

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	3929 Baltimore St., Kensington	<b>Meeting Date:</b>	3/13/2019
<b>Resource:</b>	Primary One (1880-1910) Resource (Kensington Historic District)	<b>Report Date:</b>	3/6/2019
<b>Applicant:</b>	Sarah and Nathan Engle	<b>Public Notice:</b>	2/27/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	31/06-19B	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Door replacement		

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**STAFF RECOMMENDATION:**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary One (1880-1910) Resource within the Kensington Historic District  
**STYLE:** Queen Anne  
**DATE:** 1898



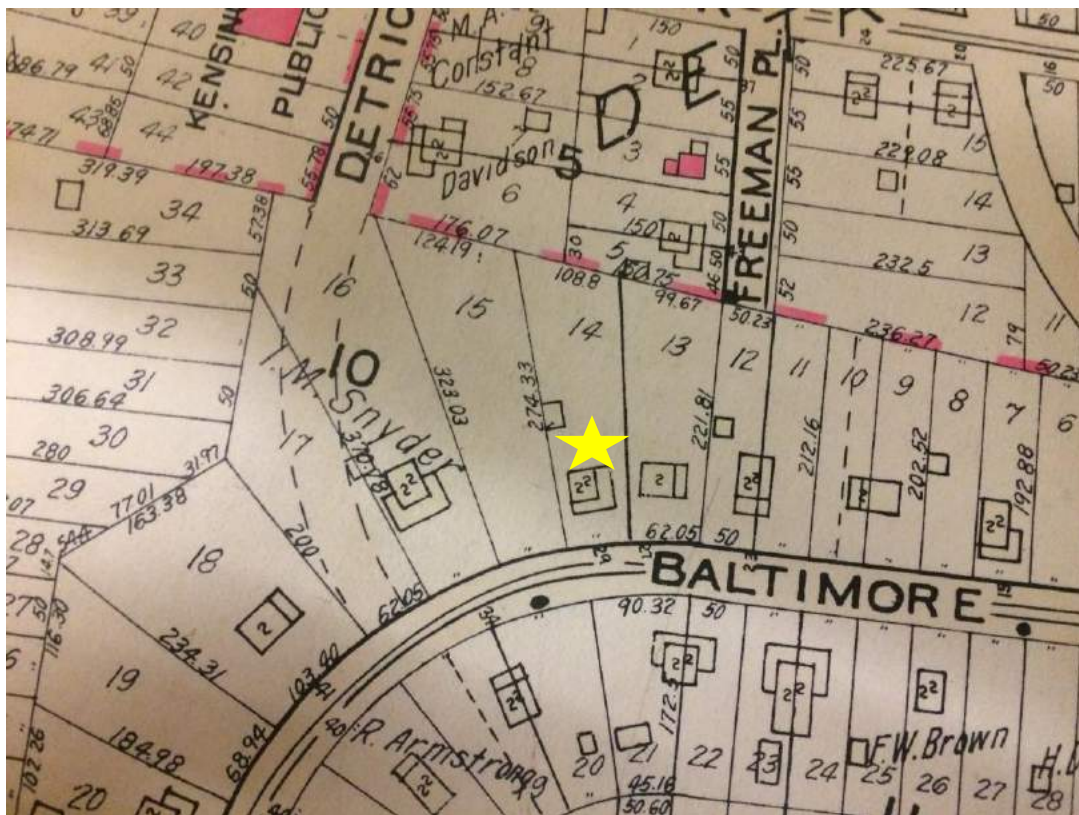
***Fig. 1: Subject property.***

## **PROPOSAL:**

The applicants propose the following work items at the subject property:

- Replace the non-original, two-lite, four-panel front door with a wood half-lite front door.
- Alter the non-original Colonial Revival-style broken pediment surround at the front door, reintroducing a transom in its original location.
- Replace the vinyl sliding door on the west (left side as viewed from the street) of an existing rear addition with a custom-made wood sliding door.

