MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3926 Washington St., Kensington Meeting Date: 5/26/2021

Resource: Primary One Resource **Report Date:** 5/19/2021

Kensington Historic District

Applicant: Nancy Collins **Public Notice:** 5/12/2021

Review: HAWP **Tax Credit:** No

Case No.: 945073 Staff: Dan Bruechert

PROPOSAL: Garage Demolition and Accessory Dwelling Unit Construction

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.¹ 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

¹ The Staff Report considered and tabled at the April 14, 2021 HPC meeting is avaliable here: https://montgomeryplanning.org/wp-content/uploads/2021/04/I.E-3926-Washington-Street-Kensington-945073.pdf and the audio of the hearing is avalable here: 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.

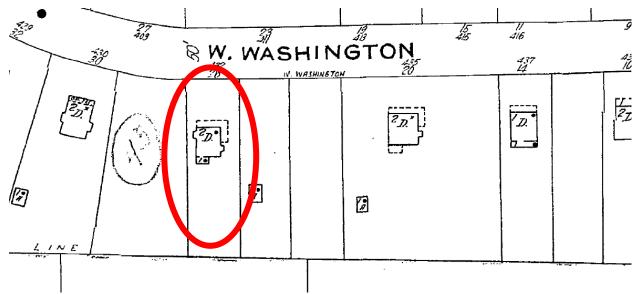


Figure 2: 1933 Sanborn Map showing no garage in the location of the current accessory building.

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 to schedule a follow-up site visit.





DATE ASSIGNED_ **APPLICATION FOR** HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

APPLICANT:

Name:	E-ma	nil:	
Address:	City:		Zip:
Daytime Phone:	Tax A	Account No.:	
AGENT/CONTACT (if applicab	le):		
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Address:	City:		Zip:
Daytime Phone:	Cont	ractor Registration	on No.:
LOCATION OF BUILDING/PRE	MISE: MIHP # of Historic Prop	erty	
Is there an Historic Preservation map of the easement, and doc Are other Planning and/or Hea (Conditional Use, Variance, Rec supplemental information. Building Number:	n/Land Trust/Environmental E umentation from the Easemer ring Examiner Approvals /Revi ord Plat, etc.?) If YES, include	asement on the nt Holder support iews Required as information on the	ting this application. s part of this Application?
Town/City:	Nearest Cross Stre	et:	
Lot: Block:	Subdivision:	Parcel:	
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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 NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's Agent's mailing address Owner's mailing address Nancy Collins 3926 Washington Street Kensington, MD 20895 Jodi Longo 3932 Washington Street Kensington, MD 20895 Adjacent and confronting Property Owners mailing addresses 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:









