

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3724 Baltimore St., Takoma Park	Meeting Date:	3/14/18
Resource:	Primary-One Resource Kensington Historic District	Report Date:	3/7/18
Review:	HAWP	Public Notice:	2/28/18
Case Number:	31/06-18C	Tax Credit:	n/a
Applicant:	Adeline Vanderver	Staff:	Dan Bruechert
Proposal:	Accessory Structure Removal		

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Primary-One Resource to the Kensington Historic District
 STYLE: Colonial Revival
 DATE: 1898

The subject property is a two-and-a-half story house with a hipped roof, and a full width, wrap around porch. To the right of the historic house, at the rear, is a large, non-historic greenhouse constructed in either the 1980s or 1990s. An engineers report accompanies the application materials.

The greenhouse has been poorly maintained, and the applicant wishes to remove the non-historic accessory structure. Staff supports approval of this HAWP and per our expedited Staff Report policy (#4: Removal of accessory building that are not original to the site or otherwise historically significant) completes this review under the expedited Staff Report.

STAFF RECOMMENDATION:

 X Approval
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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:

 x 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; 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact email: Mercersburgfarm@gmail.com Contact Person: _____

Name of Property Owner: Adeline Vanderver Daytime Phone No.: 2024680106

Address: 3924 Baltimore st, Kensington, MD 20895

Street Number City State Zip Code

Contractor: NA Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: same as above 3924 Baltimore St

Town/City: Kensington Nearest Cross Street: Connecticut

Lot: _____ Block: _____ Subdivision: _____

Liter: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT/ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Remove
- 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: greenhouse

1B. Construction cost estimate: \$ 6000\$

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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 FOR VENTILATING 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]
Signature of owner or authorized agent

2/16/10
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

[Handwritten scribble]

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

t. WRITTEN DESCRIPTION OF PROJECT

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

We propose to remove a dilapidated structure that was added to our
house more recently, we estimate in the 1990s. This structure is a glass,
wood and metal greenhouse (see photographs attached) that has metal
fatigue and dry rot (see engineer's letter). We have explored how it can
be repaired and cannot find a way to reasonably renovate or restore it.
For safety reasons, we would like to remove it immediately.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
The removal of this non historic structure will have no effect on the historic
relevance of our property. This structure is unsafe and unsound as well as
unsightly.

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

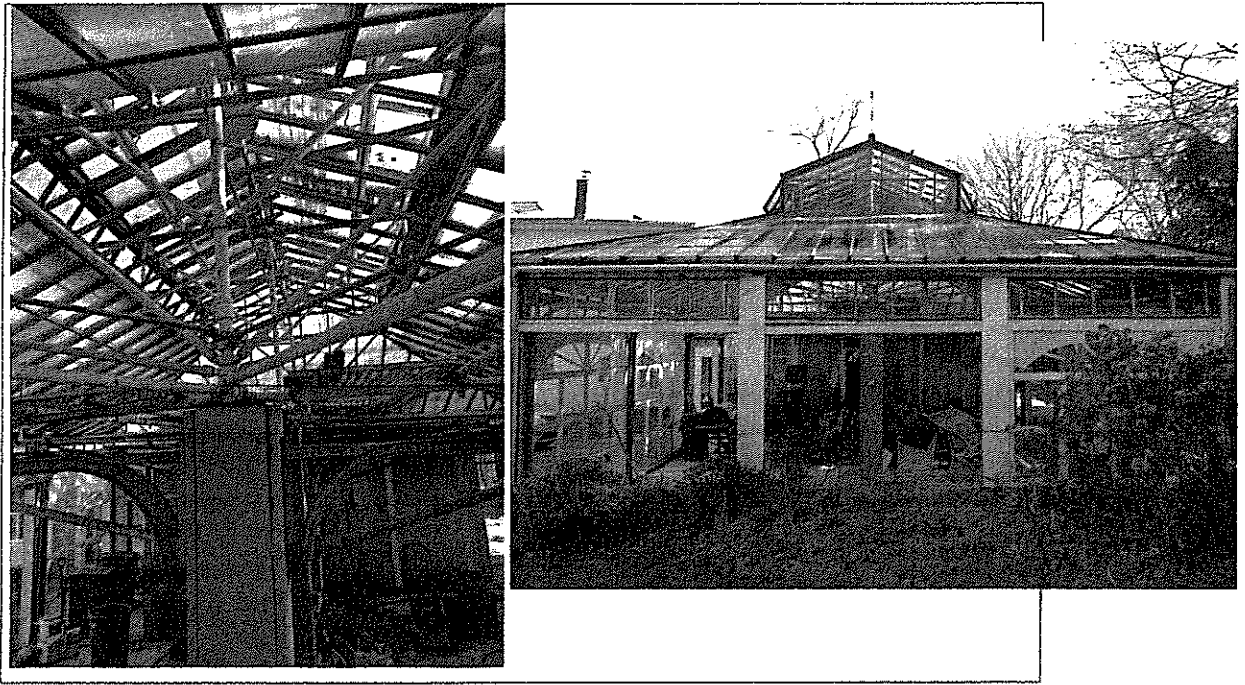
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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 3924 Baltimore street, Kensington, MD 20895	Owner's Agent's mailing address not applicable
Adjacent and confronting Property Owners mailing addresses	
Jennifer Graff and Michael Hauser 3922 Baltimore Street Kensington MD 20895	Miles Perkin and Christine Lindgren 3928 Baltimore street Kensington MD 20895
Frances and Kim Fisher Mary Jane and Thomas Fisher 3923 Baltimore Street Kensington MD 20895	Helen and Charles Wilkes 3923 Prospect Street Kensington MD 20895

