EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 3932 Prospect St., Kensington
Meeting Date: 3/24/2021

Resource: Primary One Resource
Kensington Historic District
Report Date: 3/17/2021

Applicant: Property Owner
Public Notice: 3/10/2021

Review: HAWP
Tax Credit: n/a

Permit No.: 941701
Staff: Dan Bruechert

Proposal: Sign installation

STAFF RECOMMENDATION

Staff recommends the HPC approve the HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One Resource to the Kensington Historic District
STYLE: Colonial Revival
DATE: 1925

Figure 1: 3932 Prospect Street, Kensington.
I.C

PROPOSAL

The applicant proposes to install two wood signs on the existing fence.

Note: while the application includes information on a proposed window replacement, that is not in the scope of this HAWP.

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.
6. Signs that are in conformance with all other County sign regulations.

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:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction 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 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, 9, and 10;

and with the general condition that the applicant shall present the an electronic set of permit 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.
**APPLICANT:**

Name: Property Owner  
E-mail: halona@gmail.com  
City: Kensington  
Address: 3932 Prospect St.  
Daytime Phone: 8085549502  
City: MD  
Tax Account No.: N/A

**AGENT/CONTACT (if applicable):**

Name: _________________________________  
E-mail: _________________________________  
City: ________________ Zip:____________

Daytime Phone: ___________________________  
Contractor Registration No.: _______________

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property  
Is the Property Located within an Historic District? __Yes/District Name Kensington Historic District  
Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: ____________  
Street: ______________________________________________

Town/City: ____________________________ Nearest Cross Street: ____________________________

Lot: ____________  
Block: ____________  
Subdivision: _______ Parcel: ______

**TYPE OF WORK PROPOSED:** See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- [ ] New Construction  
- [ ] Addition  
- [ ] Demolition  
- [ ] Grading/Excavation  
- [ ] Deck/Porch  
- [ ] Fence  
- [ ] Hardscape/Landscape  
- [ ] Roof  
- [ ] Shed/Garage/Accessory Structure  
- [ ] Solar  
- [ ] Tree removal/planting  
- [ ] Window/Door  
- [ ] Other: Small sign

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Eric Hananoki  
3/1/2021

Signature of owner or authorized agent  
Date
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

This is a single family residence located in the Kensington Historic District.

Description of Work Proposed: Please give an overview of the work to be undertaken:

We are looking to replace nine windows in our single family residence with windows of similar appearance. The current windows pose a safety hazard as they contain lead (we have attached a supporting document). Those windows also have problems with functionality, including difficulty with opening them. We are not sure of the current windows' installation date and composition as we have recently purchased the home from a revocable trust.

We do not believe the windows to be of historic value and the proposed replacements would not appear to change the outward appearance of the residence. We would be replacing white windows with white windows of the same size.

Separately, we are looking to place two small signs on our yard fence indicating the presence of a dog. (We were advised that we would need permission for such sign(s) by an official.) Those signs would be helpful to alert people so that they do not open the yard gate without proper attention and caution. We have attached an image of the proposed sign, which would be that sign or something similar.

We do not believe the signs would change the historic appearance of the house and would primarily be visible to people who are nearing the yard fence. We have attached images from Google Maps from the perspective of Prospect St. along with closeups of the fence to demonstrate that there would be little change in the appearance.
### Work Item 1: Windows replacement

**Description of Current Condition:**
Nine windows that currently have dangerous levels of lead in them and have functionality problems.

**Proposed Work:**
We would replace those nine windows with Double Hung 800 OKNA Windows through an installation that would also remove the lead. The work would be done by the company Windows on Washington.

### Work Item 2: Dog on premises sign

**Description of Current Condition:**
Fencing around the yard without any indication about the presence of a dog.

**Proposed Work:**
We would place two "dog on premises" signs on both entrances to our yard to alert people. The likely sign would be purchased online through a commerce site like Etsy.

### Work Item 3:

**Description of Current Condition:**

**Proposed Work:**
## HISTORIC AREA WORK PERMIT
### CHECKLIST OF
### APPLICATION REQUIREMENTS

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HISTORIC AREA WORK PERMIT APPLICATION
Application Date: 2/10/2021

Comments
They would be replaced and installed by Windows on Washington. They will be the same color as the current windows.