3926 WASHINGTON STREET KENSINGTON, MD 20895 MS. JULIE FLIEGER

3926 WASHINGTON STREET JOBSITE LOCATION: KENSINGTON, MD 20895 DATE: 02-08-2021

GENERAL NOTES

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PROFESSIONAL CERTIFICATION

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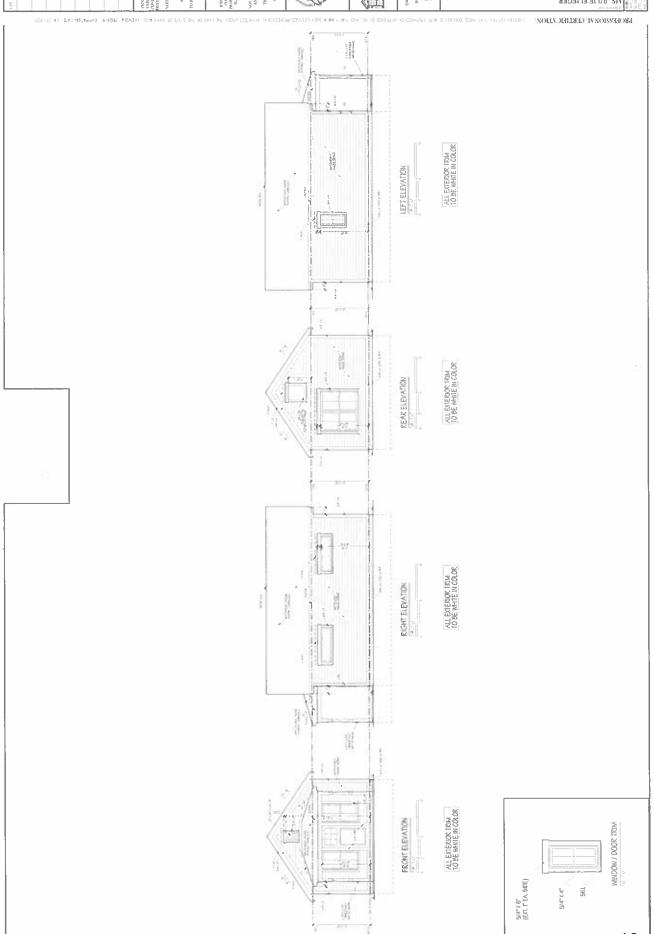
