

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

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.¹ 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:

¹ 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.

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 to schedule a follow-up site visit.

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

906988

Contact Email: kaverbeck@gmail.com

Contact Person: Karin Tetzlaff Averbeck

Daytime Phone No: 301-222-3710

Tax Account No: _____

Name of Property Owner: Karin Tetzlaff Averbeck

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 Averbeck

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.

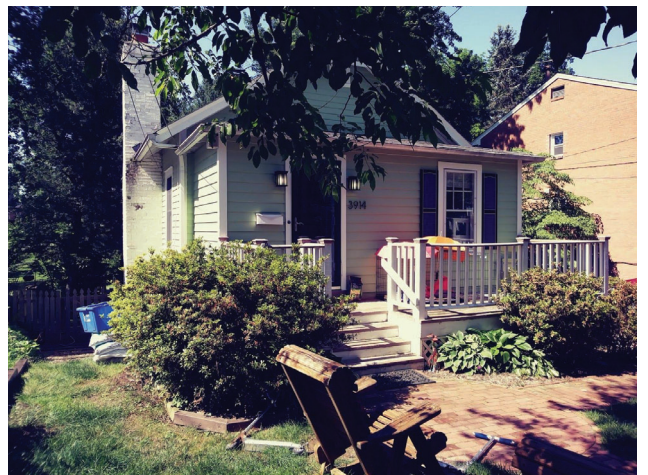
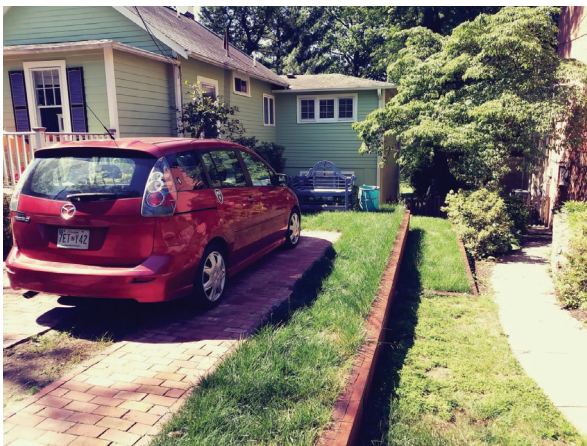
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
 For ALL projects, provide an accurate list of

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



Elite A-Frame