

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3994 Baltimore Street, Kensington	Meeting Date:	3/11/2020
Resource:	Primary Resource Kensington Historic District	Report Date:	3/4/2020
Applicant:	Meredith Sharp	Public Notice:	2/26/2020
Review:	Preliminary Review	Staff:	Dan Bruechert
Proposal:	Building Addition		

RECOMMENDATION

Staff recommends that the applicant revise their design based on the feedback provided by the HPC and return for a Historic Area Work Permit.

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary Resource to the Kensington Historic District
STYLE: Colonial Revival/Queen Anne
DATE: c. 1898

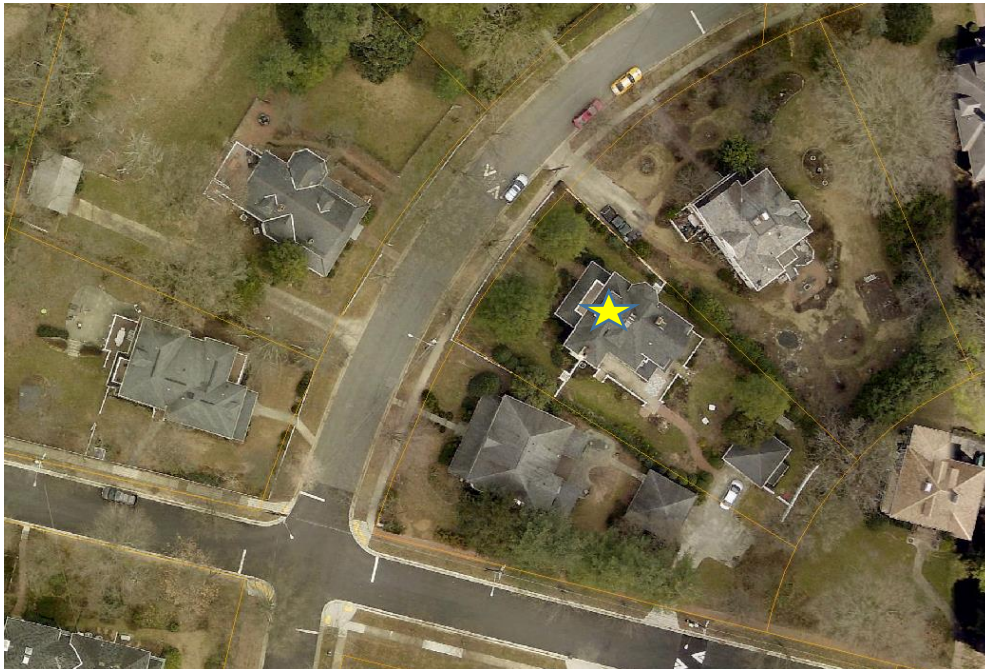


Figure 1: The property at 3944 Baltimore St. is a wedge-shaped lot..

PROPOSAL

The applicant proposes to construct an addition to the rear and side of the house and to expand the rear deck.

APPLICABLE GUIDELINES

Kensington Historic District 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.

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; 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
- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

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;

(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 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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to construct a rear addition to the house at 3994 Baltimore St. On the first floor, the additions consist of a mudroom/pantry in the southwest corner of the house and an extension of the rear wall. The rear/side deck will also be expanded. On the second floor, the applicant proposes installing a new bathroom in the southwest corner. A third-floor exterior wall will be relocated and an alteration to the roofline. All work will occur to the rear/rear corner of the house and will only have a minimal impact on the surrounding streetscape.

Staff's research demonstrates that the current configuration of the house has been altered from its historic configuration, as shown in the Sanborn map (below). The rear of the house was given a three-story rear addition. The large side/rear porch was also constructed in the latter part of the 20th century.

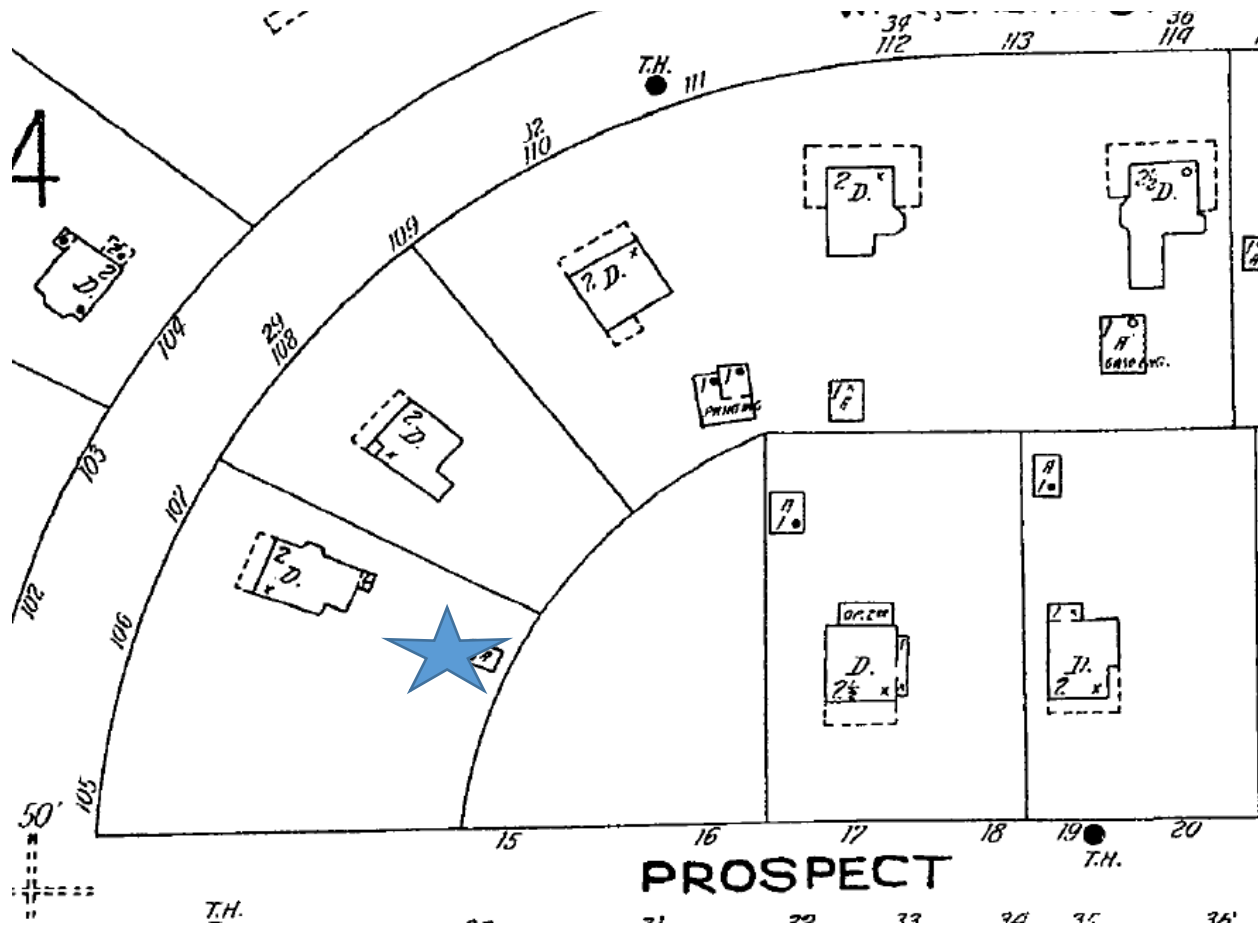


Figure 2: 1924 Sanborn map showing a rectangular house shape that has been altered by a rear non-historic additions.

First Floor Alterations

On the first floor, the applicant proposes to expand the house to the rear and to construct a new mudroom/pantry in the southwest corner. All of this work will be at the rear of the house and will not be visible from the public right-of-way due to the right (south) projecting L. The proposed change that will be visible from the right-of-way is the expansion of the side porch. The existing porch is co-planer with the right side-L. The expanded porch will project approximately 3' (three feet) beyond the existing wall plane, though this will be mitigated by the chimney at the end of the side-L.

