

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3928 Baltimore St., Kensington	Meeting Date:	5/7/2019
Resource:	Primary One (1880-1910) Resource (Kensington Historic District)	Report Date:	4/30/2019
Applicant:	Myles Perkins (Lisa Quandt, Architect)	Public Notice:	4/23/2019
Review:	HAWP	Tax Credit:	Yes
Case Number:	31/06-19I	Staff:	Michael Kyne
PROPOSAL:	Porch alteration		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One (1880-1910) Resource within the Kensington Historic District
STYLE: American Foursquare
DATE: c. 1880-1910

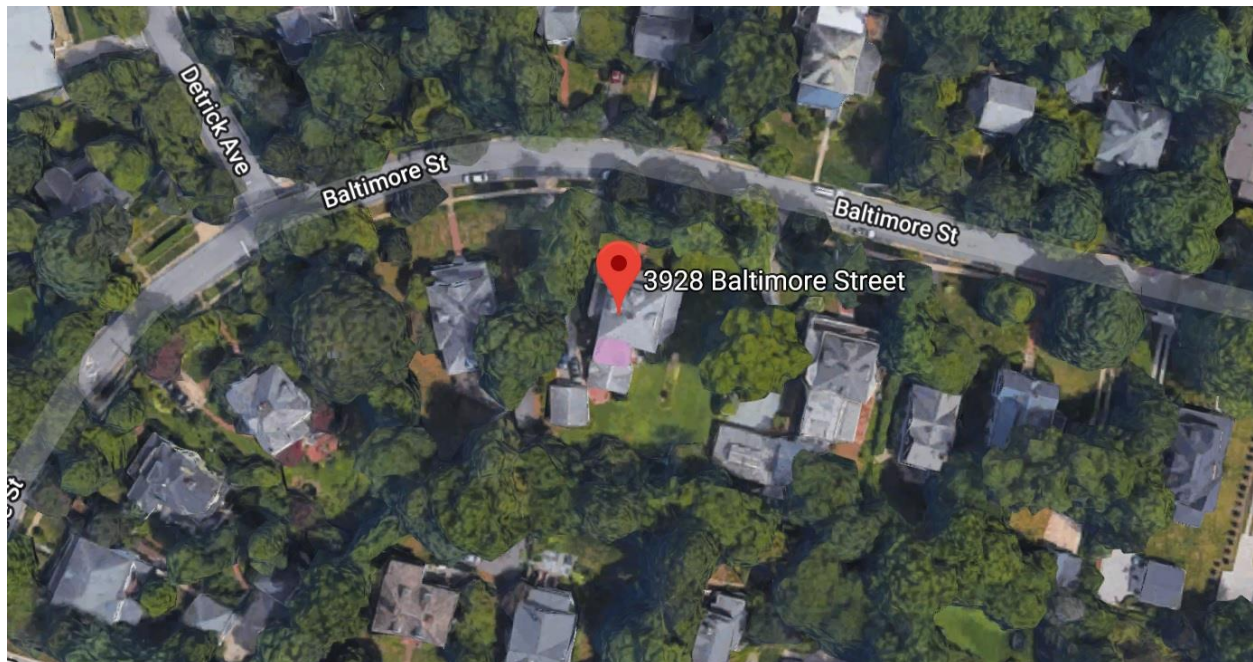


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to remove the existing non-original brick steps from the front porch at the subject property and construct new wooden steps in their place. The new wooden steps will be similar to those shown in a c. 1898 photograph, which has been provided by the applicant. The existing wooden railings/handrails on both sides of the existing front porch steps will also be replaced with new wooden railings to match the existing wooden porch railings. The proposal is eligible for the County's Historic Preservation Tax Credit.

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

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: PERMITS@MANIONARCHITECTS.COM Contact Person: LISA QUANDT
Tax Account No.: 13-01023360 Daytime Phone No.: 301-229-7000
Name of Property Owner: MYLES PERKINS Daytime Phone No.: 202-253-3388
Address: 3928 BALTIMORE ST KENSINGTON MA 20895
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: LISA QUANDT Daytime Phone No.: 301-229-7000

LOCATION OF BUILDING/PREMISE

House Number: 3928 BALTIMORE ST Street BALTIMORE ST
Town/City: KENSINGTON Nearest Cross Street: Detrick Ave.
Lot: 21 Block: 11 Subdivision: Kensington Park
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: _____

1B. Construction cost estimate: \$ 3,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/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 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.

