

*2nd Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	3914 Washington Street, Kensington	<b>Meeting Date:</b>	5/27/2020
<b>Resource:</b>	Primary-Two (Contributing) Resource <b>Kensington Historic District</b>	<b>Report Date:</b>	5/20/2020
<b>Applicant:</b>	Karin Tetzlaff Averbeck	<b>Public Notice:</b>	5/13/2020
<b>Review:</b>	2 <sup>nd</sup> Preliminary Review	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Building addition, dormer alteration, porch restoration, and accessory structure		

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**RECOMMENDATION**

Staff recommends that the applicant revise their design based on the feedback provided by the HPC and return for a third preliminary consultation or a HAWP

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Primary-Two (Contributing) Resource to the Kensington Historic District  
**STYLE:** Craftsman  
**DATE:** 1911-1924



*Figure 1: The property at 3914 Washington Street, Kensington.*

## **BACKGROUND**

On March 22, 2020, the HPC heard a preliminary consultation on the subject property.<sup>1</sup> Feedback from the HPC was generally consistent in finding that an addition was appropriate for the subject property, however, some of the design elements required revision to meet the requisite guidance and County Code. HPC comments are attached.

## **PROPOSAL**

The applicant proposes to:

- Construct a rear addition;
- Make modifications to the front dormer;
- Make alterations to the front porch; and
- Install an accessory structure.

## **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

<sup>1</sup> The Staff Report from the March 25, 2020 HPC meeting can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/03/III.D-3914-Washington-Street-Kensington.pdf>, and audio of the meeting can be found here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=318e1fb8-6f73-11ea-99b9-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=318e1fb8-6f73-11ea-99b9-0050569183fa).

- 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 19<sup>th</sup> and early 20<sup>th</sup> 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 subject property is a one-story front gable craftsman with an enclosed front porch. There is also a non-historic addition to the right rear of the property. The applicant proposes alterations in four areas:

construct a rear addition, make modifications to the front dormer, make alterations to the front porch, and install an accessory structure. Staff requests HPC feedback on the items so the applicant can return for a third preliminary consultation or a HAWP.

### **Dormer Addition**

The previous submission included side projecting gable dormers behind the chimney. The Commissioners were concerned about the height and prominence of these features. Some Commissioners felt that the dormers should be eliminated because they would be visible from the right of way, while others suggested a shed dormer be considered, as this form would not be quite so tall. The applicant submitted a side elevation showing a 6' × 2' (six-foot-wide by two-foot-tall) shed dormer with showing three four-lite windows. No specifications were included for these windows.

Staff finds the proposed shed dormer will have less visual impact on the side elevation than the previously proposed gable dormer. Additionally, because the mass of the dormer is lower than the previous proposal, more of the dormer will be obscured by the chimney when viewed from the public right-of-way.

Staff request HPC feedback regarding:

- The appropriateness of introducing dormers on the historic massing of the house and
- The appropriateness of the shed dormer form.

### **Building Addition**

The small bungalow has been added on to the right and rear of the house. The applicant proposes constructing a modestly sized one-story addition to the rear in the location of an existing rear deck and adjacent to the non-historic rear addition. In order to bring more natural light into the addition, the applicant proposes to install a “semi-monitor” roof over the addition. This is a revision from the previous monitor roof which was presented at the first preliminary consultation.

At the March Preliminary Consultation, the HPC agreed with Staff’s finding that the size and placement of the proposed addition were appropriate. The HPC also found that the proposed window placement and configuration on the east elevation were appropriate. While a specific window or window material was not included with the submitted materials, Staff recommends that for the building addition, a wood or an appropriately detailed aluminum-clad wood window with permanently affixed interior and exterior grilles would be appropriate.

Without a rear elevation and roof plan, Staff cannot fully evaluate the appropriateness of this proposal. Having noted that a full set of drawings were not provided, Staff has concerns about how the roof will be viewed from the right of way. If the monitor windows face east, those windows may be highly visible from the right-of-way, which Staff would find to be inappropriate. Conversely, if the monitors faced west, the east slope of the roof would read as a gable roof, but due to the low hipped roof over the non-historic addition the monitor windows would remain visible from the right-of-way on Washington St. A roof plan and north and south elevation drawings are required to fully evaluate this proposal.

Staff finds that constructing a building addition in the proposed location is appropriate, however, there are a number of outstanding issues that Staff request HPC feedback on:

- Is the proposed ‘semi-monitor roof’ an acceptable roof form or does the roof over the rear addition need to adhere to a period-appropriate form?
- What information will be required for the HPC to fully evaluate a HAWP application?

### **Front Porch Alterations**

The historic hipped-roof front porch was enclosed for additional living space and wrapped in siding to

match many of the details found elsewhere on the house. The applicant proposes to remove the siding, windows, and door and enclose the porch with more glazing to bring in more light to the space. The historic front wall of the house has been removed so the separation between the front porch and living room no longer remains. The applicant provided a revised proposal that appears to include a railing over a bulkhead panel. The applicant submitted details for an Andersen 400 Series vinyl clad window.

Staff finds that as the front wall of the house has been removed, and the existing front porch configuration does not add to the historic character of the house or surrounding district, porch modifications should be entertained. The revised proposal is more in keeping with the appearance of an enclosed front porch, something the HPC sees regularly in the Takoma Park Historic District. Staff finds that the revisions are a positive step, but has additional questions about the dimensions of many of the building members including the depth of the railing and how far forward of the bulkhead it will be placed. Additionally, Staff finds that the proposed window, with its vinyl exterior and grille installed between the panes of glass, creates too flat of an appearance to be compatible with the historic character of the house.

Staff requests the HPC provides the applicant with guidance on:

- The appropriateness of the reconfigured front porch enclosure;
- Are there any treatments the HPC would prefer to see; and
- Is there additional information the HPC needs to see to assist in making a decision?

### **Front Gable Alterations**

Under the front gable, partially obscured by the decorative woodwork, there is an attic vent 18" × 30" (eighteen inches wide by thirty inches tall). The applicant proposes removing this vent and installing two single-lite casement windows, each 18" × 30" (eighteen inches wide by thirty inches tall) above the front porch. The goal of this alteration is to bring more natural light into the front room of the house. This proposal is a substantial reduction from the proposal discussed at the March 2020 Preliminary Consultation.

The HPC requested measured drawings showing the proposal and those have been included in the submitted materials, however, window and trim details and materials were not included. Staff's previous recommendation was that no new windows be introduced in the front gable under the *Guidelines* accompany the Secretary of the Interior's Standards (see the previous Staff Report), however, a plurality of Commissioners were willing to entertain the proposal. Staff recommends any window introduced into the original massing of the house be wood to be compatible with the historic house and surrounding district.

Staff further request HPC guidance on:

- The appropriateness of the proposal to introduce the two proposed windows on this elevation.

### **STAFF RECOMMENDATIONS**

For the next submission Staff recommends the applicant provide:

- Elevation drawings for all four elevations and a roof plan, showing existing conditions and proposed alterations(to scale);
- Floor plans both existing and proposed (to scale);
- Proposed materials for the exterior including;
- Siding;
- Windows; and
- Doors.

Staff recommends that the applicant revise their design based on the feedback provided by the HPC and return for a third preliminary consultation only when the requested items above have been submitted.

### **Historic Preservation Commission Preliminary Consultation Report**

Staff Contact: Dan Bruechert (dan.bruechert@montgomeryplanning.org)

HPC Commissioners Present: Heiler (Chair), Sutton (Deputy Chair), Barnes, Burditt, Radu, Hains

Applicant(s) and/or Representatives: Phone Meeting

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#### **Design recommendations:**

1. Proposed 3 windows overwhelm the front gable. An enlargement of the existing vent may be possible, but measured drawings of the existing condition and the proposed window is necessary to better evaluate the proposed change.
2. Comments regarding the side-projecting dormers were split amongst the Commissioners. Some feel that while the proposal is an unusual, they are set far enough back from the front of the house so as not to detract. Other Commissioners determined that the dormers would be visible from oblique views and detracted from the simple front gable bungalow house form. Another Commissioner recommended a shed dormer on this elevation that wouldn't stand quite so tall and could provide a bank of windows.
  - a. Provide scaled measured drawings to better evaluate the proposal.
3. Most of the Commissioners determined that the overall size of the proposed rear addition was appropriate for the house. Most did not find the monitor window to be an architecturally compatible feature for a house of this type and era.
4. A shed dormer or skylights would be a more compatible design solution.

#### **Questions**

1. Commissioners had several questions regarding the proposed porch enclosure and determined that they could not make recommendations or determinations of appropriateness without this information. Many of these questions were identified in the Staff Report including:
  - What is the condition of the historic exterior wall (now interior)?
  - What is the proposed framing for the front porch?
  - What are the proposed window dimensions and materials?
2. Other Commissioners expressed concern that an all-glass front porch was not a compatible feature on a front elevation and questioned the ability to install an additional sash window on the front elevation.
3. The Commissioners all felt that the shed was appropriately detailed in the preferred locations.

#### **Next Steps**

1. Detailed, to-scale, measured drawings are required for the following: before and after of all elevations and floorplans, details drawings of the dormers, change in window configuration.

The Kensington Local Advisory Panel (LAP) reviewed the proposal and Staff Report and concurred with its findings.