Staff finds that the proposed rear addition will not impact the historic character of the house or the surrounding district, but requests the HPC's feedback regarding the appropriateness of extending the porch and railing beyond the existing wall plane. Staff additionally would like clarification regarding the materials proposed for the rear addition, and deck, railing, and additional materials.

Second Floor Alterations

The applicant proposes to construct a bathroom in the southwest corner of the second floor. The bathroom will have two small casement windows in the south and west elevations. Due to the shape of the house and placement of this room, this change will only be visible from Prospect Street through the neighboring property. Staff finds that this change will have a significant impact on the size and scale of the house and is generally appropriate. Materials and specifications for this proposed addition were not provided with the HAWP and should be

discussed during the Preliminary Consultation hearing.

Third Floor Alteration

On the third floor, the applicant proposes to reconfigure a closet in the southwest corner, which will require an alteration to the roofline in this corner. No windows are proposed for this reconfiguration and only roof shingles will cover this new structure. Staff finds that this work will not impact the character of the house and will only have a minimal impact on the massing of this section.

Staff finds that, overall, the project does not overwhelm the historic house and is compatible in size and design and requests HPC feedback on the appropriateness of the projection of the porch and railing beyond the existing wall plane, the design of the rear of the first-floor application, and proposed materials.

STAFF RECOMMENDATIONS

Staff recommends that the applicant revise their design based on the feedback provided by the HPC and return for a HAWP.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Meredith Sharp
Address: 3944 Baltimore Street
Daytime Phone: 202.669.2374

E-mail: meredith.sharp@me.com
City: Kensington Zip: 20895
Tax Account No.: 13-02697555

AGENT/CONTACT (if applicable):

Name: Thomas Manion, AIA
Address: 7307 MacArthur Blvd, Ste 216
Daytime Phone: 301.229.7000

E-mail: permits@manionarchitects.com
City: Bethesda Zip: 20816
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☒ Yes/District Name Town of Kensington
_____ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 3944 Street: Baltimore Street
Town/City: Kensington Nearest Cross Street: Prospect Street
Lot: 17 Block: 11 Subdivision: Kensington Park Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Deck/Porch	<input type="checkbox"/> Shed/Garage/Accessory Structure
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Fence	<input type="checkbox"/> Solar
<input type="checkbox"/> Demolition	<input type="checkbox"/> Hardscape/Landscape	<input type="checkbox"/> Tree removal/planting
<input type="checkbox"/> Grading/Excavation	<input type="checkbox"/> Roof	<input type="checkbox"/> Window/Door
		<input type="checkbox"/> Other: _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature
Signature of owner or authorized agent

11-26-2019

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Historic/Victorian colonial style residence.

Basement and 2 stories on original house plus attic.

Rear 2 story addition on crawl space was added.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Expand rear addition and house for larger kitchen and eating area.

Create mudroom/pantry.

Extend deck to rear.

Upgrade bathrooms and rework closets in bedrooms for extra storage.

Work Item 1: FIRST FLOOR

Description of Current Condition: EXISTING.-

REAR EATING AREA + KITCHEN
WITH ACCESS TO DECK IS
PART OF A PREVIOUS ADDITION

Proposed Work:

EXTEND EATING AREA AND KITCHEN
INTO DECK AREA, ADD NEW
MUDROOM & PANTRY IN REAR SE
CORNER. W/ DOOR FACING DETACHED
GARAGE., ADD DECK STEPS.

Work Item 2: SECOND FLOOR

Description of Current Condition:

EXISTING. 2 BR. + 2 BATH &
LARGE FAMILY ROOM IN OLD
HOUSE. NEWER GUEST BEDROOM
IN PREVIOUS ADDITION

Proposed Work:

ADD SPACE OVER NEW MUDROOM &
PANTRY TO CREATE NEW BATHROOM

Work Item 3: ATTIC / 3RD FLOOR

Description of Current Condition:

EXISTING BATHROOM + CLOSET
IN PREVIOUS ADDITION +
2ND BATH & LARGE BEDROOM
IN ORIGINAL KITCH AREA

Proposed Work:

REDESIGN BATHROOMS & CLOSETS
IN REAR ADDITION SPACE. ALL
WORK WITHIN EXISTING ROOF.

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

Owner's mailing address Meredith & Jess Sharp 3944 Baltimore Street 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	
Nathan & Kristine Oleson 3948 Baltimore St. Kensington, MD 20895 (right side)	Alan Speelman 3940 Baltimore St. Kensington, MD 20895 (left side)
Peter Cappadona 3929 Prospect St. Kensington, MD 20895 (rear)	Michael & Brett Bagshaw 3947 Baltimore St. Kensington, MD 20895 (front) across st)
Joseph Mesmer 3941 Baltimore St. Kensington, MD 20895 (front - right)	

Sharp Residence

3944 Baltimore St
Kensington, MD 20895

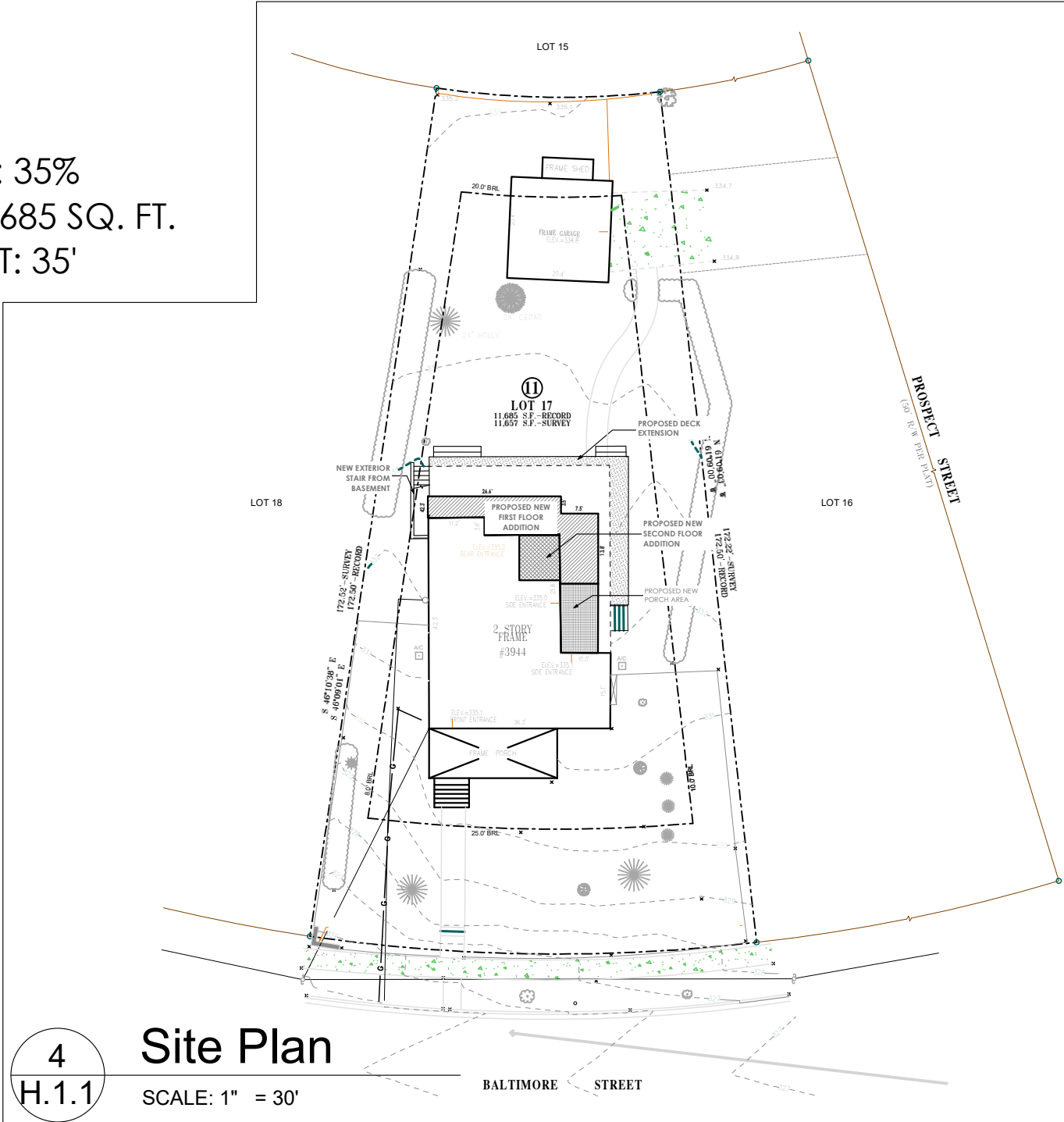
Preliminary Historic Application



HISTORIC SITE: KENSINGTON DISTRICT
MASTER PLAN: KENSINGTON SECTOR PLAN 2010
LIBER: 7542
FOLIO: 348
LOT:17 BLOCK:11
ZONING : R-60
MAX. LOT COVERAGE: 35%
ACTUAL SITE AREA: 11,685 SQ. FT.
MAX. BUILDING HEIGHT: 35'



