### STAFF RECOMMENDATION:

- [x] Approve
- [ ] Approve with conditions

### ARCHITECTURAL DESCRIPTION

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

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

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

- Reconstruction of a previously removed wraparound front porch.
  - The front entrance of the historic house has been significantly altered since it was first constructed in 1898, and the original wraparound front porch was previously removed. 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 porch reconstruction will utilize the photographic evidence as well as an original front porch column, which is in storage.
  - The porch will be reconstructed with traditional materials (i.e., wood); however, there will be some noted differences:
    - Due to a previously constructed east (right) side addition, the length of the wraparound porch on the east (right) elevation will be shorter than it was historically.
    - For waterproofing purposes, the roof of the proposed porch will remain 4” below the second-floor windowsills (the 1901 photograph depicts the porch roof abutting the windowsills).
    - The bargeboards of the proposed porch will not include the repeated centered notch between columns.

*Fig. 2: 1941 Klinge Atlas (subject property marked by yellow star).*
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: Jolson@gtmarchitects.com
Contact Person: None
Daytime Phone No.: 240-333-2021

Tax Account No.: 01020138

Name of Property Owner: NAHID & SARAH ENGLE
Daytime Phone No.: None

Address: 3229 BALTIMORE ST, KEWLOGG MD 20895

Contractor: TBD
Contractor Registration No.: None
Agent for Owner: None
Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING PREMISES
House Number: 3229
Street: BALTIMORE
Town/City: KEWLOGG
Nearest Cross Street: DETRECK AVE
Lot: 14
Block: 10
Subdivision: KEWLOGG PK

PART ONE: TYPE OF PERMIT/ACTIVITY AND USE

CHECK ALL APPLICABLE:

1A. Construct [X] Extend [ ] Alter/Restoration

[ ] A/C [ ] Slab [ ] Room Addition

[ ] Porch [ ] Deck [ ] Shed

[ ] Move [ ] Install [ ] Addition/Remodel

[ ] Solar [ ] Fireplace [ ] Woodburning Stove

[ ] Revision [ ] Repair [ ] Revocable

[ ] Fence/Wall (complete Section 4) [ ] Other: $30,000

1B. Construction cost estimate: $30,000

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

PART TWO: COMPLEMENTARY FOR NEW CONSTRUCTION AND EXISTING ADDITIONS

2A. Type of sewage disposal: 01/02-03-03/00/00

2B. Type of water supply: 01/02-03-03/00/00

PART THREE: COMPLETE ONLY FOR FENCE/RIGHT-WAY 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 boundary line

[ ] Entirely on land of owner

[ ] On public right of way/erection

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.

Signature of owner or authorized agent

Date

Approved: ____________________ For Chairperson: Historic Preservation Commission

Disapproved: Signature: Date:

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

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 5/21/99
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:
      **EXISTING 2-STORY COLONIAL SINGLE-FAMILY HOUSE**
      **CIRCA 1928**

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      **REBUILD HISTORIC HOME AROUND FRONT PORCH UTILIZING **
      **EXISTING PHOTO AS REFERENCE**

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. 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.
   b. 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
   a. 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.
   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 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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>NATHAN &amp; SARAH ENGLE</td>
<td>LUKE OLSON</td>
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<tr>
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<tr>
<td>KENSINGTON, MD 20895</td>
<td>7735 OLD GEORGETOWN RD STE 700</td>
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<td></td>
<td>BETHELDA, MD 20814</td>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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SCOPE OF WORK: RECONSTRUCT HISTORIC WRAP-AROUND FRONT PORCH
Porch Posts

We are proud to say that we are a supplier of porch posts to Walt Disney World's Golden Oak Resort: which are luxury homes in a residential resort community right at Walt Disney World. We were also congratulated as being a supplier to the award winning Contractor of the Year NARI award, which is the National Association of the Remodeling Industry.

Our posts are designed for the professional and home owner to use. Providing exceptional quality and competitive pricing. Each solid wood post is laminated with full length, premium selected boards - no knots - and the best quality exterior adhesive available. Laminations ensure product stability. We use kiln dried, furniture quality, white pine lumber and never use finger jointed woods. Our posts will not warp or twist. Top and bottom post ends are sealed to add an additional insurance against weather damage. All areas of the post will be finish-sanded so that all you are required to do is prime and paint.

We have a 41" turning section. The customer will decide on the length of the bottom unturned section. Generally this will depend on the handrail height - if a handrail attaches to the post at 36", for example, the customer may choose to have the bottom unturned section at either 38" or 40". The remaining inches will go into the top unturned section.

Choose from our historically inspired designs or let us duplicate your existing pattern. Check our custom porch post page for details.
Stock Porch Post Patterns

see price chart at bottom of page.

CLASSIC  EMPIRE  HERITAGE  LEGACY  NEW COUNTRY
Technical Data Sheet

**PRODUCT INFORMATION**

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed’s line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry’s toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. Please see the installation instruction section below for important information regarding NailTrak.

In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

**Colors:** Please refer to the product brochure or CertainTeed website for the colors available in your region.

**Limitations:** Use on roofs with slopes greater than 2° per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

**Product Composition:** Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

**Applicable Standards**

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<th>ASTM D3018 Type I</th>
<th>ICC ES ESR-1389 and ESR-3537</th>
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<td>ASTM D3462</td>
<td>CSA Standard A123.5 (Regional)</td>
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<td>ASTM E108 Class A Fire Resistance</td>
<td>Miami-Dade Product Control Approved</td>
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<td>ASTM D3161 Class F Wind Resistance</td>
<td>Florida Product Approval # FL644</td>
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<td>ASTM D7158 Class H Wind Resistance</td>
<td>Meets TD/ Windstorm Requirements</td>
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<td>UL 790 Class A Fire Resistance</td>
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**Technical Data:**

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*Includes Landmark PRO AR/Architect 80
**Dependent on manufacturing location
LANDMARK® PRO COLOR PALETTE

Max Def Atlantic Blue  Max Def Burnt Sienna  Max Def Charcoal Black  Max Def Cobblestone Gray

Max Def Colonial Slate  Max Def Driftwood  Max Def Georgetown Gray  Max Def Heather Blend

Max Def Moiré Black  Max Def Pewterwood  Max Def Resawn Shake  Max Def Weathered Wood

Max Def Hunter Green  Max Def Shenandoah

Max Def Colors
Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.