**Findings:**

- ☒ Return for an additional preliminary consultation
- ☐ Return for a HAWP

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

906988

Contact Email: kaverbeck@gmail.com

Contact Person: Karin Tetzlaff Averbek

Daytime Phone No: 301-222-3710

Tax Account No: \_\_\_\_\_

Name of Property Owner: Karin Tetzlaff Averbek

Daytime Phone No: 301-222-3710

Address: 3914 Washington Street, Kensington, MD 20895

Contractor: tbd, self

Phone No: \_\_\_\_\_

Contractor Registration No: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_

Daytime Phone No: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 3914

Street: Washington Street

Town/City: Kensington

Nearest Cross Street: Connecticut Ave.

Lot: 42 Block: 13

Subdivision: Kensington Park

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_

Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

☒ Construct ☒ Extend ☒ Alter/Renovate

☐ A/C

☒ Slab

☒ Room Addition

☒ Porch

☒ Deck

☒

Shed

☐ Move

☒ Install

☐ Wreck/Raze

☐ Solar

☐ Fireplace

☐ Woodburning Stove

☐ Single Family

☐ Revision

☐ Repair

☐ Revocable

☐ Fence/Wall (complete Section 4)

☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 70,000

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: none

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: none

**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.*

*Karin Tetzlaff Averbek*

*Feb 29 2020*

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**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:

Craftsman cottage style house, built ca. 1909 in the historic Town of Kensington, and included on the historic registry for the Town. Lot is a historic 50 ft wide by 200 ft long, in a residential neighborhood which includes single, double, and triple lots. Most houses in the neighborhood have additions and sheds. Currently, this house is much smaller than most houses in the neighborhood.

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

Project includes several components:

- 1) Addition of craftsman-styled windows and dormers in original portion of house, consistent with typical historic expansion into attic for craftsman cottages. Typically homes like this, with a gable end in front and a hipped porch roof, had windows above the porch roof, in the gable end (see pics below).
- 2) Garden shed in backyard, in back left corner of lot, consistent with a historic "outbuilding" common on historic lots.
- 3) Addition of family room on rear of structure, in place of current deck, and new deck behind addition. Design of addition is consistent with the historical design of the house. Addition will extend back as a single story at ground level, and will include a lower level not visible from the street due to the downward slope of the lot behind the house. Original structure and primary roof line will be preserved.
- 4) Restoration of front porch to 4 season porch. Front porch was enclosed with siding in the 1970s. Remove the siding and replace with porch-styled windows all around.

6. TREE SURVEY  
No trees affected.

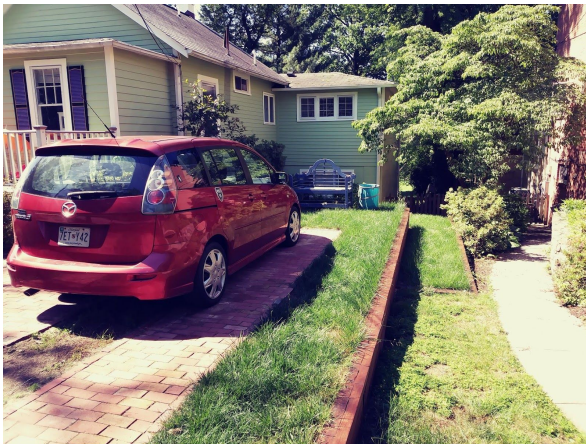
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS  
For ALL projects, provide an accurate list of

<b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b> [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
<b>Owner's mailing address</b>  Karin Tetzlaff Averbeck 3914 Washington St Kensington, MD 20895	<b>Owner's Agent's mailing address</b>  
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Stablow Family 3912 Washington St Kensington, MD 20895	Rakis/O'Connell Family 3916 Washington St Kensington, MD 20895
Fitzpatrick Family 3913 Washington St Kensington, MD 20895	Kensington Baptist Church 10100 Connecticut Ave Kensington, MD 20895

## 5. PHOTOGRAPHS



Upper back deck to be replaced by Family Room Addition



Example of monitor roof.

# **Historic Preservation Commission Preliminary Consultation Report**

Staff Contact: Dan Bruechert (dan.bruechert@montgomeryplanning.org)

HPC Commissioners Present: Heiler (Chair), Sutton (Deputy Chair), Barnes, Burditt, Radu, Hains

Applicant(s) and/or Representatives: Phone Meeting

## **Design recommendations:**

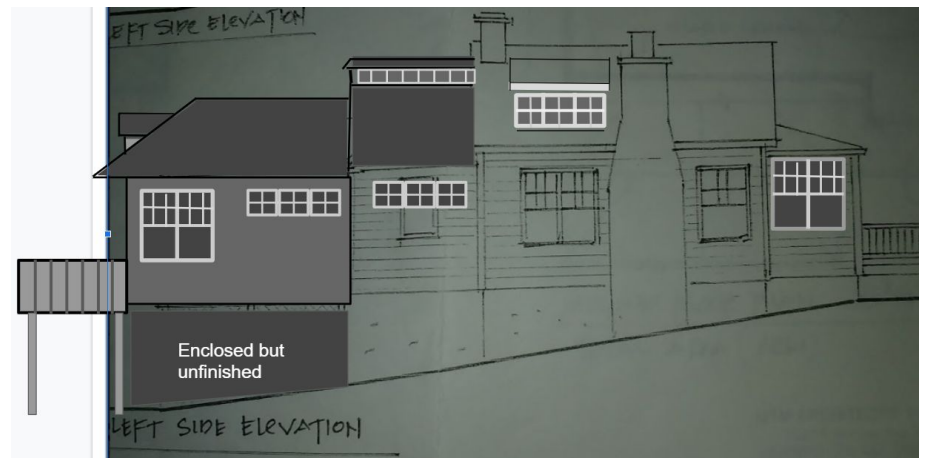
RECOMMENDATION	RESPONSE
<p>1. Proposed 3 windows overwhelm the front gable. An enlargement of the existing vent may be possible, but measured drawings of the <b>existing condition</b> and the <b>proposed window</b> is necessary to better evaluate the proposed change.</p>	<p>Shed dormer springline below top ridge. Dormer inset from original wall below. Dormer 7' x 3' high at windows.</p> <p>Windows. Original vent is 18"x30". Replace vent with 2 windows 18" x 30".</p> <p>7 ft</p> <p>3 ft</p> <p>6.5 ft</p> <p>6.5 ft</p> <p>24 ft</p> <p>19 ft</p> <p>5 ft</p> <p>5 ft</p> <p>5 ft</p> <p>1 ft</p> <p>Windows 17x48</p> <p>Front Porch Railing</p>
<p>2. Comments regarding the side-projecting dormers were split amongst the Commissioners. Some feel that while the proposal is unusual, they are <b>set far enough back</b> from the front of the house so as not to detract. Other Commissioners</p>	<p>Shed dormer springline below top ridge. Dormer inset from original wall below. Dormer 7' x 3' high at windows.</p> <p>Windows. Original vent is 18"x30". Replace vent with 2 windows 18" x 30".</p> <p>7 ft</p> <p>3 ft</p> <p>6.5 ft</p> <p>6.5 ft</p> <p>24 ft</p> <p>19 ft</p> <p>5 ft</p> <p>5 ft</p> <p>5 ft</p> <p>1 ft</p>

determined that the dormers would be visible from oblique views and detracted from the simple front gable bungalow house form. Another Commissioner recommended a **shed dormer** on this elevation that wouldn't stand quite so tall and could provide a bank of windows.

- a. Provide scaled measured drawings to better evaluate the proposal.



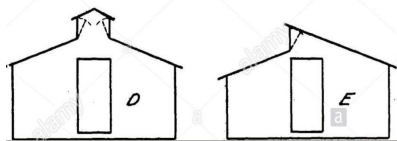
**Side elevation: Shed Dormer window set dimensions 6 x 2 ft.  
3 windows each 2x2 ft**



3. Most of the Commissioners determined that the overall size of the proposed rear addition was appropriate for the house. Most did not find the monitor window to be an architecturally compatible feature for a house of this type and era.

4. A shed dormer or skylights would be a more compatible design solution.

For the roof modification on the rear extension of the house, would a semi-monitor (E) be acceptable? To provide a bank of windows without the maintenance (leakage) concerns of skylights.



I prefer the simplicity of the semi-monitor vs adding another shed dormer, and I'm a bit concerned about getting enough pitch on a shed dormer to prevent water leakage. However, if the committee strongly prefers a shed dormer on this rear extension, I could replicate the one I'm adding to the main part of the house (pictured above).

In this period, gable front homes with hipped porch typically had windows in the end gable.



I love these historic houses and am committed to respectful restoration and renovation. The Kensington house is my 3rd Arts & Crafts renovation project..

This was my first house, in Minneapolis, MN.



And this was my second house, in Rochester NY.

Both were built in the same period as my Kensington house.



