

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3929 Baltimore St., Kensington	Meeting Date:	3/25/2020
Resource:	Primary One (1880-1910) Resource (Kensington Historic District)	Report Date:	3/18/2020
Applicant:	Nathan and Sarah Engle (Luke Olson, Architect)	Public Notice:	3/11/2020
Review:	HAWP	Tax Credit:	Yes
Case Number:	31/06-20D	Staff:	Michael Kyne
PROPOSAL:	Porch Construction		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

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

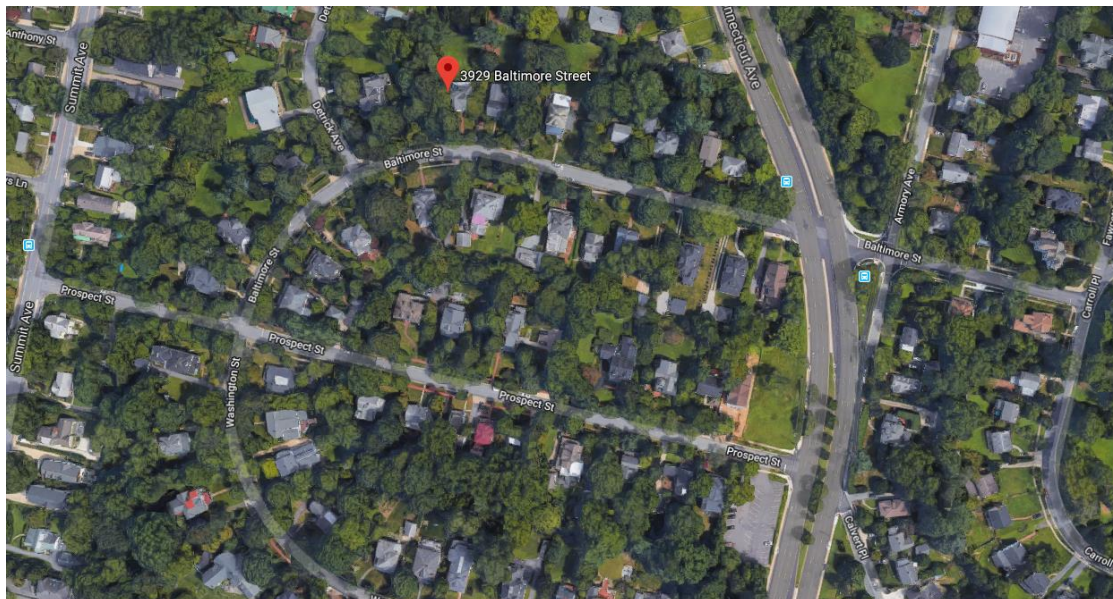


Fig. 1: Subject property.

PROPOSAL:

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

- 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.

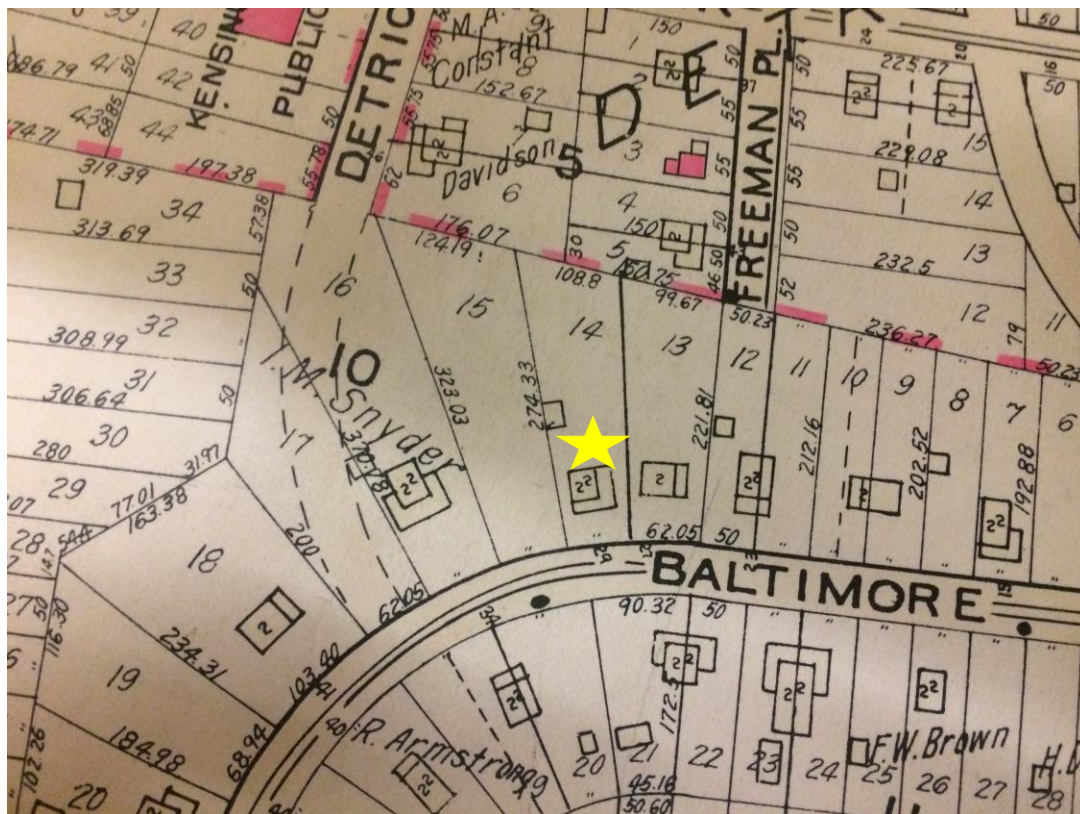


Fig. 2: 1941 Klinge Atlas (subject property marked by yellow star).