Sheet Index- Design	
ID	Name
A1	Coversheet
A2	Floor Plans
A3	Floor Plans
A4	Floor Plans
A5	Elevations



4
H.1.1
Site Plan
SCALE: 1" = 30'

Prelim. Scheme Historic Review
NOT FOR CONSTRUCTION

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SCHEME: Final
ISSUE DATE: 11/24/19
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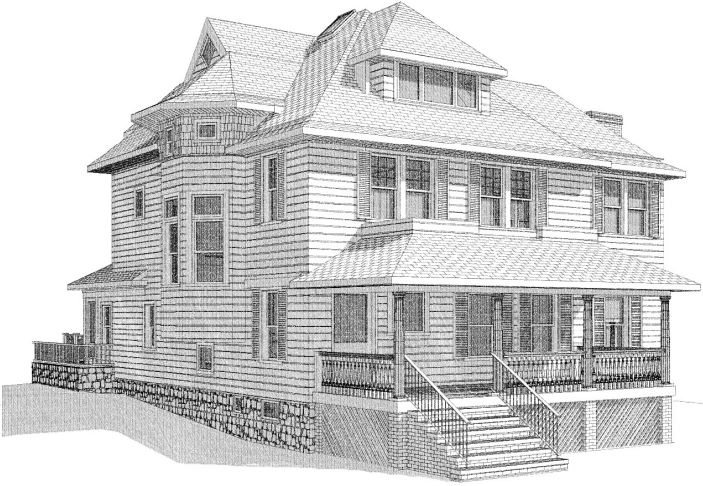
Cover Sheet

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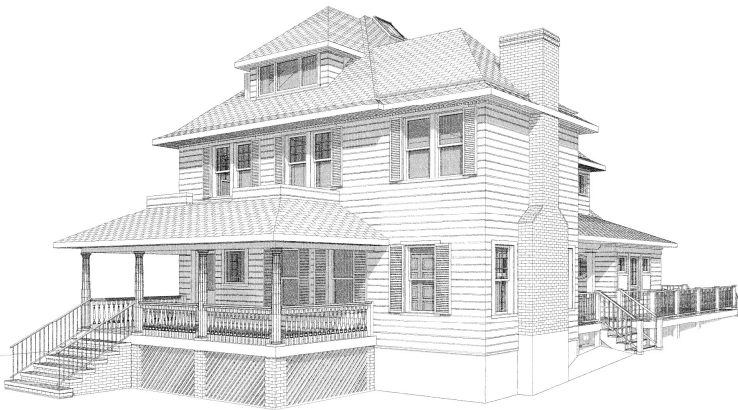
Front Left Perspective Existing