## Questions

QUESTION	RESPONSE
<p>1. Commissioners had several questions regarding the proposed porch enclosure and determined that they could not make recommendations or determinations of appropriateness without this information. Many of these questions were identified in the Staff Report including:</p> <ul style="list-style-type: none"> <li>• What is the condition of the <b>historic exterior</b> wall (now interior)?</li> <li>• What is the proposed <b>framing</b> for the front porch?</li> <li>• What are the proposed <b>window dimensions</b> and materials?</li> </ul>	<ul style="list-style-type: none"> <li>• The historic exterior wall (now interior) has been completely removed on the windowed side of the house. On the front door side of the house, there is a partial wall which is drywalled (no siding present).</li> <li>• Framing: 4 posts evenly spaced across the front. 1 window and front door in the first opening, 3 windows in the 2nd and 3rd openings between the posts. Headers and sill plates span between posts.</li> </ul> <p>Similar examples:</p> <div data-bbox="584 573 870 953"> </div> <div data-bbox="907 573 1243 825"> </div> <div data-bbox="1276 567 1373 861"> </div>
<p>2. Other Commissioners expressed concern that an all-glass front porch was not a compatible feature on a front elevation and questioned the ability to install an additional sash window on the front elevation.</p>	<div data-bbox="584 963 1341 1341"> </div> <ul style="list-style-type: none"> <li>• <b>Window dimensions: 17x48</b>  <b>Materials - Wood, vinyl clad</b>  <b>Pella Architect or Anderson 400</b>  <a href="https://www.andersenwindows.com/ideas-and-inspiration/design-tool/400-series-casement-window/?widIn=17&amp;hgtIn=48&amp;frameColor=Interior%3b+color%3dPine&amp;glass=Low-E4%2c%ae+Glass&amp;hardware=Traditional+Folding%3b+color%3dOil+Rubbed+Bronze&amp;grilleStyle=Colonial&amp;grilleWidth=1%22&amp;grilleSpacing=Custom...&amp;grilleLightsWide=2&amp;grilleLightsHigh=4&amp;frameColorExt=Exterior+Window+Color%3b+color%3dWhite&amp;exteriorTrim=None&amp;side=Interior">https://www.andersenwindows.com/ideas-and-inspiration/design-tool/400-series-casement-window/?widIn=17&amp;hgtIn=48&amp;frameColor=Interior%3b+color%3dPine&amp;glass=Low-E4%2c%ae+Glass&amp;hardware=Traditional+Folding%3b+color%3dOil+Rubbed+Bronze&amp;grilleStyle=Colonial&amp;grilleWidth=1%22&amp;grilleSpacing=Custom...&amp;grilleLightsWide=2&amp;grilleLightsHigh=4&amp;frameColorExt=Exterior+Window+Color%3b+color%3dWhite&amp;exteriorTrim=None&amp;side=Interior</a> </li> </ul>
<p>3. The Commissioners all felt that the shed was appropriately detailed in the preferred locations.</p>	

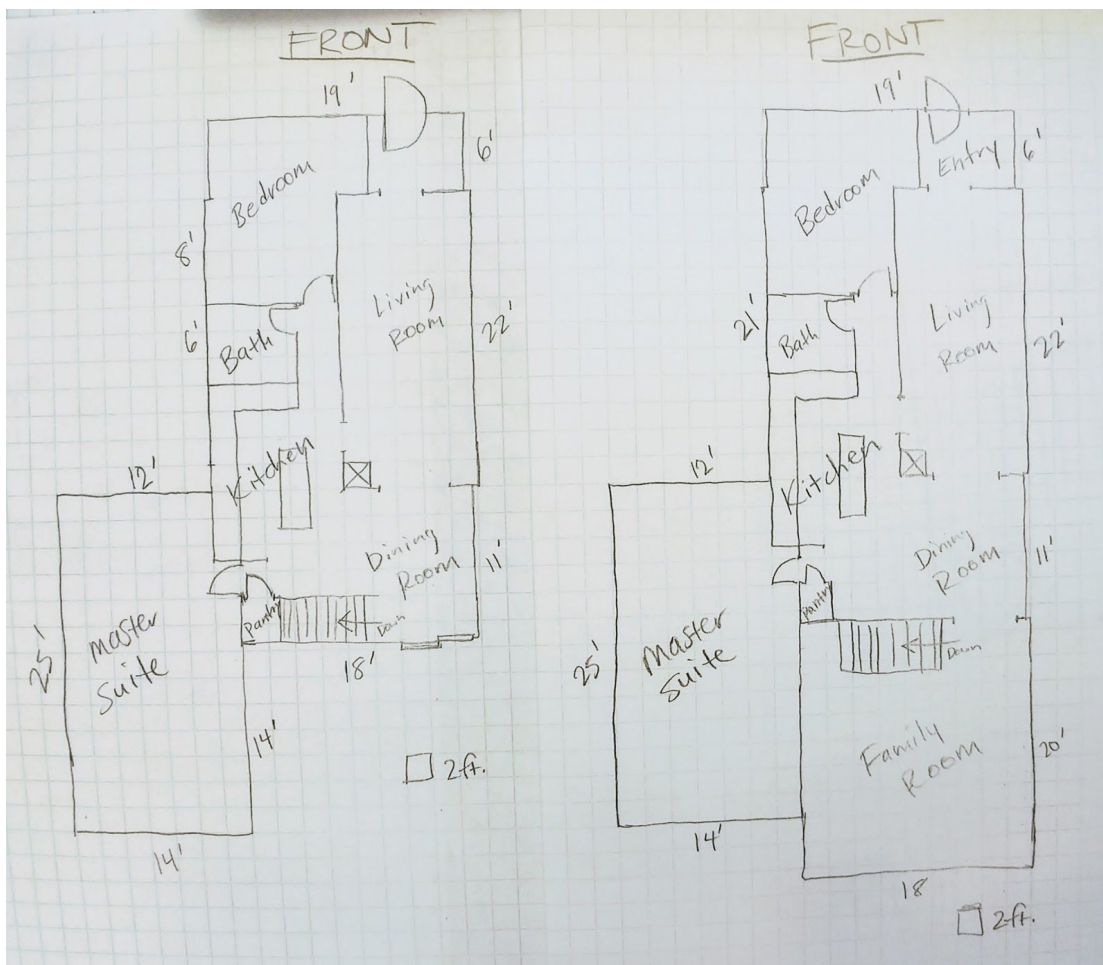
## Next Steps

NEXT STEP	RESPONSE
1. Detailed, to-scale, measured drawings are required for the following: before and after of all elevations and floorplans, details drawings of the dormers, change in window configuration.	<ul style="list-style-type: none"> <li>• Drawings above are to-scale, measured.</li> <li>• Before and after floorplans are below. The only change to the existing floorplan is moving the steps (access to the basement) into the addition.</li> <li>• Dormer 6 ft wide by 3 ft high by 7 ft long. Windows 2 ft x 6 ft (3 windows, each 2'x2')</li> <li>• Gable windows same size as vent, 18"x30", moved down to porch roofline so they are not blocked behind gable peak feature.</li> </ul>

The Kensington Local Advisory Panel (LAP) reviewed the proposal and Staff Report and concurred with its findings.

### Findings:

- ☒ Return for an additional preliminary consultation
- ☐ Return for a HAWP



**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

906988

Contact Email: kaverbeck@gmail.com

Contact Person: Karin Tetzlaff Averbek

Daytime Phone No: 301-222-3710

Tax Account No: \_\_\_\_\_

Name of Property Owner: Karin Tetzlaff Averbek

Daytime Phone No: 301-222-3710

Address: 3914 Washington Street, Kensington, MD 20895

Contractor: tbd, self

Phone No: \_\_\_\_\_

Contractor Registration No: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_

Daytime Phone No: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 3914

Street: Washington Street

Town/City: Kensington

Nearest Cross Street: Connecticut Ave.

Lot: 42 Block: 13

Subdivision: Kensington Park

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_

Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

☒ Construct ☒ Extend ☒ Alter/Renovate

☐ A/C

☒ Slab

☒ Room Addition

☒ Porch

☒ Deck

☒

Shed

☐ Move

☒ Install

☐ Wreck/Raze

☐ Solar

☐ Fireplace

☐ Woodburning Stove

☐ Single Family

☐ Revision

☐ Repair

☐ Revocable

☐ Fence/Wall (complete Section 4)

☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 70,000

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: none

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: none

**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.*

*Karin Tetzlaff Averbek*

*Feb 29 2020*

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION**

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

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

Project includes several components:

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- 2) Garden shed in backyard, in back left corner of lot, consistent with a historic "outbuilding" common on historic lots.
- 3) Addition of family room on rear of structure, in place of current deck, and new deck behind addition. Design of addition is consistent with the historical design of the house. Addition will extend back as a single story at ground level, and will include a lower level not visible from the street due to the downward slope of the lot behind the house. Original structure and primary roof line will be preserved.
- 4) Restoration of front porch to 4 season porch. Front porch was enclosed with siding in the 1970s. Remove the siding and replace with porch-styled windows all around.

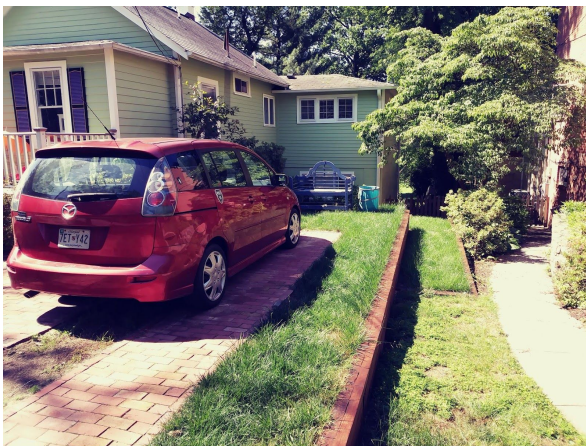
6. TREE SURVEY  
No trees affected.
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS  
For ALL projects, provide an accurate list of

<b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b> <b>[Owner, Owner's Agent, Adjacent and Confronting Property Owners]</b>	
<b>Owner's mailing address</b>  Karin Tetzlaff Averbeck 3914 Washington St Kensington, MD 20895	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Stablow Family 3912 Washington St Kensington, MD 20895	Rakis/O'Connell Family 3916 Washington St Kensington, MD 20895
Fitzpatrick Family 3913 Washington St Kensington, MD 20895	Kensington Baptist Church 10100 Connecticut Ave Kensington, MD 20895

## 5. PHOTOGRAPHS



Upper back deck to be replaced by Family Room Addition



Example of monitor roof.

