

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

<b>Address:</b>	3926 Washington St., Kensington	<b>Meeting Date:</b>	5/26/2021
<b>Resource:</b>	Primary One Resource <b>Kensington Historic District</b>	<b>Report Date:</b>	5/19/2021
<b>Applicant:</b>	Nancy Collins	<b>Public Notice:</b>	5/12/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case No.:</b>	945073	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b> Garage Demolition and Accessory Dwelling Unit Construction			

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve with one condition** the HAWP:

1. To mitigate the loss of the large sycamore tree, two canopy trees need to be planted on the lot prior to submission of the building permit. Verification that this condition has been met is delegated to Staff upon submission of final permit plans.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary One Resource within the Kensington Historic District  
**STYLE:** Queen Anne  
**DATE:** 1898



*Figure 1: 3926 Washington St. has a detached single bay garage.*



## **BACKGROUND**

At the April 14, 2021 HPC meeting, the applicant presented a similar development scheme.<sup>1</sup> The HPC and the LAP raised questions about the appropriateness of the tree removal and the desired location of the proposed ADU. The applicant has made revisions based on the discussion held at the meeting and returns seeking approval of their HAWP.

## **PROPOSAL**

The applicant proposes to demolish the non-historic detached garage and construct an accessory dwelling unit in a similar design.

## **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.

### ***Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6***

"In regard to the properties identified as secondary resources--that is visually contributing, but non-historic structures or vacant land within the Kensington District--the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district."

### ***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.

### ***Montgomery County Code; Chapter 24A-8***

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<sup>1</sup> The Staff Report considered and tabled at the April 14, 2021 HPC meeting is available here: <https://montgomeryplanning.org/wp-content/uploads/2021/04/IE-3926-Washington-Street-Kensington-945073.pdf> and the audio of the hearing is available here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=d1b89913-9e61-11eb-8549-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=d1b89913-9e61-11eb-8549-0050569183fa).



- (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 the 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 *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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall 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 two-story Queen Anne house constructed in 1898. Sometime after 1933, a single-bay front gable garage was constructed on the site.



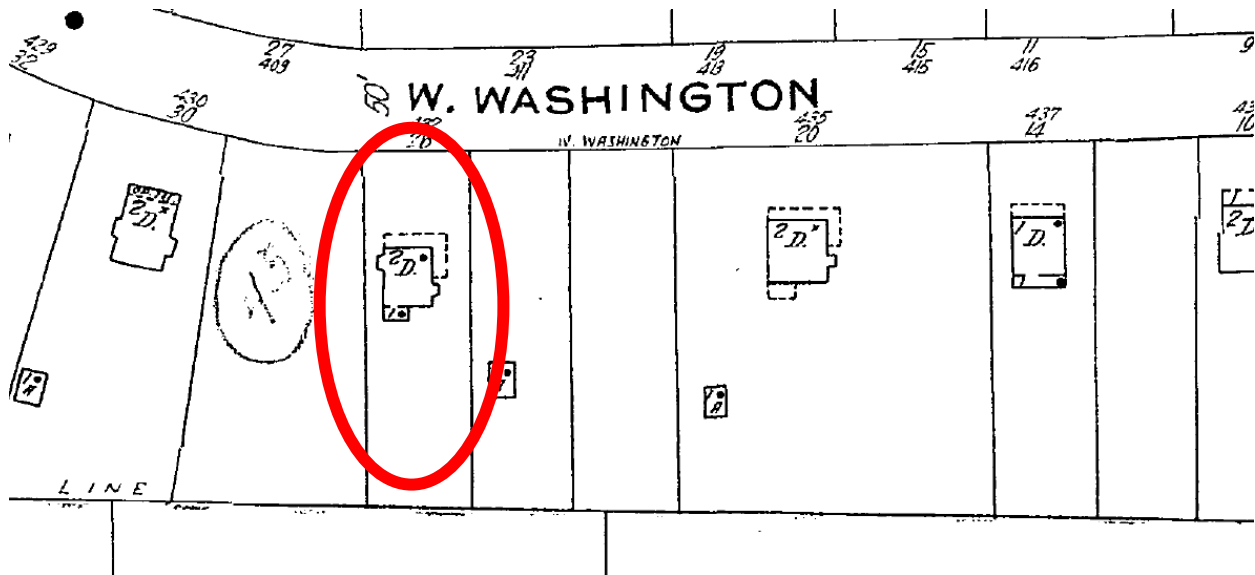


Figure 2: 1933 Sanborn Map showing no garage in the location of the current accessory building.