Front Left Perspective Proposed



Front Right Perspective Existing



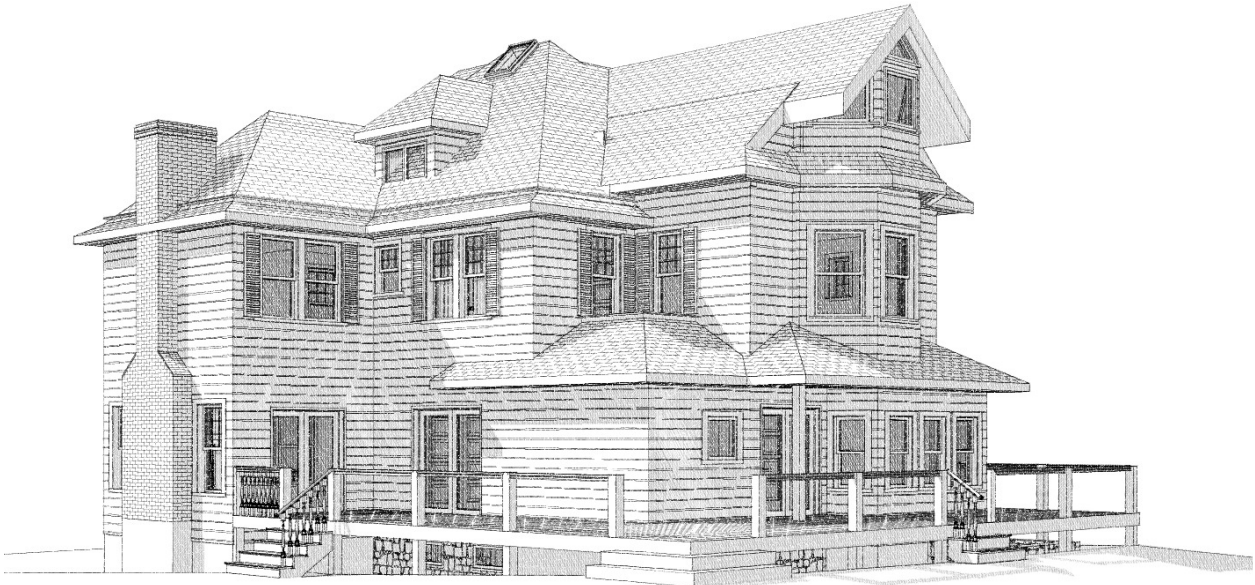
Front Right Perspective Proposed



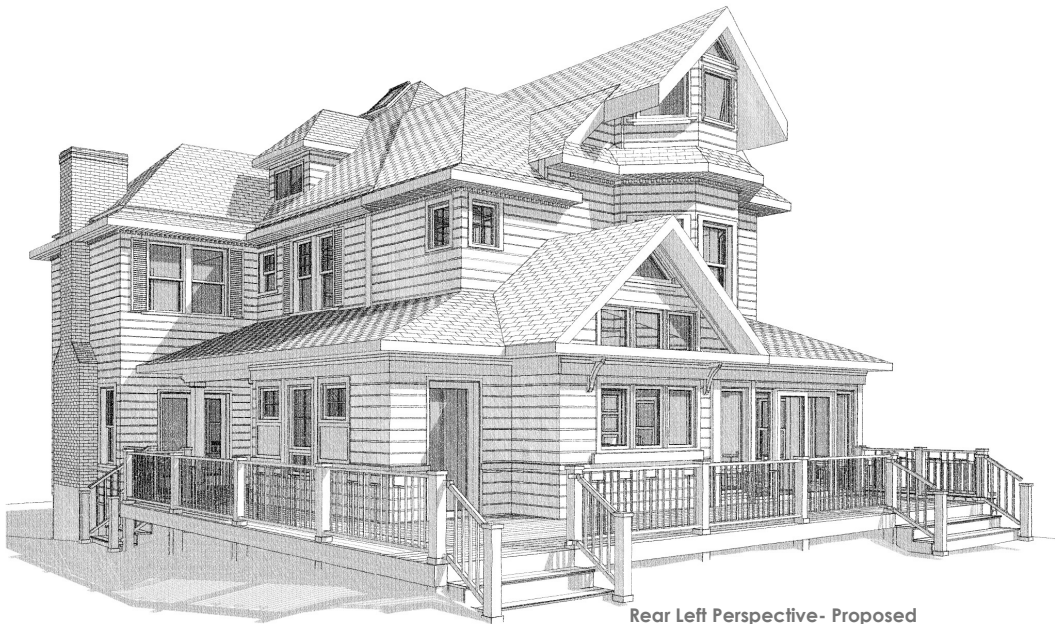
Rear Left Perspective- Existing



Rear Left Perspective- Proposed



Rear Left Perspective- Existing



Rear Left Perspective- Proposed

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3D Views

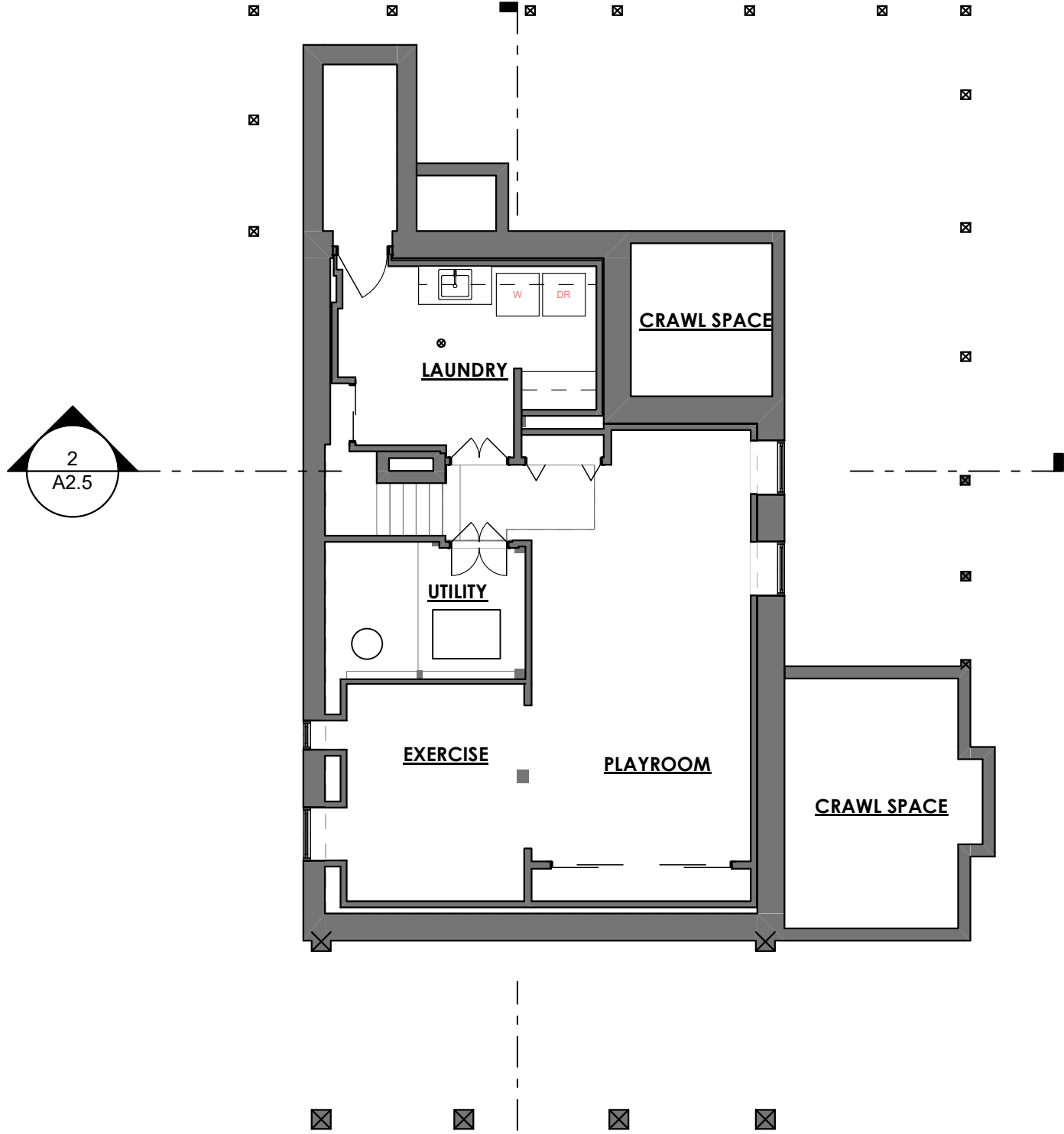
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1
H.1.3

Basement Floor - Existing

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



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Basement Floor Plan (Existing)

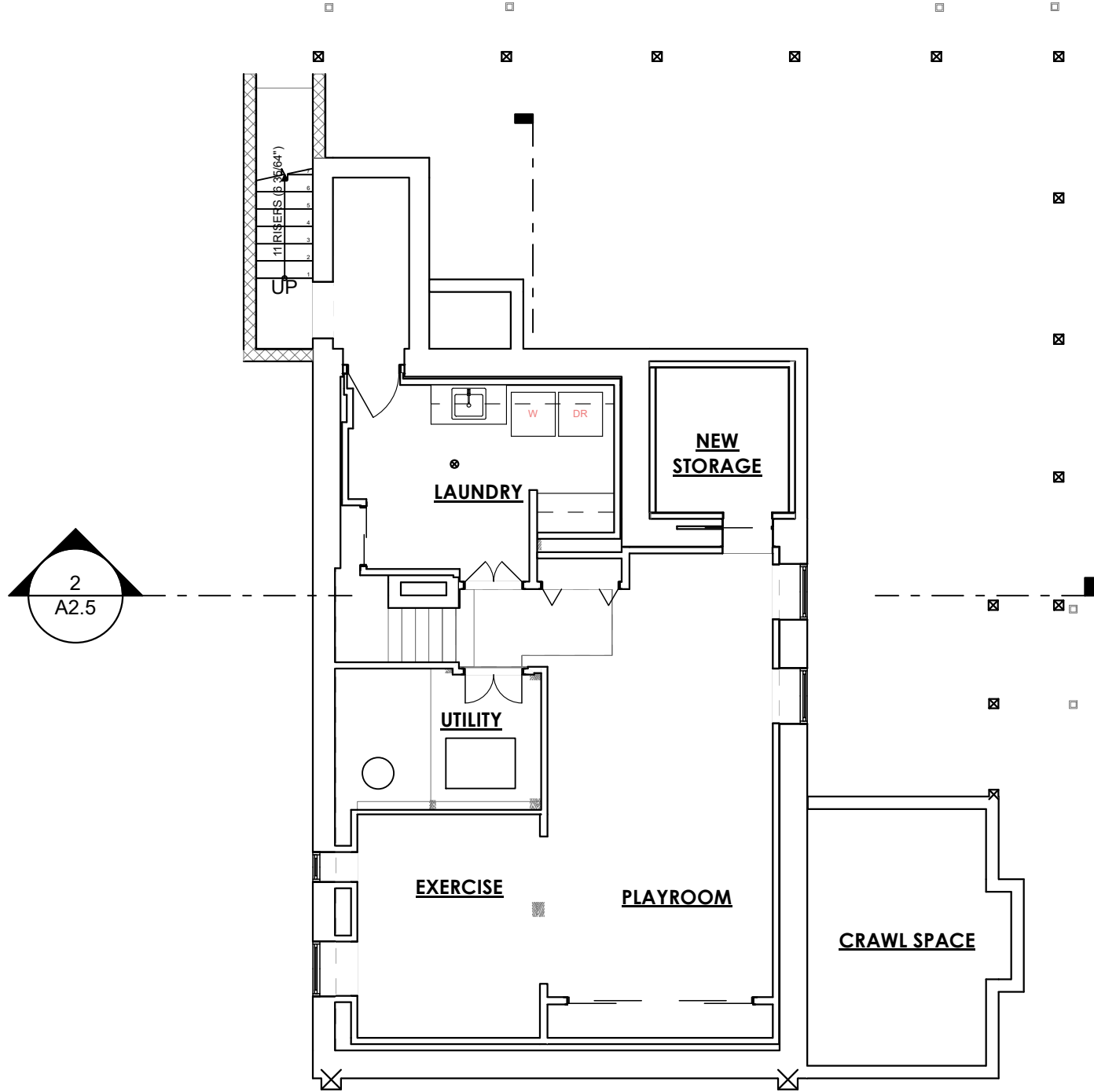
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1
H.1.4

Basement Floor-Proposed

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



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Basement Floor Plan (Proposed)