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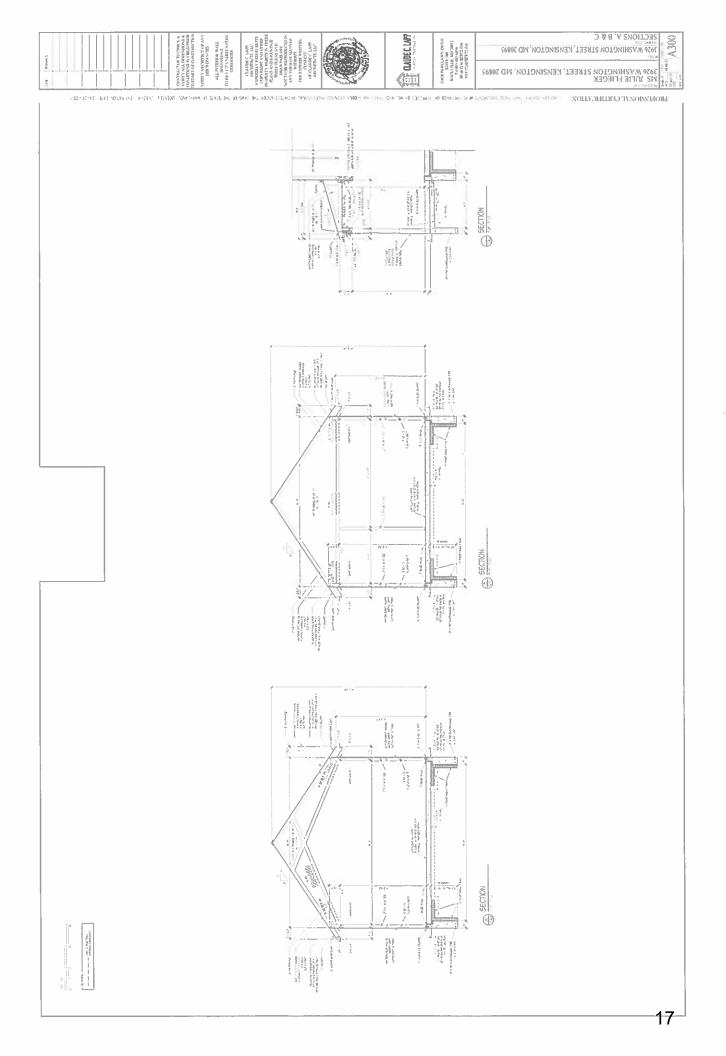
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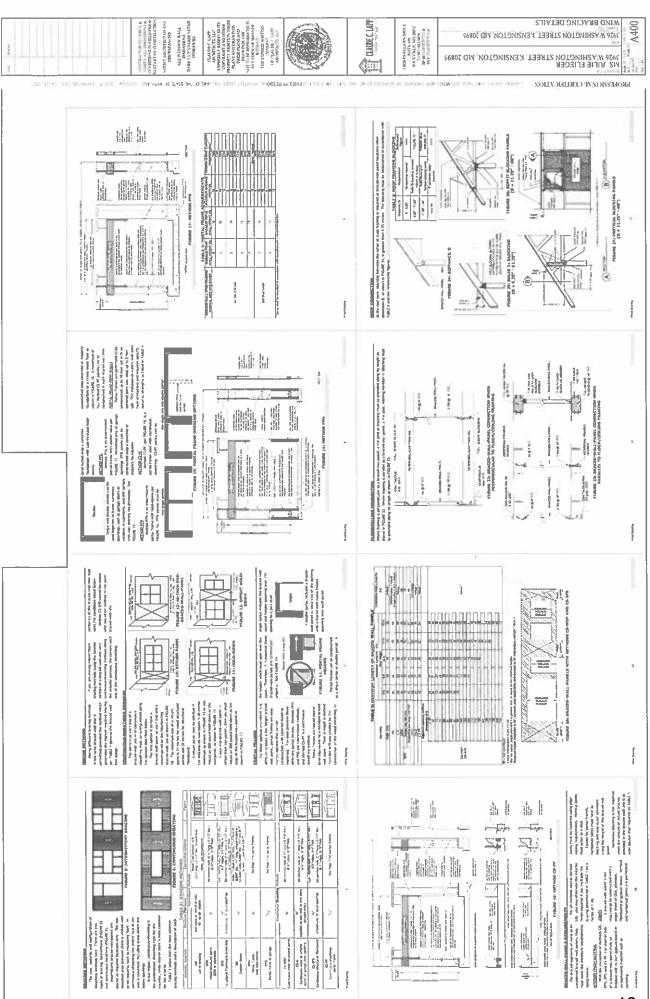
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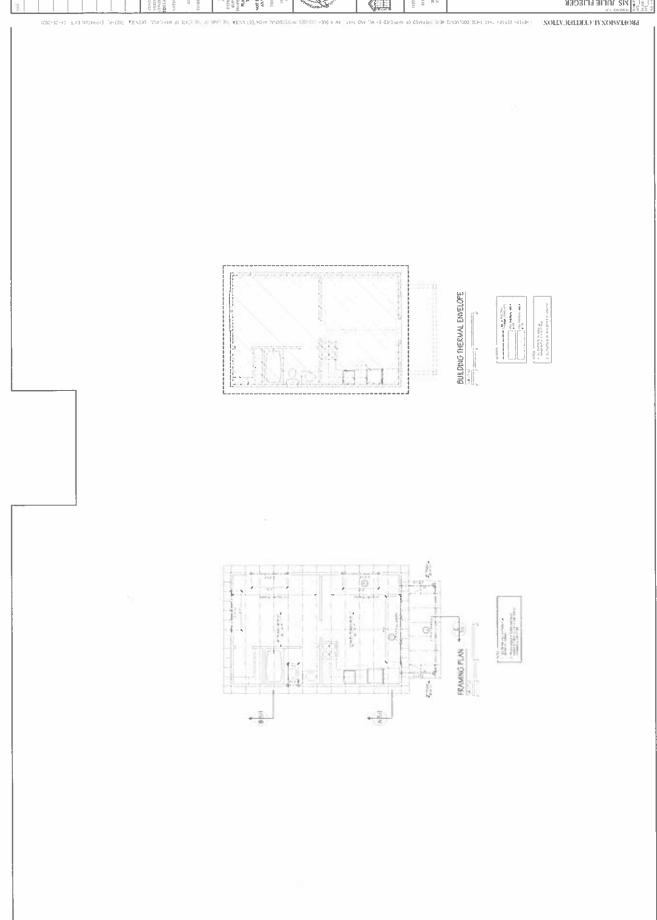




