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

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

**STAFF RECOMMENDATION:**

- [x] 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: permition@architects.com
Contact Person: Lisa Quandt
Daytime Phone No.: 301-229-7000

Tax Account No.: 13-01073360
Name of Property Owner: Myles Perkins
Daytime Phone No.: 202-353-3388
Address: 3928 Baltimore St, Kensington, MD 20895

Contractor:
Contractor Registration No.:
Agent for Owner: Lisa Quandt
Daytime Phone No.: 301-229-7000

LOCATION OF BUILDING ALTERATIONS
House Number: 3928
Street: Baltimore St.
Town/City: Kensington
Nearest Cross Street: Patrick Ave.
Lot: 21
Block: 11
Subdivision: Kensington Park

PART I. TYPE OF PERMIT AND USE

1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extend ☐ Alter/Rejuvenate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

1B. Construction cost estimate: $3,000

1C. If this is a revision of a previously approved active permit, see Permit #: 872474

PART II. 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 III. COMPLETE ONLY FOR 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 property line/property line ☐ orally on land of owner ☐ on public right of way/property

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 laws approved by all 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: ___________________________ Date: 4/15/19

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

Application/Permit No.: ___________________________ Data Filed: ___________________________ Data Issued: ___________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Myles Perking</td>
<td>Monson + Assoc. Architects</td>
</tr>
<tr>
<td>3928 Baltimore St.</td>
<td>7307 MacArthur Blvd. #216</td>
</tr>
<tr>
<td>Kensington, MD 20895</td>
<td>Bethesda, MD 20816</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<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>Nathan &amp; Sarah Egle</td>
</tr>
<tr>
<td>3929 Baltimore St.</td>
</tr>
<tr>
<td>Kensington, MD 20895</td>
</tr>
<tr>
<td>Thomas Fisher</td>
</tr>
<tr>
<td>3923 Baltimore St.</td>
</tr>
<tr>
<td>Kensington, MD 20895</td>
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</tbody>
</table>
REQUEST TO REPLACE EXISTING BRICK FRONT STAIRS WITH NEW WOOD STAIRS AND RAILINGS

Existing Front (During Renovation)

Existing Railing Detail

Existing Brick Stairs

HAWP-NOT FOR CONSTRUCTION
PHOTO SHOWS HOUSE WITH WOOD STEPS

3928 Baltimore Historic Photo roughly 1898

HAWP-NOT FOR CONSTRUCTION
Front Elevation

SCALE 1/8" = 1'-0"

HAWP-NOT FOR CONSTRUCTION
Right Elevation Partial

- New wood steps to replace existing brick steps
- Existing to remain
- New painted lattice in frame to match existing
- Painted newel post to match columns in dimension and detailing
- New painted riser
- New stained tread

Scale: 1/8" = 1'-0"
Left Elevation Partial

NEW WOOD STEPS TO REPLACE EXISTING BRICK STEPS

EXISTING TO REMAIN

NEW PAINTED LATTICE IN FRAME TO MATCH EXISTING

PAINTED NEWEL POST TO MATCH COLUMNS IN DIMENSION AND DETAILING

NEW PAINTED STRINGER

NEW PAINTED RISER

NEW STAINED TREAD

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Scale: 1/8" = 1'-0"
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NEW WOOD STEPS TO REPLACE EXISTING BRICK STEPS

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NEW PAINTED LATTICE IN FRAME TO MATCH EXISTING

PAINTED NEWEL POST TO MATCH COLUMNS IN DIMENSION AND DETAILING

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