The applicant proposes to demolish the existing accessory structure measuring 20' 4" × 11' 4" (twenty feet, four inches by eleven feet, four inches) and construct a new accessory dwelling unit measuring 29' × 16' (twenty-nine feet by sixteen feet) matching the house in materials and design in the same approximate location. The existing building is constructed to the rear of the historic house's rear wall plane, but only a couple of feet off of the property line. The new accessory building will be placed 10' (ten feet) off of the eastern property line but, will be relocated to the rear, only 5' 6" (five feet, six inches) off of the rear property line. Moving the proposed ADU as close to the east property line and towards the rear was a recommendation of both the Kensington LAP and a majority of the HPC.

Staff finds that the existing garage is not a historic building, as shown on the map above, and does not contribute to the historic character of the surrounding district. The demolition of this structure is appropriate under 24A-8(b)(1) and Staff recommends the HPC approve the demo.

The proposed accessory building will be a single-story, front gable, wood-framed accessory dwelling unit. The structure will match the shingles and two-over-two window configuration of the historic house. The siding of the proposed ADU will be fiber cement siding. The front elevation has a small hipped roof front porch supported by turned posts that match the historic front porch.

Staff finds the size of the proposed building is generally consistent with the historic and appropriate for the house and surrounding district. The additional width of the proposed structure will be behind the house to a degree that it will not be evident from the right-of-way. The total depth of the new building is nearly 9' (nine feet) deeper than the existing structure, however, 5' (five feet) of that is the front porch. Additionally, Staff finds the impact the added depth will have on the surrounding district will be reduced due to the new location towards the rear of the lot.

Staff additionally finds that most of the proposed materials are compatible with the historic house and surrounding district, per 24A-8(b)(2). As this is new construction and an accessory building, Staff finds that fiber cement siding, which is paintable and millable that has an appearance consistent with wood is appropriate for the exterior of the structure under 24A-8(b)(2) and 24A-8(d). The proposed windows are Andersen 400 Series vinyl-clad wood windows. While wood or aluminum-clad wood windows are preferred, Staff finds that this window is appropriate for a new accessory structure with limited visibility from the right-of-way under 24A-8(d). While many of the architectural details match the historic house, Staff finds the scale and design of the proposal will not be confused for a historic building as required by Standard 9.



There remains one outstanding issue, that of the tree removal. This was brought to Staff's attention prior to the last meeting by the Kensington LAP. A 19" d.b.h. (nineteen-inch) sycamore tree was removed administratively before submitting this HAWP because it was damaging the foundation of the existing accessory structure. Because this was removed on an emergency basis, the HPC did not have an opportunity to weigh in on the decision. The tree contributed to the mature tree canopy and park-like setting that are characteristics of the historic district. To mitigate the loss of this tree, Staff recommends the HPC include a condition for approval that the applicant plant two canopy trees on the site. Based on the aerial photograph (above) and Staff's site visit, the site can accommodate these trees. With age, these trees can fill in the canopy and maintain the district's character.

### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approves with one condition:**

1. To mitigate the loss of the large sycamore tree, two canopy trees need to be planted on the lot prior to submission of the building permit. Verification that this condition has been met is delegated to Staff upon submission of final permit plans;

the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), and the *Vision of Kensington*, and the *Kensington Historic District Designation*, 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 an electronic set 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.





FOR STAFF ONLY:  
HAWP# 945073  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

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

## AGENT/CONTACT (if applicable):

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

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 \_\_\_\_\_

No/Individual Site Name \_\_\_\_\_

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

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: \_\_\_\_\_

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.

\_\_\_\_\_  
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:

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



**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> Nancy Collins 3926 Washington Street Kensington, MD 20895	<b>Owner's Agent's mailing address</b> Jodi Longo 3932 Washington Street Kensington, MD 20895
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Stephen Strachan 3924 Washington Street Kensington, MD 20895	
Richard Strachan 3925 Washington Street Kensington, MD 20895	
Mark Shank 3909 Cleveland Street Kensington, MD 20895	



Work Item 1: \_\_\_\_\_

Description of Current Condition:

**Proposed Work:**

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

### Proposed Work:

















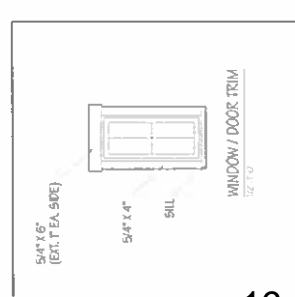












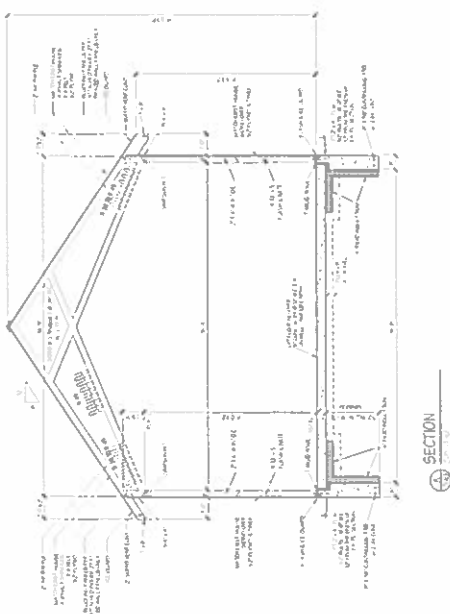
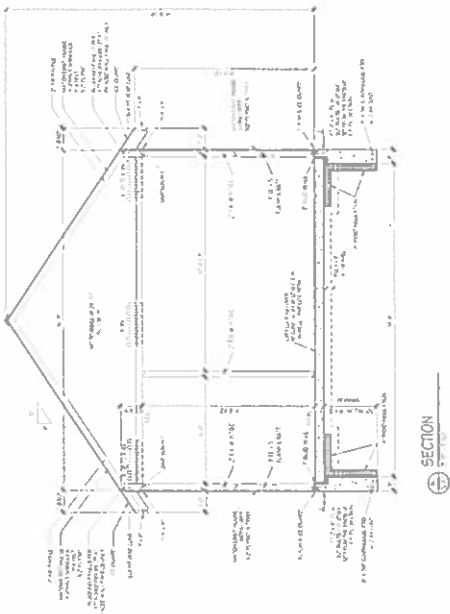
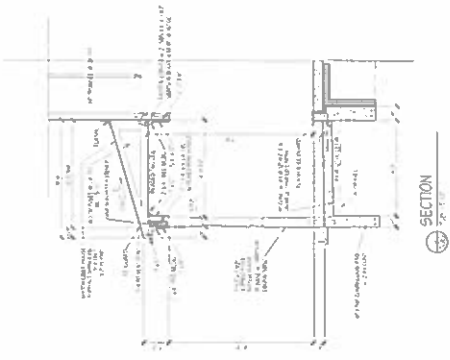




CONTRACTOR TO VERIFY ALL DIMENSIONS & LOCATIONS OF EXISTING STRUCTURES PRIOR TO START OF CONSTRUCTION. NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS NOTED TO THE ARCHITECT'S OTHERS.

CLAUDE C. LAPP  
ARCHITECT  
1000 MILLMAN DRIVE  
SUITE 100  
BETHESDA, MD 20814  
301-461-2222

1.0	1.0
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3.0	3.0
4.0	4.0
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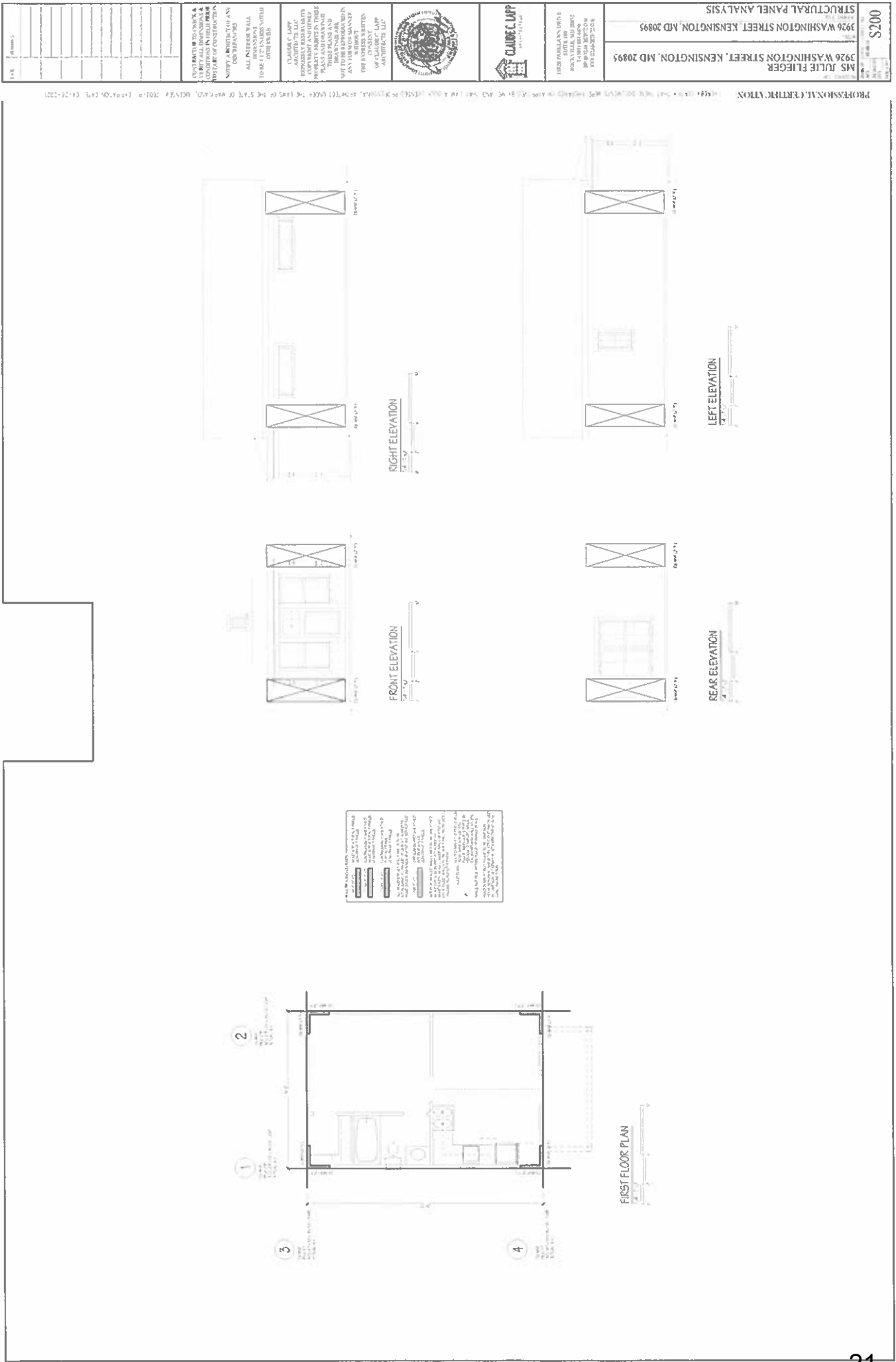