Fig. 3: 1901 photograph of subject property.

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

DP3 - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: lolson@gtmarchitects.com Contact Person: LUKE OLSON
Daytime Phone No.: 240-333-2021
Tax Account No.: 01020138
Name of Property Owner: NATHAN & SARAH ENGLE Daytime Phone No.: _____
Address: 3929 BALTIMORE ST KENSINGTON MD 20895
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: LUKE OLSON Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PREMISE

House Number: 3929 Street: BALTIMORE ST
Town/City: KENSINGTON Nearest Cross Street: DETRECK AVE
Lot: 14 Block: 10 Subdivision: KENSINGTON PK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF CONSTRUCTION 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: \$ 30,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 ONLY 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.

[Signature]
Signature of owner or authorized agent

3-2-2020
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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 QUEEN-ANNE STYLE-FAMILY HOUSE
CIRCA 1998

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

REBUILT HISTORIC WRAP AROUND FRONT PORCH UTILIZING
HISTORIC 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.

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

Owner's mailing address

NATHAN & SARAH ENGLE
 3929 BALTIMORE ST
 KENSINGTON, MD 20895

Owner's Agent's mailing address

LUKE OLSON
 GTM ARCHITECTS
 7735 OLD GEORGETOWN RD STE 700
 BETHESDA, MD 20814

Adjacent and confronting Property Owners mailing addresses

MARK & MAUREEN SHAHEEN
 3934 BALTIMORE ST
 KENSINGTON MD 20895

MYLES PERKINS
 3928 BALTIMORE ST
 KENSINGTON MD 20895

LAINA RICHARDSON
 3927 BALTIMORE ST
 KENSINGTON MD 20895

SETH HOFFMAN & KAREN BLANK
 10316 FREEMAN PL
 KENSINGTON MD 20895

LAINA RICHARDSON
 3927 BALTIMORE ST
 KENSINGTON MD 20895

JEFFREY & KATHLEEN DANFORTH
 10315 DETRICK AVE
 KENSINGTON MD 20895

DETRICK AVENUE LLC
 10801 FOX HUNT LANE
 POTOMAC MD 20854

PETER & JACQUELINE PICKARD
 3935 BALTIMORE ST
 KENSINGTON MD 20895



SCOPE OF WORK: RECONSTRUCT HISTORIC WRAP-AROUND FRONT PORCH

19.0654 3929 BALTIMORE STREET

HAWP SET 03-04-2020

3929 BALTIMORE ST, KENSINGTON, MD 20895

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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

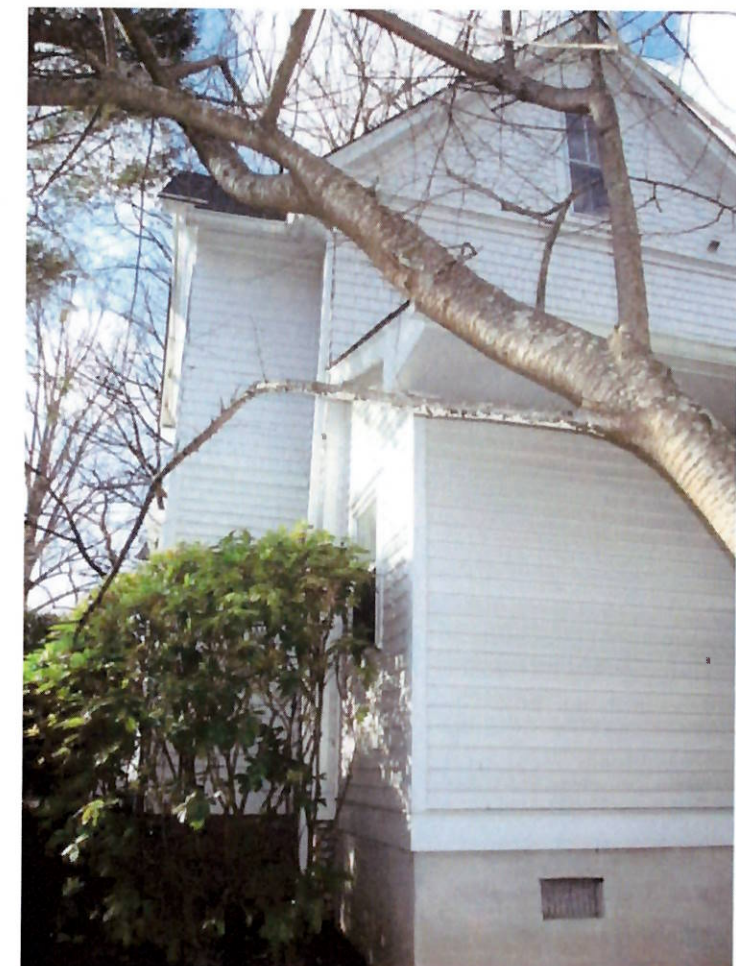


GTM ARCHITECTS

C

GTM

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19.0654 3929 BALTIMORE STREET

