EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 3929 Baltimore St., Kensington  
Meeting Date: 3/13/2019

Resource: Primary One (1880-1910) Resource  
Report Date: 3/6/2019  
(Kensington Historic District)

Public Notice: 2/27/2019

Resource Report Date: 3/6/2019

Applicant: Sarah and Nathan Engle

Staff: Michael Kyne

Case Number: 31/06-19B

Tax Credit: Yes

PROPOSAL: Door replacement

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 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: nlengle@gmail.com  
Contact Person: Nathan Engle

Tax Account No.: 010-20138
Name of Property Owner: Sarah and Nathan Engle
Address: 3929 Baltimore Street, Kensington MD 20895
Daytime Phone No.: 484-695-6185

Contractor: Carlos Gomez, Remodeling Depot
Contractor Registration No.: MHTC: 1415013

Agent for Owner: 
Daytime Phone No.: 

LOCATION OF BUILDING PREMISES
House Number: 3929
Street: Baltimore Street
Town/City: Kensington
Nearest Cross Street: Derrick Ave
Lot: 14  Block: 10  Subdivision: 015

PART ONE: TYPE OF ALTERATION AND USE
1A. Check all applicable:
   □ Construct  □ Expand  □ Alter/Renovate
   □ Addition  □ Ext. Alter  □ Room Addition
   □ A/C  □ Slat  □ Porch  □ Deck  □ Shut
   □ Move  □ Install  □ Wreck/Remove
   □ Single Family  □ Single Family
   □ Revision  □ Repair  □ Reconfigurable
   □ 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 EXTENSIONS/ADDITIONS
2A. Type of sewage disposal: 01 □ WSC  02 □ Septic  03 □ Other:
2B. Type of water supply: 01 □ WSC  02 □ Well  03 □ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
3A. Height 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/assessment

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 the condition for the issuance of this permit.

Signature of owner or authorized agent Date 1/5/19

Approved: 
Disapproved: Signature: Date:

Applications/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:
      "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 resources(s), the environmental setting, and, where applicable, the historic district:
      "Despite not being historic in nature, currently, we hope to change a decision that does not involve any of the original material and look, except for the increase in glass area of the front door. This idea will match many of our other exterior changes, which are also historic in nature. The front door will be replaced and will include a "sliding glass" feature, which will match the glass in our windows. We also plan to add a glass panel behind our front door, as well as the glass we plan to use, as well as the glass we plan to use, as well as"

2. SITEPLAN "9/9/7" above the date. This will also align with the style of all other properties.
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures;
   c. site features such as walkways, driveways, fences, sheds, trees, trash containers, mechanical equipment, and landscaping;
   d. a see attachments for door and glass we plan to use, as well as the glass we plan to use, as well as the glass we plan to use.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format not larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Schematic construction plan, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the exterior and interior, 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 features 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(s), 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 canopy of any tree 1" 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 dimensions.

7. ADDRESSES OF ADJACENT AND CONTRIBUING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and contributing property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which border the parcel in question, as well as the owner(s) of land or parcels 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 TEMPLE, 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>3929 Baltimore Street</td>
<td></td>
</tr>
<tr>
<td>Kensington, MD 20895</td>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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</thead>
<tbody>
<tr>
<td>Myles Perkins</td>
</tr>
<tr>
<td>3929 Baltimore Street</td>
</tr>
<tr>
<td>Kensington, MD 20895</td>
</tr>
<tr>
<td>Mark Shaheen</td>
</tr>
<tr>
<td>3934 (Baltimore Street)</td>
</tr>
<tr>
<td>Kensington, MD 20895</td>
</tr>
</tbody>
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Current front door

[Image of a white house with a red door]

[Image of a close-up of the red door]
Current rear deck sliding door
Simpson Door, Thermal Sash, fir (model #7044)
Simpson Door, Heavy Water Glass