Existing Property Condition Photographs (duplicate as needed)



Detail: _____

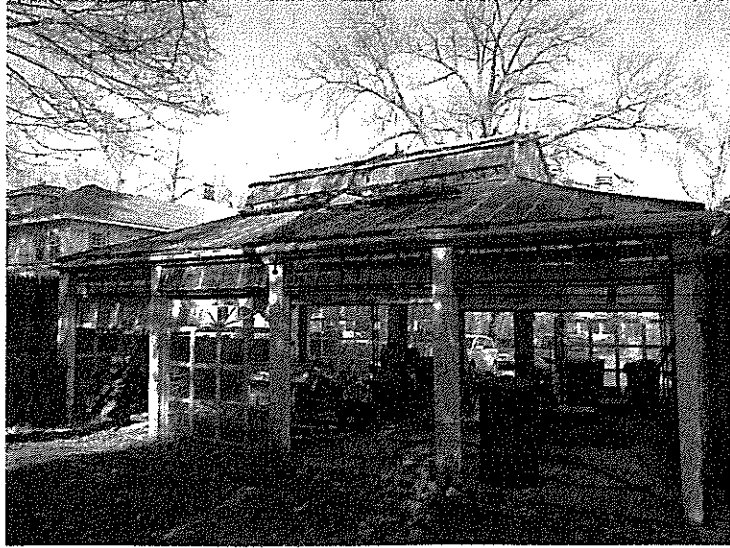


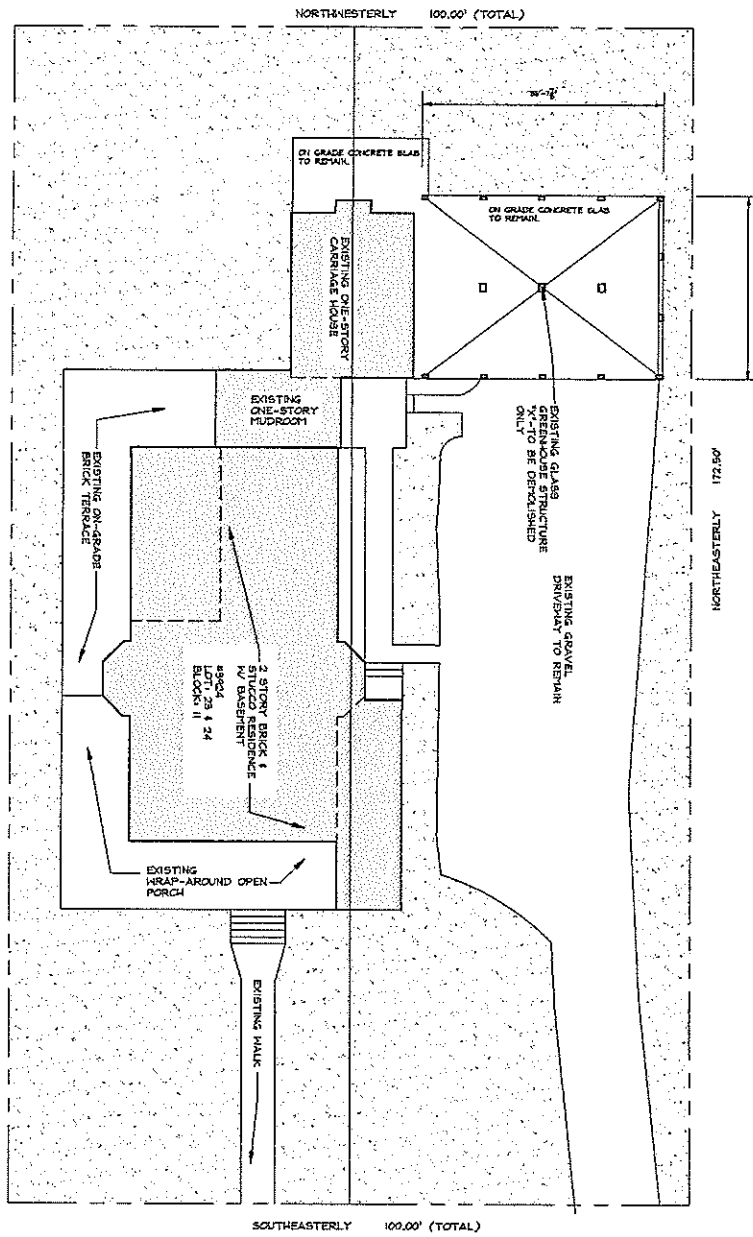
Detail: _____

Applicant: _____

Page: __







BALTIMORE STREET

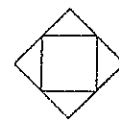
1 EXISTING/DEMOLITION SITE PLAN
Scale: 1/8" = 1'-0"

SITE PLAN INFORMATION
PREPARED BY ENGINEER &
ASSOC. LAND SURVEYORS
AND ARCHITECTS



<p>EC- Site</p>	<p>DATE: 12/19/17</p>	<p>NO. 2017-0000</p>	<p>REVISIONS</p>	<p>SITE PLAN</p>	<p>VANDERVER RESIDENCE ADDITION & RENOVATION</p>	<p>3924 Baltimore Street Kensington, Maryland 20895</p>	<p>1845 24th Street Kensington, Maryland 20895 Tel: 301-329-1180 Fax: 301-329-1182 www.hainsarchitects.com</p>	<p>HAINS ARCHITECTS</p>
	<p>PROJECT: 1845 24th Street, Kensington, MD</p>	<p>OWNER: [Redacted]</p>	<p>DESIGNER: [Redacted]</p>	<p>DATE: 12/19/17</p>	<p>NO. 2017-0000</p>	<p>3924 Baltimore Street Kensington, Maryland 20895</p>	<p>1845 24th Street Kensington, Maryland 20895 Tel: 301-329-1180 Fax: 301-329-1182 www.hainsarchitects.com</p>	<p>HAINS ARCHITECTS</p>

Site Plan



Shade portion to indicate North

Applicant: _____

Page: __

December 15th, 2014

Dr. Adeline Vanderver
3924 Baltimore Street
Kensington, MD 20815

Re: Garage

Dear Dr. Vanderver:

On November 13th, 2014, I visited your residence to determine the structural integrity of the garage. Based on my visual observations, the building has deteriorated to the point at which it should be demolished. Furthermore, the construction of the building does not meet present building codes particularly with respect to lateral stability.

General

The garage is of a greenhouse-type construction with walls of glass, retractable doors and a roof constructed of glass over small, wood rafters. The wood and glass roof is in turn supported by steel pipe bracing that is clamped together where the pipes intersect. While ingenious in some ways, in my opinion, it is highly unlikely that the roof system would pass a structural analysis.

Roof

The roof rafters are two 1¾" wide, 2¼" tall wood members set atop one another and spaced 17 inches apart. Each member supports a layer of ¼" thick glass so that there is a sandwich made of two glass panels. The rafters are rabbeted to support the long edges of the glass roofing that sit in between adjacent rafters. It is not known how the glass is held in place. Originally, the tops of the rafters had small lengths of metal flashing that kept rainwater off the wood and out of the glass joint. The majority of those pieces of metal flashing have disappeared (see photo 3) exposing the wood to rainwater and causing rot. Furthermore, the wet conditions have also caused the members to sag (see photo 5).

Hip beams are constructed in a similar manner to the rafters except that 3 of the small wood sections are used. All of the hips are exposed to the weather and have sagged significantly and show signs of rot (see photos 4 and 6).

There are front and rear awning windows in the cupola at the top of the roof and the rear one is in an advanced state of decay and ready to lose panes of glass (see photo 7)

December 15th, 2014
Dr. Adeline Vanderver

page 2.

Walls

Structurally there are no walls in the garage. The north, west and south walls consist of roll-up glass garage doors, four on the north and south walls and three on the west, with transom windows above them and just below the eave. The east wall is made of four pairs of glass French doors. What appears to be an L-shaped structural steel angle supports the rafters over the door openings on all four walls with steel pipe columns between the individual doors support those angles. There is no lateral bracing between the columns, like diagonal or x-bracing, and the steel connections are not capable of resisting significant lateral loads, such as from high winds.

The wood at the northwest corner of the garage has rotted (see photo 8) and two of the three garage doors are rotting and in danger of losing their glass (see photo 9).

Because they are assumed to be heated, the building code permits lower roof loads in greenhouses versus typical enclosed buildings. However, once it is no longer used as a greenhouse and not heated, the roof must be able to resist the accumulation of snow. While I did not perform a structural analysis, in my opinion, the structural design of the roof and wall will not be able to withstand the code-required minimum loads. Couple that with the fact that a significant amount of the wood structure is decomposing essentially means the entire roof needs to be replaced and additional steel bracing installed at a minimum to bring the building up to standards structurally. It will be more cost-effective and safer to demolish the building and rebuild it.

If any further information is desired, please let me know.

Very truly yours,

Peter A. Neubauer, P.E.