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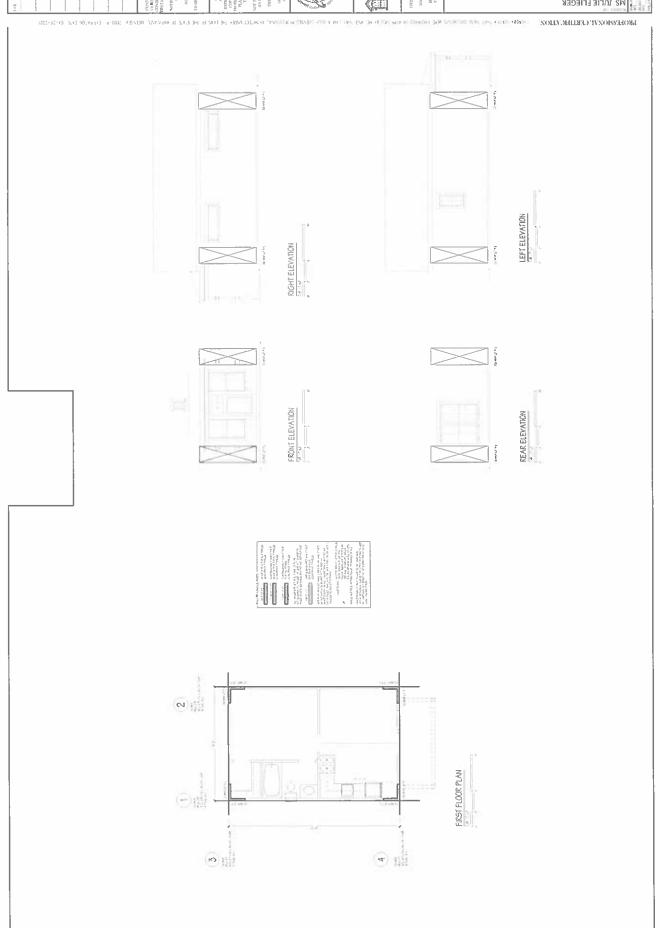
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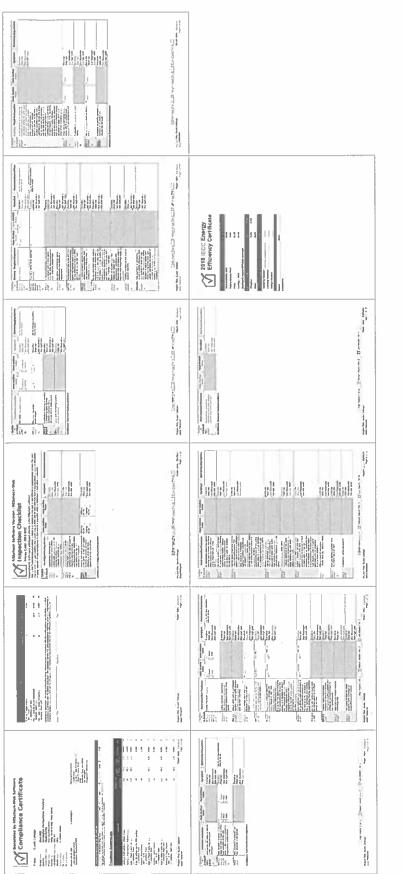
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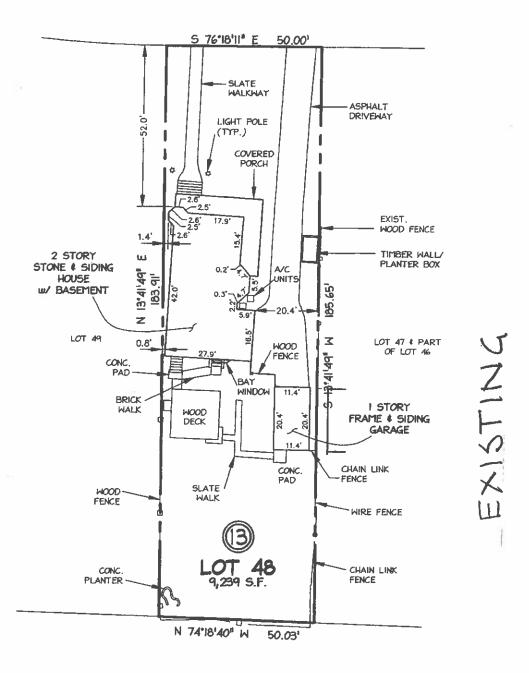


