

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3929 Baltimore St., Kensington	Meeting Date:	9/22/2021
Resource:	Primary One (1880-1910) Resource (Kensington Historic District)	Report Date:	9/15/2021
Applicant:	Nathan and Sarah Engle (Renee LaGue, Agent)	Public Notice:	9/8/2021
Review:	HAWP	Tax Credit:	N/A
Case Number:	965639	Staff:	Michael Kyne
PROPOSAL:	Tree removal and hardscape alteration		

STAFF RECOMMENDATION:

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One (1880-1910) Resource within the Kensington Historic District
STYLE: Queen Anne
DATE: 1898

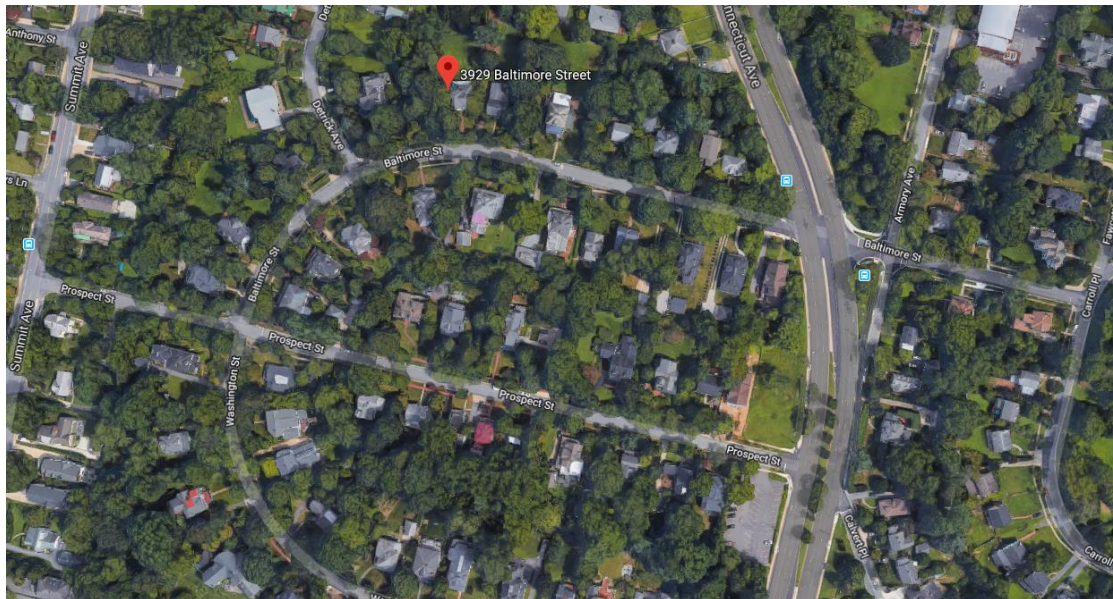


Fig. 1: Subject property.

PROPOSAL:

The applicants propose the following work items at the subject property:

- Widen the front brick walkway by 1' and extended to the street.
 - The total width of the widened walkway will be 5'-4".
 - The walkway will be set on a concrete base.
 - Slight grading will occur.
- Expand the brick landing at the left side of the front porch.
 - The landing will be set on concrete.
- Widen the gravel driveway from 10' to 11'.
- Install a brick border at the sides of the altered driveway.
- Construct a new brick driveway apron.
 - The apron will be set on concrete.
- Remove one (1) 8.1" DBH American Holly (*Ilex opaca*) tree from the front yard.
 - The removed tree will be replaced with native shrubs and perennials, in accordance with the submitted planting plan.
- Remove one (1) less than 4" DBH Japanese Maple tree from the front yard.
- Regrade the swale at the right side of the property.
 - Wet-tolerant shrubs and perennials will be planted in the regraded area.

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.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

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 insure 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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a

- manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (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 *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.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (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 9;

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 965639
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Nathan Engle
Address: 3929 Baltimore St.
Daytime Phone: 734-277-7507

E-mail: nlengle@gmail.com
City: Kensington Zip: 20895
Tax Account No.: 01020138

AGENT/CONTACT (if applicable):

Name: Renee LaGue, Groundsmith Collective
Address: 7006 Eversfield Dr.
Daytime Phone: 3014120422

E-mail: renee@groundsmithcollective.com
City: Hyattsville Zip: 20782
Contractor Registration No.: landscape designer

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☒ Yes/District Name Kensington
_____ 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: 3929 Street: Baltimore St.
Town/City: Kensington Nearest Cross Street: Detrick Ave.
Lot: 14 Block: 10 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:

- | | | |
|--|---|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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.