3929 BALTIMORE ST, KENSINGTON, MD 20895

EXISTING PHOTOS

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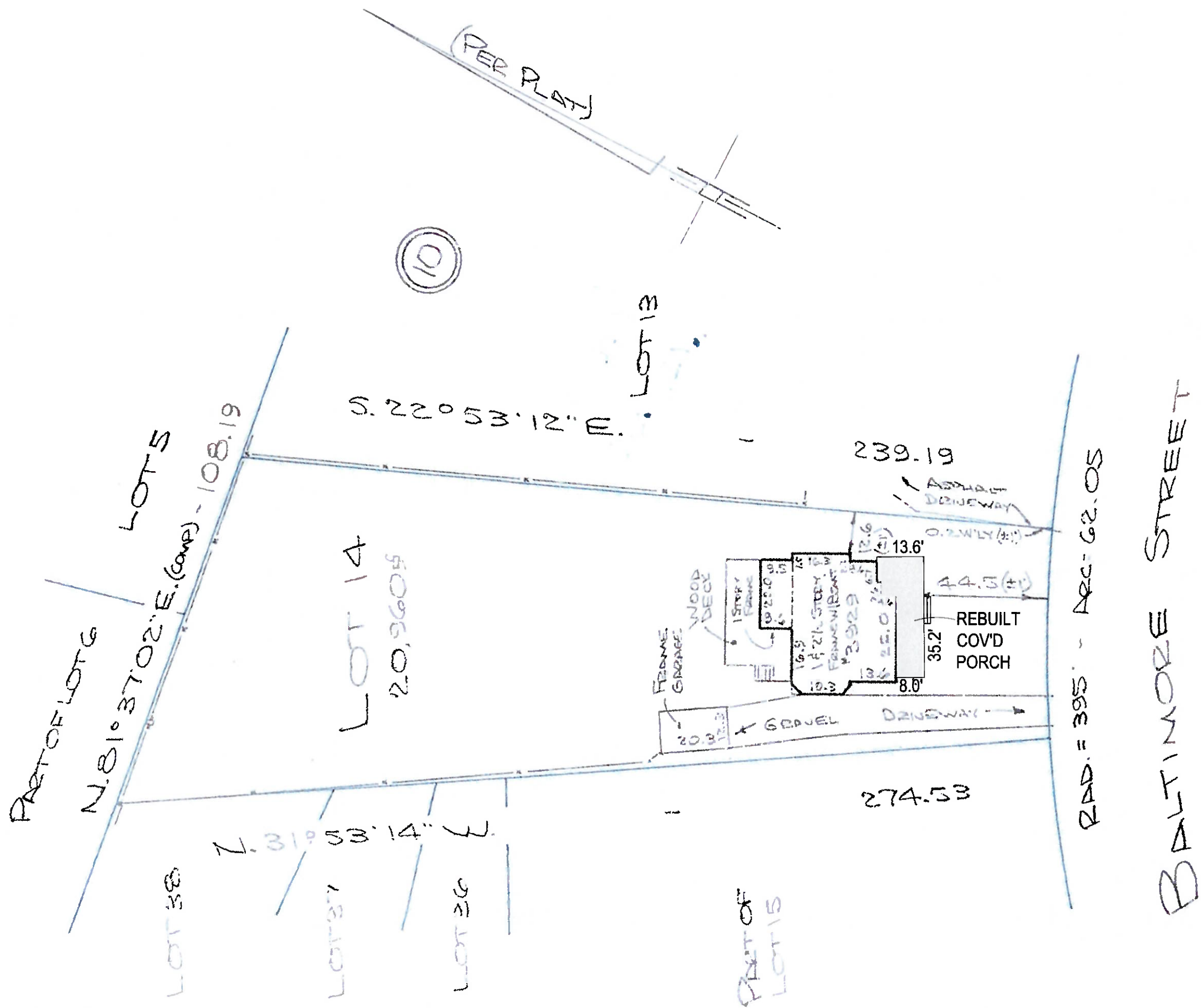
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

R-60 ZONE:

MAX ALLOWABLE LOT COV'G
= 35% OR 7,336 SF

EXISTING LOT COVERAGE
= +/- 1,535 SF (7.3%)

PROPOSED LOT COVERAGE
= +/- 1,874 SF (8.9%)



19.0654 3929 BALTIMORE STREET

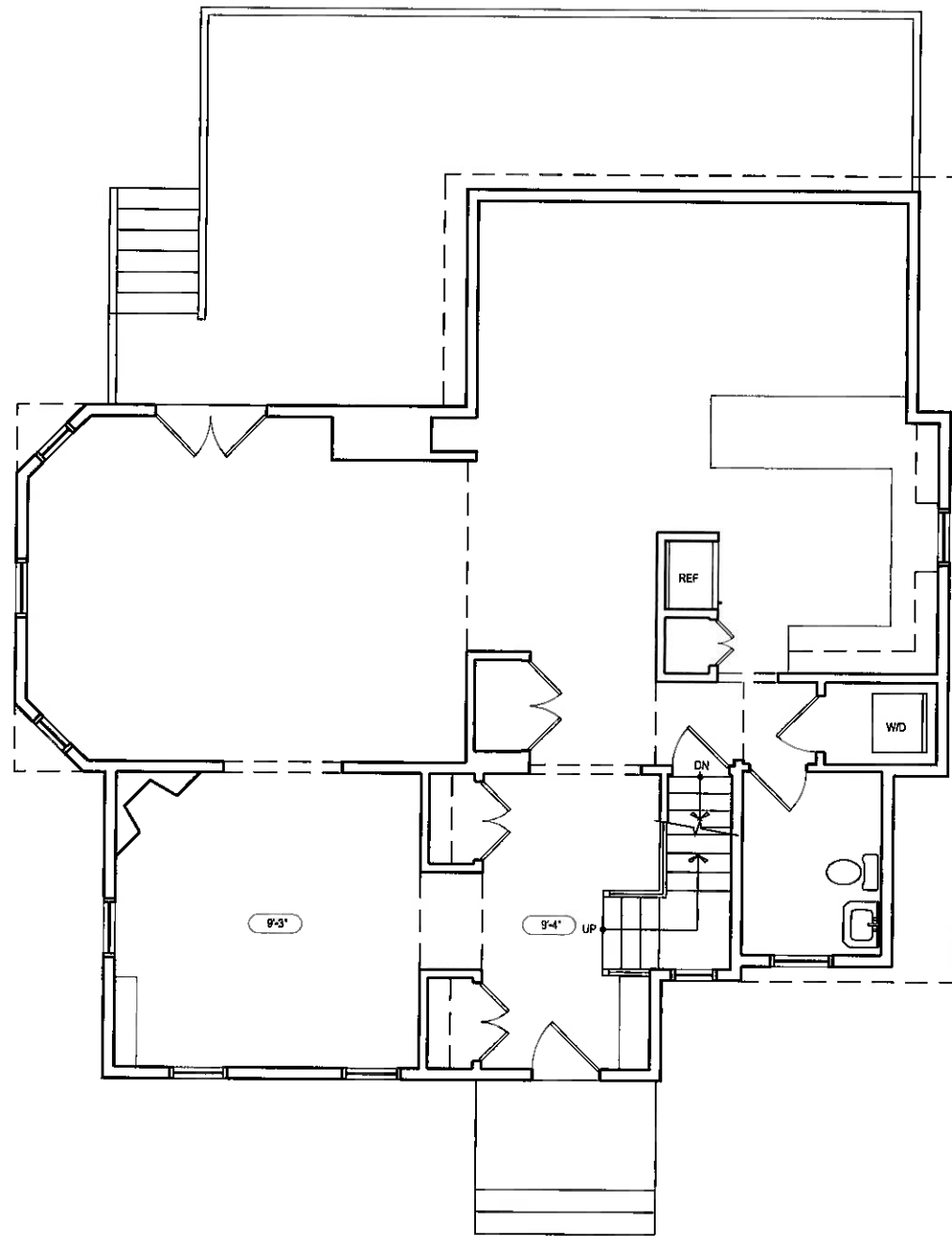
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