FINAL LOCATION DRAWING

3926 Washington Street, Kensington, MD 20895

Lot 48, Block 13, Kensington Park

WASHINGTON STREET



CONSUMER INFORMATION NOTES

- 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.
- This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 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.
- 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.
- 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 Bentz Street Frederick, Maryland 21701 301-607-8031 office

www.casengineering.com info@casengineering.com

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

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 here been field located based upon measurements from property markers found or set. No little report furnished. Subject to all easements and conditions of record.



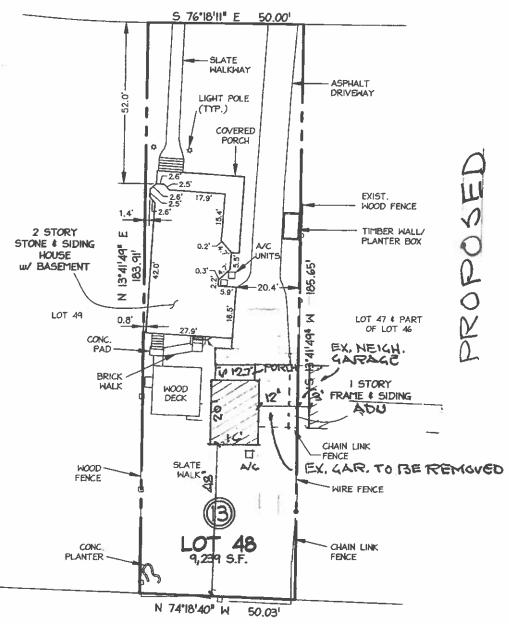


FINAL LOCATION DRAWING

3926 Washington Street, Kensington, MD 20895

Lot 48, Block 13, Kensington Park

WASHINGTON STREET



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

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



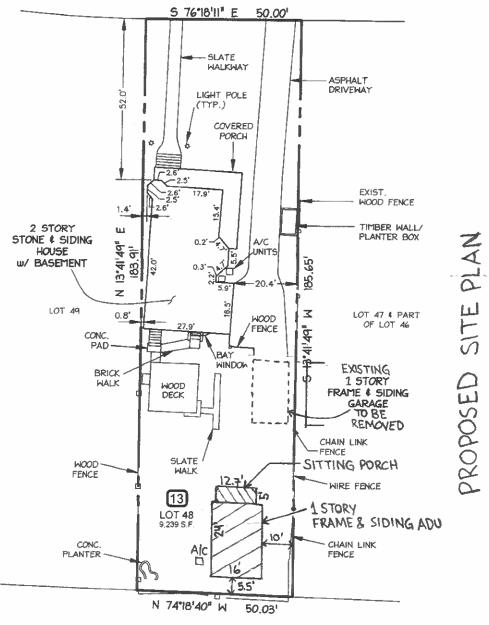
FINAL LOCATION DRAWING

3926 Washington Street, Kensington, MD 20895

Lot 48, Block 13, Kensington Park

WASHINGTON STREET

(50° R/W)



EX. LOT COV. = 1660 189 PROP. LOT COV. =1810 19.6%

REV. DATE: 04-30-2021 CONSUMER INFORMATION NOTES

- 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.
- This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 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.
- 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.
- 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 Bentz Street Frederick, Maryland 21701 301-607-8031 office

www.casengineering.com info@casengineering.com

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

SURVEYOR'S CERTIFICATE

OF MARY

OF 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 HAMSSOND
Professional Land Surveyor, Maryland Reg. No. 21515, Exp. 07/13/2021

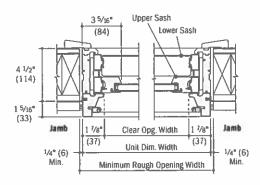




TILT-WASH FULL-FRAME WINDOWS

Tilt-Wash Double-Hung Window Details

Scale $1^{1}/2^{n}$ (38) = $1'-0^{n}$ (305) - 1:8



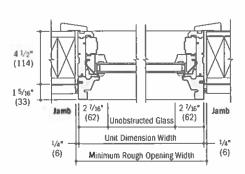
Horizontal Section

1 5/16° (33) 4 1/2" (114) Lower Sash in Open Position Insect Screen 2 7/16" (62)Low-E4" Insulating Glass Minimum Rough Opening Height Unit Dimension Height 1 1/2 (38)Stool Clear Opg Check Rall Height 1 1/2" (38) 5/8" (16) 3 9/16 6 2 7/16" (62) Sill Stop 1/2" (13) to Subfloor Dimension 3/8" (10) SIII