Renee LaGue 9/1/2021
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:

On the site is a lovely Queen Anne house with a large front porch. A 4'-4" brick walkway set on stone dust or earth currently runs from the porch but stops 10'-6" short of the street. An existing gravel driveway, roughly 10' wide and without an apron, connects the street to a small garage set behind the house. A small brick landing connects the driveway to the side of the porch. Several mature trees are located on the site (see plan).

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

The brick front walk is to be widened 1 foot for a total of 5'4" in width, set on a concrete base to prevent weeds from growing through the cracks, and extended to the street. Slight grading will be done to ensure that the slope of the front walk is comfortable. The existing brick landing next to the porch will be expanded to allow access to the car charger located on the wall of the house and set on mortar in a similar pattern to the front walk.

The gravel driveway will be extended to an even 11' wide in front of the house, with a brick edger laid to contain the gravel and keep the space neat. A new driveway apron will be constructed of brick mortared to a concrete base. A new layer of gravel similar to the existing material will be spread on top. Care will be taken near the mature maple tree, which is growing immediately adjacent to the current driveway. This option will create minimal digging and disturbance to tree roots.

The 8.1" DBH American Holly (*Ilex opaca*) in the front yard will be removed to allow for regrading of the swale and to create a greater sense of openness to the street. It will be replaced by many native shrubs and perennials (see planting plan). A very small Japanese maple (canopy diameter less than 4') will also be removed. The swale on the northeast property line will be regraded slightly to prevent runoff into the neighbor's driveway and will be planted with wet-tolerant shrubs and perennials.

Work Item 1: Front Walk and Porch Landing

Description of Current Condition: A 4 ft. 4 in. brick walkway set on stone dust or earth currently runs from the porch but stops ~10 ft. 6 in. short of the street. Weeds are growing in the cracks. A small brick landing connects the porch with the driveway.

Proposed Work: The brick front walk is to be widened 1 foot for a total of 5 ft. 4 in. in width, set on a concrete base to prevent weeds from growing through the cracks, and extended to the street. Slight grading will be done to ensure that the slope of the front walk is comfortable. The existing brick landing next to the porch will be expanded to allow access to the car charger located on the wall of the house and set on mortar in a similar pattern to the front walk.

Work Item 2: Gravel Driveway

Description of Current Condition: An existing gravel driveway, roughly 10 feet wide and without an apron, connects the street to a small garage set behind the house.

Proposed Work: The gravel driveway will be extended to an even 11 feet wide in front of the house, with a brick edger laid to contain the gravel and keep the space neat. A new driveway apron will be constructed of brick mortared to a concrete base. A new layer of gravel similar to the existing material will be spread on top. Care will be taken near the mature maple tree, which is growing immediately adjacent to the current driveway. This option will create minimal digging and disturbance to tree roots.

Work Item 3: Tree Removal and Landscaping

Description of Current Condition: An 8.1" DBH American Holly (Ilex opaca) is located in the front yard. Near it in a swale is a line of dying shrubs. Water is filling the swale and running into the neighbor's property

Proposed Work: The 8.1" DBH American Holly (Ilex opaca) in the front yard will be removed to allow for regrading of the swale and to create a greater sense of openness to the street. It will be replaced by many native shrubs and perennials (see planting plan). A very small Japanese maple (canopy diameter less than 4') will also be removed. The swale on the northeast property line will be regraded slightly to prevent runoff into the neighbor's driveway and will be planted with wet-tolerant shrubs and perennials.

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Adjacent and Confronting Properties:

Kensington, MD 20895

3927 Baltimore Street

3928 Baltimore Street

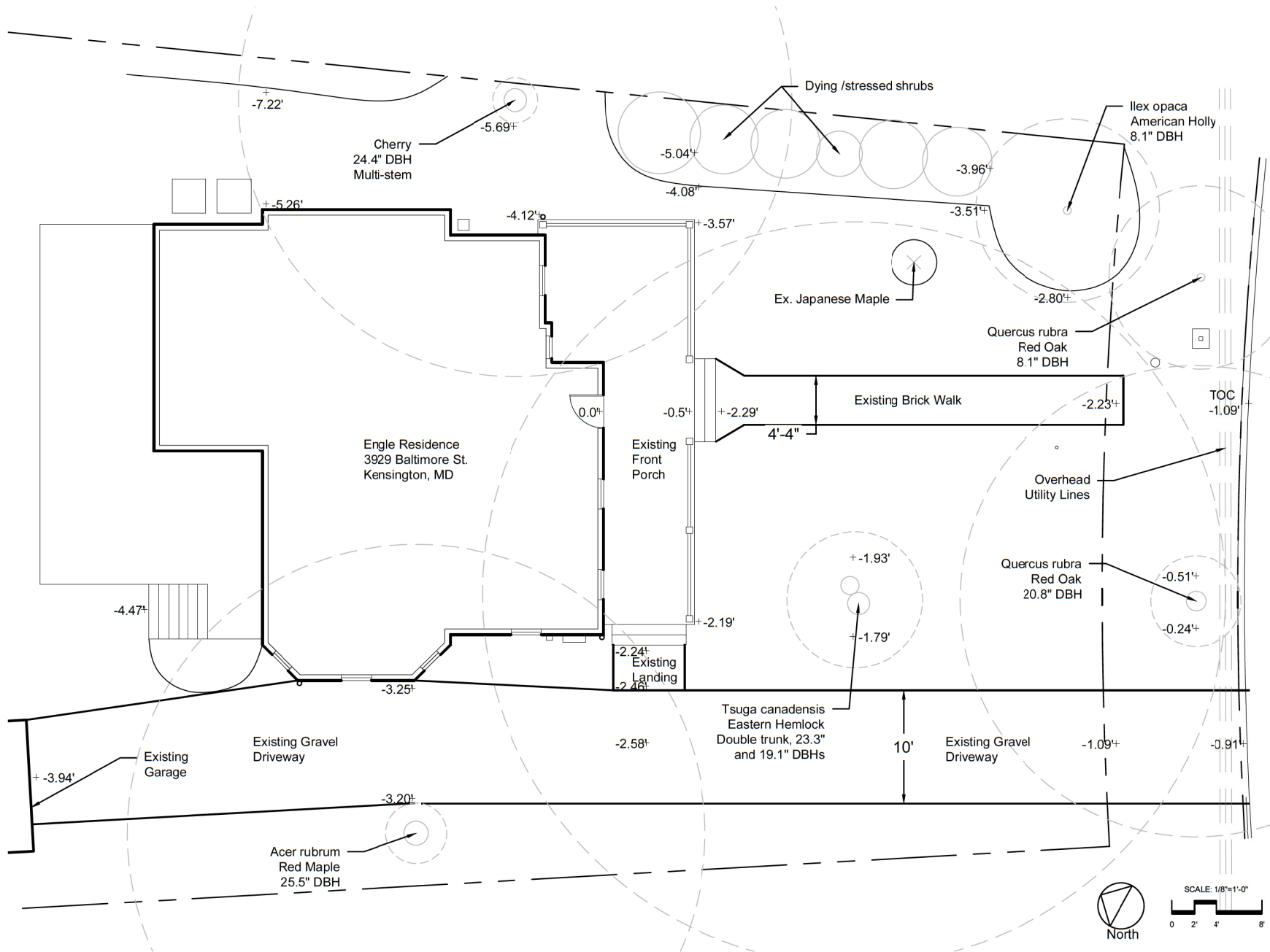
3934 Baltimore Street

3935 Baltimore Street

10311 Detrick Avenue

10315 Detrick Avenue

10316 Freeman Place

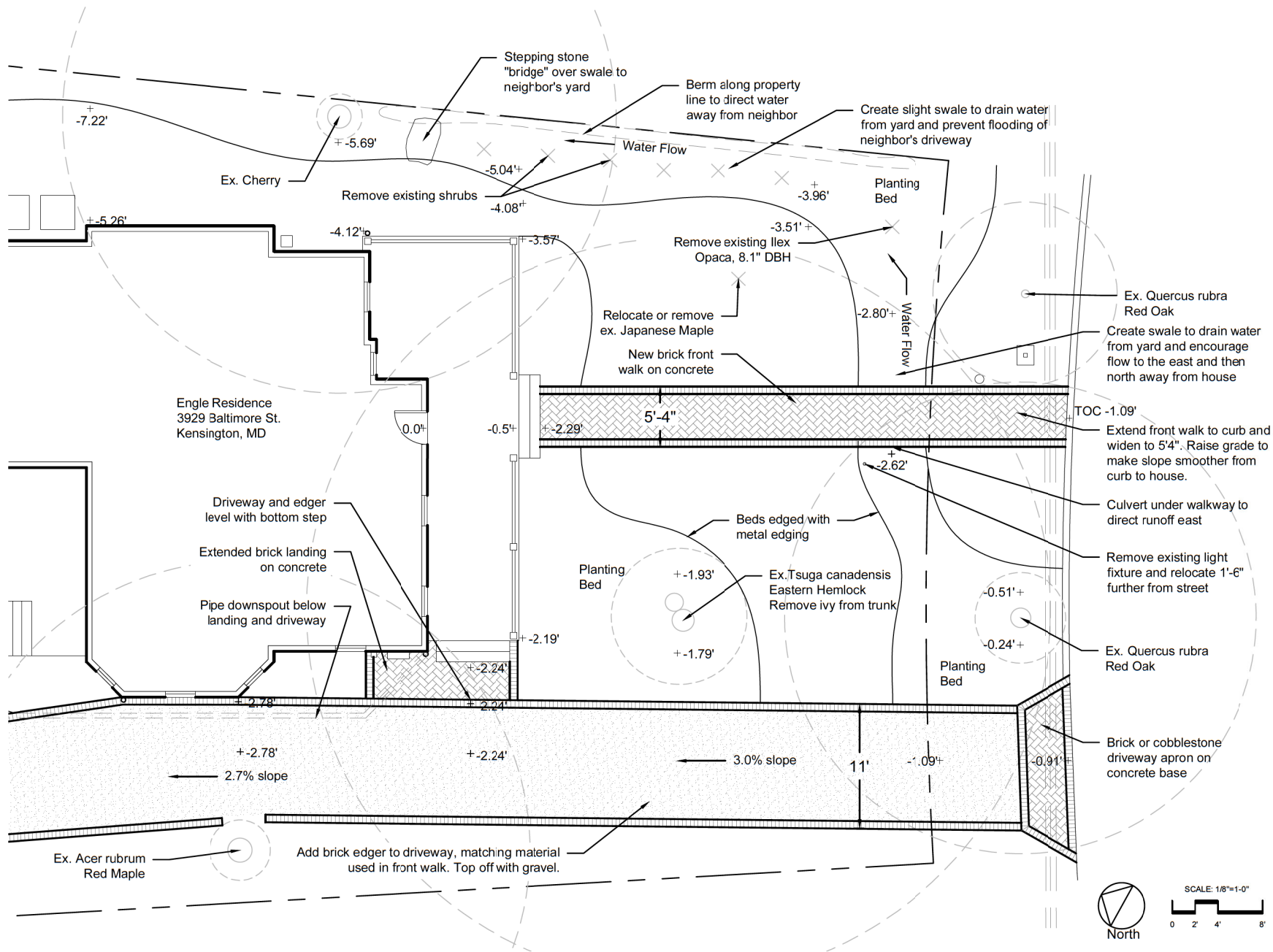


Conceptual Design Package + Existing Conditions

Engle Residence
3929 Baltimore St.
Kensington, MD 20895



Sheet #: 1 of 5
Date: 09.01.2021



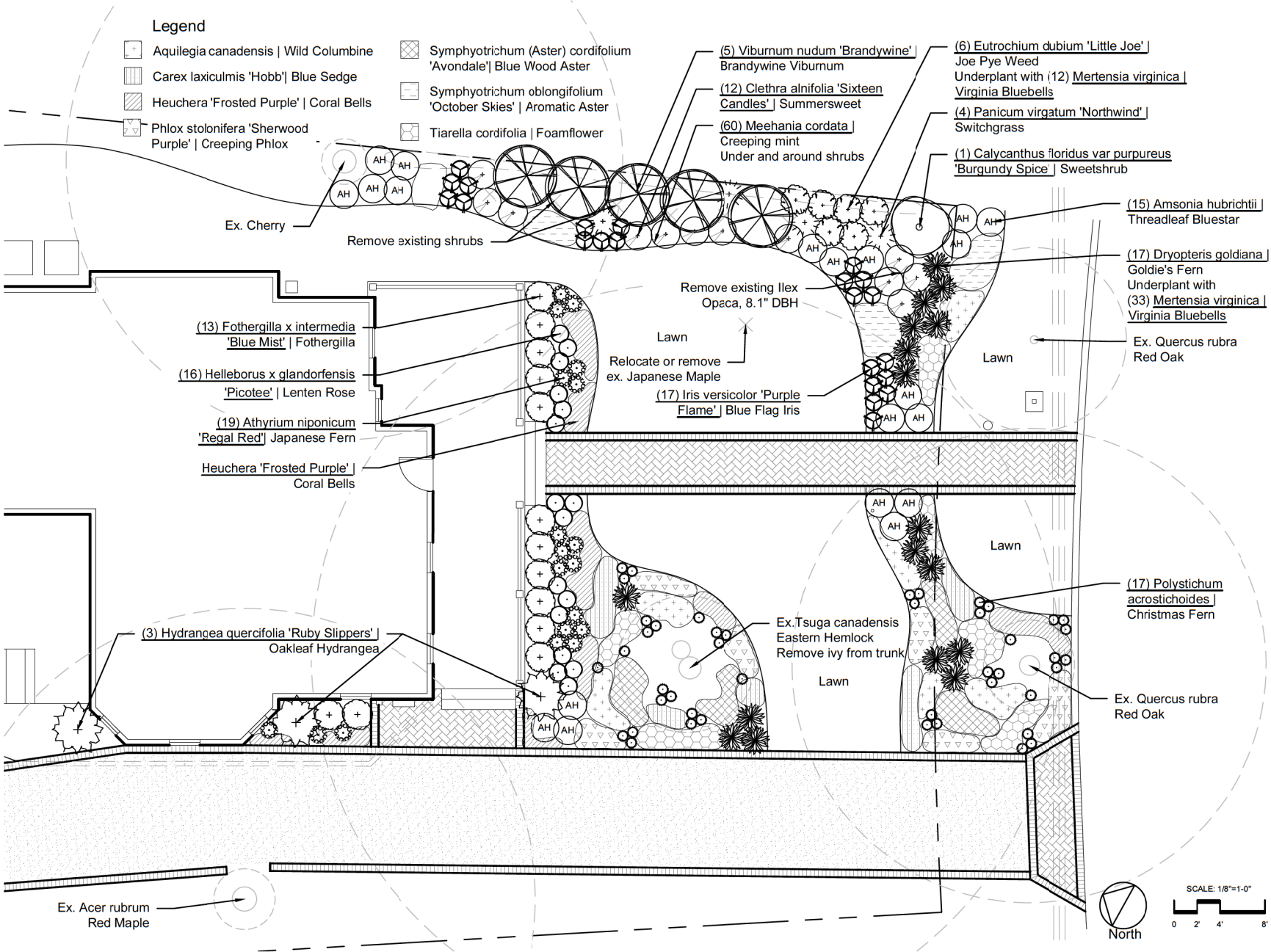
Conceptual Design Package
+ Front Yard Design

Engle Residence
3929 Baltimore St.
Kensington, MD 20895



Legend

- | | |
|--|---|
| Aquilegia canadensis Wild Columbine | Symphyotrichum (Aster) cordifolium 'Avondale' Blue Wood Aster |
| Carex laxiculmis 'Hobb' Blue Sedge | Symphyotrichum oblongifolium 'October Skies' Aromatic Aster |