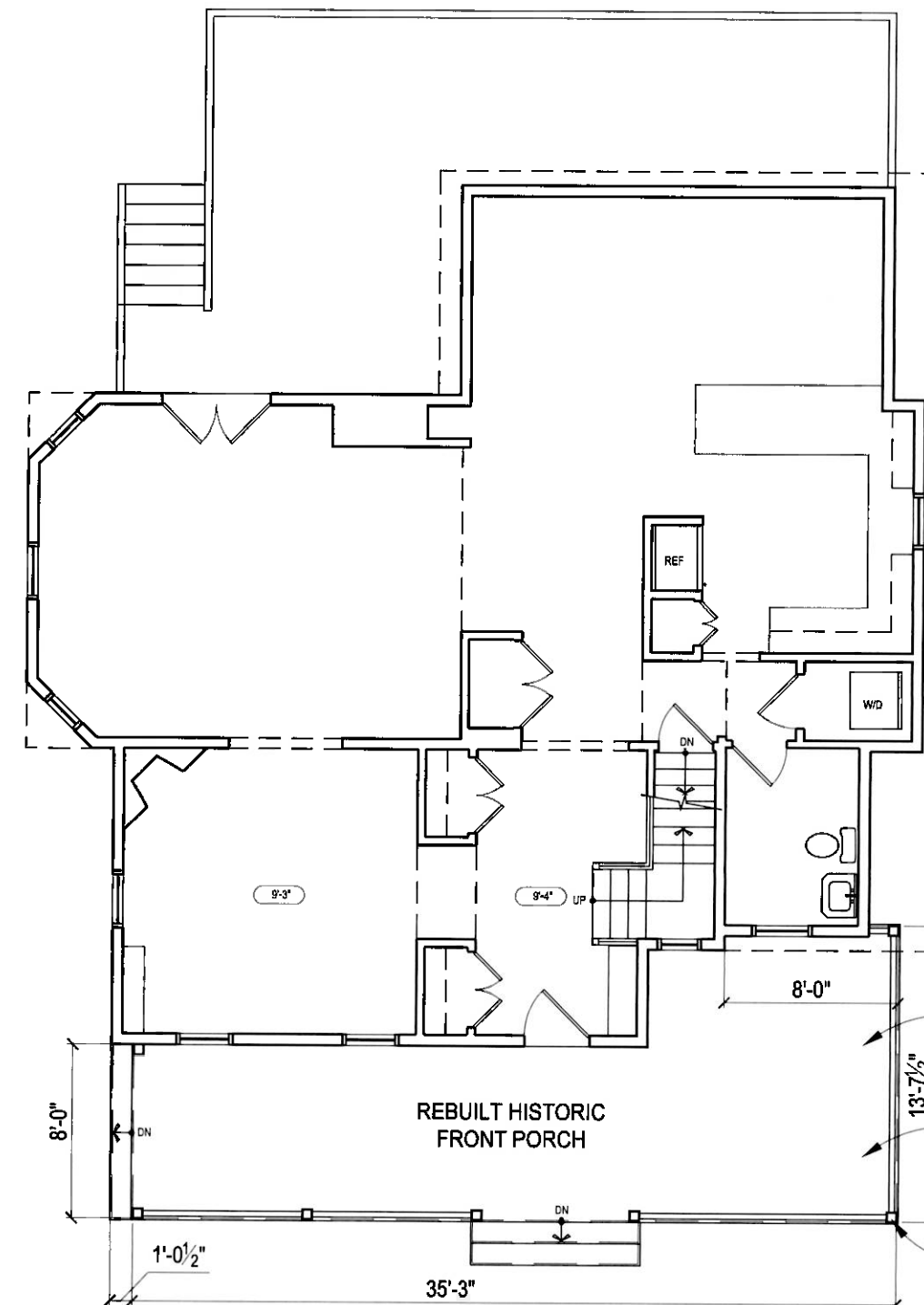
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GT MARCHITECTS