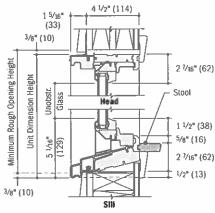
Vertical Section

Tilt-Wash Picture Window Details

Scale 11/2" (38) = 1'-0" (305) = 1:8



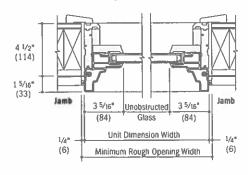
Horizontal Section



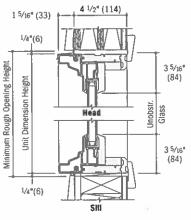
Vertical Section

Tilt-Wash Transom Window Details

Scale $1^{1/2}$ " (38) = 1'-0" (305) - 1:8



Horizontal Section



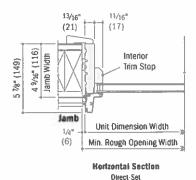
Vertical Section

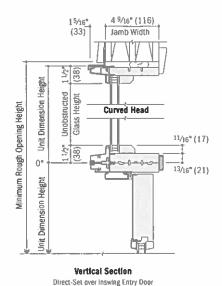
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen' parts required to complete window assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, still panning, brackets, fasteners or other items.
 Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenvindows.com.

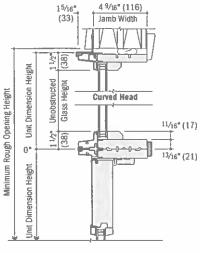
[·] Dimensions in parentheses are in millimeters.

ENTRY DOORS

Direct-Set Entry Door Transom Details Scale $1^{1/2}$ " (38) = 1'-0" (305) - 1:8







Vertical Section Direct-Set over Outswing Entry Door

2013-2014 400/200 Series Product Guide

^{• 4 % (116)} jamb width measurement is from backside of installation flange.

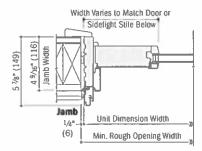
Light-colored areas are parts included with window and/or door. Dark-colored areas are additional Andersen* parts required to complete window and/or door assembly as shown.
 Rough openings may need to be increased to allow for use of building wraps, flashing, still panning, brackets, fasteners or other 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.

Dimensions in parentheses are in millimeters.
 Clad details shown, world also available.
 Transoms are available in both 4 %rs* (116) and 6 %rs* (167) jamb widths.

Andersen.

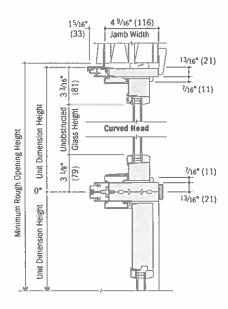
Sash-Set Entry Door Transom Details

Scale $1^{1}/2^{1}$ (38) = $1^{1}-0^{1}$ (305) - 1:8



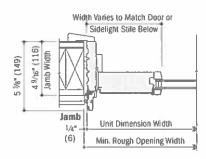
Horizontal Section

Sash-Set Transom for Inswing Entry Door

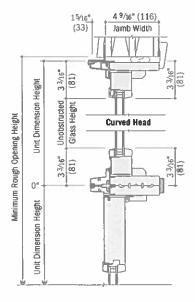


Vertical Section

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 1/4" (116) jamb width measurement is from backside of installation flange.
- Uight-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.

- Dimensions in parentheses are in millimeters.
 Clad details shown, wood also available.
 Iransoms are available in both 4 1/4 1/16 and 6 1/4 1/16 jamb widths.

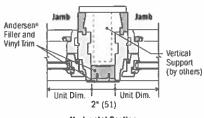


CASEMENT/AWNING WINDOWS

Separate Rough Openings Detail

Scale 11/2" (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.



Horizontal Section Casement and Casement

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.

Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.

[•] Dimensions in parentheses are in millimeters.