| Heuchera 'Frosted Purple' Coral Bells | Tiarella cordifolia Foamflower |
| Phlox stolonifera 'Sherwood Purple' Creeping Phlox | |



Foundation Bed and Full Shade Plantings



Fothergilla
Fothergilla gardenii 'Blue Mist'



Japanese Painted Fern
Athyrium niponicum 'Regal Red'



Hellebore
Helleborus x glandorffensis 'Picotee' Ice N' Roses®



Coral Bells
Heuchera 'Frosted Purple'



Oakleaf Hydrangea
Hydrangea quercifolia 'Ruby Slippers'



Bluestar
Amsonia hubrichtii



Blue Wood Aster
Symphyotrichum cordifolium 'Avondale'



Christmas Fern
Polystichum acrostichoides



Wild Columbine
Aquilegia canadensis



Creeping Phlox
Phlox stolonifera 'Sherwood Purple'



Foamflower
Tiarella cordifolia



Blue Sedge
Carex laxiculmis 'Hobb'

Sheet #: 4 of 5
Date: 09.01.2021

Conceptual Design Package
+ Plant Palette

Engle Residence
3929 Baltimore St.
Kensington, MD 20895



Part Shade Drainage Area



Brandywine Viburnum
Viburnum nudum 'Brandywine'



Summersweet
Clethra alnifolia 'Sixteen Candles'



Creeping Mint
Meehanian cordata



Bluestar
Amsonia hubrichtii



Blue Flag Iris
Iris versicolor 'Purple Flame'



Joe Pye Weed
Eutrochium dubium 'Little Joe'



Sweetshrub
Calycanthus floridus var. *purpureus* 'Burgundy Spice'



Aromatic Aster
Symphyotrichum oblongifolium 'October Skies'



Goldie's Woodfern
Dryopteris goldiana



Virginia Bluebells
Mertensia virginica



Switchgrass
Panicum virgatum 'Northwind'