Lisa Quandt
Signature of owner or authorized agent

4/15/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Historic Area Work Permit
3928 Baltimore Street
Kensington, MD 20895

1. Written Description of Project

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

Existing single family four square on double lot in Kensington. This property was recently renovated and the front of the house was restored to more closely match the original look of the house.

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

This project is the removal of brick stairs which are not original to the house, and to replace them with wood stairs that more closely resemble the original stairs as shown in an historic photo of the property. Also, to add a new railing onto the steps that matches the existing porch railing in detail.

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

Owner's mailing address Myles Perkins 3928 Baltimore St. Kensington, MD 20895	Owner's Agent's mailing address Manion + Assoc. Architects 7307 MacArthur Blvd. #216 Bethesda, MD 20816
Adjacent and confronting Property Owners mailing addresses	
Mark & Maureen Shaheen 3934 Baltimore St. Kensington, MD 20895	John & Carrie Williman 3924 Baltimore St. Kensington, MD 20895
Nathan & Sarah Egle 3929 Baltimore St. Kensington, MD 20895	Laina Richardson 3927 Baltimore St. Kensington, MD 20895
Thomas Fisher 3923 Baltimore St. Kensington, MD 20895	



Existing Front (During Renovation)



Existing Railing Detail

REQUEST TO REPLACE
EXISTING BRICK FRONT
STAIRS WITH NEW
WOOD STAIRS AND
RAILINGS



Existing Brick Stairs
HAWP-NOT FOR CONSTRUCTION

Perkins- Lindgren Residence
3928 Baltimore Street
Kensington, MD 20895

MANION + ASSOCIATES ARCHITECTS, P.C.
7307 MacArthur Blvd, Ste. 216, Bethesda, Maryland 20816
T:301.229.7000 F:301.229.7171 www.manionandassociates.com

Existing Photos

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PHOTO SHOWS HOUSE
WITH WOOD STEPS

3928 Baltimore Historic Photo roughly 1898
HAWP-NOT FOR CONSTRUCTION

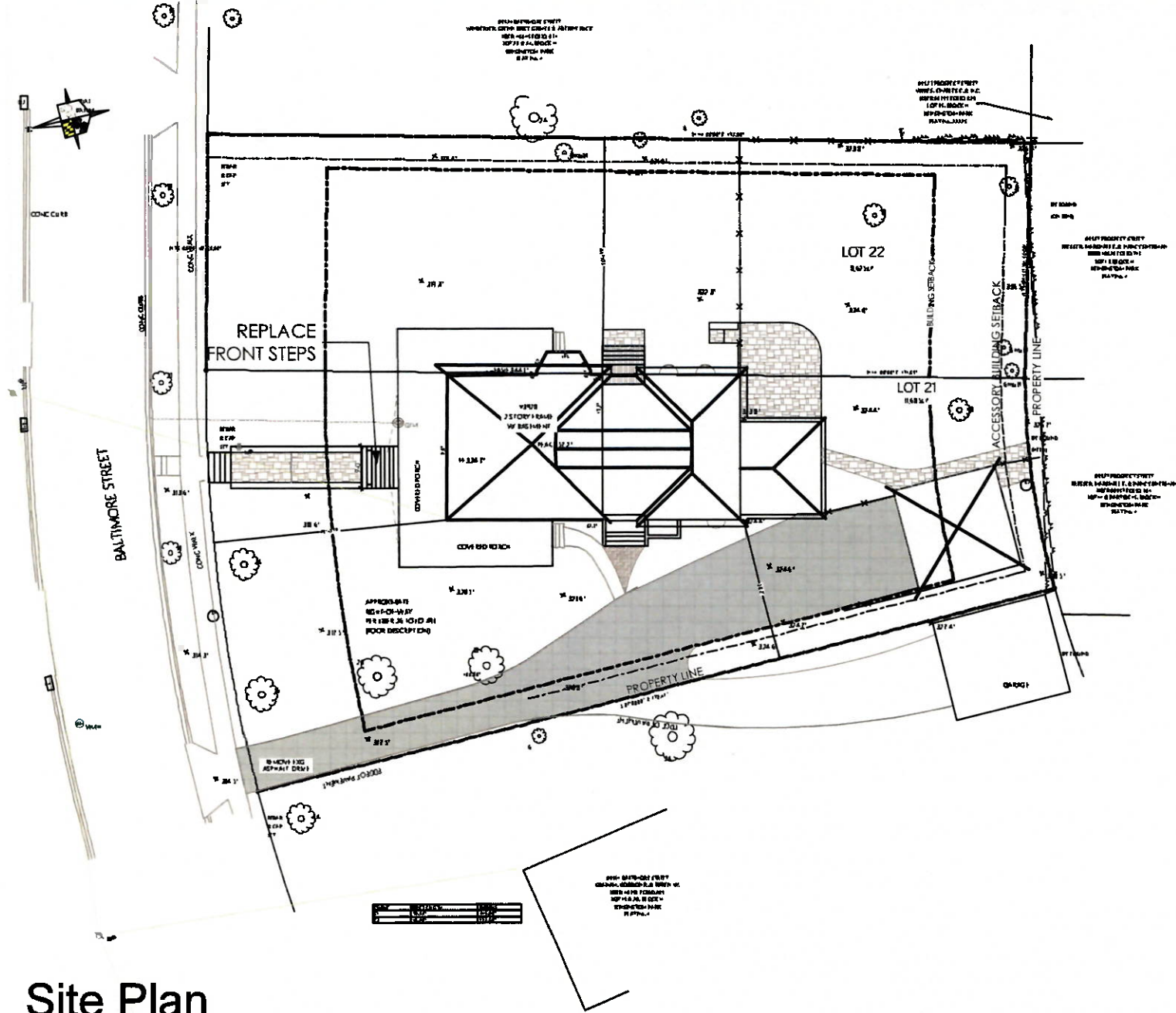
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Historic Photo