File: reside14/vanderver.1

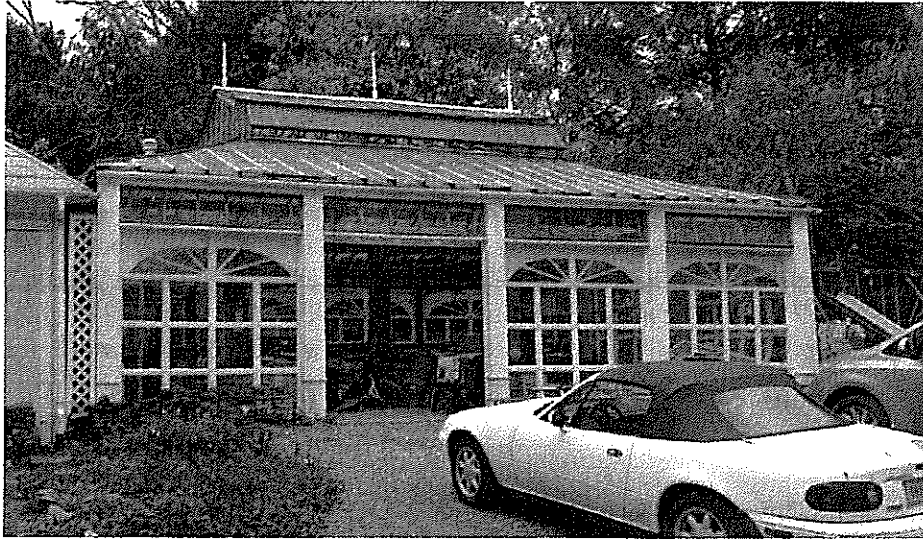


Photo 1
Front of garage

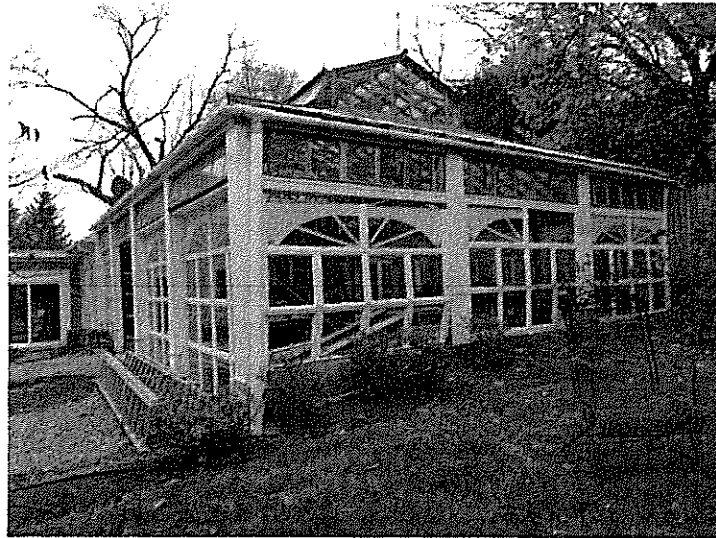


Photo 2
West elevation of garage

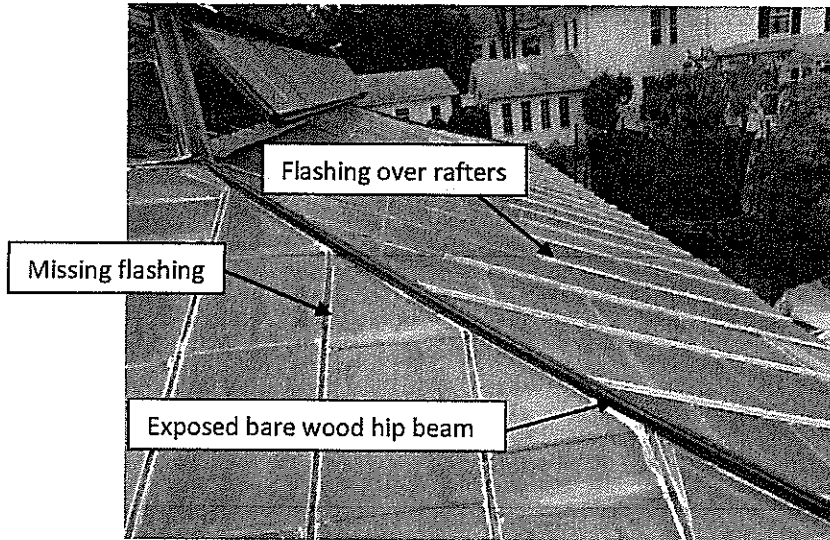


Photo 3



Photo 4
Sagging hip beam

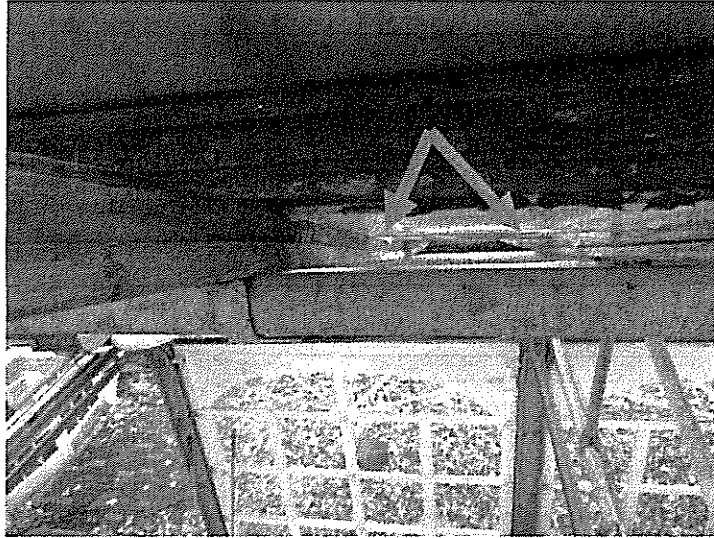


Photo 5
Sagging rafters



Photo 6
Rotting hip beam



Photo 7
Loose glass panes and rotten lumber in awning window



Photo 8
Rotten lumber



Photo 9
Collapsing wall