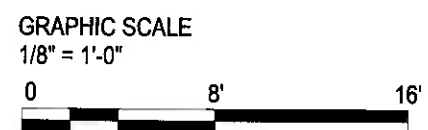


EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR

- PTD. WOOD T&G DECKING
- PTD. WOOD HANDRAIL, CONFIRM EXG. GRADE WILL ALLOW FOR 30\"/>
- PTD. TURNED WOOD POSTS



19.0654 3929 BALTIMORE STREET

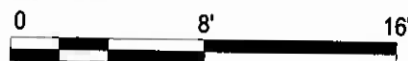
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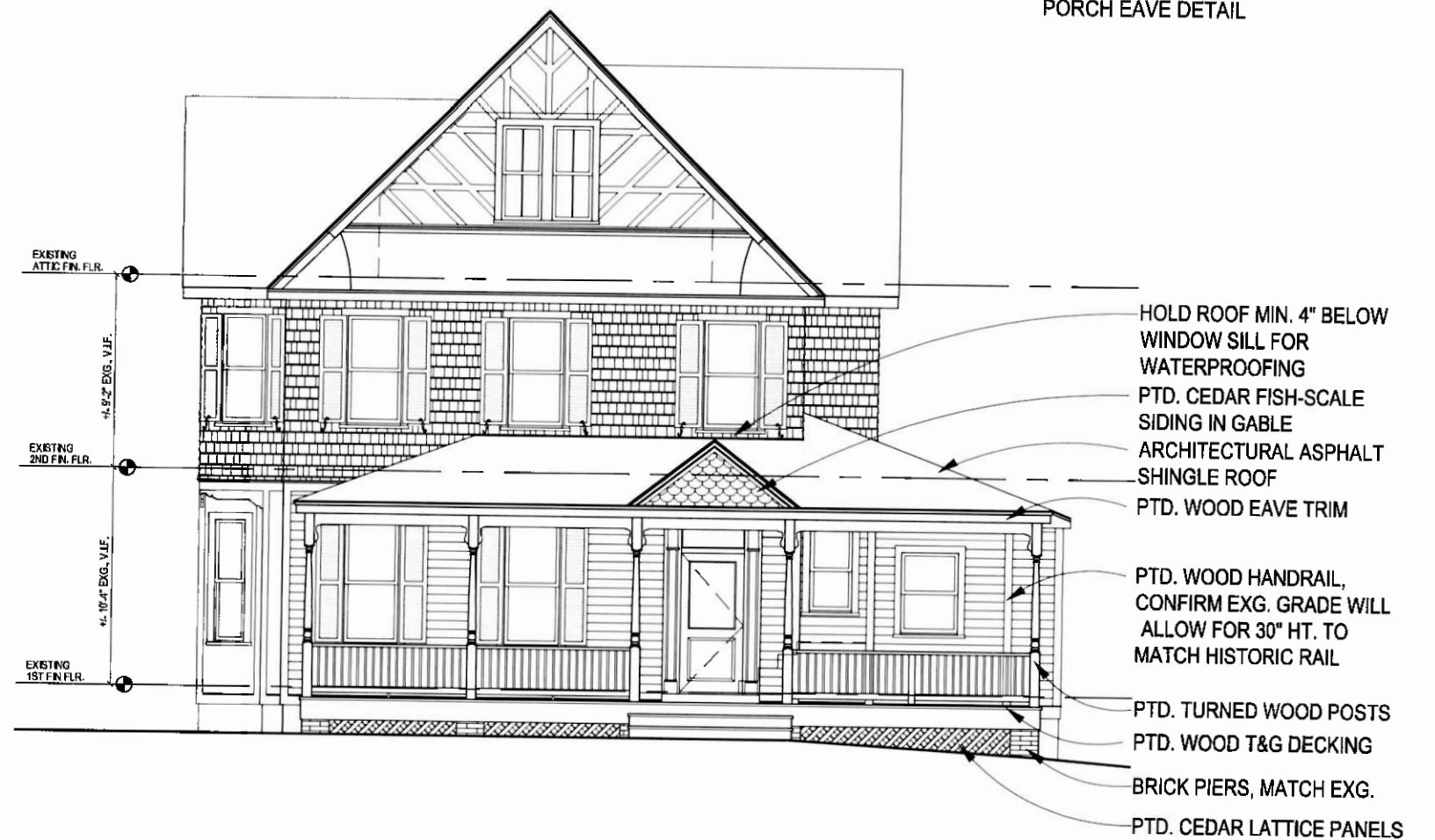
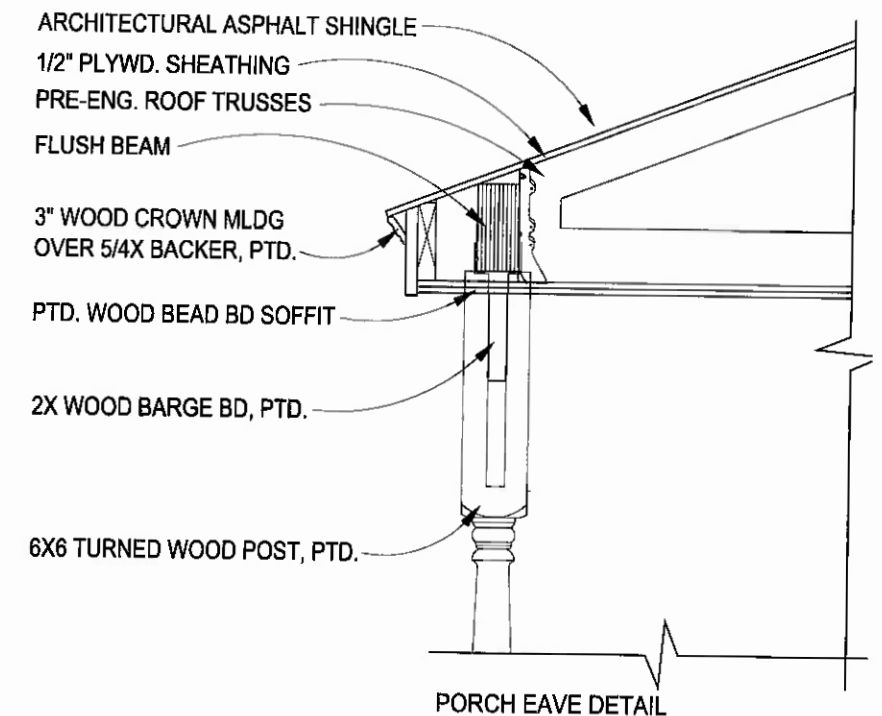
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GRAPHIC SCALE
1/8" = 1'-0"



