

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

<b>Address:</b>	3914 Washington Street, Kensington	<b>Meeting Date:</b>	7/15/2020
<b>Resource:</b>	Primary-Two (Contributing Resource) <b>Kensington Historic District</b>	<b>Report Date:</b>	7/8/2020
<b>Applicant:</b>	Karin Tetzlaff Averbeck	<b>Public Notice:</b>	7/1/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	31/06-20J	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Accessory structure installation		

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**STAFF RECOMMENDATION:**

- ☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

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



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

## **BACKGROUND**

On March 22, 2020, the HPC heard a Preliminary Consultation on the subject property for a proposal to construct an addition, modify the previously enclosed front porch, and install a shed at the rear of the property.<sup>1</sup> Feedback from the HPC was consistent in finding that a shed in the rear corner of the subject lot would not have a substantial impact on the resource or the surrounding district. The applicant returned for a second Preliminary Consultation in May 2020, however, the proposed shed was not discussed during that hearing.

## **PROPOSAL**

The applicant proposes to construct a shed in the southeast corner of the lot. The shed will be wood, constructed on a concrete block foundation, with an asphalt shingle roof. Due to the size of the proposed shed and the slope of the lot, the shed will not be visible from the public right of way. Staff recommends the HPC approve the installation of the shed.

## **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.
- 14 Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.

### **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 ensure 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
- (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 relevant *Standards* are as follows:

<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).

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.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (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 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 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;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.

**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) Garden shed in backyard, in back left corner of lot, consistent with a historic “outbuilding” common on historic lots.

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

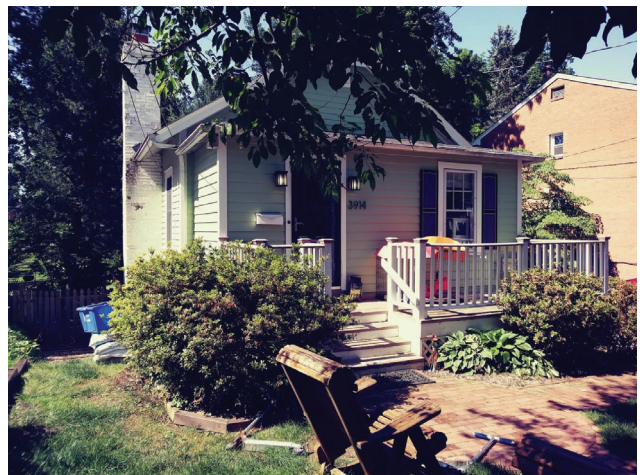
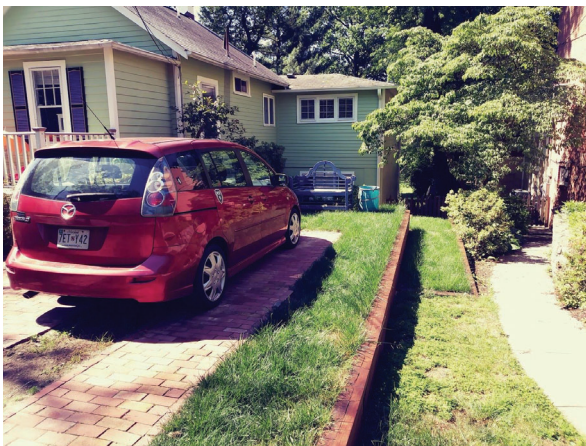
<b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b> <b>[Owner, Owner's Agent, Adjacent and Confronting Property Owners]</b>	
<b>Owner's mailing address</b>  Karin Tetzlaff Averbeck 3914 Washington St Kensington, MD 20895	<b>Owner's Agent's mailing address</b>  
<b>Adjacent and confronting Property 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



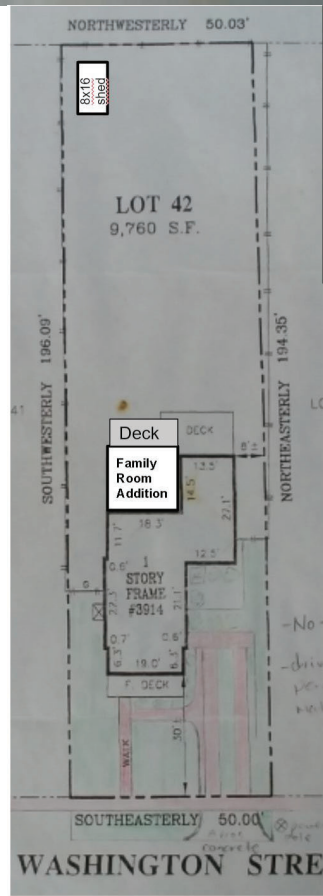
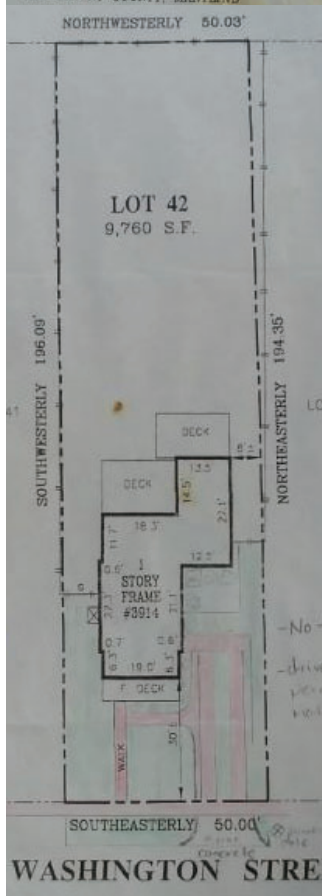
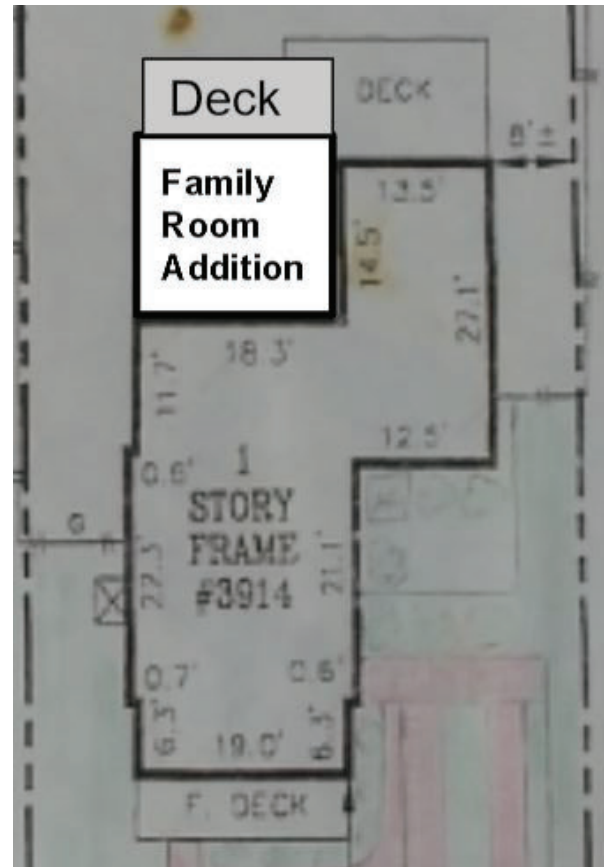
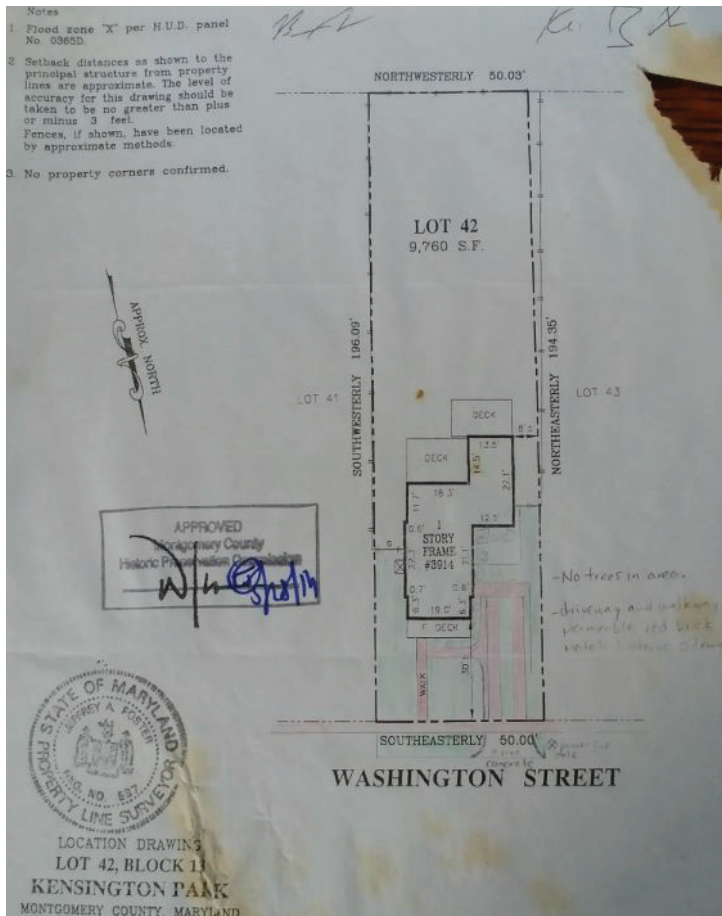
Example of monitor roof.



## 2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site must include:

- the scale, north arrow, and date
- Dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.





ORD \_\_\_\_\_

ARR BC**Beiler's Structures**

www.BeilersStructures.com

INV \_\_\_\_\_

SLP \_\_\_\_\_

15545 Old Columbia Pike  
Burtsonville, MD 20866  
301-421-969318811 Central Avenue  
Upper Marlboro, MD 20772  
301-218-1165NAME Karin AverbeckDATE 6-24-2020ADDRESS 3914 Washington StreetCITY, STATE, ZIP Kensington, MD 20895

COUNTY \_\_\_\_\_

HOME PHONE(\_\_\_\_\_) \_\_\_\_\_

MAP PAGE# \_\_\_\_\_

WORK PHONE(\_\_\_\_\_) \_\_\_\_\_

PAGER \_\_\_\_\_

CELL# (301) 222-3710

LOADING INSTRUCTIONS \_\_\_\_\_ DELIVERY DAY \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_

SITE PREPARATION ☒ Customer prepares level gravel or concrete pad ☐ Customer provides block: 12 2"x8"x16"SPECIAL INSTRUCTIONS \* Delivery with Equipter \* 18 4"x8"x16"

STYLE

Smart Pawl 11/12 Garden A

SIZE

8x16

COLOR

Rich Green

TRIM

White

ROOF

Harvard Slate

DOOR SIZE

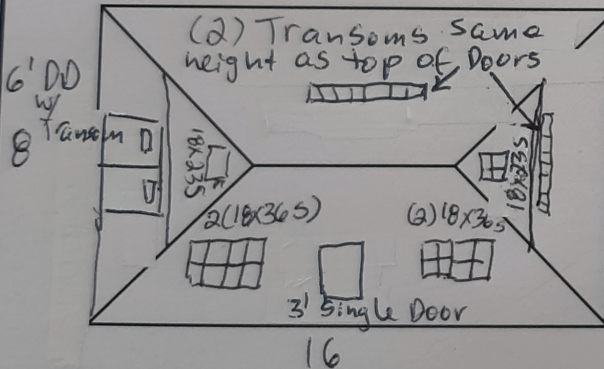
6' Rich Green Double Doors**SHED**8x16 T-111 Garden 11/12 A - \$3,665.00

@ top →

6' Deluxe Double Doors w/ Transom Inside \$285.005' Transom on Right & Back \$220.00(2) Extra 18x36's Windows N/C(1) 18x23's above 3' Single Door \$60.00(2) 5'x40" Lofts \$180.00(1) Cupola & 1 Weather Vane \$200.00(2) Flower Boxes \$100.00Extend Cables 16" on Each Side \$100.00\* 7' 4 1/2 Walls \* Included(1) 18x23's window at right Cable Top \$60.00(2) Transoms to be Same Height as top of DoorsTOTAL BARN COSTS \$4,870.00DELIVERY IN APPROX. 6-8 WEEKS

This is an "estimation only"

Weather, personnel, demand, and equipment will all affect it.



Payment is due in full upon delivery. 1.5% per month will be added to all past due invoices. There will be a \$30 charge for NSF checks. Cancellation after 3 days from order date is subject to a 15% restocking fee. Customer is responsible for all building permits and compliance with local regulations. Customer is responsible to ensure we have access for delivery. Beiler Structures is not responsible for yard or property damage due to lack of access or unfavorable delivery conditions. If we must cross or enter neighboring property, customer is responsible to have written permission prior to delivery. In the event of default payment, we have the right to enter the property without prior notice and repossess the building.