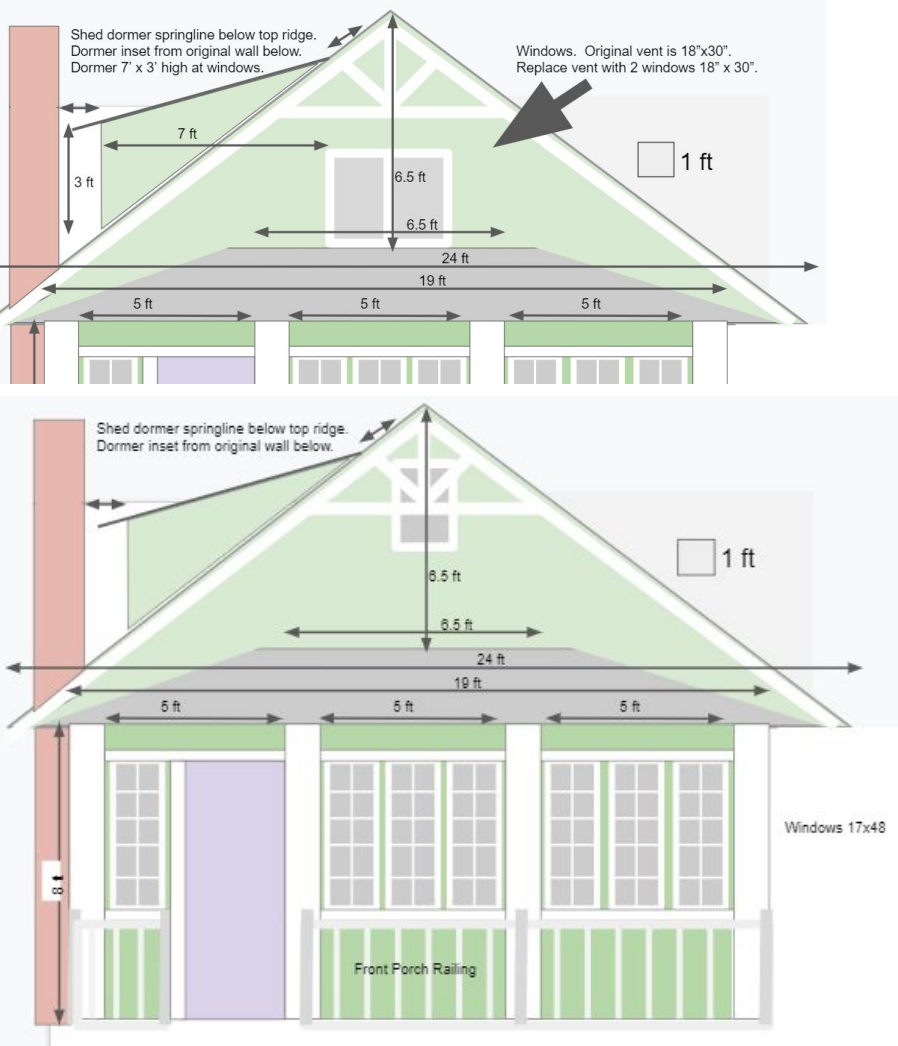
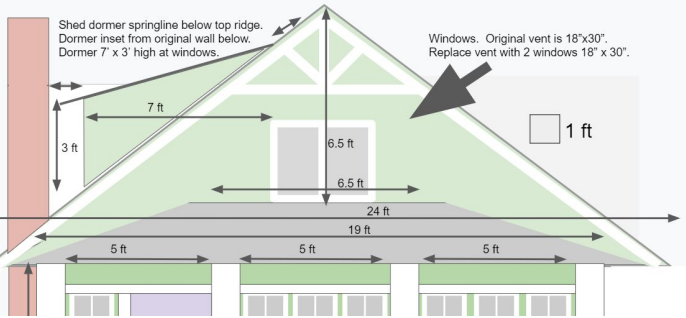
## Historic Preservation Commission Preliminary Consultation Report

Staff Contact: Dan Bruechert (dan.bruechert@montgomeryplanning.org)

HPC Commissioners Present: Heiler (Chair), Sutton (Deputy Chair), Barnes, Burditt, Radu, Hains

Applicant(s) and/or Representatives: Phone Meeting

### Design recommendations:

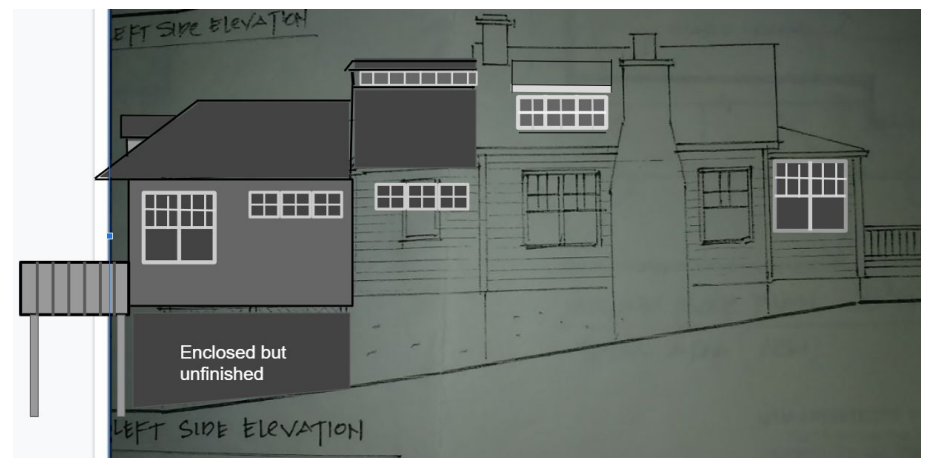
RECOMMENDATION	RESPONSE
<p>1. Proposed 3 windows overwhelm the front gable. An enlargement of the existing vent may be possible, but measured drawings of the <b>existing condition</b> and the <b>proposed window</b> is necessary to better evaluate the proposed change.</p>	
<p>2. Comments regarding the side-projecting dormers were split amongst the Commissioners. Some feel that while the proposal is unusual, they are <b>set far enough back</b> from the front of the house so as not to detract. Other Commissioners</p>	

determined that the dormers would be visible from oblique views and detracted from the simple front gable bungalow house form. Another Commissioner recommended a **shed dormer** on this elevation that wouldn't stand quite so tall and could provide a bank of windows.

- a. Provide scaled measured drawings to better evaluate the proposal.



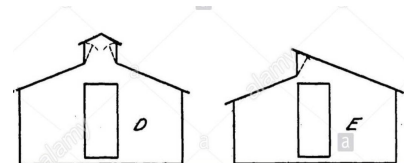
**Side elevation: Shed Dormer window set dimensions 6 x 2 ft.  
3 windows each 2x2 ft**



3. Most of the Commissioners determined that the overall size of the proposed rear addition was appropriate for the house. Most did not find the monitor window to be an architecturally compatible feature for a house of this type and era.

4. A shed dormer or skylights would be a more compatible design solution.

For the roof modification on the rear extension of the house, would a semi-monitor (E) be acceptable? To provide a bank of windows without the maintenance (leakage) concerns of skylights.



I prefer the simplicity of the semi-monitor vs adding another shed dormer, and I'm a bit concerned about getting enough pitch on a shed dormer to prevent water leakage. However, if the committee strongly prefers a shed dormer on this rear extension, I could replicate the one I'm adding to the main part of the house (pictured above).

In this period, gable front homes with hipped porch typically had windows in the end gable.



I love these historic houses and am committed to respectful restoration and renovation. The Kensington house is my 3rd Arts & Crafts renovation project..

This was my first house, in Minneapolis, MN.



And this was my second house, in Rochester NY.

Both were built in the same period as my Kensington house.



## Questions

QUESTION	RESPONSE
<p>1. Commissioners had several questions regarding the proposed porch enclosure and determined that they could not make recommendations or determinations of appropriateness without this information. Many of these questions were identified in the Staff Report including:</p> <ul style="list-style-type: none"> <li>• What is the condition of the <b>historic exterior</b> wall (now interior)?</li> <li>• What is the proposed <b>framing</b> for the front porch?</li> <li>• What are the proposed <b>window dimensions</b> and materials?</li> </ul>	<ul style="list-style-type: none"> <li>• The historic exterior wall (now interior) has been completely removed on the windowed side of the house. On the front door side of the house, there is a partial wall which is drywalled (no siding present).</li> <li>• Framing: 4 posts evenly spaced across the front. 1 window and front door in the first opening, 3 windows in the 2nd and 3rd openings between the posts. Headers and sill plates span between posts.</li> </ul> <p>Similar examples:</p> <div data-bbox="584 573 870 953"> </div> <div data-bbox="907 573 1243 825"> </div> <div data-bbox="1276 567 1373 861"> </div>
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<p>3. The Commissioners all felt that the shed was appropriately detailed in the preferred locations.</p>	