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

19.0654 3929 BALTIMORE STREET

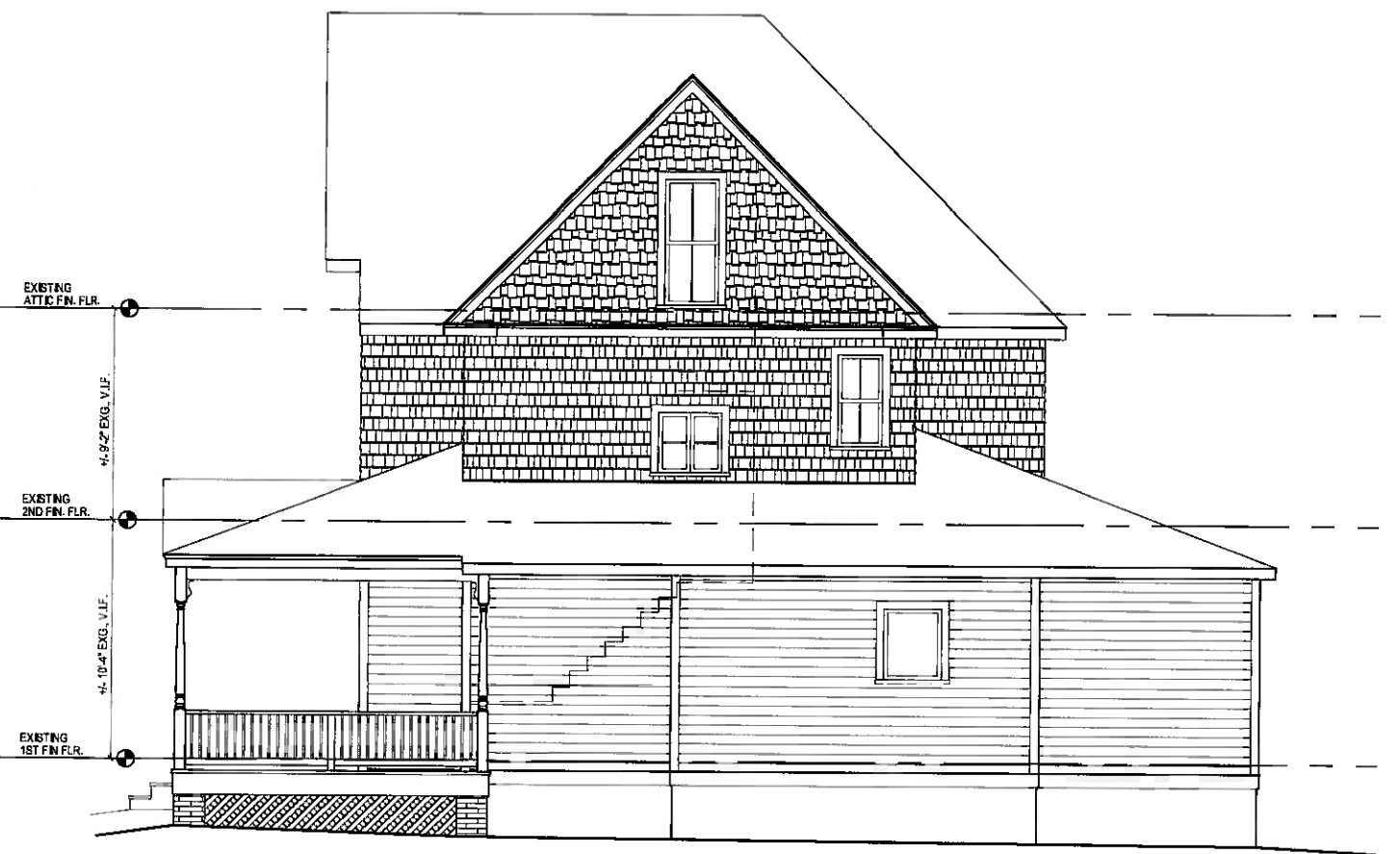
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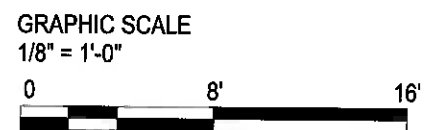
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EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION



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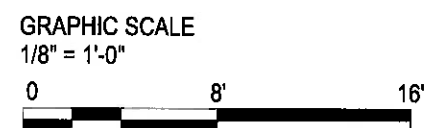
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EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION



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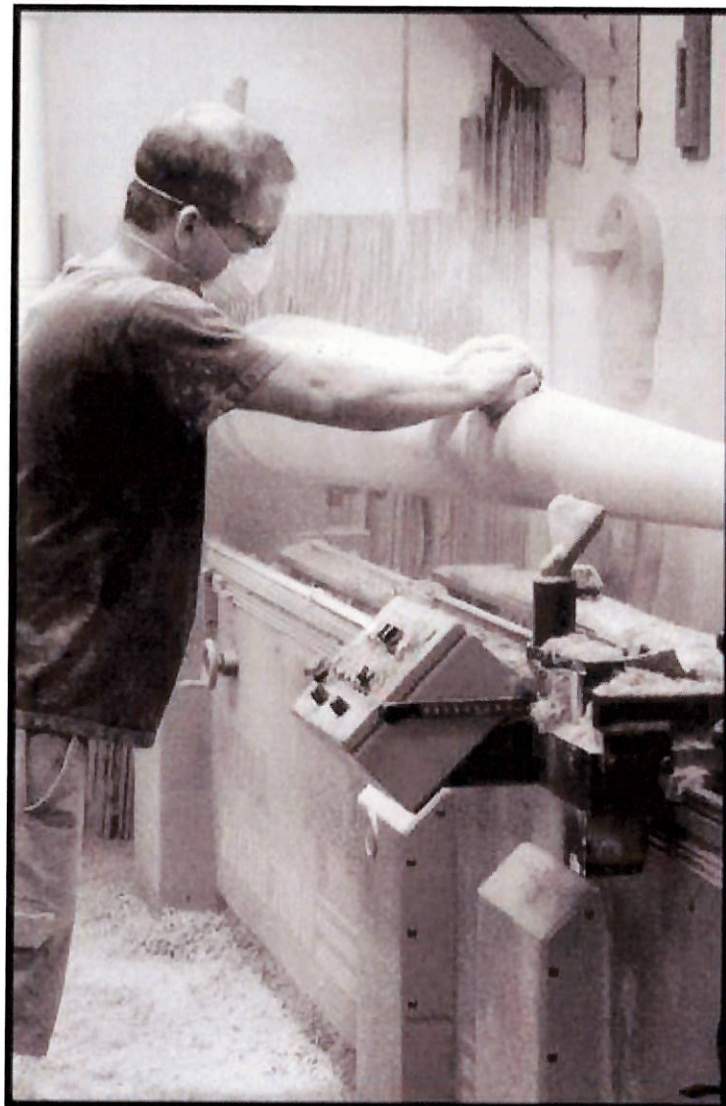


