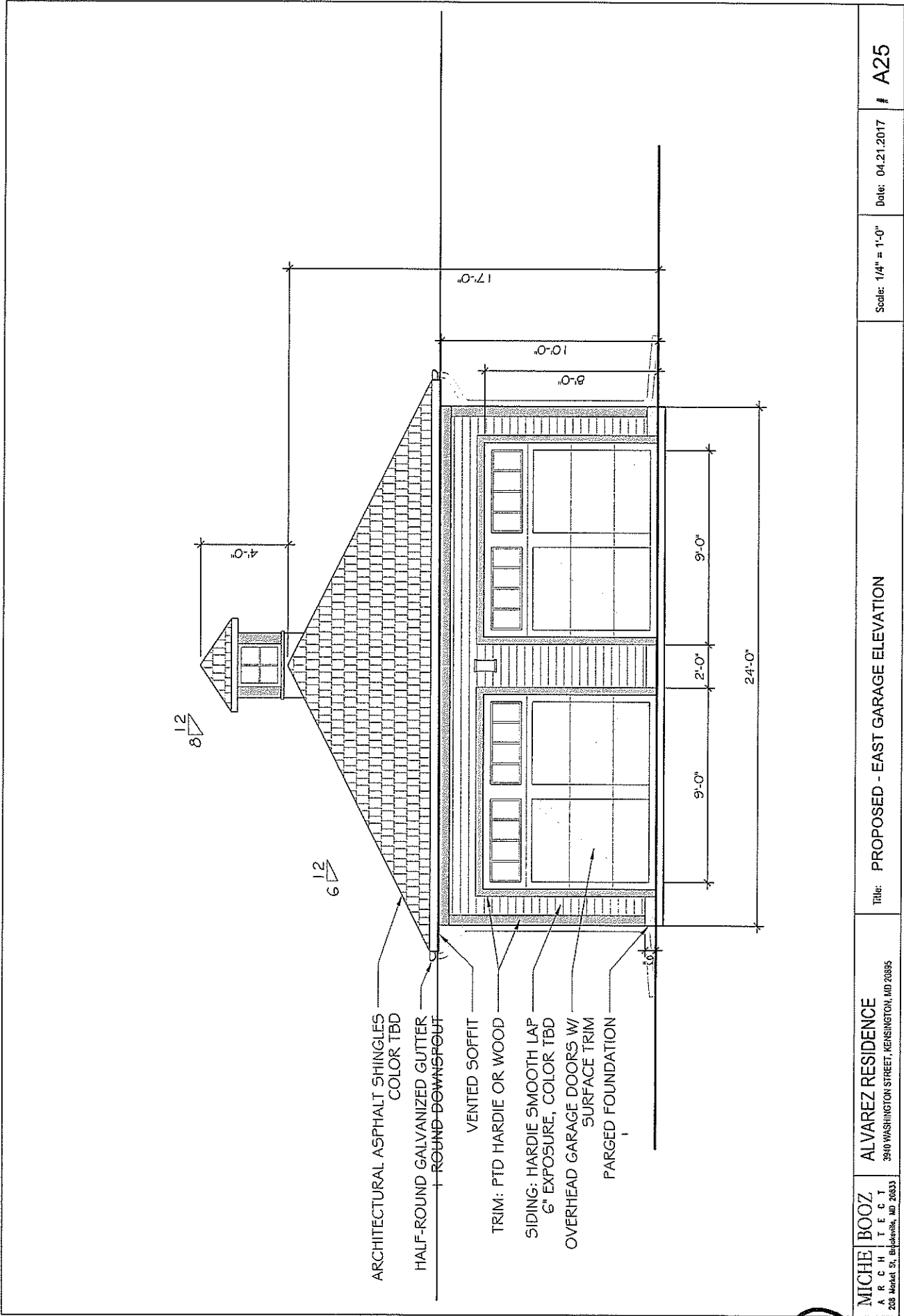
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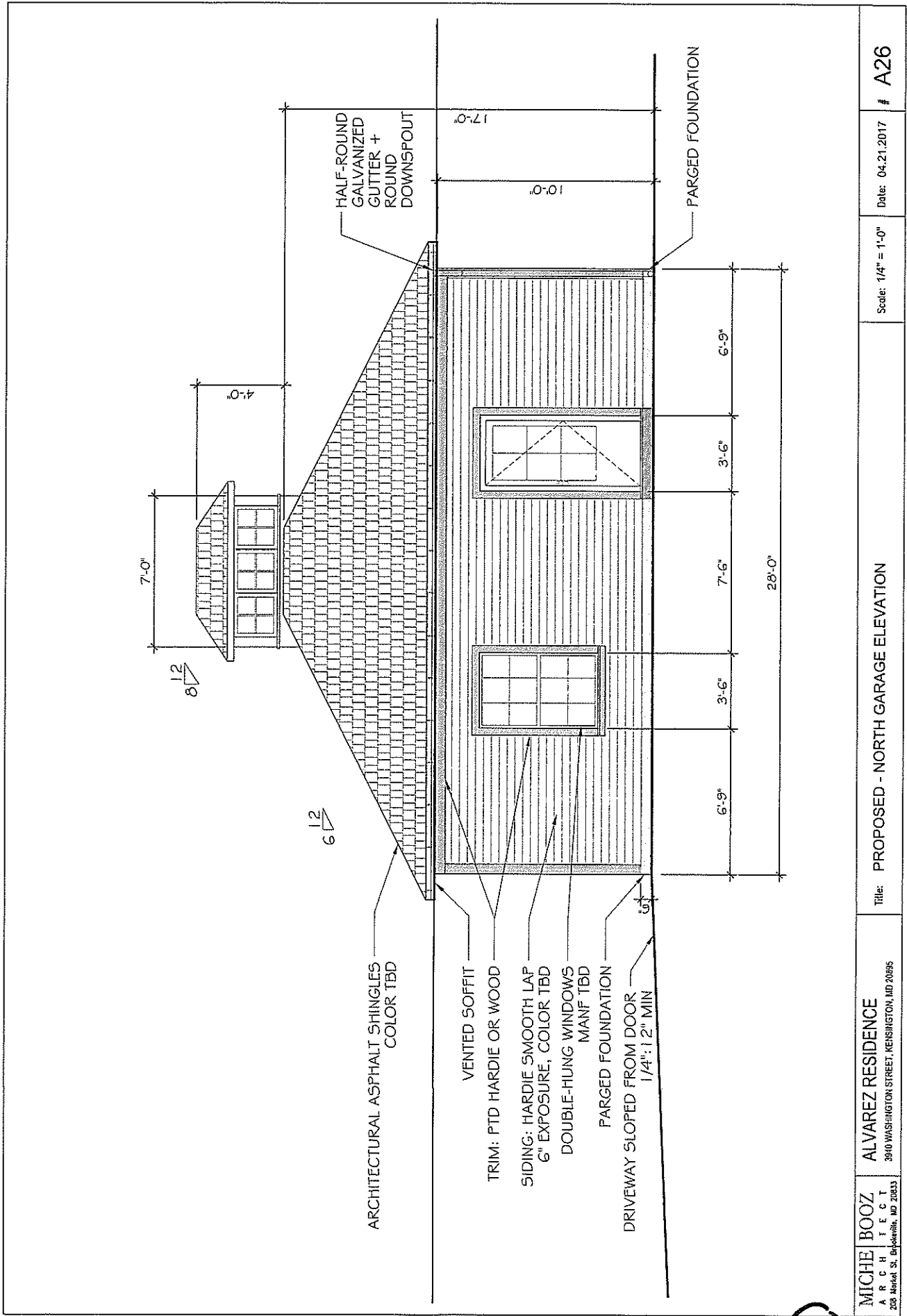