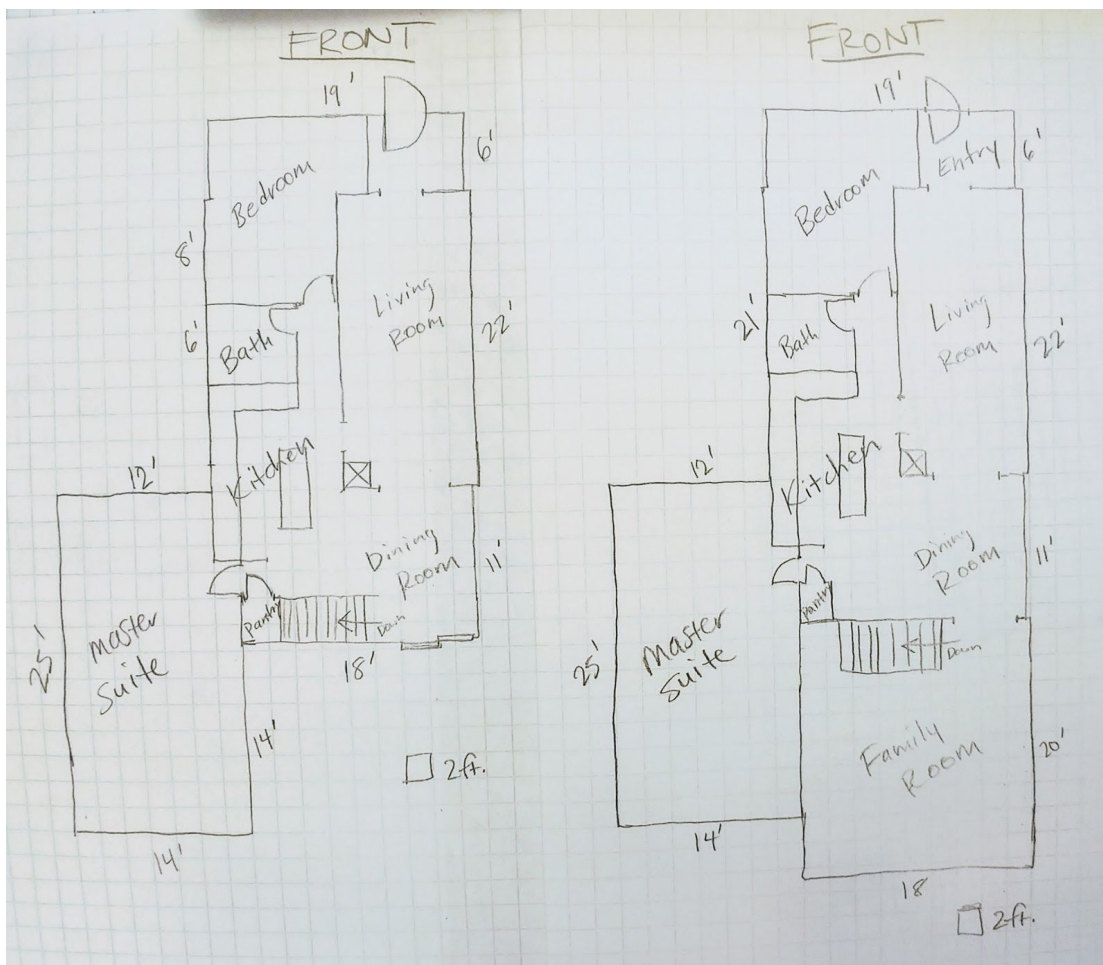
## Next Steps

NEXT STEP	RESPONSE
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The Kensington Local Advisory Panel (LAP) reviewed the proposal and Staff Report and concurred with its findings.

### Findings:

- ☒ Return for an additional preliminary consultation
- ☐ Return for a HAWP



**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

906988

Contact Email: kaverbeck@gmail.com

Contact Person: Karin Tetzlaff Averbek

Daytime Phone No: 301-222-3710

Tax Account No: \_\_\_\_\_

Name of Property Owner: Karin Tetzlaff Averbek

Daytime Phone No: 301-222-3710

Address: 3914 Washington Street, Kensington, MD 20895

Contractor: tbd, self

Phone No: \_\_\_\_\_

Contractor Registration No: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_

Daytime Phone No: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 3914

Street: Washington Street

Town/City: Kensington

Nearest Cross Street: Connecticut Ave.

Lot: 42 Block: 13

Subdivision: Kensington Park

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_

Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

☒ Construct ☒ Extend ☒ Alter/Renovate

☐ A/C

☒ Slab

☒ Room Addition

☒ Porch

☒ Deck

☒

Shed

☐ Move

☒ Install

☐ Wreck/Raze

☐ Solar

☐ Fireplace

☐ Woodburning Stove

☐ Single Family

☐ Revision

☐ Repair

☐ Revocable

☐ Fence/Wall (complete Section 4)

☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 70,000

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: none

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*Feb 29 2020*

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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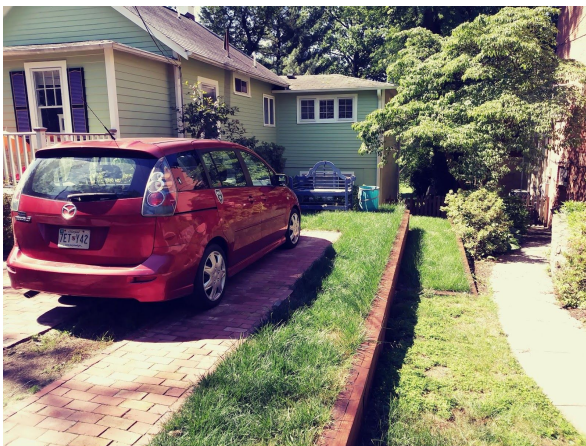
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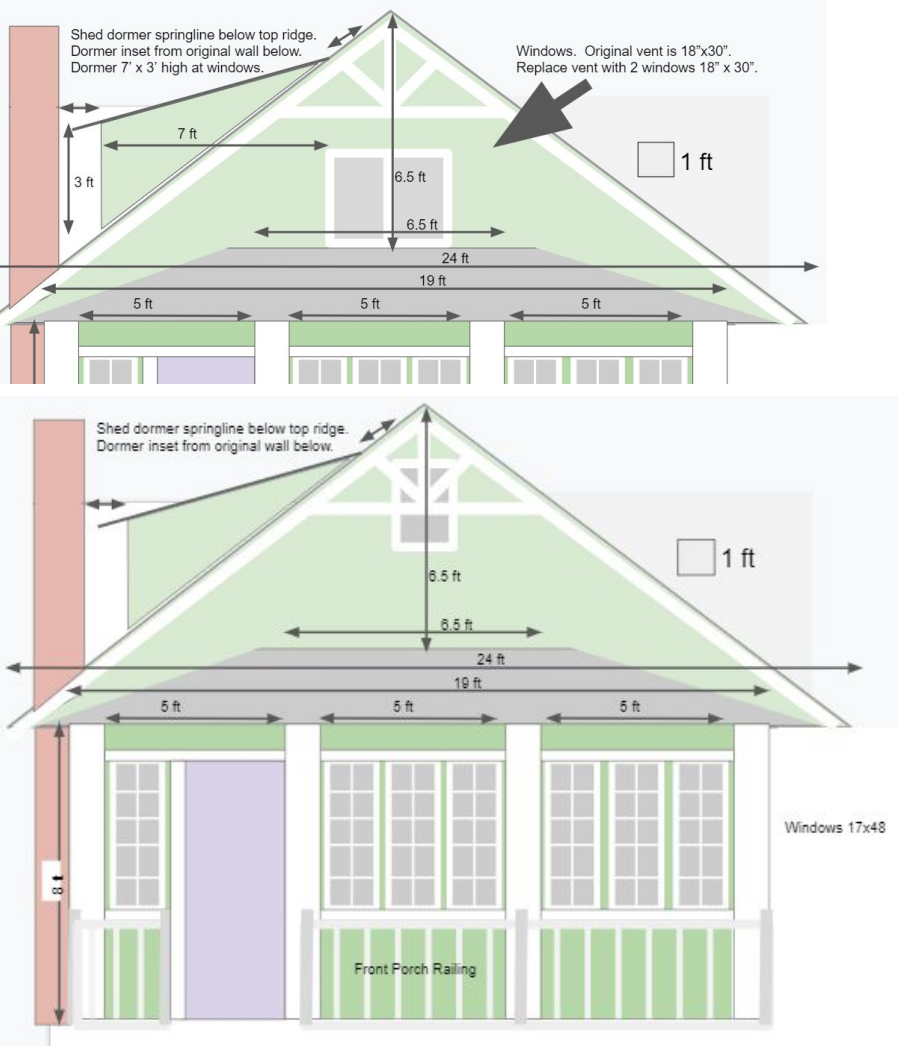
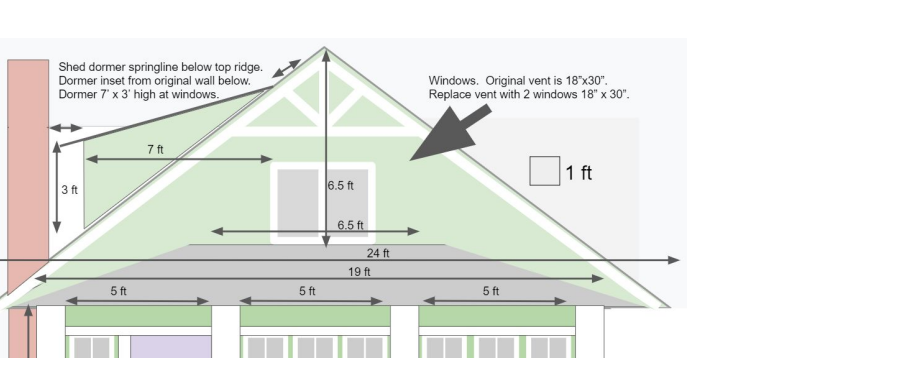
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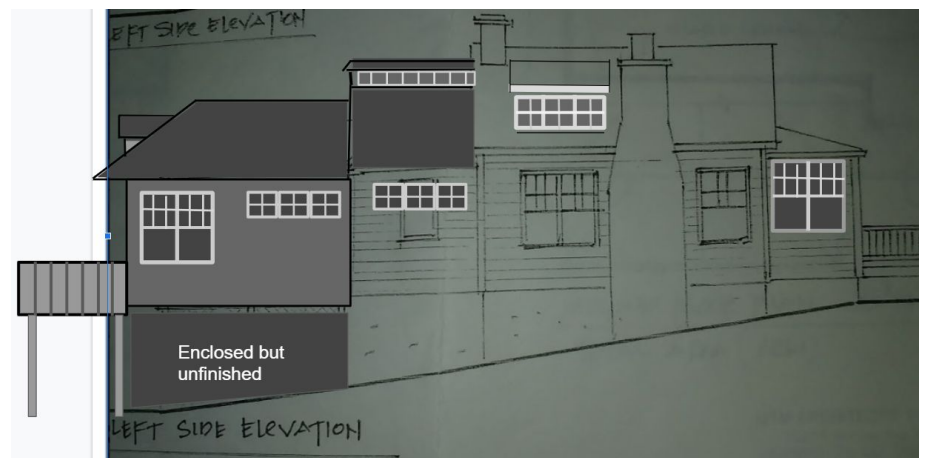
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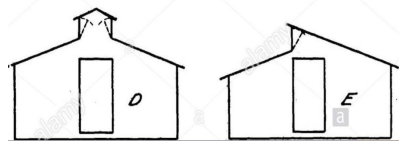
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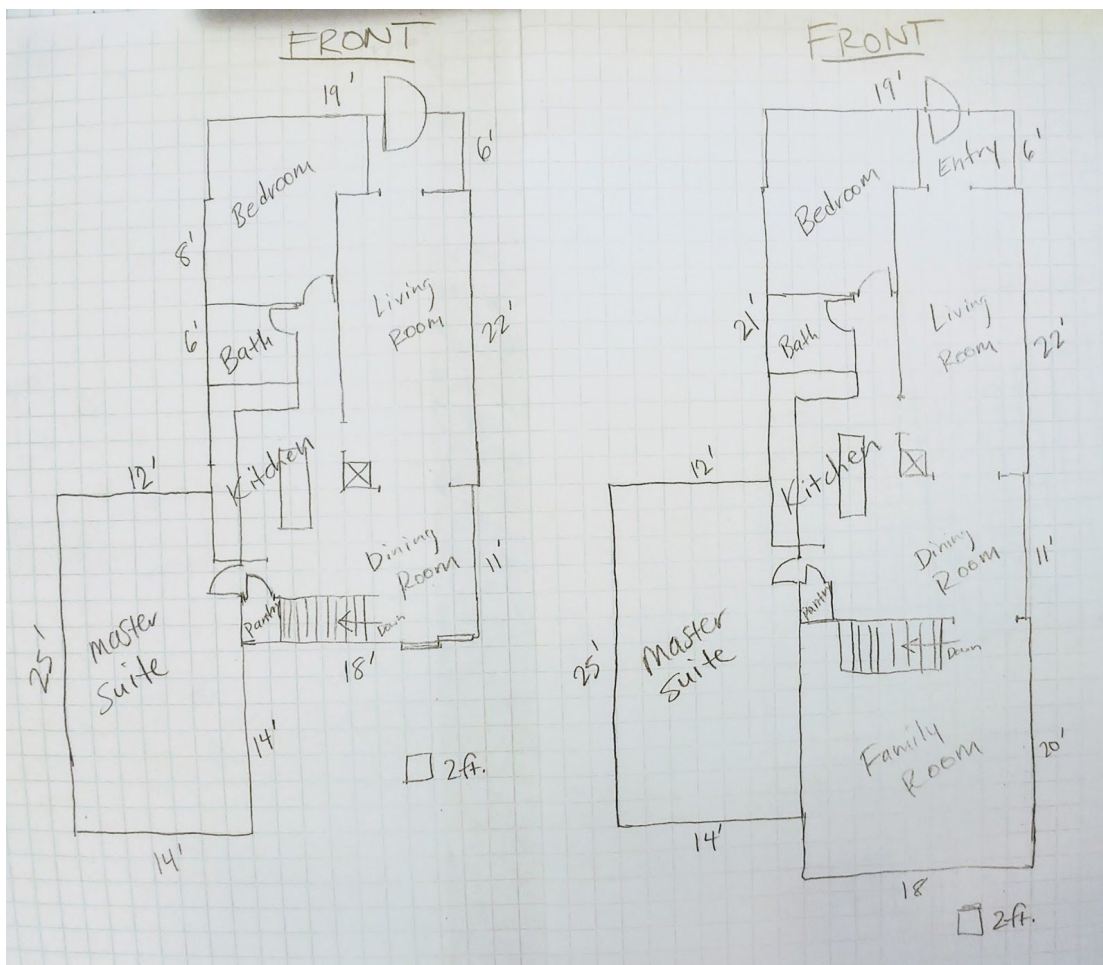
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### Findings:

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- ☐ Return for a HAWP



**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

906988

Contact Email: kaverbeck@gmail.com

Contact Person: Karin Tetzlaff Averbek

Daytime Phone No: 301-222-3710

Tax Account No: \_\_\_\_\_

Name of Property Owner: Karin Tetzlaff Averbek

Daytime Phone No: 301-222-3710

Address: 3914 Washington Street, Kensington, MD 20895

Contractor: tbd, self

Phone No: \_\_\_\_\_

Contractor Registration No: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_

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**LOCATION OF BUILDING/PREMISE**

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Lot: 42 Block: 13

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☒ Slab

☒ Room Addition

☒ Porch

☒ Deck

☒

Shed

☐ Move

☒ Install

☐ Wreck/Raze

☐ Solar

☐ Fireplace

☐ Woodburning Stove

☐ Single Family

☐ Revision

☐ Repair

☐ Revocable

☐ Fence/Wall (complete Section 4)

☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 70,000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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*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.*

*Karin Tetzlaff Averbek*

*Feb 29 2020*

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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- 3) Addition of family room on rear of structure, in place of current deck, and new deck behind addition. Design of addition is consistent with the historical design of the house. Addition will extend back as a single story at ground level, and will include a lower level not visible from the street due to the downward slope of the lot behind the house. Original structure and primary roof line will be preserved.
- 4) Restoration of front porch to 4 season porch. Front porch was enclosed with siding in the 1970s. Remove the siding and replace with porch-styled windows all around.

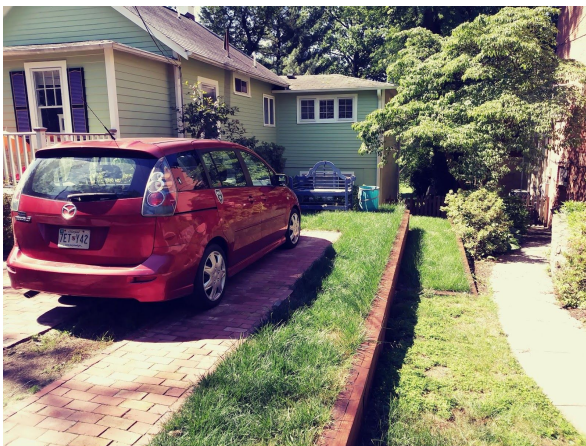
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## 5. PHOTOGRAPHS



Upper back deck to be replaced by Family Room Addition



Example of monitor roof.

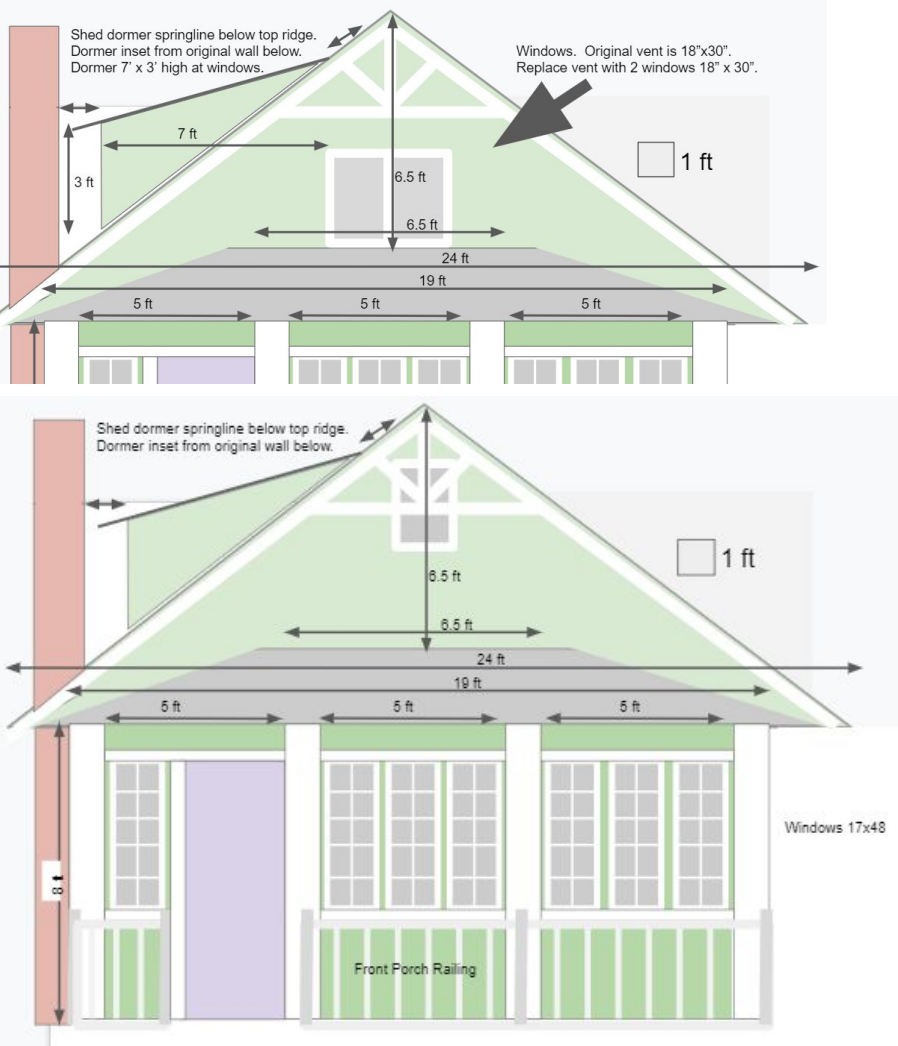
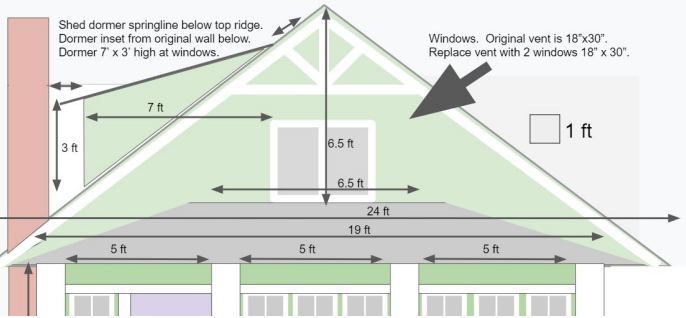
## Historic Preservation Commission Preliminary Consultation Report