DEL PER \_\_\_\_\_

ARR \_\_\_\_\_

DEP \_\_\_\_\_

TOTAL \_\_\_\_\_

SIGN \_\_\_\_\_

CHECK# \_\_\_\_\_

TOTAL (GRAND)

DEPOSIT RECEIVED

BALANCE DUE

SUBTOTAL

6% SALES TAX

TOTAL (SUB)

(OVER 8 ONLY) WIDE LOAD PERMIT

DELIVERY CHARGE

OVERTIME CHARGE

KIT BUILD CHARGE

\$4,870.00\$292.20\$5,162.2020.00\$5,162.20\$1,548.66\$3,613.54



LOADING INSTRUCTIONS \_\_\_\_\_

DELIVERY DATE \_\_\_\_\_

SITE PREPARATION

☒ Customer prepares level gravel or concrete

SPECIAL INSTRUCTIONS

\* Delivery with

STYLE

Smart Panel 11/12 Garden A

SIZE

8x16

COLOR

Rienl Green

TRIM

White

ROOF

Harvard Slate

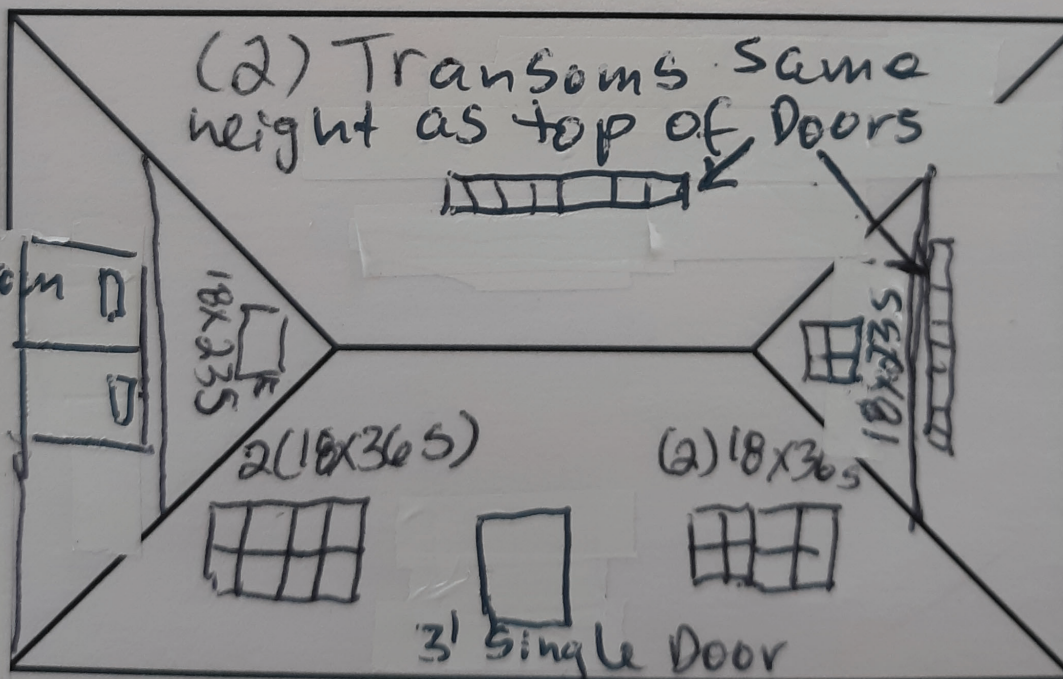
DOOR SIZE

6' Rienl Green Double Doors

SHI

@ top

16



16



DAY \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_

concrete pad ☐ Customer provides block:

<u>12</u>	2"x8"x16"
<u>18</u>	4"x8"x16"

th Equipter \*

HED

8x16 T-111 Garden 1/2 A - \$3,665.00

6' Deluxe Double Doors w/Transom inside \$285.00

P → 5' Transom on Right &amp; Back \$220.00

(2) Extra 18x36s Windows N/C

(1) 18x23s above 3' Single Door \$60.00

(2) 5'x40" Lofts \$180.00

(1) Cupola &amp; 1 weathervane \$200.00

(2) Flower Boxes \$100.00

Extend Cables 16" on Each Side \$100.00

\* 7' 4 1/2 Walls \* Included

(1) 18x23s window at right Cable Top \$60.00

(2) Transoms to be Same Height as top of Doors

TOTAL BARN COSTS

\$4,870.00

DELIVERY IN APPROX. 6-8 WEEKS

This is an "estimation only"

Weather, personnel, demand, and equipment will all affect it.

SUBTOTAL

6% SALES TAX

TOTAL (SUB)

\$4,870.00

\$292.20

\$5,162.20<sup>11</sup>





Elite A-Frame