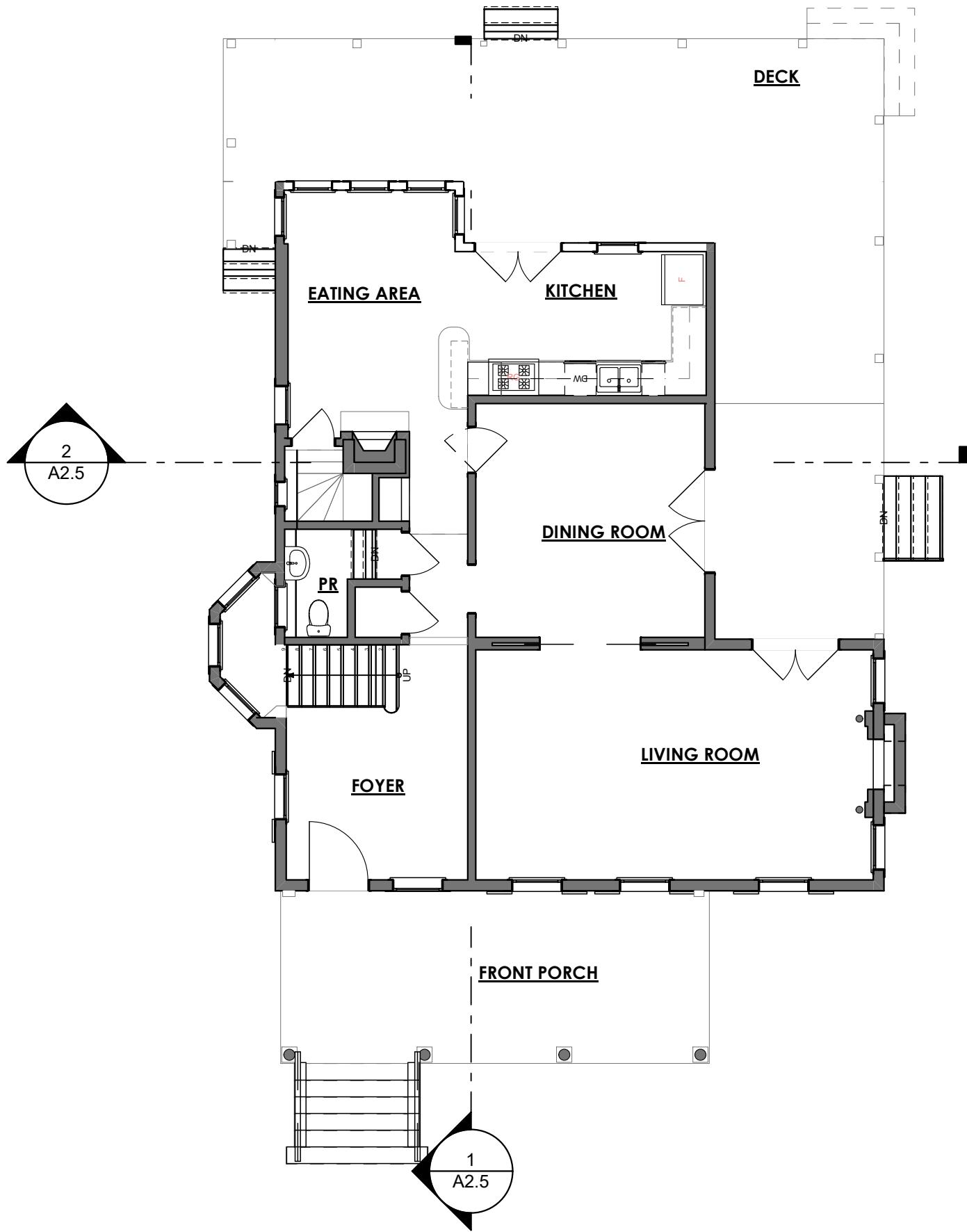
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1
H.1.5

First Floor- Existing

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



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First Floor Plan - Existing

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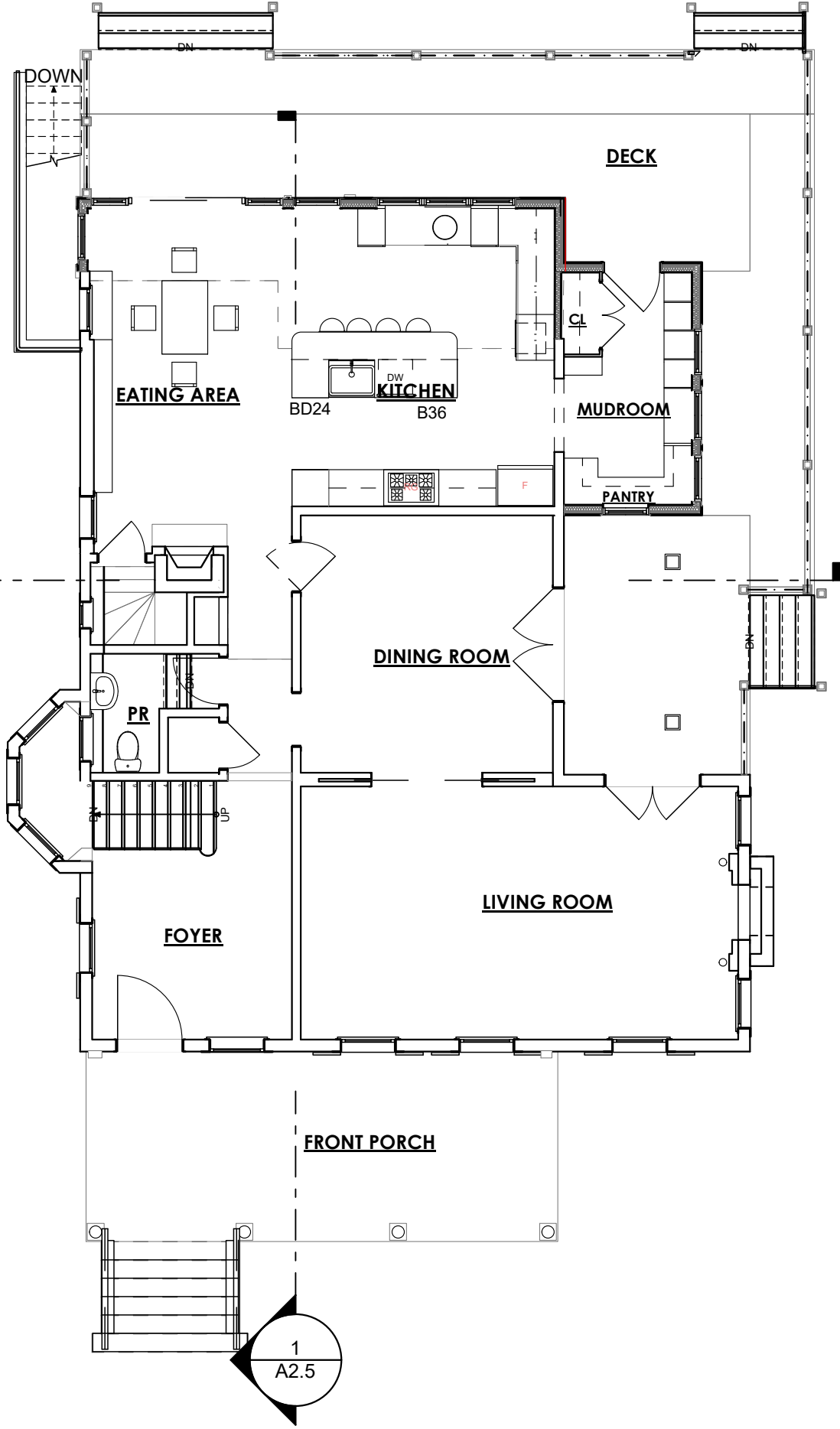
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1
H.1.6

First Floor-Proposed

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

2
A2.5



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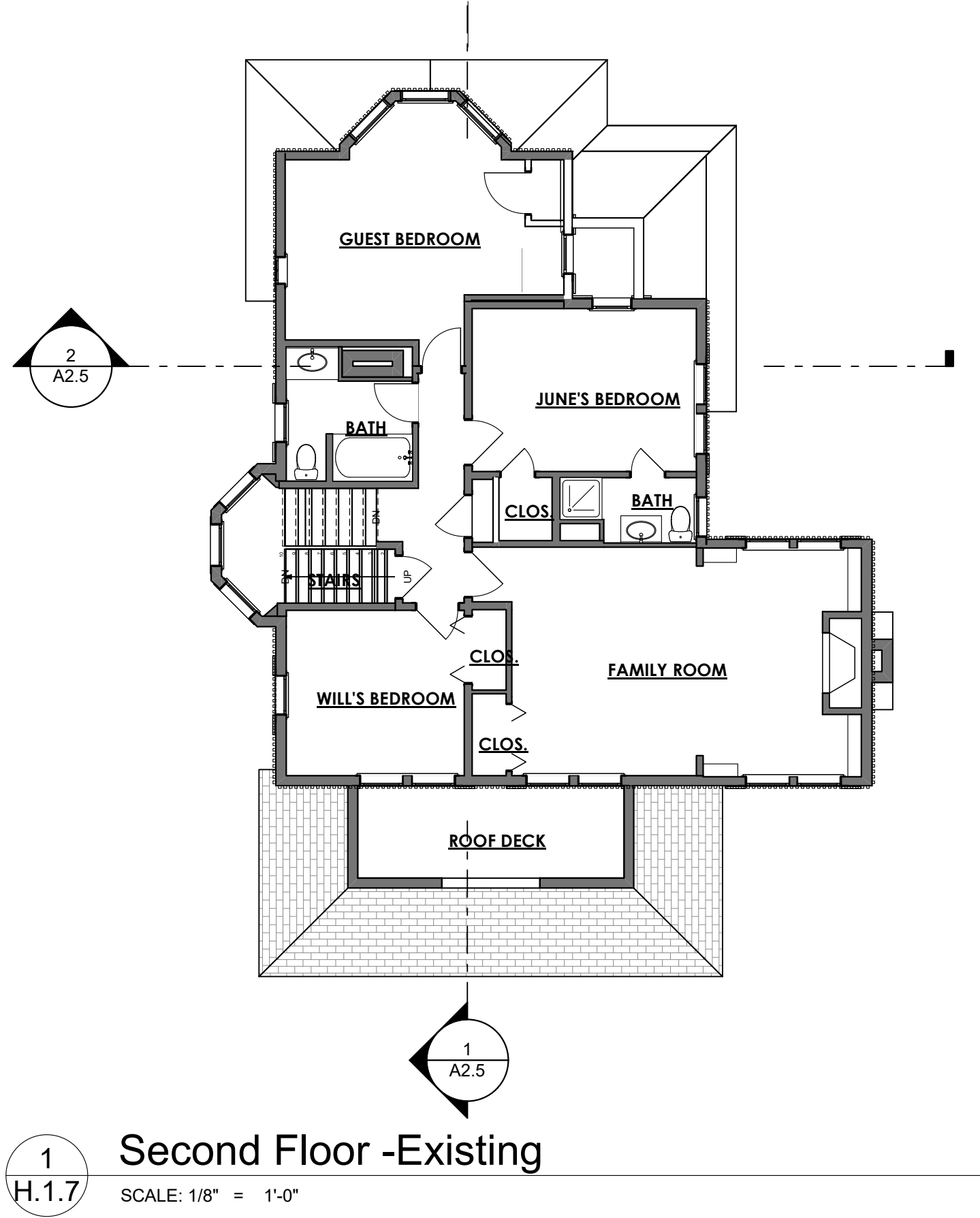


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First Floor Plan - Proposed

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1
H.1.7

Second Floor -Existing

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

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Second Floor - Existing	COPYRIGHT © 2019 ALL RIGHTS RESERVED

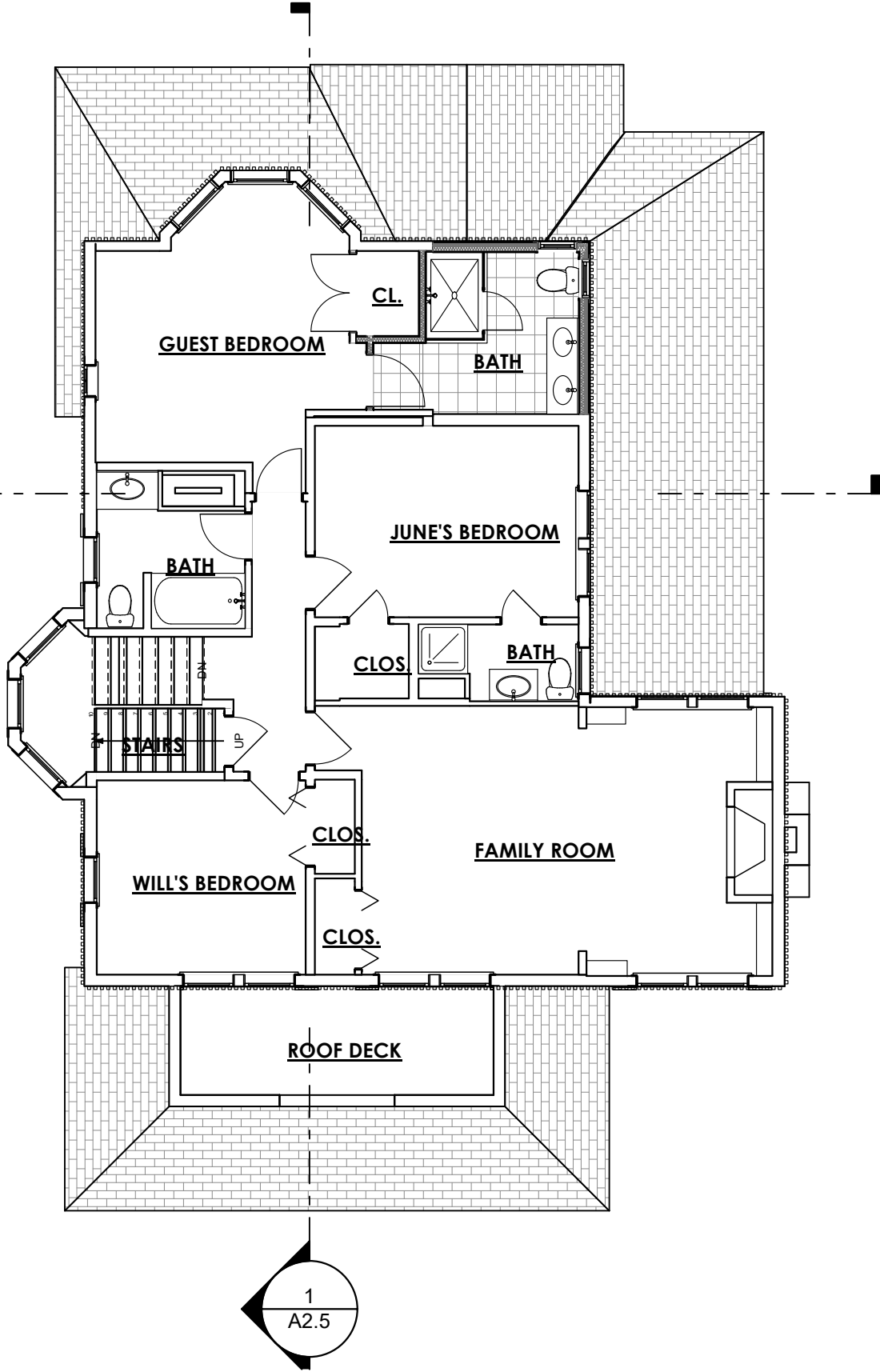
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1
H.1.8