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We are proud to say that we are a supplier of porch posts to Walt Disney World's Golden Oak Resort: which are luxury homes in a residential resort community right at Walt Disney World. We were also congratulated as being a supplier to the award winning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

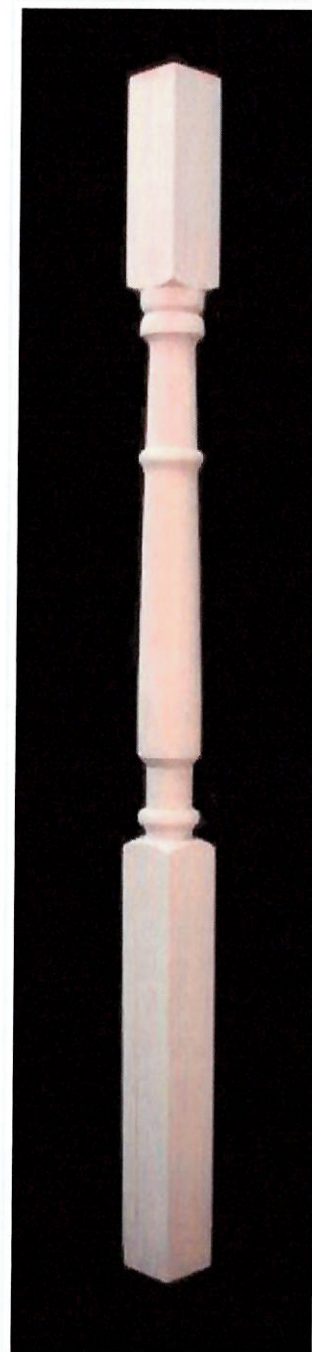
Choose from our historically inspired designs or let us duplicate your existing pattern [check our custom porch post page for details](#)

Stock Porch Post Patterns

see price chart at bottom of page.



CLASSIC



EMPIRE



HERITAGE



LEGACY



NEW COUNTRY



TRADITIONAL



URBAN



VERMONT



VICTORIAN

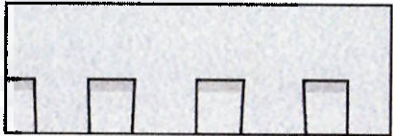


VINTAGE

Landmark®, Landmark® Premium, Landmark® Pro Shingles,
Landmark® Pro/Architect 80 (NW Region Only) Shingles

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

ASTM D3018 Type I	ICC-ES ESR-1389 and ESR-3537
ASTM D3462	CSA Standard A123.5 (Regional)
ASTM E108 Class A Fire Resistance	Miami-Dade Product Control Approved
ASTM D3161 Class F Wind Resistance	Florida Product Approval # FL5444
ASTM D7158 Class H Wind Resistance	Meets TDI Windstorm Requirements
UL 790 Class A Fire Resistance	

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	219 to 238 lb **	240 to 267 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*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



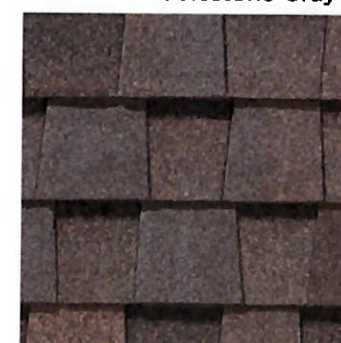
Max Def Colonial Slate



Max Def Driftwood



Max Def Georgetown Gray



Max Def Heather Blend



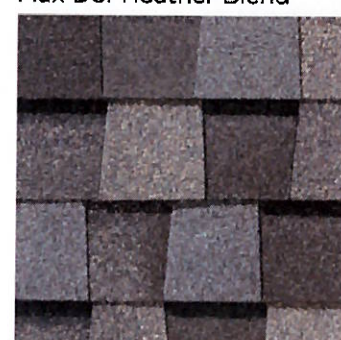
Max Def Moiré Black



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.