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Site Plan

SCALE 1" = 30'



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Site Plan

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1
A-6.4

Front Elevation

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

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Kensington, MD 20895

Proposed Front Elevation

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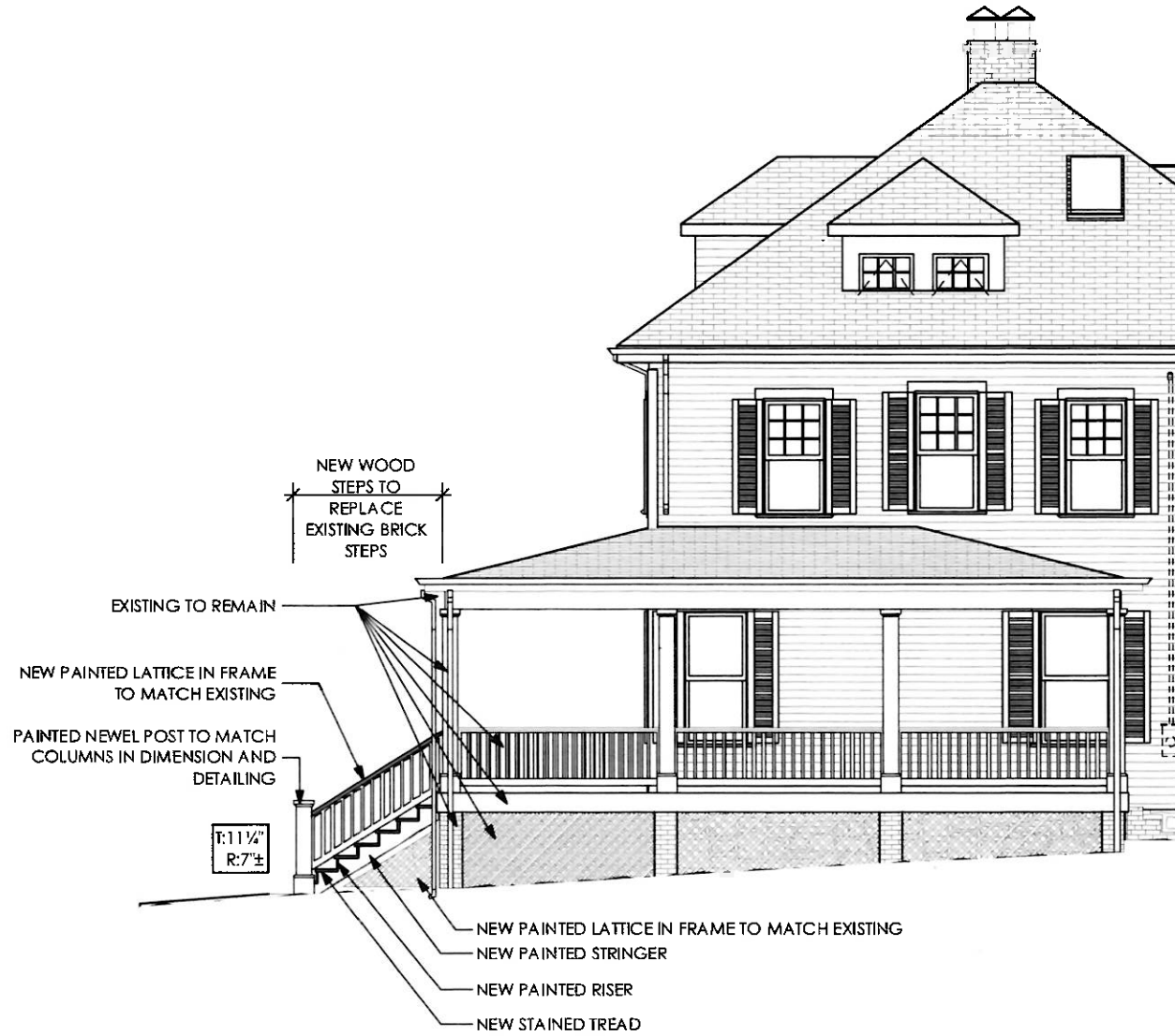
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1
A-6.5

Right Elevation Partial

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



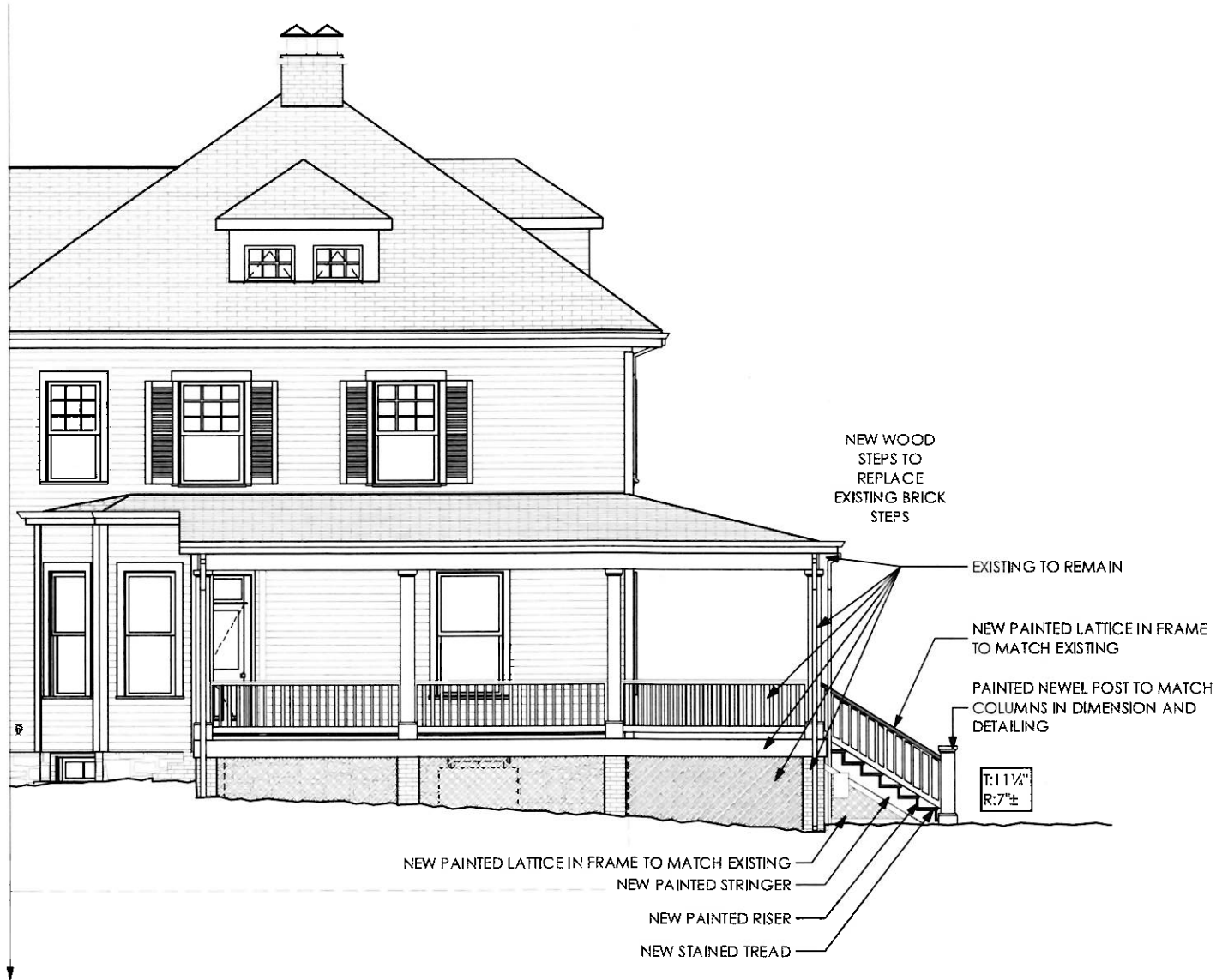
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Kensington, MD 20895