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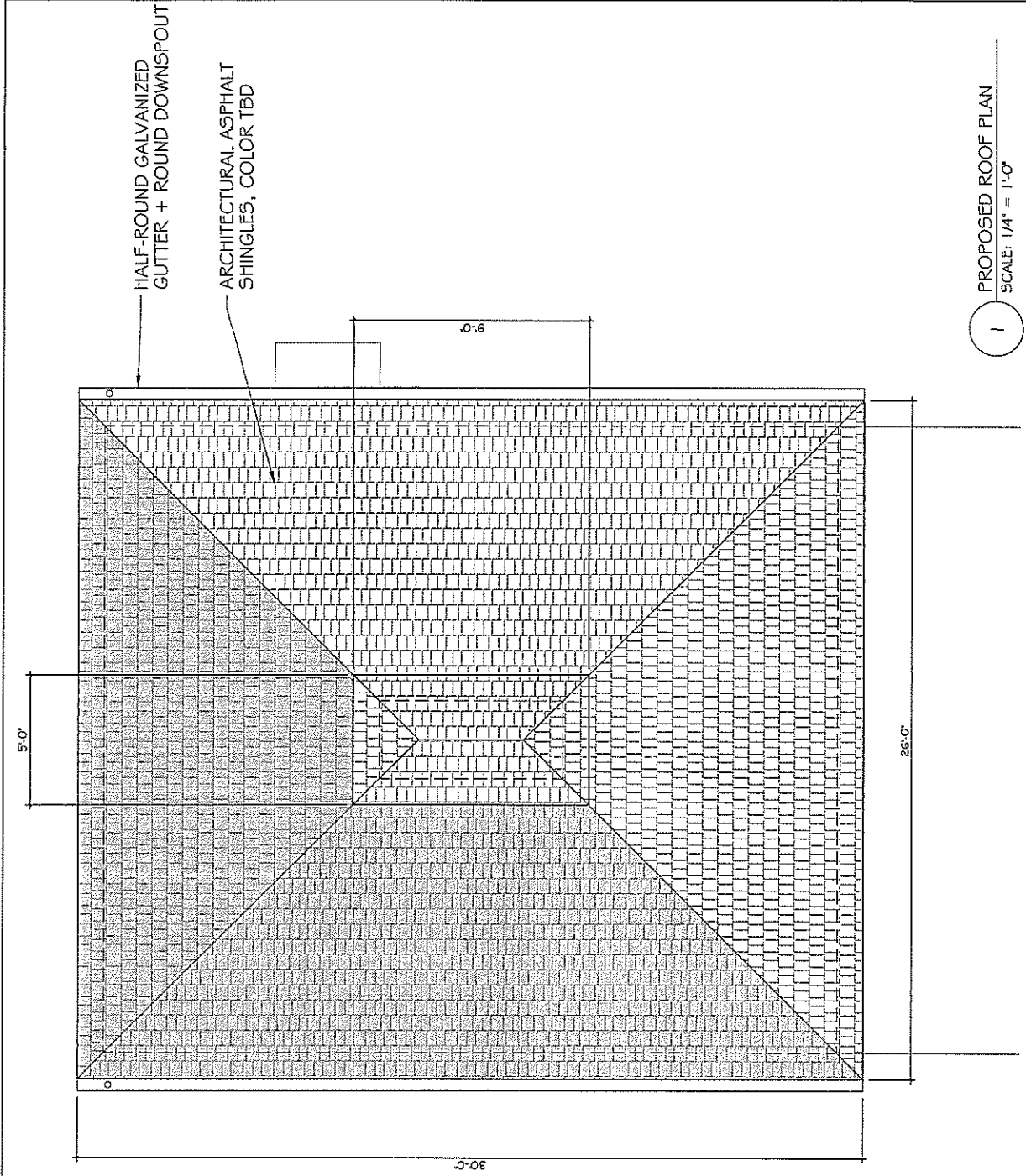
1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