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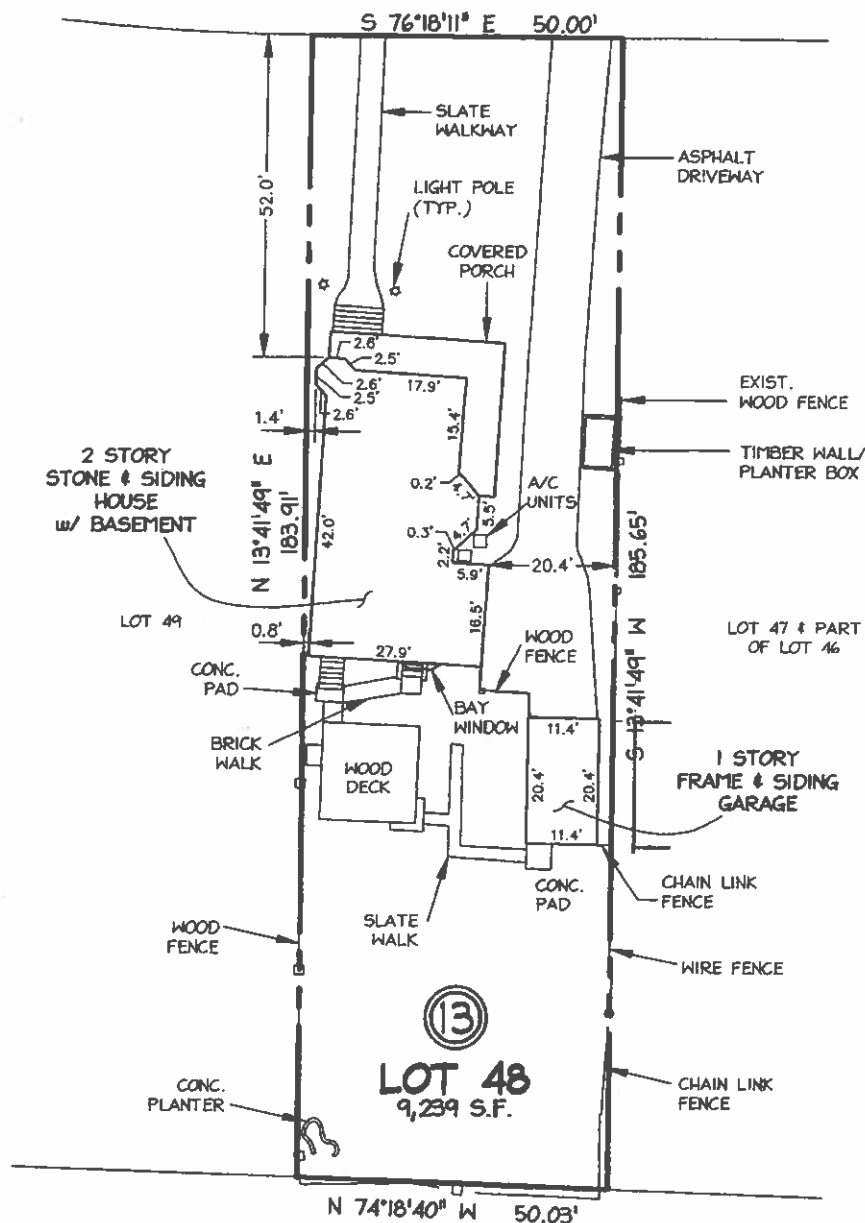


# FINAL LOCATION DRAWING

3926 Washington Street, Kensington, MD 20895

Lot 48, Block 13, Kensington Park

## WASHINGTON STREET (50' R/W)



EXISTING

### CONSUMER INFORMATION NOTES

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 0.1 foot.
4. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
5. Flood Zone "X" per F.E.M.A. Panel No. 24031C365D. Flood zone information is taken from available sources and is subject to interpretation of originator.



10 South Beniz Street  
Frederick, Maryland 21701  
301-607-8031 office  
www.casengineering.com  
info@casengineering.com

### SURVEYOR'S CERTIFICATE

The information shown hereon has been based upon the results of a field inspection pursuant to the deed or plat of record. Existing structures shown have been field located based upon measurements from property markers found or set. No title report furnished. Subject to all easements and conditions of record.

*Jeffrey A. Hammond*  
JEFFREY A. HAMMOND  
Professional Land Surveyor, Maryland Reg. No. 21515, Exp. 07/13/2021



DATE OF LOCATIONS	REFERENCES	SCALE: 1"=30'
WALL CHECK: N/A	PLAT BOOK: B	DRAWN BY: JAH
HOUSE LOC.: 11/25/20	PLAT: 4	JOB #: 20-879

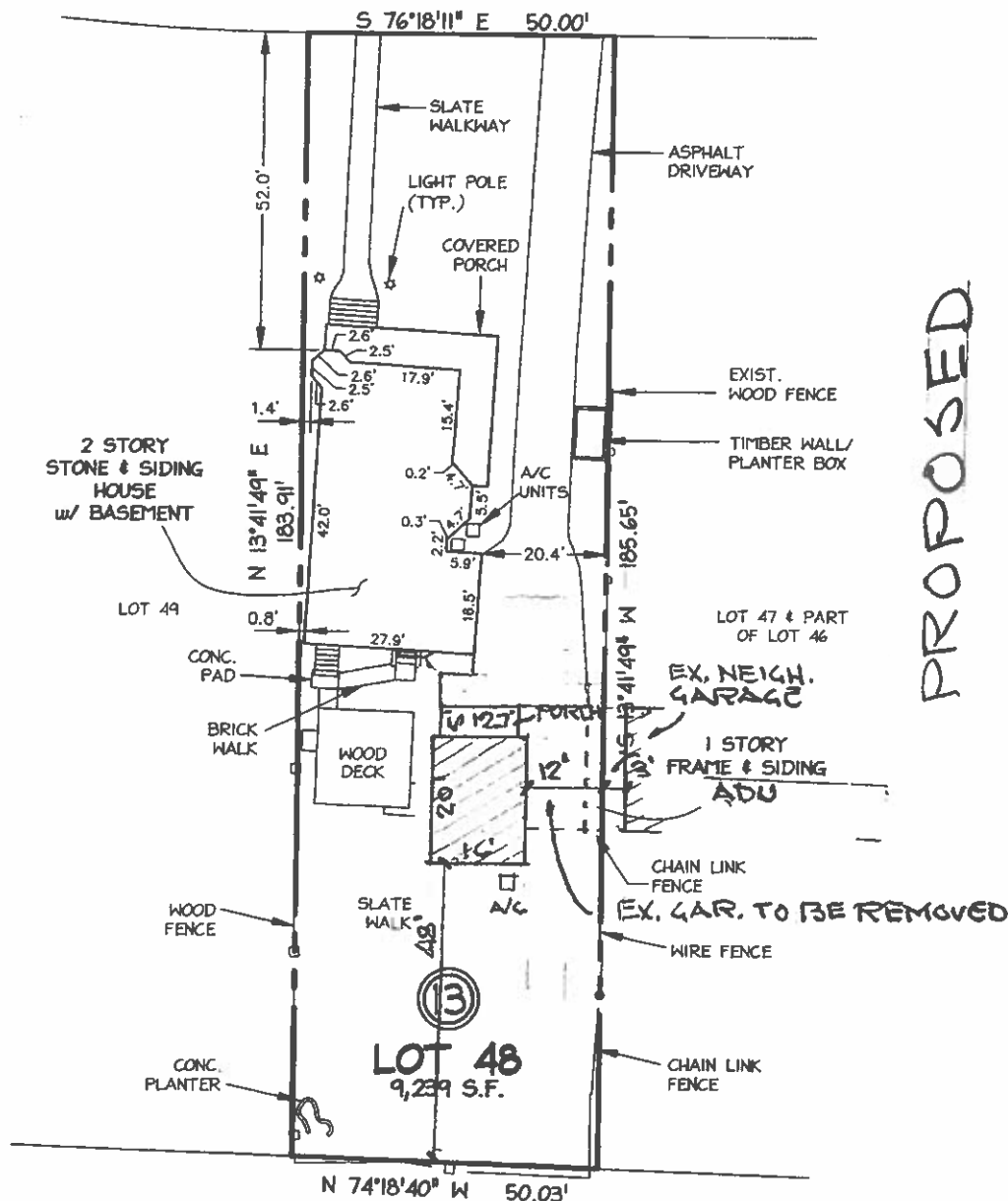


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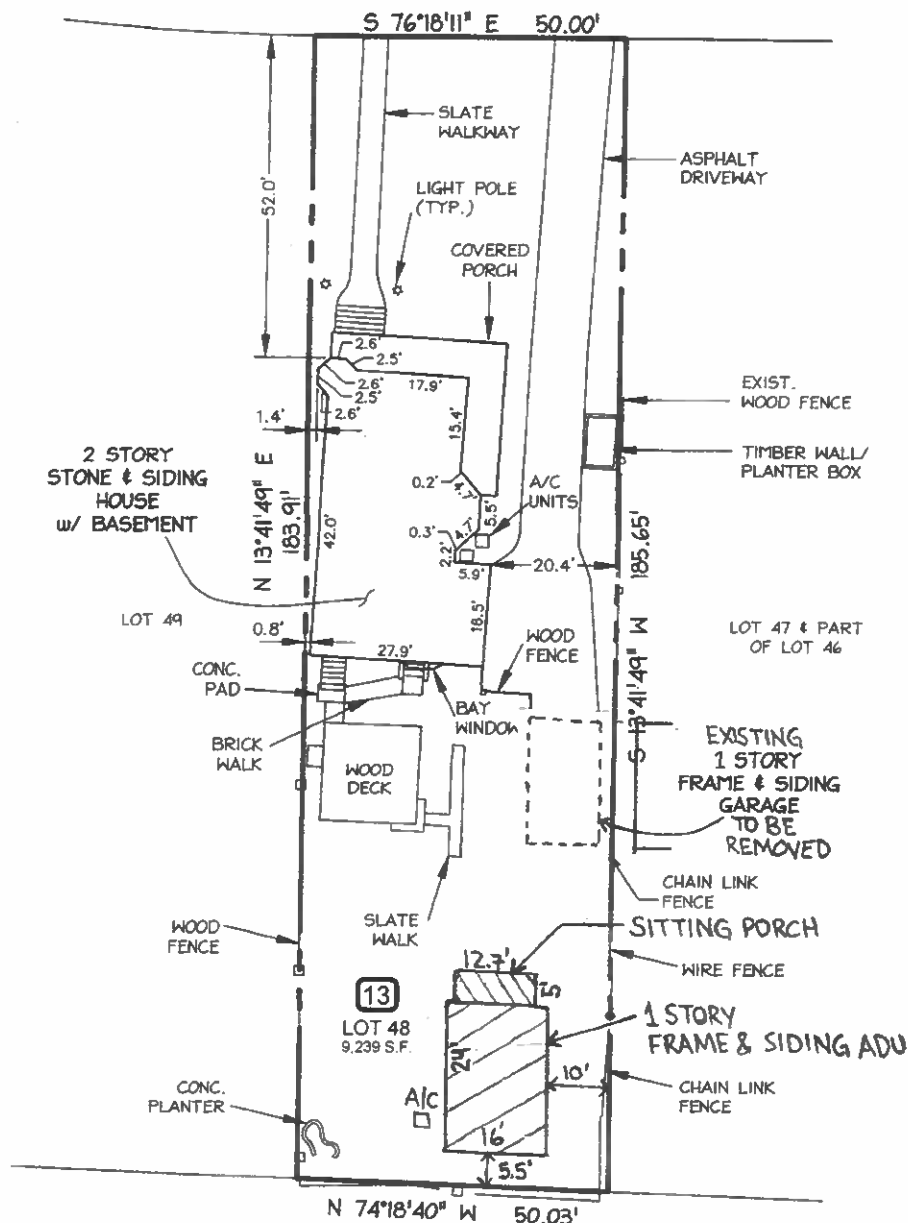


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Lot 48, Block 13, Kensington Park

## WASHINGTON STREET (50' R/W)



PROPOSED SITE PLAN

EX. LOT COV. = 1660 18%  
PROP. LOT COV. = 1810 19.6%

REV. DATE: 04-30-2021

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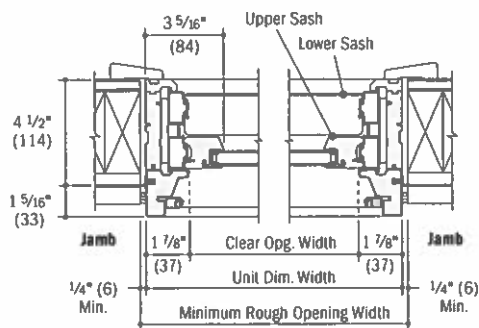


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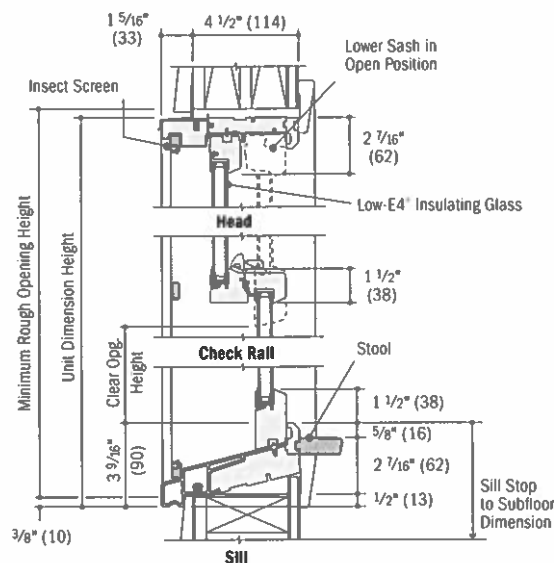


### Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) — 1:8



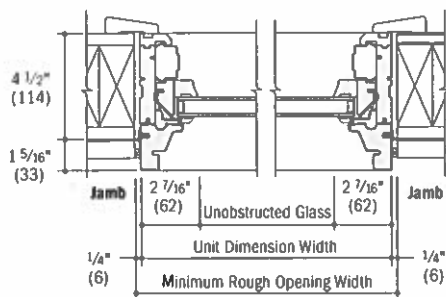
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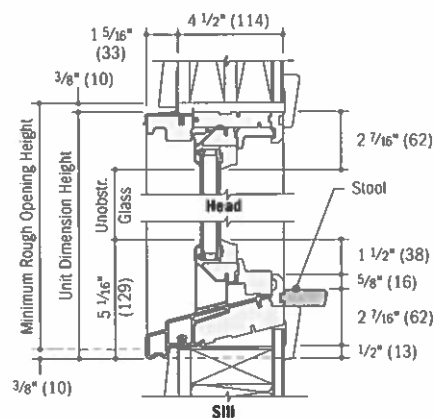
Vertical Section

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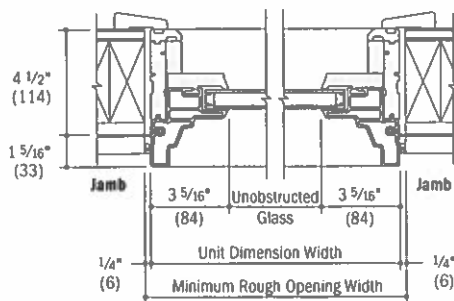
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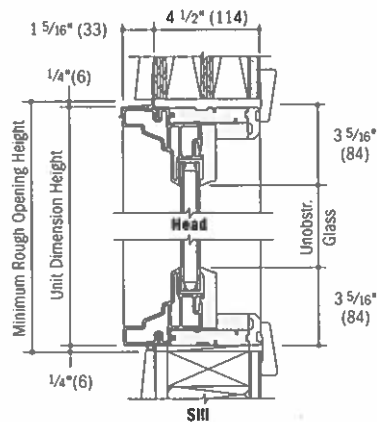
Vertical Section

### Tilt-Wash Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) — 1:8



Horizontal Section



Vertical Section

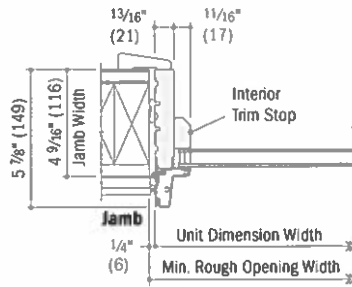
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).
- Dimensions in parentheses are in millimeters.