Proposed Side Elevations

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1
A-6.6

Left Elevation Partial

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Kensington, MD 20895
Proposed Side Elevation

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STAIRS WITH NEW
WOOD STAIRS AND
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Existing Railing Detail

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Existing Photos

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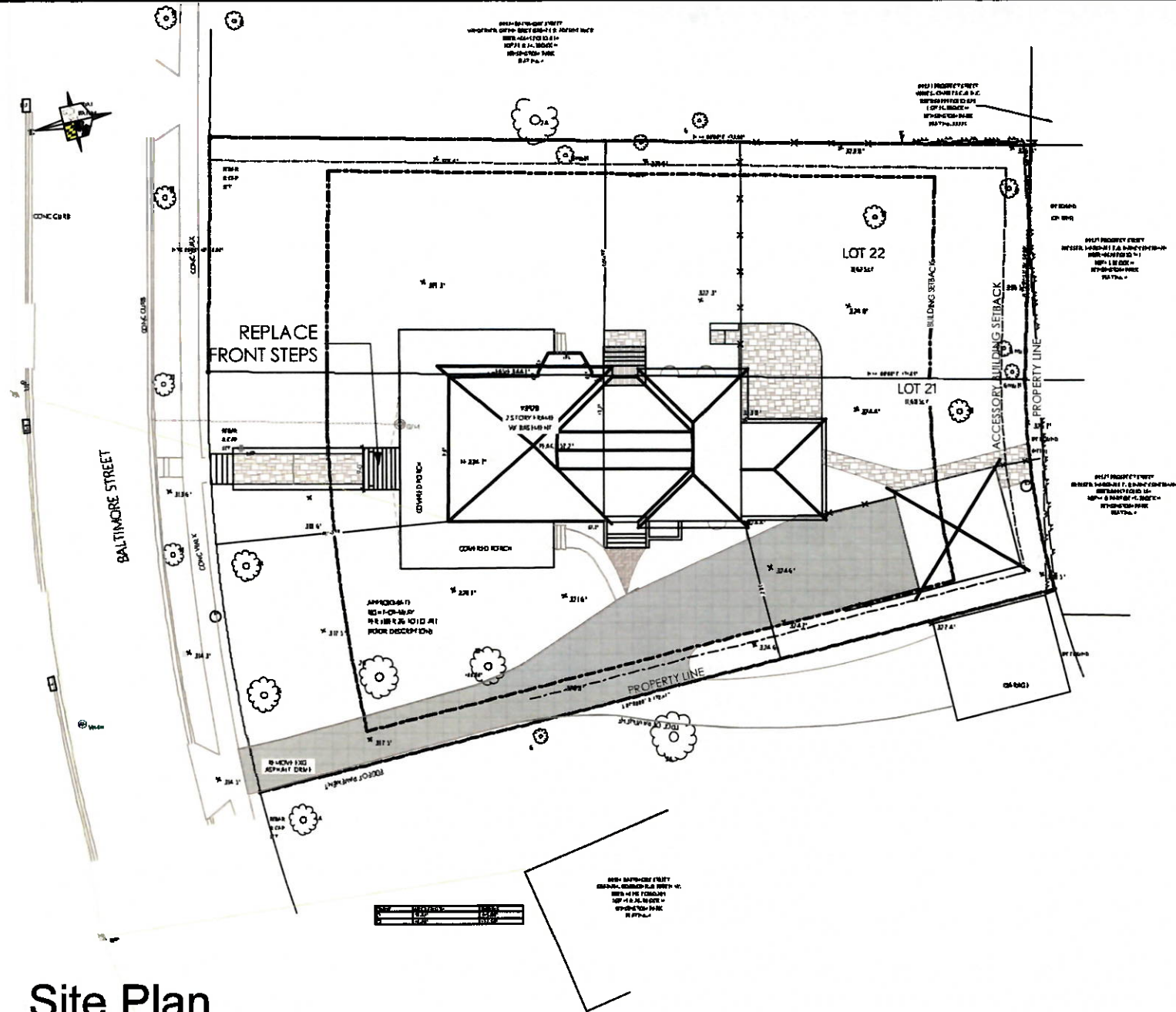
Historic Photo