Staff Contact: Dan Bruechert (dan.bruechert@montgomeryplanning.org)

HPC Commissioners Present: Heiler (Chair), Sutton (Deputy Chair), Barnes, Burditt, Radu, Hains

Applicant(s) and/or Representatives: Phone Meeting

### Design recommendations:

RECOMMENDATION	RESPONSE
<p>1. Proposed 3 windows overwhelm the front gable. An enlargement of the existing vent may be possible, but measured drawings of the <b>existing condition</b> and the <b>proposed window</b> is necessary to better evaluate the proposed change.</p>	
<p>2. Comments regarding the side-projecting dormers were split amongst the Commissioners. Some feel that while the proposal is unusual, they are <b>set far enough back</b> from the front of the house so as not to detract. Other Commissioners</p>	

determined that the dormers would be visible from oblique views and detracted from the simple front gable bungalow house form. Another Commissioner recommended a **shed dormer** on this elevation that wouldn't stand quite so tall and could provide a bank of windows.

- a. Provide scaled measured drawings to better evaluate the proposal.



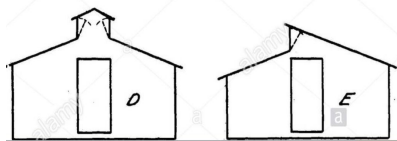
**Side elevation: Shed Dormer window set dimensions 6 x 2 ft.  
3 windows each 2x2 ft**



3. Most of the Commissioners determined that the overall size of the proposed rear addition was appropriate for the house. Most did not find the monitor window to be an architecturally compatible feature for a house of this type and era.

4. A shed dormer or skylights would be a more compatible design solution.

For the roof modification on the rear extension of the house, would a semi-monitor (E) be acceptable? To provide a bank of windows without the maintenance (leakage) concerns of skylights.



I prefer the simplicity of the semi-monitor vs adding another shed dormer, and I'm a bit concerned about getting enough pitch on a shed dormer to prevent water leakage. However, if the committee strongly prefers a shed dormer on this rear extension, I could replicate the one I'm adding to the main part of the house (pictured above).

In this period, gable front homes with hipped porch typically had windows in the end gable.



I love these historic houses and am committed to respectful restoration and renovation. The Kensington house is my 3rd Arts & Crafts renovation project..

This was my first house, in Minneapolis, MN.



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Both were built in the same period as my Kensington house.



## Questions

QUESTION	RESPONSE
<p>1. Commissioners had several questions regarding the proposed porch enclosure and determined that they could not make recommendations or determinations of appropriateness without this information. Many of these questions were identified in the Staff Report including:</p> <ul style="list-style-type: none"> <li>• What is the condition of the <b>historic exterior</b> wall (now interior)?</li> <li>• What is the proposed <b>framing</b> for the front porch?</li> <li>• What are the proposed <b>window dimensions</b> and materials?</li> </ul>	<ul style="list-style-type: none"> <li>• The historic exterior wall (now interior) has been completely removed on the windowed side of the house. On the front door side of the house, there is a partial wall which is drywalled (no siding present).</li> <li>• Framing: 4 posts evenly spaced across the front. 1 window and front door in the first opening, 3 windows in the 2nd and 3rd openings between the posts. Headers and sill plates span between posts.</li> </ul> <p>Similar examples:</p> <div data-bbox="584 573 870 953"> </div> <div data-bbox="907 573 1243 825"> </div> <div data-bbox="1276 567 1373 861"> </div>
<p>2. Other Commissioners expressed concern that an all-glass front porch was not a compatible feature on a front elevation and questioned the ability to install an additional sash window on the front elevation.</p>	<div data-bbox="584 963 1341 1341"> </div> <ul style="list-style-type: none"> <li>• <b>Window dimensions: 17x48</b>  <b>Materials - Wood, vinyl clad</b>  <b>Pella Architect or Anderson 400</b>  <a href="https://www.andersenwindows.com/ideas-and-inspiration/design-tool/400-series-casement-window/?widIn=17&amp;hgtIn=48&amp;frameColor=Interior%3b+color%3dPine&amp;glass=Low-E4%2c%ae+Glass&amp;hardware=Traditional+Folding%3b+color%3dOil+Rubbed+Bronze&amp;grilleStyle=Colonial&amp;grilleWidth=1%22&amp;grilleSpacing=Custom...&amp;grilleLightsWide=2&amp;grilleLightsHigh=4&amp;frameColorExt=Exterior+Window+Color%3b+color%3dWhite&amp;exteriorTrim=None&amp;side=Interior">https://www.andersenwindows.com/ideas-and-inspiration/design-tool/400-series-casement-window/?widIn=17&amp;hgtIn=48&amp;frameColor=Interior%3b+color%3dPine&amp;glass=Low-E4%2c%ae+Glass&amp;hardware=Traditional+Folding%3b+color%3dOil+Rubbed+Bronze&amp;grilleStyle=Colonial&amp;grilleWidth=1%22&amp;grilleSpacing=Custom...&amp;grilleLightsWide=2&amp;grilleLightsHigh=4&amp;frameColorExt=Exterior+Window+Color%3b+color%3dWhite&amp;exteriorTrim=None&amp;side=Interior</a> </li> </ul>
<p>3. The Commissioners all felt that the shed was appropriately detailed in the preferred locations.</p>	

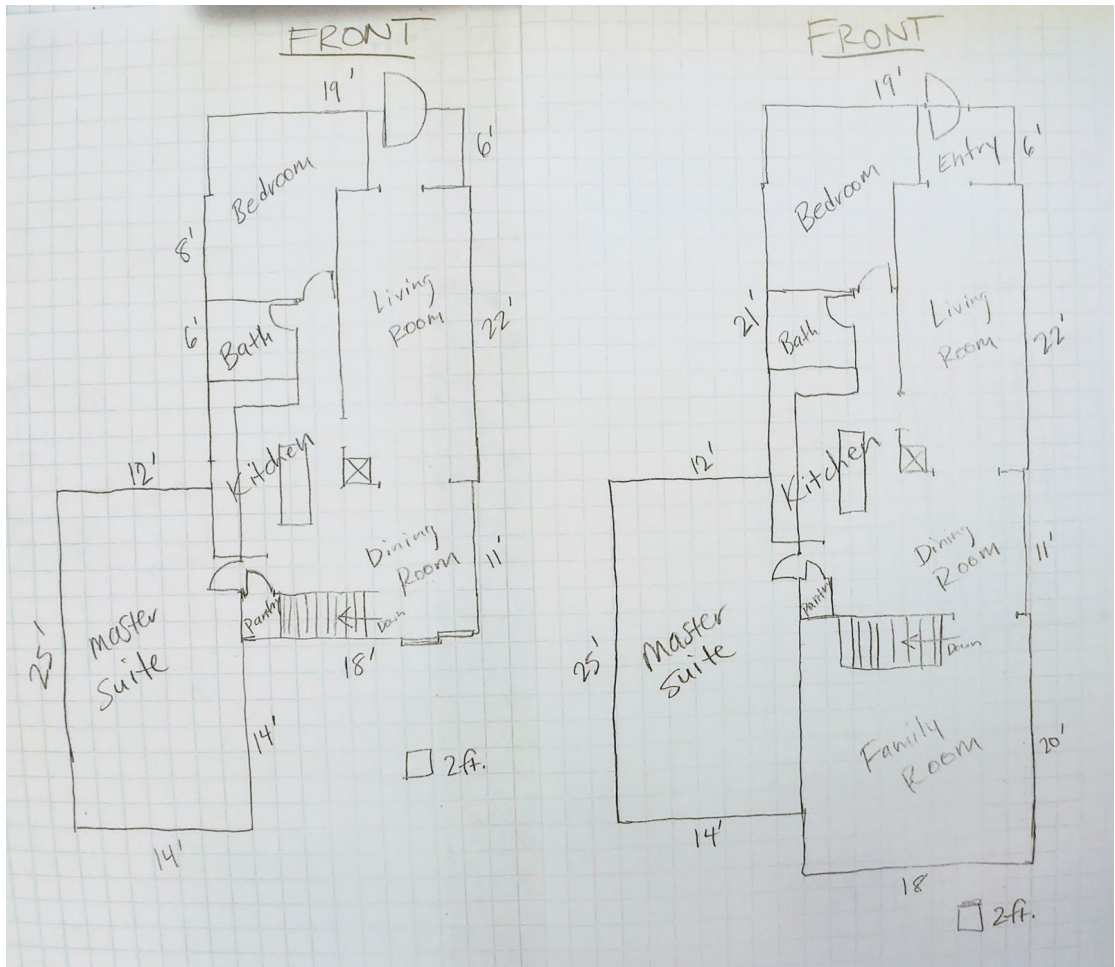
Next Steps

NEXT STEP	RESPONSE
1. Detailed, to-scale, measured drawings are required for the following: before and after of all elevations and floorplans, details drawings of the dormers, change in window configuration.	<ul style="list-style-type: none"><li>• Drawings above are to-scale, measured.</li><li>• Before and after floorplans are below. The only change to the existing floorplan is moving the steps (access to the basement) into the addition.</li><li>• Dormer 6 ft wide by 3 ft high by 7 ft long. Windows 2 ft x 6 ft (3 windows, each 2'x2')</li><li>• Gable windows same size as vent, 18"x30", moved down to porch roofline so they are not blocked behind gable peak feature.</li></ul>