Second Floor- Proposed

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

2
A2.5



1
A2.5

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Second Floor - Proposed



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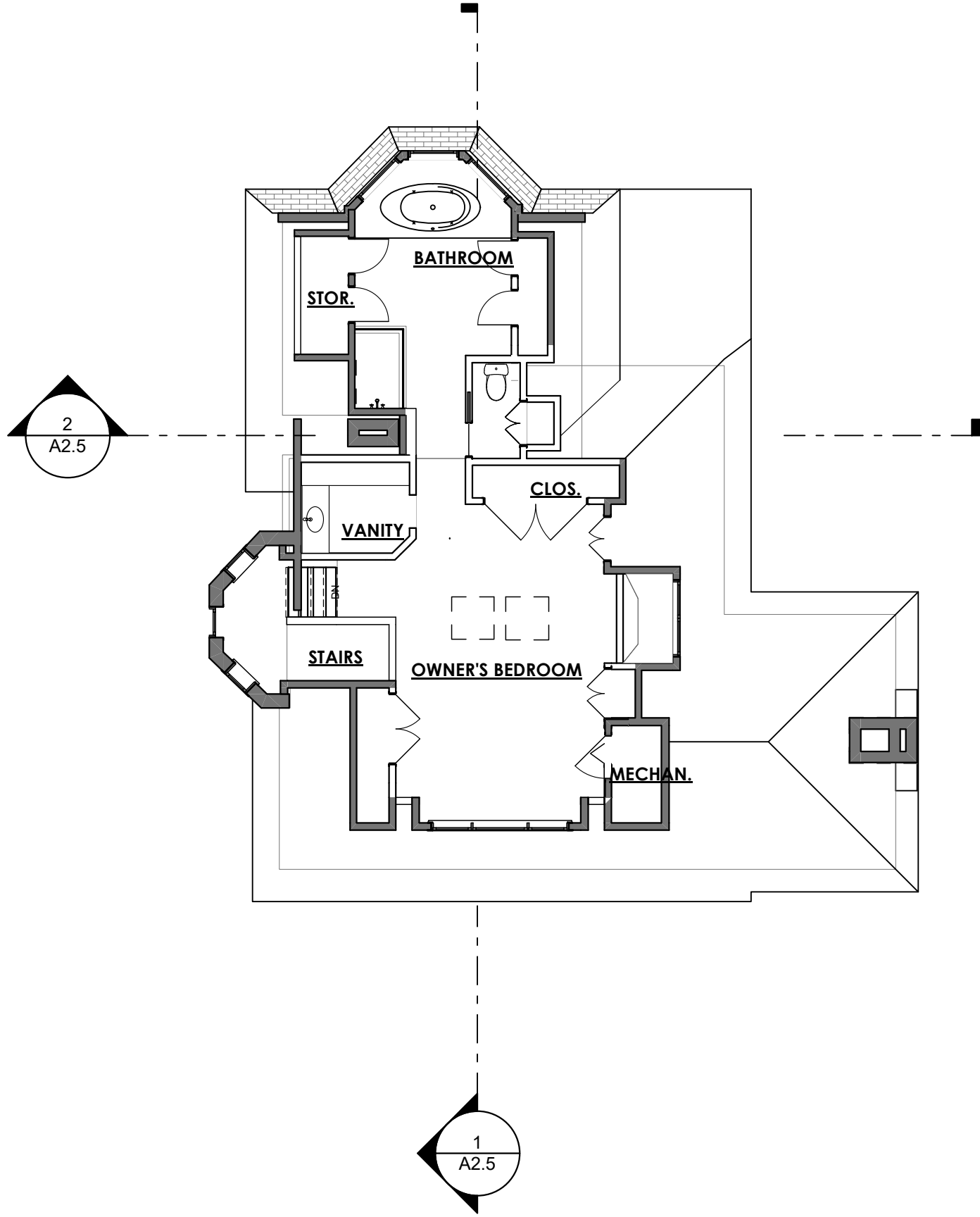
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H.1.9

Third Floor- Existing

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



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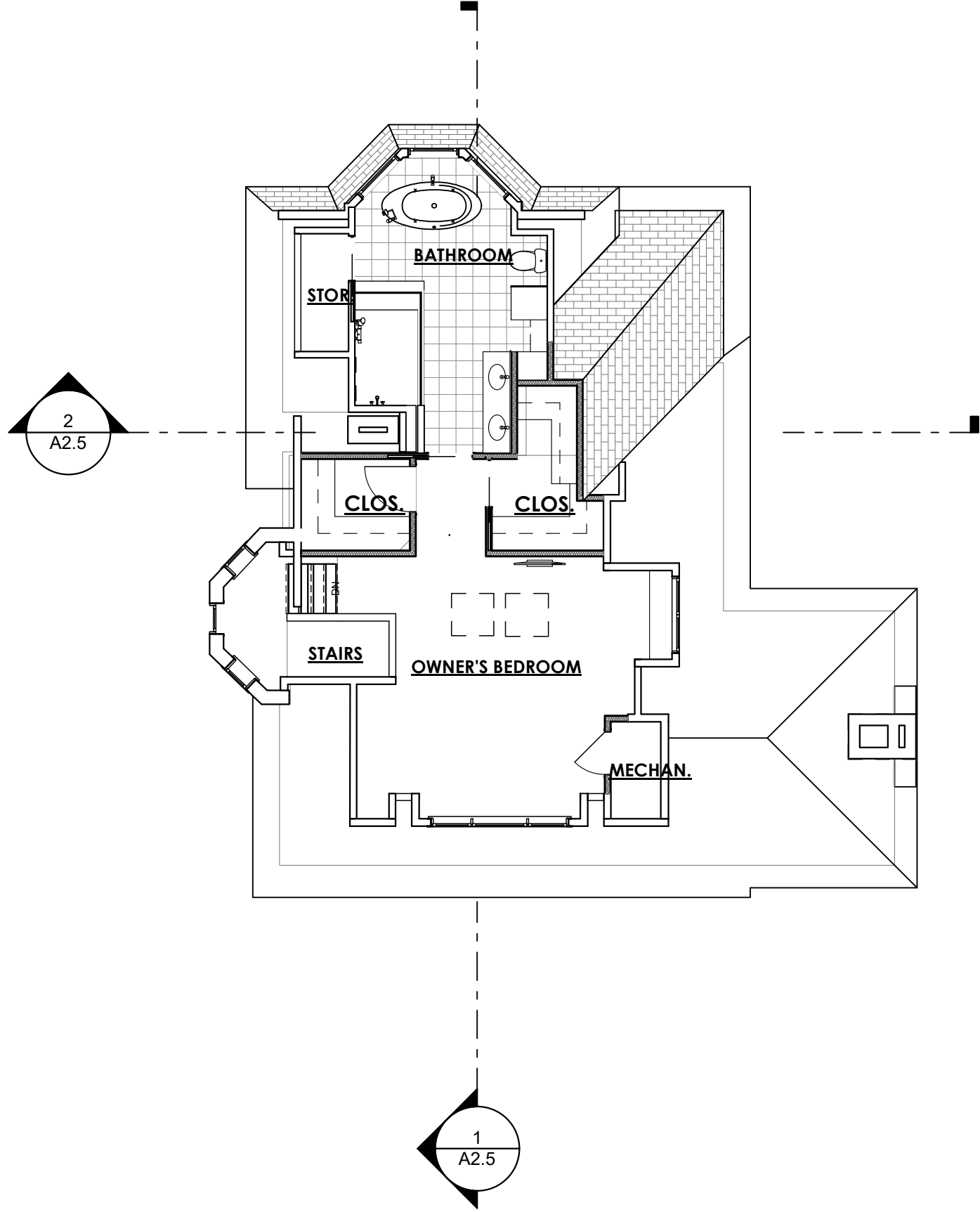
Third Floor - Existing

