II.

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 Tetzlaf 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. 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:

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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

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 
Address: 3914 Washington Street, Kensington, MD 20895 
Contractor: tbd, self 
Contractor Registration No: 
Agent for Owner: 
Daytime Phone No: 
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 
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

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Karin Tetzlaff Averbeck</td>
<td></td>
</tr>
<tr>
<td>3914 Washington St</td>
<td></td>
</tr>
<tr>
<td>Kensington, MD 20895</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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</thead>
<tbody>
<tr>
<td>Stablow Family</td>
</tr>
<tr>
<td>3912 Washington St</td>
</tr>
<tr>
<td>Kensington, MD 20895</td>
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</tbody>
</table>

| Fitzpatrick Family                                       | Kensington Baptist Church                        |
| 3913 Washington St                                        | 10100 Connecticut Ave                            |
| Kensington, MD 20895                                      | 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:

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.
Beiler's Structures
www.BeilersStructures.com

NAME Karin Averbeck
ADDRESS 3914 Washington Street
CITY, STATE, ZIP Kensington, MD 20895
COUNTY

LOADING INSTRUCTIONS DELIVERY DAY DATE TIME
SITE PREPARATION Customer prepares level gravel or concrete pad
SPECIAL INSTRUCTIONS Delivery with Equipter

SHED

STYLE Smart Barn 11/12 Garden A
SIZE 8'x16'
COLOR Rich Green
TRIM White
ROOF Harvard Slate
DOOR SIZE 6' Rich Green Double Doors

OPTIONS
(1) Transoms on Right & Left $220.00
(2) Extra 18x36 windows $1.00
(3) Cupola on 8 ft. high walls $200.00
(4) Flewercy Boxes $100.00
(5) Transoms Same Height as Top of Doors $60.00

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.

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. Beiler 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

CHECK# DEPOSIT RECEIVED
SIGN DATE
Smart Panel 11/12 Garden A

<table>
<thead>
<tr>
<th>Style</th>
<th>Size</th>
<th>Color</th>
<th>Trim</th>
<th>Roof</th>
<th>Door Size</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>8x16</td>
<td>Rienzi Green</td>
<td>White</td>
<td>Harvard Slate</td>
<td>6' Rienzi Green Double Doors</td>
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</tbody>
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Payment is due in full upon delivery. 1.5% per month will be added to all past due invoices. There will be a $20 charge for NSF checks.
<table>
<thead>
<tr>
<th>OPTION</th>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>8'x16' T-111 Garden 1/2 A</td>
<td>$3,665.00</td>
</tr>
<tr>
<td>6' Deluxe Double Doors</td>
<td></td>
</tr>
<tr>
<td>5' Transom on Right &amp; back</td>
<td>$220.00</td>
</tr>
<tr>
<td>(2) Extra 18x36 3/4 Windows</td>
<td>N/C</td>
</tr>
<tr>
<td>(2) 5'x40' Lofts</td>
<td></td>
</tr>
<tr>
<td>(2) Flower Boxes</td>
<td></td>
</tr>
<tr>
<td>Extend Cables 16' on Each</td>
<td></td>
</tr>
<tr>
<td>7' 4 1/2 Walls</td>
<td>Included</td>
</tr>
<tr>
<td>(1) 18x23 3/4 Window at right</td>
<td></td>
</tr>
<tr>
<td>(2) Transoms to be same height as</td>
<td></td>
</tr>
<tr>
<td>doors</td>
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</tr>
</tbody>
</table>

**TOTAL BARN COSTS**

$4,870.00

**DELIVERY IN APPROX.**

6-8 WEEKS

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