The front entrance of the historic house has been significantly altered since it was first constructed in 1898, and the original wraparound front porch has been removed. The front entrance alterations include installation of an incompatible door and a Colonial Revival-style broken pediment surround. The front porch is depicted in the 1941 Klinge Atlas (*Fig. 2*) and in a 1901 photograph (*Fig. 3*), which was provided by the applicants. The applicants have indicated that they plan to complete their project in phases, with the current proposal being Phase One. Later phases will include the removal of the Colonial Revival-style broken pediment surround, restoration of the original door trim, and reconstruction of the original front porch. The porch reconstruction will utilize photographic evidence as well as an extant front porch column, which is in the possession of the applicants. The proposed half-lite door and transom are appropriate features for a Queen Anne-style house, and a similar house at 3820 Washington Street (*Fig. 4*) that experienced fewer alterations has a half-lite door and transom, as is proposed. The proposed sliding door replacement is a compatible alteration and since it is located at the rear, it is not visible from the public right-of-way.



*Fig. 2: 1941 Klinge Atlas (subject property marked by yellow star).*





*Fig. 3: 1901 photograph of subject property.*



*Fig. 4: Similar house at 3820 Washington Street.*

## **APPLICABLE GUIDELINES:**

### **Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
5. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.

### **Montgomery County Code; Chapter 24A-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:
  - (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.
- (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:

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.



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.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** 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* #2 and 9;

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: nlengle@gmail.com Contact Person: Nathan Engle  
Daytime Phone No.: 484-695-6185  
\* Tax Account No.: 01020138  
Name of Property Owner: Sarah and Nathan Engle Daytime Phone No.: 484-695-6185  
Address: 3929 Baltimore Street Kensington, MD 20895  
Street Number City State Zip Code  
Contractor: Carlos Gomez, Remodeling Depot Phone No.: 240-418-0574  
Contractor Registration No.: MHIC: 135013  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 3929 Street: Baltimore Street  
Town/City: Kensington Nearest Cross Street: Detrick Ave  
\* Lot: 14 Block: 10 Subdivision: 015  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ 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: Replace Door

1B. Construction cost estimate: \$ 6,000, including parts and labor

1C. If this is a revision of a previously approved active permit, see Permit # Not sure

## 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.

Nathan Engle  
Signature of owner or authorized agent

1/5/19  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

Edt 6/21/99

**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:

We are planning to replace our front door and our rear sliding door that opens to the deck. Neither of the doors are historic in nature. I.e., they were replaced previously (in the case of the front door), and added within the last 20 yrs (in the case of the rear sliding door). Both are deteriorating and are causing problems with opening and closing properly. The overall integrity of both is becoming compromised, raising safety concerns. With the front door, we'd also like to have more glass that can allow more light through.

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

Despite not being historic in nature, currently, we hope to choose a design that does not deviate from the current material and look, except for the increase in glass area of the front door. This look will match many or most of the door styles on similar surrounding homes which are also historic in nature. The glass will be of a "heavy water" texture/look, which will match the glass in our windows. We also plan to add a glass panel etched with our street number, "3929" above the door. This will also align with the style of neighboring properties.

**2. SITEPLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

*\* see attachments for door and glass we plan to use, as well as the ~~current~~ current door we plan to replace*

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11"x17". Plans on 8 1/2" x 11" paper are preferred.

- 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.
- 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**

- 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.
- 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]

<b>Owner's mailing address</b> 3929 Baltimore Street Kensington, MD 20895	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
myles Perkins 3928 Baltimore street Kensington, MD 20895	Peter Pickard 3935 Baltimore street Kensington, MD 20895
Mark Shaheen 3934 Baltimore Street Kensington, MD 20895	Carolyn Morrissey 3927 <del>WINDY</del> Baltimore street Kensington, MD 20895

Current front door



Current rear deck sliding door





Simpson Door, Thermal Sash, fir (model #7044)



Simpson Door, Heavy Water Glass













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