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1
H.1.10

Third Floor- Proposed

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



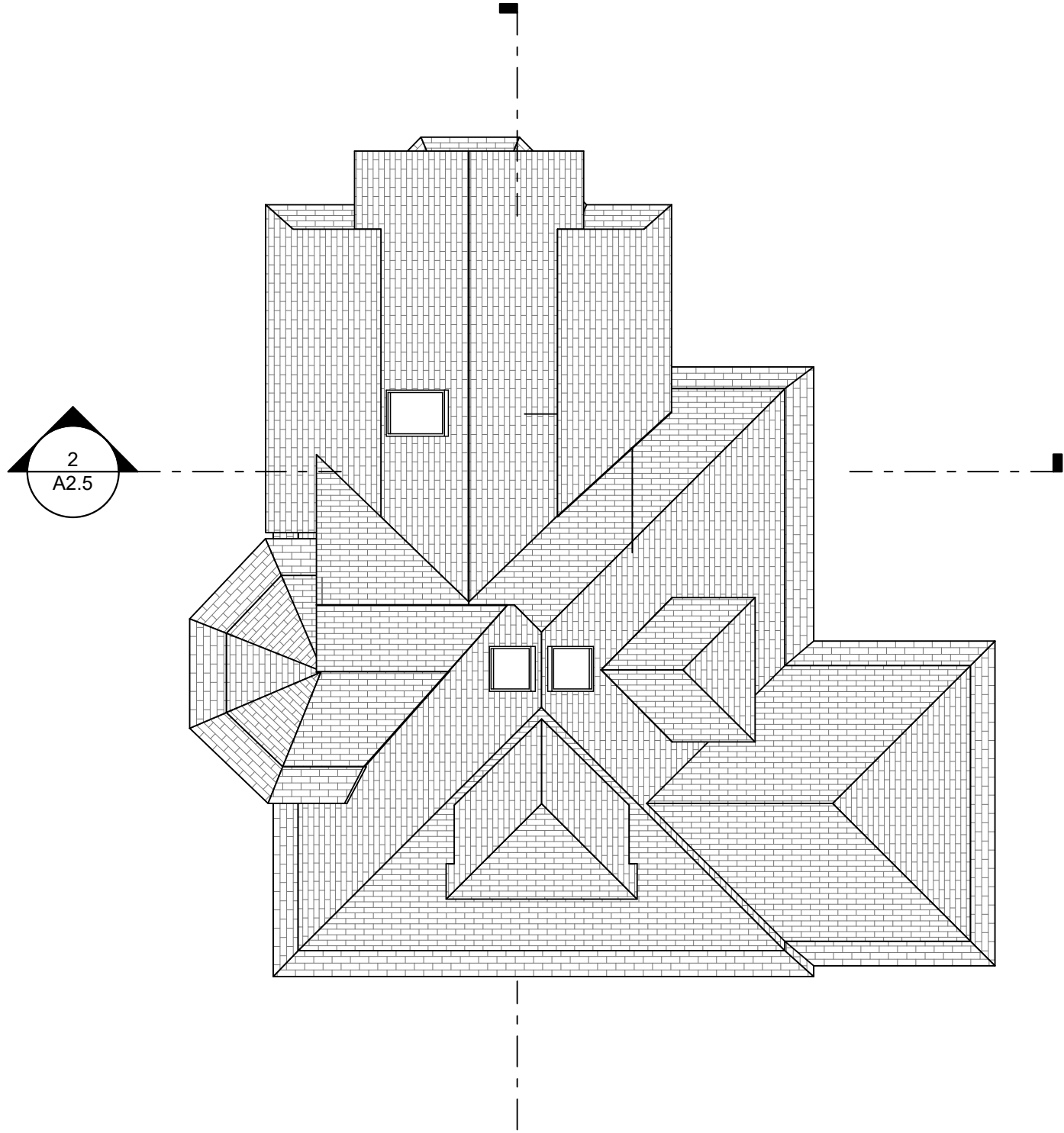
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1
H.1.11

Roof - Existing

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



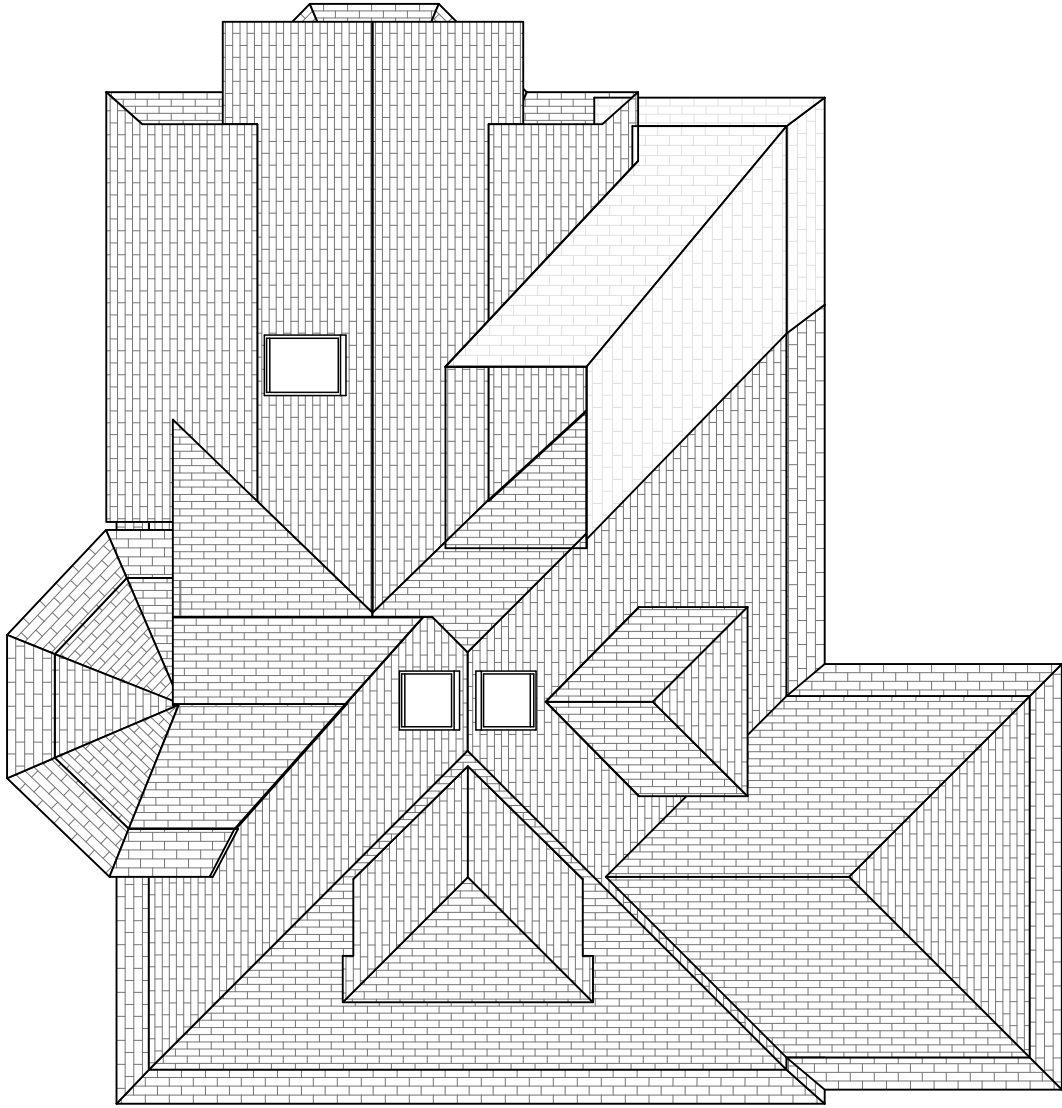
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1
H.1.12

Roof- Proposed

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



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1
H.1.13

Front Elevation - Existing

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

Third Floor
+19'-1"

Second Floor
+10'-2 1/4"

First Floor
±0"



Third Floor
+19'-1"

Second Floor
+10'-2 1/4"

First Floor
±0"

2
H.1.13

Front Elevation - Proposed

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

Third Floor
+19'-1"

Second Floor
+10'-2 1/4"

First Floor
±0"



Third Floor
+19'-1"

Second Floor
+10'-2 1/4"

First Floor
±0"

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

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1
H.1.14 Right Elevation - Existing
SCALE: 1/8" = 1'-0"



2
H.1.14 Right Elevation- Proposed
SCALE: 1/8" = 1'-0"

Prelim. Scheme Historic Review
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Right Side Elevations

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M:\Projects\Sharp\Design (SD and DD)\Sharp_19_11-05_DD 3-Historic.pln



1
H.1.15 **Rear Elevation - Existing**
SCALE: 1/8" = 1'-0"



2
H.1.15 **Rear Elevation - Proposed**
SCALE: 1/8" = 1'-0"

Prelim. Scheme Historic Review
NOT FOR CONSTRUCTION

M:\Projects\Sharp\Design (SD and DD)\Sharp_19_11-05_DD 3-Historic.pln



1
H.1.16 Left Elevation- Existing
SCALE: 1/8" = 1'-0"



2
H.1.16 Left Elevation- Proposed
SCALE: 1/8" = 1'-0"

Prelim. Scheme Historic Review
NOT FOR CONSTRUCTION

SCHEME: Final
ISSUE DATE: 11/24/19
DRAWN BY: VGL

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