MICHE BOOZ ARCHITECT 203 Market St., Baltimore, MD 21201	ALVAREZ RESIDENCE 3940 WASHINGTON STREET, KENSINGTON, MD 20895	Title: PROPOSED GARAGE PLANS	Scale: AS NOTED Date: 04.25.2017	# A10
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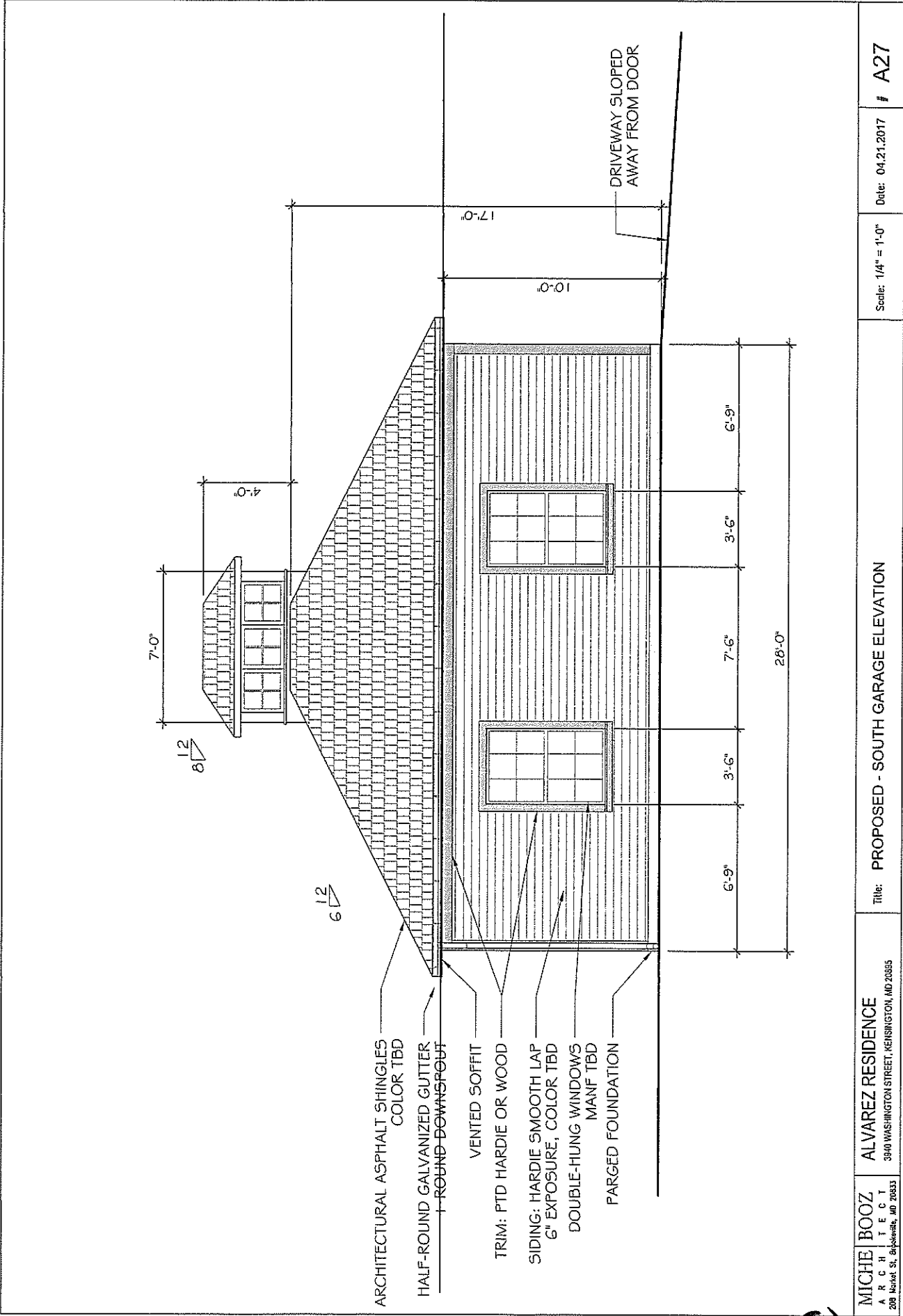
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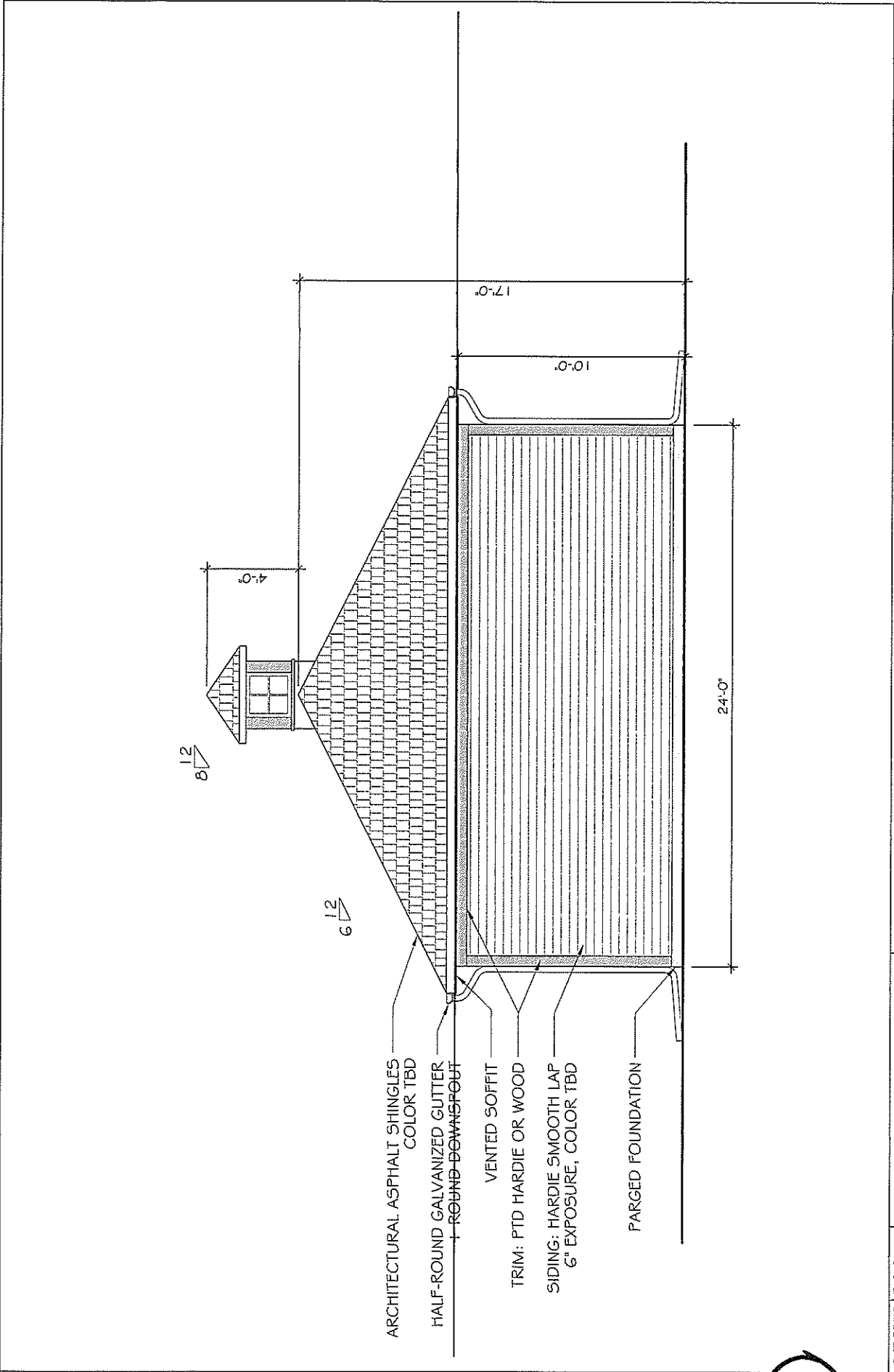