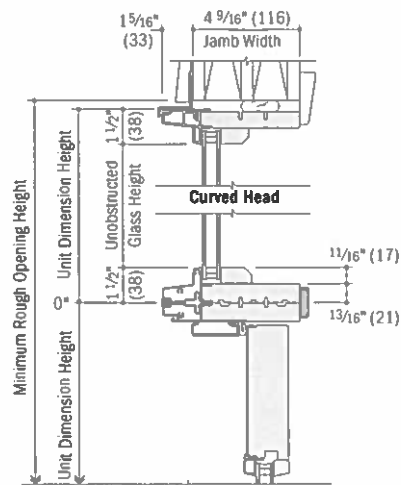
## ENTRY DOORS

### Direct-Set Entry Door Transom Details

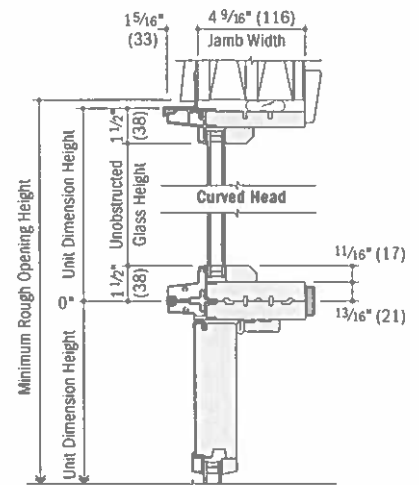
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**Horizontal Section**  
Direct-Set



**Vertical Section**  
Direct-Set over Inswing Entry Door



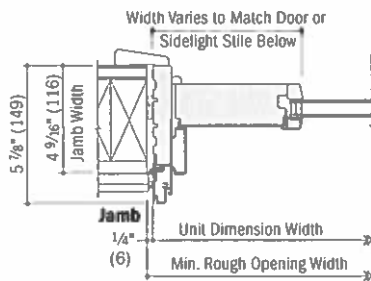
**Vertical Section**  
Direct-Set over Outswing Entry Door

- $4\frac{9}{16}"$  (116) jamb width measurement is from backside of installation flange.
- Light-colored areas are parts included with window and/or door. Dark-colored areas are additional Andersen® parts required to complete window and/or door assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).
- Dimensions in parentheses are in millimeters.
- Clad details shown, would also be available.
- Transoms are available in both  $4\frac{9}{16}"$  (116) and  $6\frac{9}{16}"$  (167) jamb widths.



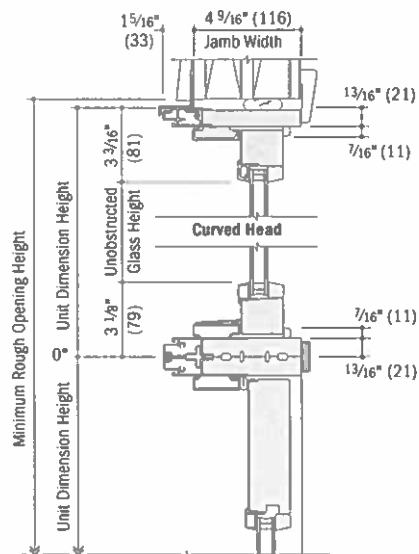
## Sash-Set Entry Door Transom Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



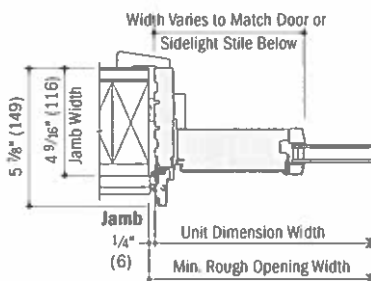
**Horizontal Section**

Sash-Set Transom for Inswing Entry Door



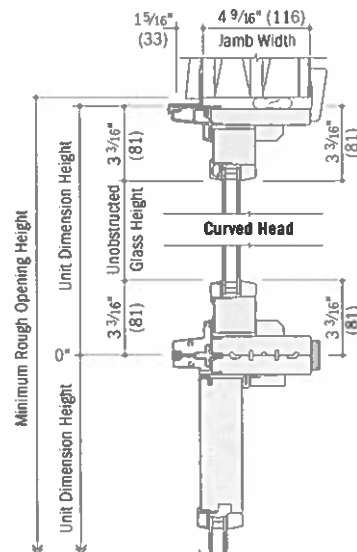
**Vertical Section**

Sash-Set Transom over Inswing Entry Door



**Horizontal Section**

Sash-Set Transom for Outswing Entry Door



**Vertical Section**

Sash-Set Transom over Outswing Entry Door

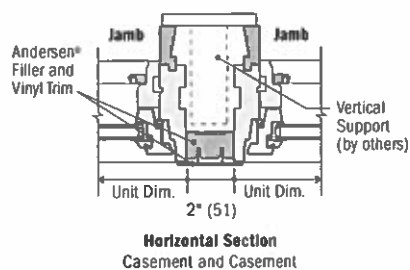
- 4 9/16" (116) jamb width measurement is from backside of installation flange.
- Light-colored areas are parts included with window and/or door. Dark-colored areas are additional Andersen<sup>®</sup> parts required to complete window and/or door assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).
- Dimensions in parentheses are in millimeters.
- Clad details shown, wood also available.
- Transoms are available in both 4 9/16" (116) and 6 9/16" (167) jamb widths.



### Separate Rough Openings Detail

Scale 1½" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support (by others) in combination with Andersen® exterior filler and exterior vinyl trim.



- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).
- Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.