MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 3928 Baltimore St., Kensington  Meeting Date: 6/27/18
Resource: Outstanding (Primary One) Resource  Report Date: 6/20/18
Kensington Historic District
Applicant: Myles Perkins  Public Notice: 6/13/18
Review: HAWP  Tax Credit: n/a
Case Number: 31/06-18G  Staff: Dan Bruechert
Proposal: Front Door Replacement

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

PROPERTY DESCRIPTION
SIGNIFICANCE: Primary resource to the Kensington Historic District
STYLE: Colonial Revival
DATE: c. 1880-1910

BACKGROUND
On December 21, 2016 the HPC evaluated a number of proposed alterations at this address for a
HAWP. The HPC approved most of the work, but conditioned the approval to not include the front door replacement. Staff and the HPC determined that the applicant had not sufficiently demonstrated that the paired front doors were not historic and, absent that information determined that the doors must be retained.

**PROPOSAL**
The applicant proposes to replace the front doors.

**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.

**Kensington Historic District Design 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.

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-NCPCC, 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
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.

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

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.

STAFF DISCUSSION
The applicant proposes to remove the existing front doors on the house and replace them with a pair of wood, half-lite doors. Staff finds the proposal to be in keeping with the character of the house and the surrounding district and has demonstrated that the existing doors were not original to the house. Staff recommends approval of this HAWP.

The applicant details evidence that the existing doors are not historic based on observed evidence; and Staff concurs with this conclusion. First, the door jamb is only 1 3/8” thick, while the doors themselves are 1 ¾” thick. This means that the existing doors, when closed project into the entrance hall by 3/8”. Historically, the jamb would have been deep enough that when the doors closed they would be flush with the jamb and not project into the entrance hall. Second, the T-Astragal molding is narrower than what would traditionally be employed on doors of these dimensions. The T-Astragal is a is a molding piece applied to one of a paired set of doors to fill in the gap between them. This suggest that when the current doors were installed, the historic hardware was re-used.

The applicant proposes to install a pair of two-panel half-lite wood doors. These are consistent with the appearance of the storm doors that were approved in the December 2016 HAWP. These
doors will be custom construction with frosted glazing. Wood is the appropriate material for replacement front doors on a house from this time period. Staff additionally finds that the frosted glass finish is appropriate for the building and recommends approval of this HAWP.

**STAFF RECOMMENDATIONS**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8 and the Secretary of the Interior’s Standards for Rehabilitation; 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 Name: PERMITS@MANIONANDASSOCIATES.COM
Contact Person: LISA QUANST
Contact Phone: 301.229.7000

Tax Account No.: 13-01023340

Name of Property Owner: MYLES PERKINS
Daytime Phone No.: 202.253.3399

Address: 3728 BALTIMORE ST. KENSINGTON MD 20895

Street Number: City: State: Zip Code: Omenitsch Brothers, Inc.
Phone No.: 301.748.3354

Agent for Owner: Pantalasan, Tiffany Manor
Daytime Phone No.: 301.229.7000

LOCATION OF BUILDING/REMODEL

House Number: 3728 Street: BALTIMORE St.

Town/City: KENSINGTON Nearest Cross Street: DEREICK AVE.

Lot: 21 Block: 11 Subdivision: KENSINGTON PARK

Lib: 3 Folio:

PART ONE: TYPE OF PERMIT/ACTIVITY AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

1B. Construction cost estimate: $ 3,000

1C. If this is an addition to a previously approved or active permit, see Permit #: 796.359

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 FENCES/RETAINING WALLS

3A. Height feet inches

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

☐ On property line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

I hereby certify that I have the authority to make this application, that the application is correct, and that the construction will comply with plans approved by all the 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 TIFFANY MANION
Date: 6-6-2018

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:

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

SEE REVERSE SIDE FOR INSTRUCTIONS
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:
      SINGLE FAMILY HOUSE ON DOUBLE LOT IN KENSINGTON, HISTORIC AREA WORK PERMIT #78270D WAS APPROVED IN 2017 FOR NEW FRONT
      ADDITION, CLOSET, STORM DOORS WINDOws AND
      OTHER ALTERATIONS. CONSTRUCTION ON THAT
      SCOPE OF WORK IS ALMOST COMPLETE.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      REPLACE FRONT DOOR. DURING CONSTRUCTION, WE
      MADE THE REALIZATION THAT THE EXISTING FRONT
      DOOR IS NOT THE ORIGINAL. THE EXISTING DRAWING
      AND MATERIALS SHOW THAT THE ORIGINAL DOOR WAS 1-3/8
      THICK AND THE EXISTING DOOR IS 1-3/4" THICK. WE
      WANT TO REPLACE WITH A CUSTOM BUILT 1/2" WIDE DOOR.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and data;
   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 drip line 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/property 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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>MYLES PERKINS</td>
<td>MARION + ASSOCIATES, ARCHITECTS</td>
</tr>
<tr>
<td>3928 BALTIMORE STREET</td>
<td>7307 MACARTHUR BLVD #216</td>
</tr>
<tr>
<td>KENSINGTON, MD</td>
<td>BETHESDA, MD</td>
</tr>
<tr>
<td>20895</td>
<td>20816</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>MARK &amp; MAUREEN SHAHEEN</td>
</tr>
<tr>
<td>3934 BALTIMORE ST.</td>
</tr>
<tr>
<td>KENSINGTON, MD 20895</td>
</tr>
<tr>
<td>(RIGHT SIDE)</td>
</tr>
<tr>
<td>MARSHALL PRESSER</td>
</tr>
<tr>
<td>3927 PROSPECT ST.</td>
</tr>
<tr>
<td>KENSINGTON, MD 20895</td>
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<tr>
<td>(REAR)</td>
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<tr>
<td>GARY EDWARDS</td>
</tr>
<tr>
<td>3929 BALTIMORE ST.</td>
</tr>
<tr>
<td>KENSINGTON, MD 20895</td>
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<tr>
<td>(FRONT LEFT)</td>
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</tbody>
</table>
REQUEST TO REPLACE FRONT DOOR (NOT ORIGINAL TO HOUSE)

EXISTING FRONT VIEW OF HOUSE DURING CONSTRUCTION FROM APPROVED HAWP #782100

MANION + ASSOCIATES ARCHITECTS, PC.
EXISTING PAINTED WOOD DOOR

PROPOSED PAINTED WOOD DOOR
CUSTOM BUILT WOOD DOOR
During construction, we have concluded that the existing front doors are not original to the house:

The current door slabs are 1 3/4". The original door jambs are 1 3/8". The transom and the doors are proud of the casing which is very odd. It also appears that they reused the T-astragal from the original 1 3/8" door and installed it on these new doors. You can tell this because the T-astragal is shy on the inside. Instead of the bead being proud of the door slabs, it is flush.

The Applicants have also had security problems with this door not being able to lock properly, and swinging open on its own at night and during the day. This poses a major problem for a household that has three children under the age of 3.