The Kensington Local Advisory Panel (LAP) reviewed the proposal and Staff Report and concurred with its findings.

Findings:

- ☒ Return for an additional preliminary consultation
- ☐ Return for a HAWP



**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

906988

Contact Email: kaverbeck@gmail.com

Contact Person: Karin Tetzlaff Averbek

Daytime Phone No: 301-222-3710

Tax Account No: \_\_\_\_\_

Name of Property Owner: Karin Tetzlaff Averbek

Daytime Phone No: 301-222-3710

Address: 3914 Washington Street, Kensington, MD 20895

Contractor: tbd, self

Phone No: \_\_\_\_\_

Contractor Registration No: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_

Daytime Phone No: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 3914

Street: Washington Street

Town/City: Kensington

Nearest Cross Street: Connecticut Ave.

Lot: 42 Block: 13

Subdivision: Kensington Park

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_

Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

☒ Construct ☒ Extend ☒ Alter/Renovate

☐ A/C

☒ Slab

☒ Room Addition

☒ Porch

☒ Deck

☒

Shed

☐ Move

☒ Install

☐ Wreck/Raze

☐ Solar

☐ Fireplace

☐ Woodburning Stove

☐ Single Family

☐ Revision

☐ Repair

☐ Revocable

☐ Fence/Wall (complete Section 4)

☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 70,000

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: none

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: none

**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.*

*Karin Tetzlaff Averbek*

*Feb 29 2020*

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**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:

Craftsman cottage style house, built ca. 1909 in the historic Town of Kensington, and included on the historic registry for the Town. Lot is a historic 50 ft wide by 200 ft long, in a residential neighborhood which includes single, double, and triple lots. Most houses in the neighborhood have additions and sheds. Currently, this house is much smaller than most houses in the neighborhood.

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

Project includes several components:

- 1) Addition of craftsman-styled windows and dormers in original portion of house, consistent with typical historic expansion into attic for craftsman cottages. Typically homes like this, with a gable end in front and a hipped porch roof, had windows above the porch roof, in the gable end (see pics below).
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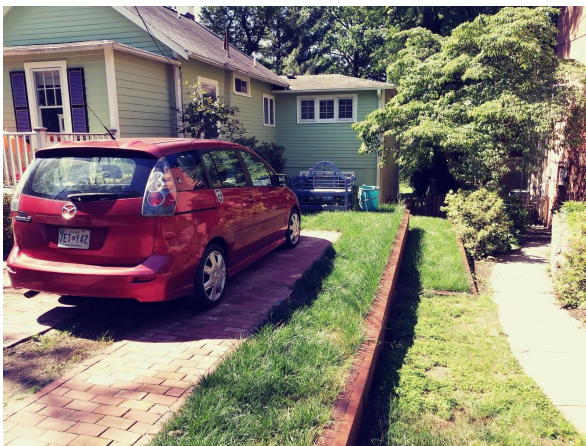
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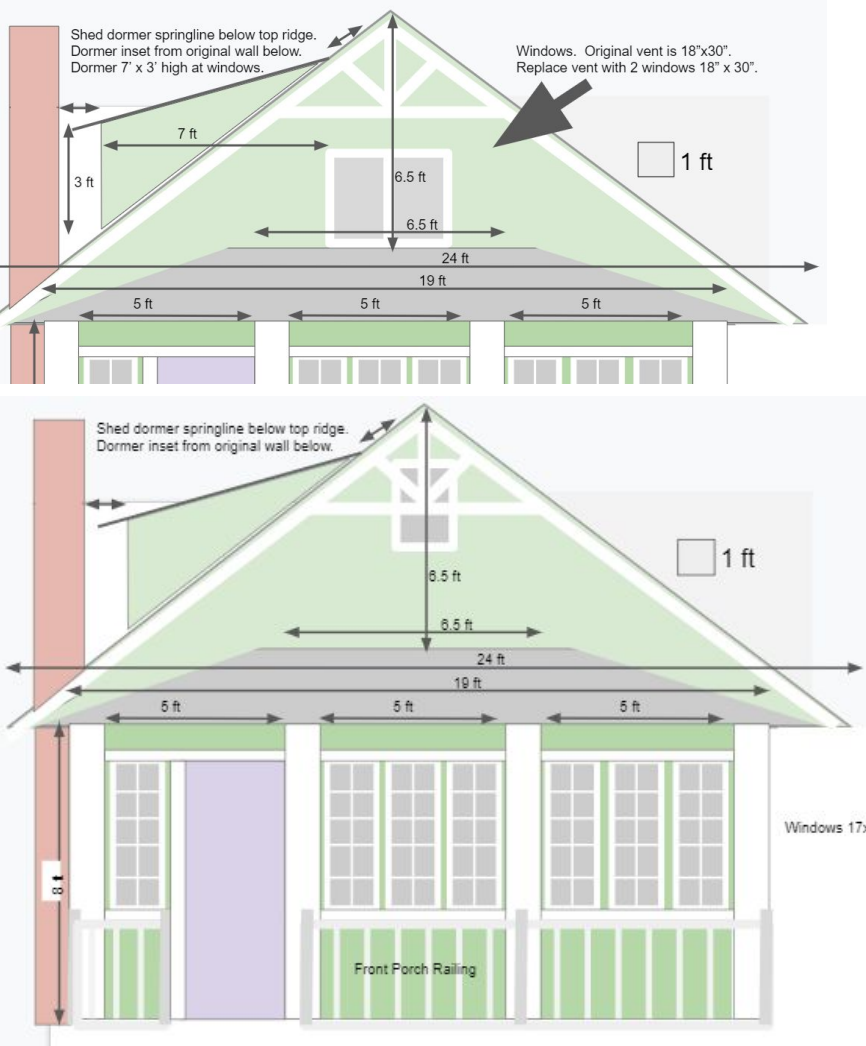
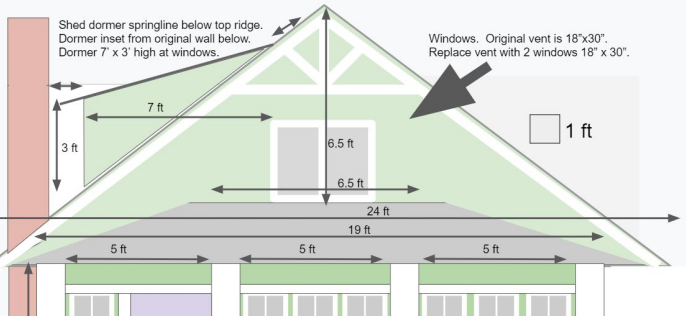
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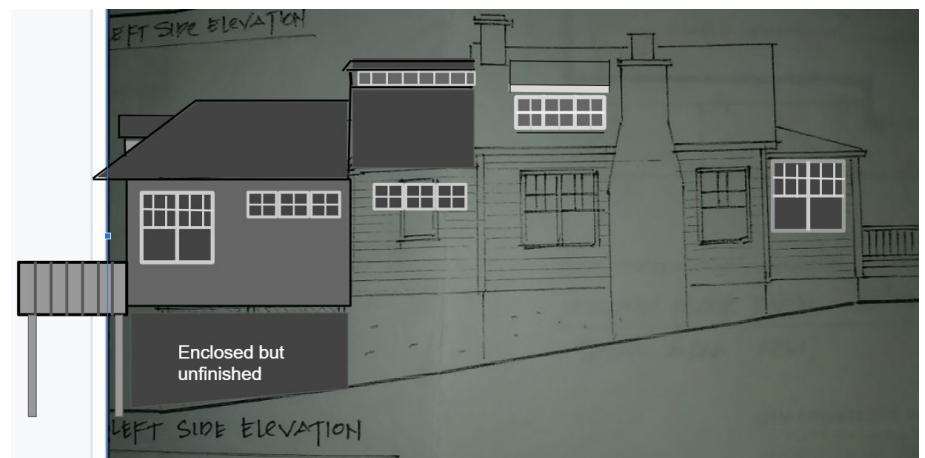
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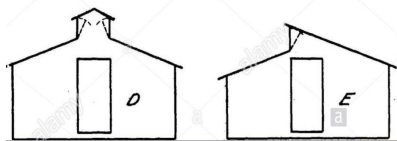
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