1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

MICHE BOOZ ARCHITECT 208 Market St., Baltimore, MD 21201	ALVAREZ RESIDENCE 3940 WASHINGTON STREET, KENSINGTON, MD 20895	Title: PROPOSED GARAGE PLANS	Scale: AS NOTED Date: 04.25.2017	# A11
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(23)





MICHE BOOZ ARCHITECT 208 Market St., Baltimore, MD 21201	ALVAREZ RESIDENCE 3940 WASHINGTON STREET, KENSINGTON, MD 20895	Title: PROPOSED - WEST GARAGE ELEVATION	Scale: 1/4" = 1'-0" Date: 04.21.2017	# A28
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CHRISTOPHER AND RANELLE BRUCH
3936 WASHINGTON STREET
KENSINGTON, MARYLAND 20895

May 16, 2017

Mr. William Kirwan, Chairperson
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: HPC Case No. 31/06-17B
3940 WASHINGTON STREET
KENSINGTON, MD

Chairman Kirwan:


We reside at 3936 Washington Street, the property immediately south and adjacent to the subject property. Our property is also the property most directly impacted by the proposed detached garage.

We have had the opportunity to review the May 3, 2017 Application along with the plans prepared by Miche Booz dated May 3, 2017 and April 28, 2017 and we have no objection to any of the proposed improvements including the two-car detached garage.

This property has been poorly maintained for several decades and we are delighted to see the new owners' willingness to invest the capital necessary to modernize the home and restore many of the original architectural features. As mentioned, we support the new two-car detached garage and only request that any exterior garage light fixtures be shielded and not directed towards our windows and that the style of the garage doors be reviewed for period compatibility.

Again, we fully support the proposed plans and hope that the Commission will too.

Sincerely,



Christopher A. Bruch



Ranelle H. Bruch

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