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Site Plan



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Proposed Front Elevation

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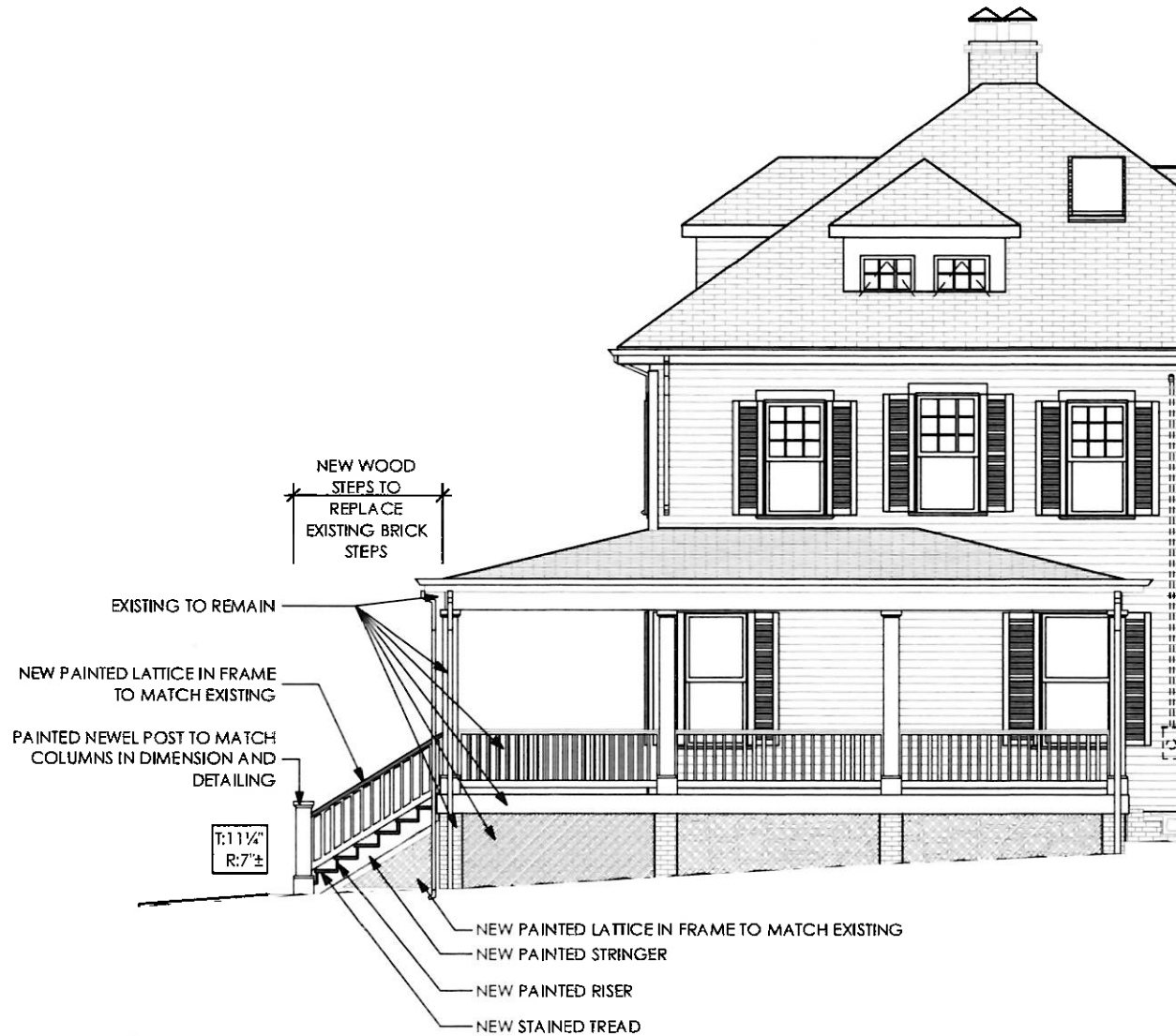
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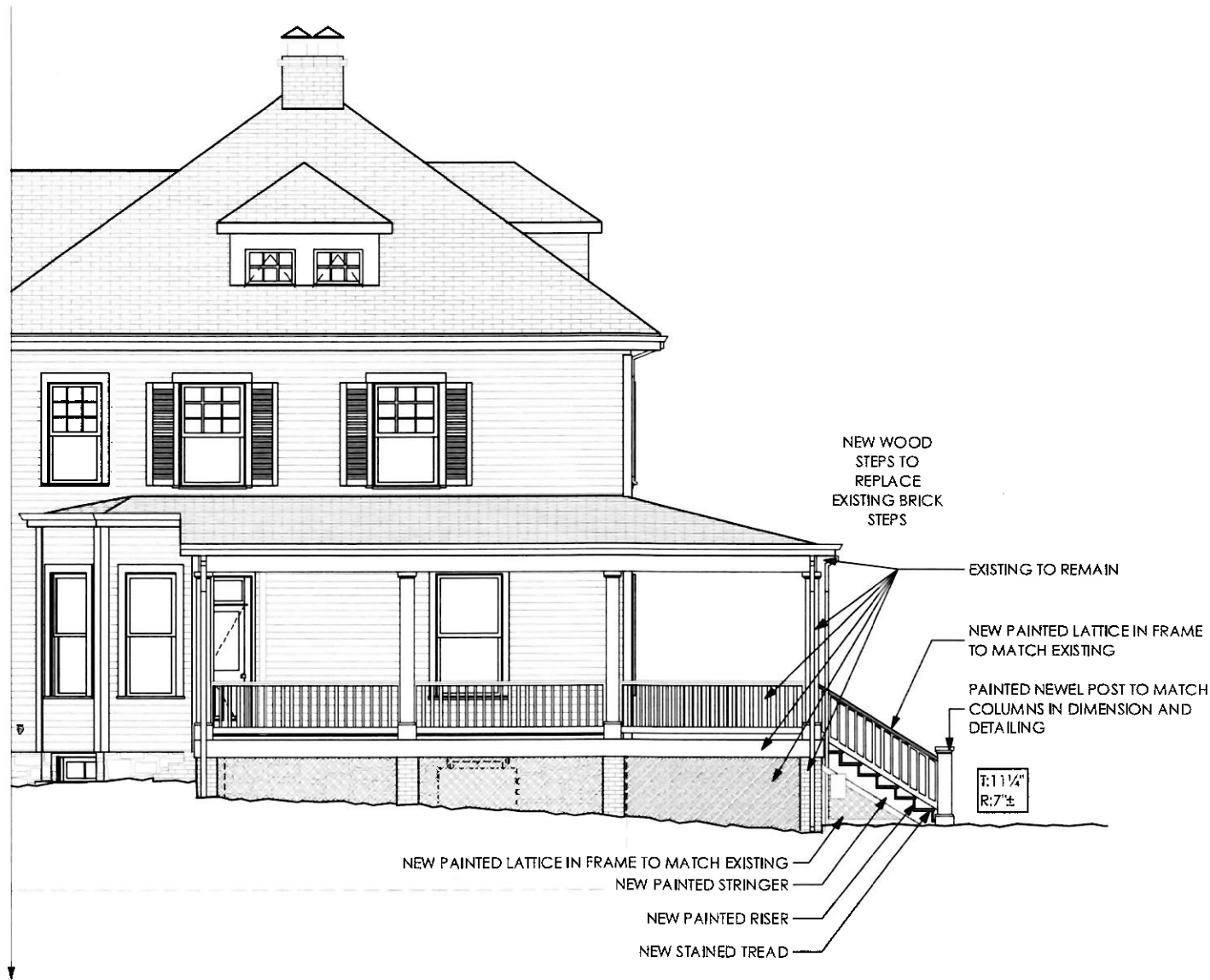
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Kensington, MD 20895
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