Affidavit Acknowledgement
The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information
Address 3932 PROSPECT ST
KENSINGTON, MD 20895
Homeowner Hananoki (Primary)

Historic Area Work Permit Details
Work Type RESREP
Scope of Work We are planning to replace nine existing windows in our home. They would be Okna Vinyl replacement windows Double Hung 800.
## Certificate of Analysis: Lead In Dust Wipes by Modified ASTM 1644-17* and EPA Method 7000B

### Client: Reliable Lead Inspection Services
6351 Red Cedar Place
Baltimore, MD 21209

**Attn:** Norman Rosenzweig  
**Email:** reliableleadinspections@gmail.com  
**Phone:** 410-382-4860  
**Fax:**

### Client Project: 3932 PROSPECT ST KENSINGTON MD 20895

### Project Location: 3932 PROSPECT ST KENSINGTON MD 20895

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**Analyst Signature:**

Daniel Spence  
Robert Limmer

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NC = Not Detected, N/A = Not Available, RL = Reporting Limit. Analytical Reporting Limit is 5 ug/sample. For true values assume (2) significant figures. AAT internal SOP S207. The method and batch QC are acceptable unless otherwise stated. EPA Regulatory Limits: 10 ug/ft² (Floors, Carpeted/Uncarpeted), 100 ug/ft² (Window Sill/Stools), 400 ug/ft² (Window Trough/Well/Ext Concrete Surfaces). EPA Lead Dust Clearance Limits: 40 ug/ft² (Floors, Uncarpeted), 250 ug/ft² (Window Sill/Stools), 400 ug/ft² (Window Trough/Well/Ext Concrete Surfaces). HUD Grantee Regulatory Limits: 10 ug/ft² (Interior Floors), 40 ug/ft² (Porch Floors), 100 ug/ft² (Window Sills), 100 ug/ft² (Window Troughs). New York City Regulatory Limits: 10 ug/ft² (Floors), 50 ug/ft² (Window Sills), 100 ug/ft² (Window Wells). The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA-LAP and NY State DOH ELAP programs. These results are submitted pursuant to AAT, LLC current terms and conditions of sale, including the company’s standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. All Quality Control requirements for the samples this report contains have been met. AAT does not blank correct reported values. Sample data apply only to items analyzed. Results are calculated with wipe dimensions supplied by client. Reproduction of this document other than in its entirety is not authorized by AAT, LLC. *= Validated modified method. Samples are stored for 15 days following report date.
Certificate of Analysis: Lead In Paint by EPA SW-846 Method 7000B/3050B*

Client: Reliable Lead Inspection Services
6351 Red Cedar Place
Baltimore, MD 21209

Attn: Norman Rosenzweig
Email: reliableleadinspections@gmail.com
Phone: 410-382-4860

Project Location: 3932 PROSPECT ST KENSINGTON MD 20895

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Analyst Signature

Daniel Spence

Robert Limmer

ND = Not Detected, NA = Not Available, RL = Reporting Limit. For true values assume (3) significant figures. The method and batch QC are acceptable unless otherwise stated. The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA-LAP and NY State DOH ELAP programs. AAT internal SOP S235. These results are submitted pursuant to AAT, LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. Results in mg/cm² are calculated based on sample area dimensions supplied by client. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. AAT does not blank correct reported values. Reproduction of this document other than in its entirety is not authorized by AAT, LLC.

Date Printed: 01/12/2021  4:29PM  AAT Project: 624216

AIHA LAP- Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio- Lab ID # 10042

Note: Samples are stored for 15 days following report date. Sample data apply only to items analyzed. *Validated modified method.
To: Reliable Lead Inspection Services  
6351 Red Cedar Place  
Baltimore, MD 21209  

Attn: Norman Rosenzweig  
Email: reliableleadinspections@gmail.com  
Phone: 410-382-4860  

Client Project: 3932 PROSPECT ST KENSING  
Date Reported: 1/12/2021 4:28:37PM  

Project Location: 3932 PROSPECT ST KENSINGTON MD 20895

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Reviewed By  
Quality Assurance Coordinator - Stephen Northcott
Front of the house: five windows to be replaced.
Side of the house: two windows to be replaced.
Side of the house: two windows to be replaced.
Side fence leading to yard: area to place “dog on premises” sign.
Side fence leading to yard: area to place "dog on premises" sign.
View from Prospect Street of side fence via Google.

View from Prospect Street of side fence via Google.
Picture of potential sign of to be placed on fence via Etsy (or a similar sign).
Montgomery County

District: 13  Account Number: 01019642

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx (http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx).