### MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3906 Washington St., Kensington Meeting Date: 1/5/2022

**Resource:** Primary One Resource **Report Date:** 12/29/2021

**Kensington Historic District** 

**Applicant:** Joesph Akman & Jessica Veffer **Public Notice:** 12/22/2021

Shawn Buehler, Architect

Review: HAWP Staff: Dan Bruechert

Case No: 977459 Tax Credit: n/a

**PROPOSAL:** Partial Demolition, Building Addition, and Rear Deck

### **STAFF RECOMMENDATION**

Staff recommends the HPC approve with one (1) condition the HAWP application:

1. A material specifications packet including windows, doors, shutters, etc. needs to be submitted with the final permit drawings for Staff review.

### **ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Primary One Resource within the Kensington Historic District

STYLE: Eclectic DATE: 1908



Figure 1: The rear of 3906 Washington St. is partially visible from Connecticut Ave.

### **BACKGROUND**

On October 27, 2021, the HPC heard a preliminary consultation on demolishing the existing rear addition and constructing a two-story rear addition in its place.<sup>1</sup> The HPC found the size and massing of the proposed addition were in keeping with the size of the house and surrounding district. Several Commissioners recommended insetting the walls of the addition to allow the house to retain primacy and to create a visual separation between the historic and new construction. Commissioners also recommended revising the design to remove the matching gambrel dormer on the east (left side) elevation. The applicants revised the design based on the HPC's feedback and have returned for a HAWP.

### **PROPOSAL**

The applicant proposes to demolish the non-historic rear one-story addition and construct a two-story addition on the existing foundation.

### **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.

<sup>&</sup>lt;sup>1</sup> The Staff Report for the Prelijmimary Consultation is avaliable here: <a href="https://montgomeryplanning.org/wp-content/uploads/2021/10/II.A-3906-Washington-Street-Kensington.pdf">https://montgomeryplanning.org/wp-content/uploads/2021/10/II.A-3906-Washington-Street-Kensington.pdf</a> and the recording of the hearing is avaliable here: <a href="https://mncppc.granicus.com/MediaPlayer.php?publish\_id=c11113dc-3801-11ec-88a7-0050569183fa">https://mncppc.granicus.com/MediaPlayer.php?publish\_id=c11113dc-3801-11ec-88a7-0050569183fa</a> beginning at 1:30:00

### 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 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 clapboard and shingle-sided house with a full-width front porch near the southwest corner of Washington Street and Connecticut Avenue in the Kensington Historic District. The property's rear yard is accessed via a gravel driveway off of Connecticut Ave.

### **Addition Demolition**

The applicant proposes to demolish the existing, non-historic, rear addition and construct a two-story addition and new wood deck. The existing addition has a parged foundation and clapboard siding with a low-pitched hipped roof. The existing addition does not contribute to the historic character of the house or the surrounding district. Staff recommends the HPC approve the demolition of the non-historic addition when it receives a HAWP application. The addition's date of construction is uncertain, however, Staff located a HAWP from 1988 to make a small expansion to the rear addition.<sup>2</sup>

<sup>&</sup>lt;sup>2</sup> The approved HAWP to expand the rear addition is available here: https://mcatlas.org/tiles/06\_HistoricPreservation\_PhotoArchives/Padlock/HAR60640004/Box028/HAWP%203-88\_Kensington\_3906%20Washington%20St\_03-18-1988.pdf.

### **Proposed Two-Story Addition**

The proposed addition is set directly behind the historic massing of the house, measuring approximately 20' × 27' (twenty feet deep by twenty-seven feet wide), inset 8" (eight inches) on each side from the historic wall planes. The first floor of the addition will be covered in Boral battens over Hardie panels. The second floor will have wood shingles to match the existing second-floor siding. Windows in the addition will be six-over-two clad sash windows. The hipped roof has a lower ridge than the historic hipped roof and will be covered with architectural shingles to match the existing roof. The primary decorative element for the addition is the rear-facing gambrel projection. This feature matches the form of the historic east-facing gambrel dormer.

Staff finds that the project architect took the HPC's guidance into revising the design. As recommended by the HPC, the design is inset from the historic wall planes, utilizes compatible siding, and removed the duplicative gambrel dormer. Staff also recognizes the HPC previously found the size and massing to be compatible with the historic house. Staff finds the proposed addition is compatible with Standards 9 and 10 and 24A-8(b)(1) and (2).

### **Rear Wood Deck**

At the rear of the proposed addition, the applicant proposes to construct a wood deck, measuring approximately 19' × 10' (nineteen feet by ten feet) with a set of wood stairs to match. An outstanding question in the Preliminary Consultation Staff Report was whether the proposed deck will impact any extant trees. As shown on the submitted site plan, the deck will not impact any trees. Staff finds this deck is in the appropriate location and is an appropriate material and recommends the HPC approve the deck under Standards 9 and 10 and 24A-8(b)(2).

### **STAFF RECOMMENDATION:**

Staff recommends that the Commission approve with one (1) condition the HAWP application;

1. A material specifications packet including windows, doors, shutters, etc. needs to be submitted with the final permit drawings for Staff review;

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), 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.

Meeting Date: 10/27/2021 HPC Case No.: Agenda Item II.B

Master Plan Site/District/Atlas: Kensington HD

### **Historic Preservation Commission Preliminary Consultation Report**

Address: 3906 Washington St., Kensington Applicant(s): Shawn Buehler (Architect)

Proposal: Partial Demolition, Addition Construction, and Deck Construction

Staff Contact: Dan Bruechert

HPC Commissioners Providing Comments: Robert Sutton (Chair), Karen Burditt (Vice Chair), Sandra Heiler, Marsha

Barnes, Jeffrey Hains, Julie Pelletier, James Doman, Mark Clements

### **Recommendations:**

The HPC was uniform in finding the size and mass of the proposal were appropriate for the house and surrounding district.

A majority of the Commissioners found that replicating the gambrel roof form was not appropriate and recommended a simplified form.

One Commissioner encouraged retaining more of the original roof in the addition's design.

Several Commissioners recommended the sides of the addition be pulled inside the existing wall plan; this would also benefit the differentiation between the historic and new and would allow for a simpler roof form on the left side.

While a majority of the HPC was opposed to Hardieshingle, there was a split with some recommending Hardie Plank and others supporting wood shingles to match the existing.

Commissioners also requested full elevation drawings with the HAWP application, rather than partials. Another Commissioner requested a full site plan with the HAWP to better show the location of existing vs. proposed walls.

☐ Return for an additional preliminary consultation	
☑ Return for a HAWP in accordance with the Commission's recommendation  ■ Return for a HAWP in accordance with the Commission's recommendation  ■ Return for a HAWP in accordance with the Commission's recommendation  ■ Return for a HAWP in accordance with the Commission's recommendation  ■ Return for a HAWP in accordance with the Commission's recommendation  ■ Return for a HAWP in accordance with the Commission's recommendation  ■ Return for a HAWP in accordance with the Commission of the	ions



FOR STAFF ONLY: HAWP#\_ 977459 DATE ASSIGNED\_



### **APPLICANT:**

Name:Joseph Akman and Jessica Veffer	E-mail: shawn@bfmarch.com
Address:3906 Washington Street	City: Kensington Zip: 20895
Daytime Phone:301-585-2222	Tax Account No.: 13-01023438
AGENT/CONTACT (if applicable):	
Name: Shawn Buehler	E-mail: shawn@bfmarch.com
Address: BFM Architects, 1400 Spring Street	
Daytime Phone: 301-585-2222	Contractor Registration No.: NA
LOCATION OF BUILDING/PREMISE: MIHP # of	Historic Property
Is the Property Located within an Historic Distric	Yes/District Name Kensington Historic District
, , , , , , , , , , , , , , , , , , , ,	No/Individual Site Name vironmental Easement on the Property? If YES, include a the Easement Holder supporting this application.
Are other Planning and/or Hearing Examiner Ap (Conditional Use, Variance, Record Plat, etc.?) If supplemental information.	provals / Reviews Required as part of this Application? YES, include information on these reviews as
Building Number: Street	t:
Town/City: Neare	est Cross Street:
Lot: Block: Subdi	vision: Parcel:
for proposed work are submitted with this a be accepted for review. Check all that apply:  ☐ New Construction ☐ Deck/Porce ☐ Addition ☐ Fence ☐ Demolition ☐ Hardscape ☐ Grading/Excavation ☐ Roof ☐ hereby certify that I have the authority to make	Tree removal/planting  c/Landscape
//	nply with plans reviewed and approved by all necessary this to be a condition for the issuance of this permit.  14 December 2021

Adjacent and Confronting Properties:

Kensington, MD 20895

3904 Washington Street

3910 Washington Street

3905 Washington Street

10100 Connecticut Avenue



### DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem Director

### HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 12/14/2021

Application No: 977459

AP Type: HISTORIC Customer No: 1423489

### **Comments**

Shawn Buehler, Architect, shawn@bfmarch.com.

### Affidavit Acknowledgement

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

### **Primary Applicant Information**

Address 3906 WASHINGTON ST KENSINGTON, MD 20895

Homeowner Joseph Akman & Jessica Veffer (Primary)
Othercontact Bennett Frank McCarthy Architects

### **Historic Area Work Permit Details**

Work Type ADD

Scope of Work Replace 1-story addition with 2-story addition, add deck.

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

The property includes an existing two story single family home with an unfinished attic and partially finished basement. A one story addition over a walk out basement was previously added to the rear of the home. There is a single family home to the east and a vacant lot to the west of the subject property. The driveway accesses the rear of the lot directly from Connecticut Ave.

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

The proposed scope of work includes replacing the former one story rear addition with a new two story rear addition, over a full, walk-out basement. The proposed addition footprint is slightly smaller than the existing rear addition, as a result of stepping the sides in slightly from the historic massing of the home. The scope also includes a new deck and rear stair to the first floor at the rear of the home.

Work Item 1: Rear Addition				
Description of Current Condition:	Proposed Work:			
One-story addition over walk out basement	Two-story rear addition over walk out basement			
Work Item 2: Rear Deck	_			
Description of Current Condition:	Proposed Work:			
Rear stoop & steps from first floor to grade	Rear deck & steps from first floor to grade			
Work Item 3:				
Description of Current Condition:	Proposed Work:			

### 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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

### BENNETT FRANK McCARTHY

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

### Memorandum

Date: 14 December 2021

To: Historic Preservation Commission, Montgomery County, MD

From: Shawn Buehler, shawn@bfmarch.com

Re: HAWP permit #977459 (3906 Washington St, Kensington MD)

Neighbor notification mailing list

Owner: Joseph Akman & Jessica Veffer Agent: Shawn Buehler

3906 Washington St. 1400 Spring St, #320 Kensington MD 20895 Silver Spring, MD 20910

### Adjacent & Confronting Neighbors:

Evelyn M. Ullman et al

"O" Washington St. (Vacant lot)

Mail to: 3910 Washington St

Kensington, MD 20895

Kensington, MD 20895

Kensington Baptist Church
10100 Connecticut Ave.

Kensington, MD 20895

Michael S. Ullman
Judith A. Beach-Ullman
3905 Washington St.
Kensington, MD 20895

Jerry R. & L.K. Weed 3907 Washington St. Kensington, MD 20895

### AKMAN VEFFER RENOVATION

3906 Washington Street, Kensington, MD 20895 - Project # 2120

### PROJECT DESCRIPTION

NEW 2-STORY REAR ADDITION OVER BASEMENT TO REPLACE EXISTING REAR ADDITION

### EXISTING SITE PHOTOS







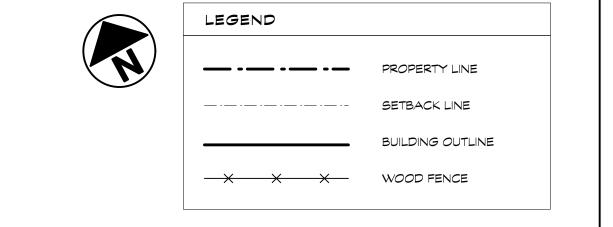


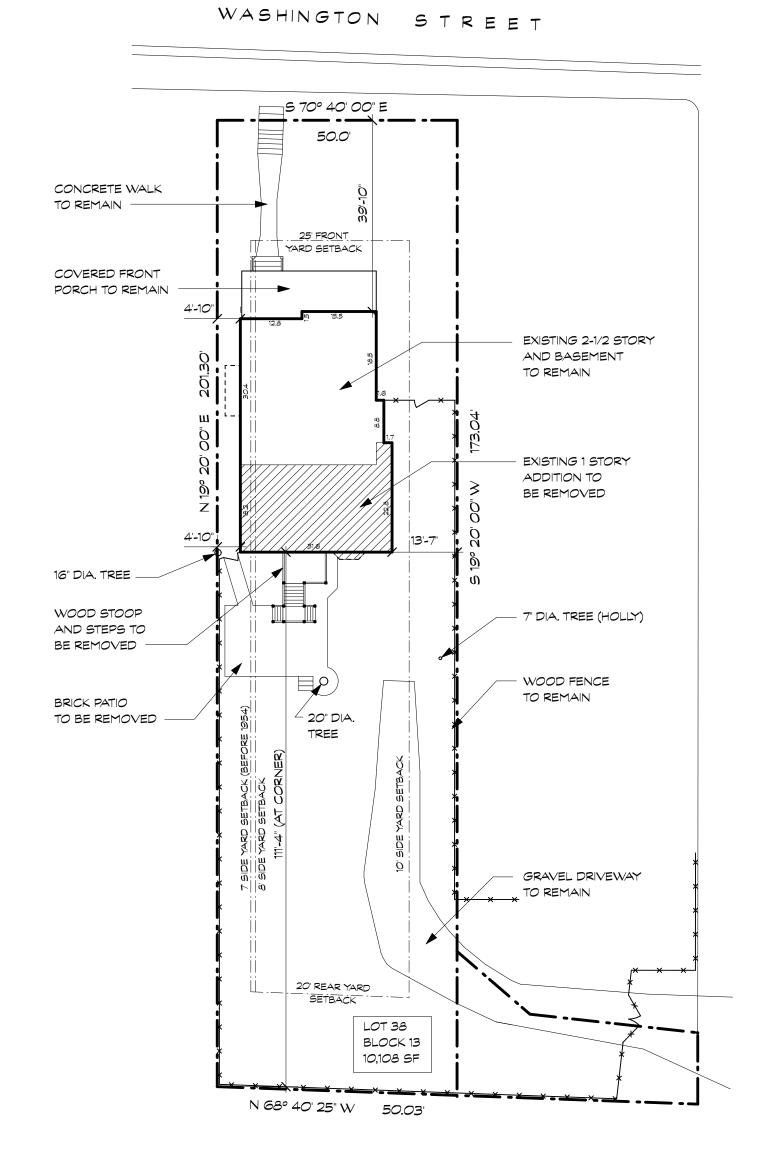


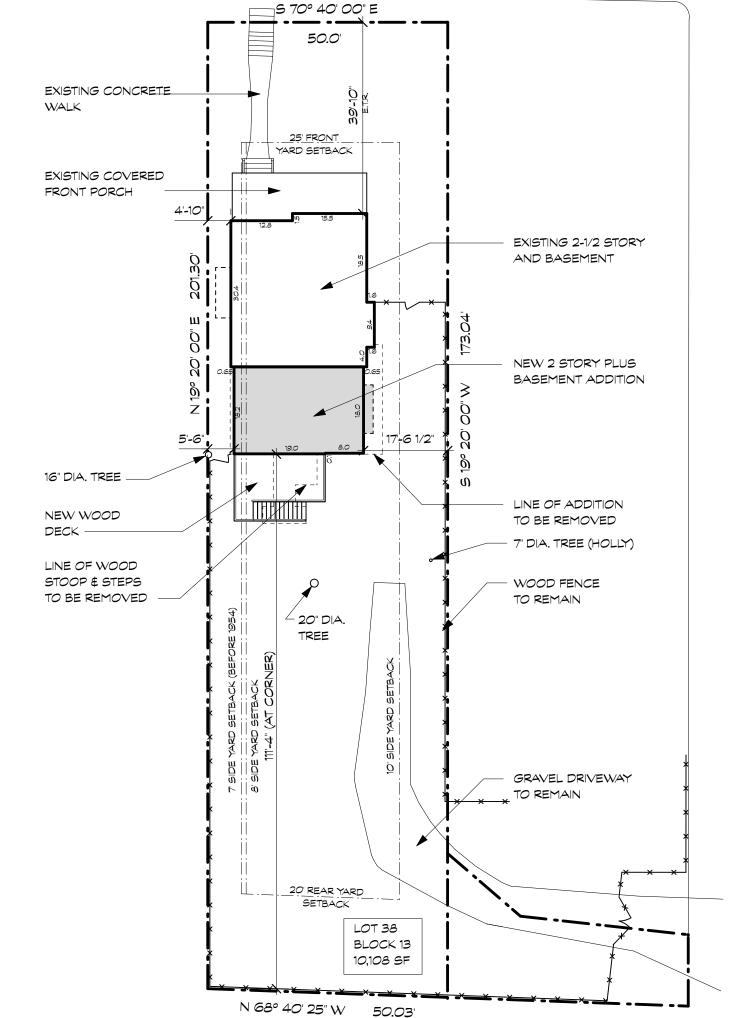
### ZONING SITE PLAN

SCALE: 1" = 20'-0" SITE PLAN BASED ON BOUNDARY SURVEY BY BRUCE C. LANDES SURVEYOR, DATED 22 OCTOBER 2020, AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

LOT 38 BLOCK 13 10,108 SF







WASHINGTON STREET

Scale: 1" = 20'-0"

PROPOSED SITE PLAN

### BENNETT FRANK McCARTHY

architects, inc. 1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755 (301) 585-2222 www.bfmarch.com fax (301) 585-8917

### OWNER

Joe Akman and Jessica Veffer 3906 Washington Street Kensington, MD 20895

(301) 687-4703

### STRUCTURAL ENGINEER

Robert Wixson, APAC Engineering, Inc 8555 16th St. Suite 200 Silver Spring, MD 20910

(301) 565-0543

REV.	SHEET	TITLE
	cs	COVER SHEET / SITE PLANS & EXISTING PHOTOS
	EC100	EXISTING PLANS
	EC101	EXISTING PLANS
	EC200	EXISTING ELEVATIONS
	EC201	EXISTING ELEVATIONS
	A100	PROPOSED PLANS
	A101	PROPOSED PLANS
	A200	PROPOSED ELEVATIONS
	A201	PROPOSED ELEVATIONS

DATE	ISSUE	
12.15.21	HAWP SET	

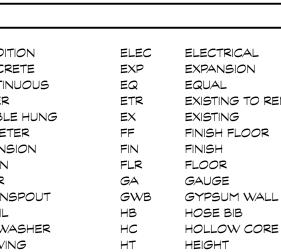
© 2021 Bennett Frank McCarthy Architects, Inc.

ABBREVIATIONS			
# @ AFF APT B B B B C C C C C C C C C C C C C C C	AND AT ABOVE FINISHED FLOOR APARTMENT		
CMU	CONCRETE MASONRY UNIT		

COND	CONDITION	ELEC
CONC	CONCRETE	EXP
CONT	CONTINUOUS	EQ
)	DRYER	ETR
DН	DOUBLE HUNG	EX
OIA	DIAMETER	FF
OIM	DIMENSION	FIN
)N	DOWN	FLR
OR .	DOOR	GA
<b>)</b> S	DOWNSPOUT	GWB
OTL	DETAIL	HB
<b>DW</b>	DISHWASHER	HC
OWG	DRAWING	HT
EIFS	EXTERIOR INSULATION	HDWR

ELEVATION

FINISHING SYSTEM JB

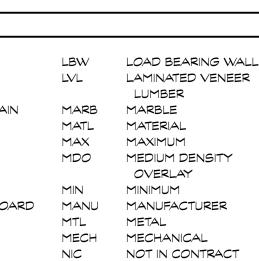




HARDWARE

POUND

JUNCTION BOX



NOT TO SCALE

OPPOSITE HAND

ON CENTER

LOAD BEARING WALL OSB

SHWR

SHOWER

SIMILAR

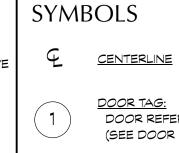
SPEC SPECIFICATION

ORIENTED STRAND BOARD PLASTIC LAMINATE PLYWD PLYWOOD T\$G TOS PRESSURE TREATED PAINTED REFRIGERATOR ROUGH OPENING REQUIRED ROOM SOLID CORE SHEET

### SPRINKLER TO BE DETERMINED TONGUE AND GROOVE TOP OF SLAB TYPICAL UNLESS NOTED OTHERWISE VERIFY IN FIELD WASHER WITH

WWM WELDED WIRE MESH

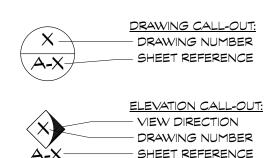
TOILET / WATER CLOSET WOOD W/O WITHOUT

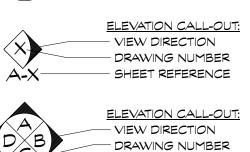




WALL TYPE REFERENCE

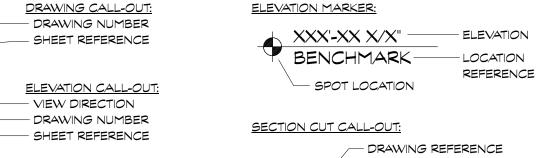
(SEE WALL / PARTITION TYPES)

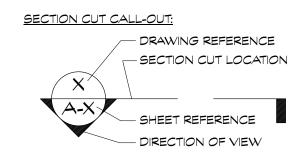




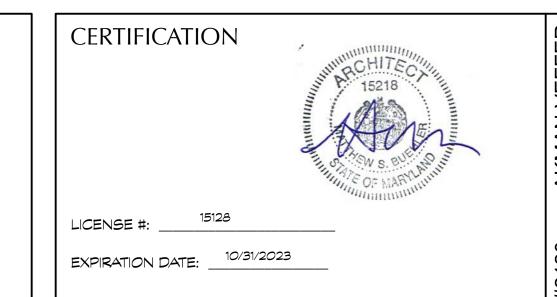
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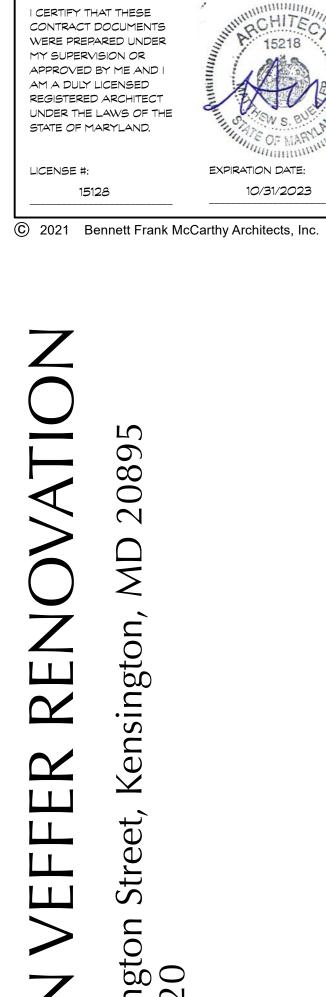
- SHEET REFERENCE





PROJECT DATA  JURISDICTION:  MONTGOMERY COUNTY, MD
BUILDING CODE: 2018 IRC & MONTGOMERY COUNTY AMENDMENTS
BUILDING USE GROUP: SINGLE-FAMILY, DETACHED
CONSTRUCTION TYPE: 5B - COMBUSTIBLE, UNPROTECTED
FIRE SUPRESSION SYSTEM: NA

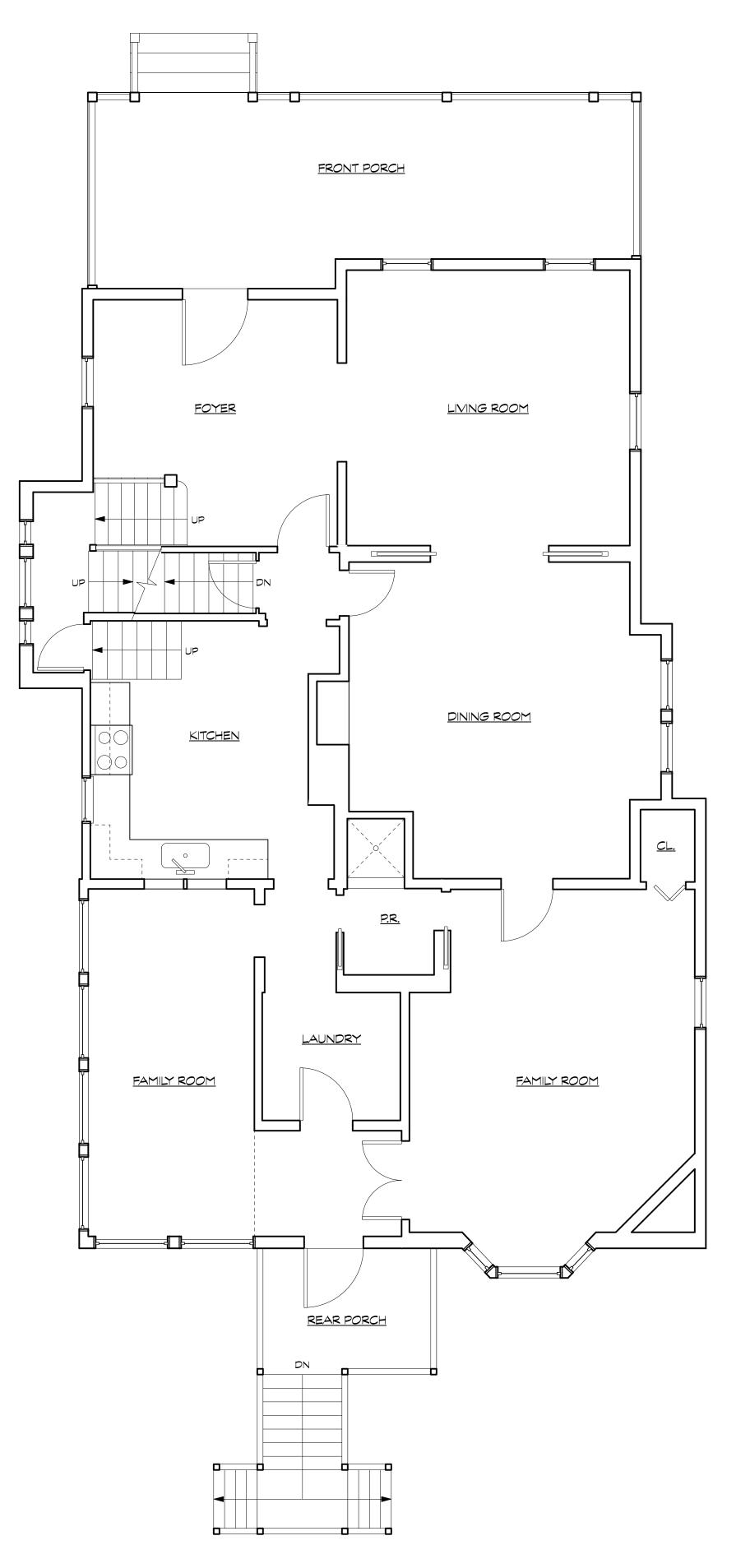




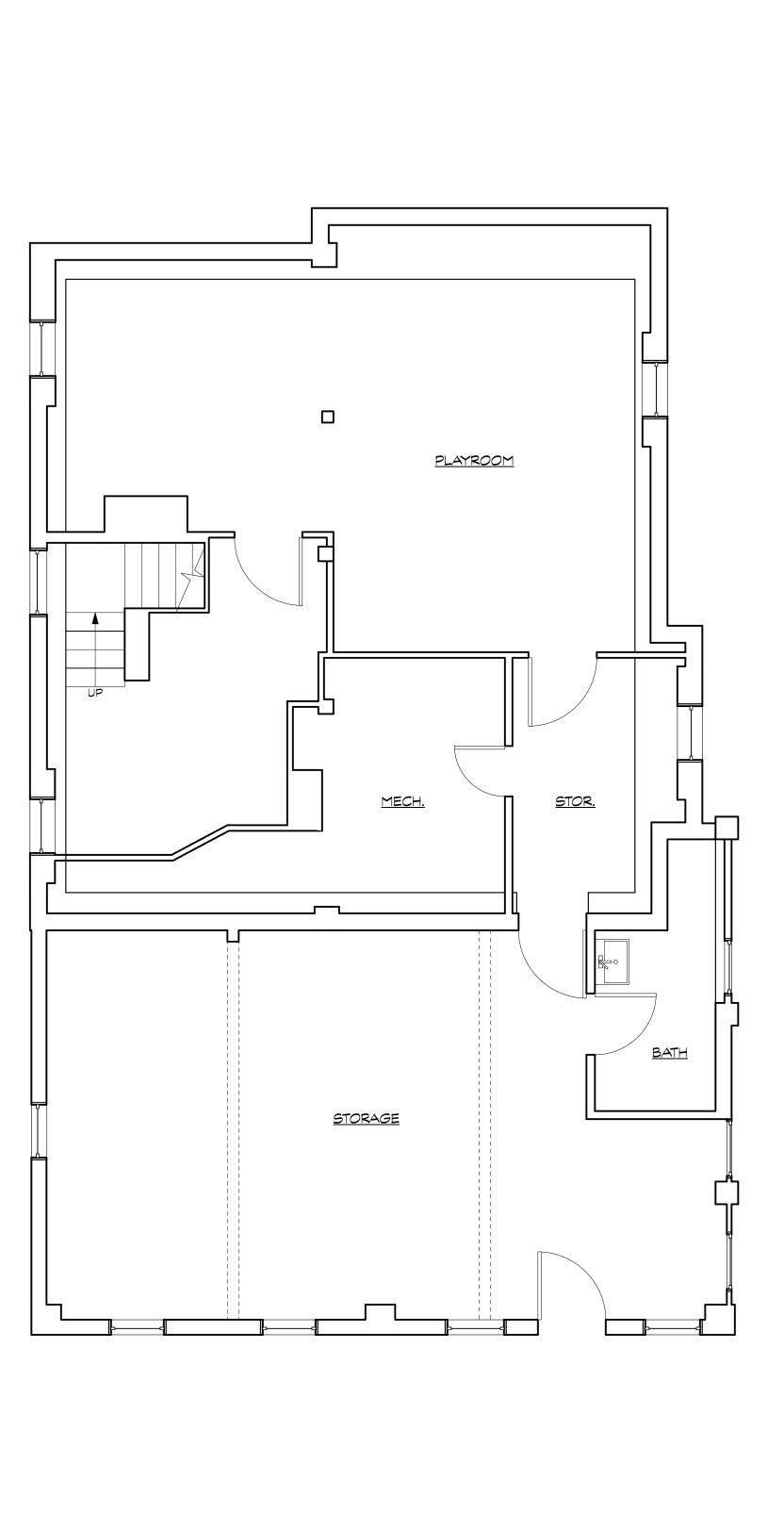
BENNETT FRANK McCARTHY

architects, inc. 1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755 (301) 585-2222 www.bfmarch.com fax (301) 585-8917

DATE ISSUE - REMARKS



2 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



1 EXISTING BASEMENT PLAN
Scale: 1/4" = 1'-0"

EXISTING WALLS AND
PARTITIONS TO REMAIN NEW WOOD FRAMED
WALLS AND PARTITIONS \_\_\_\_\_ NEW LOW WALLS

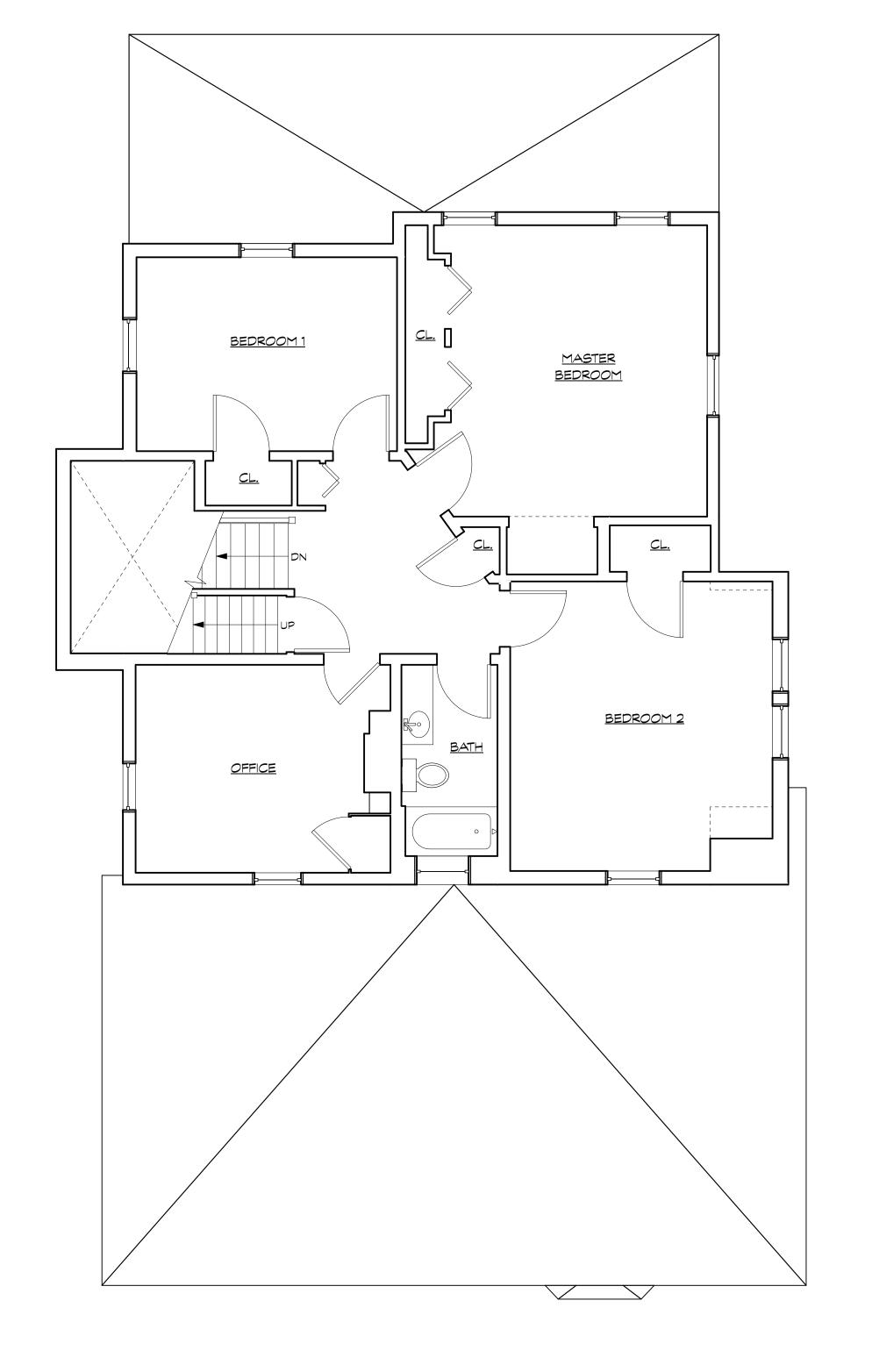
WALL LEGEND

EXISTING BASEMENT

& FIRST FLOOR

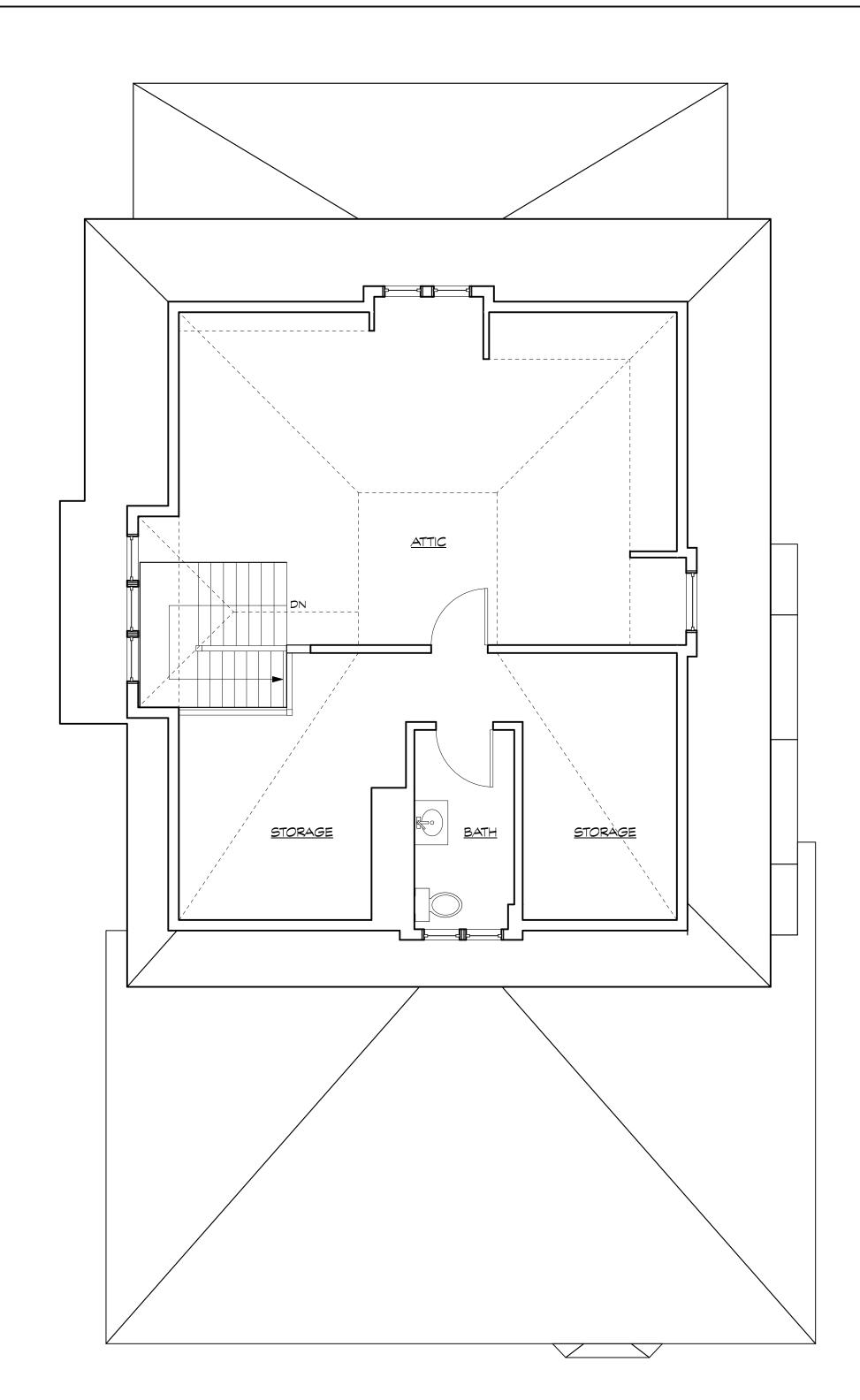
PLANS

15 DEC. 2021

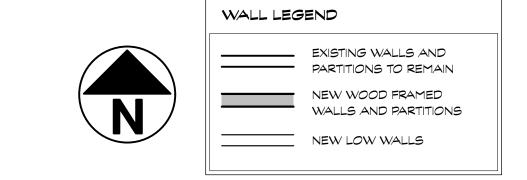


EXISTING SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"



2 EXISTING THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"



# 1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755 (301) 585-2222 www.bfmarch.com fax (301) 585-8917 DATE ISSUE - REMARKS DATE ISSUE - RE

BENNETT FRANK McCARTHY

EXISTING SECOND & THIRD FLOOR PLANS

EC101

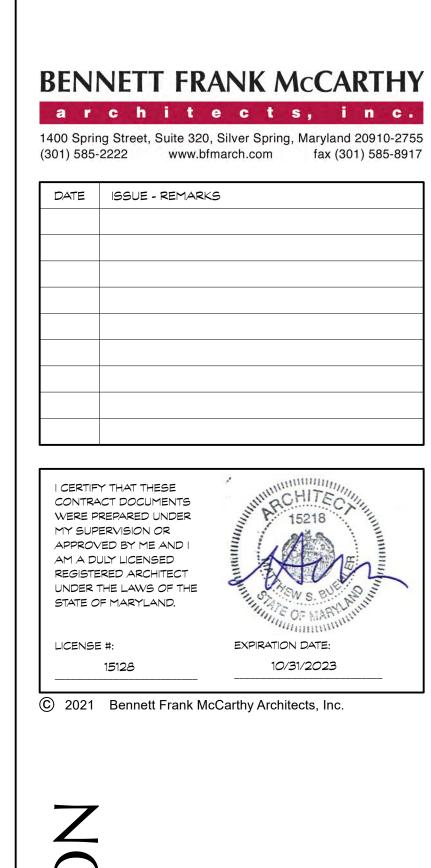
Kensington,





Scale: 1/4" = 1'-0"

2 EXISTING SIDE ELEVATION
Scale: 1/4" = 1'-0"



3906 Washington S Project # 2120

ELEVATIONS

EXISTING



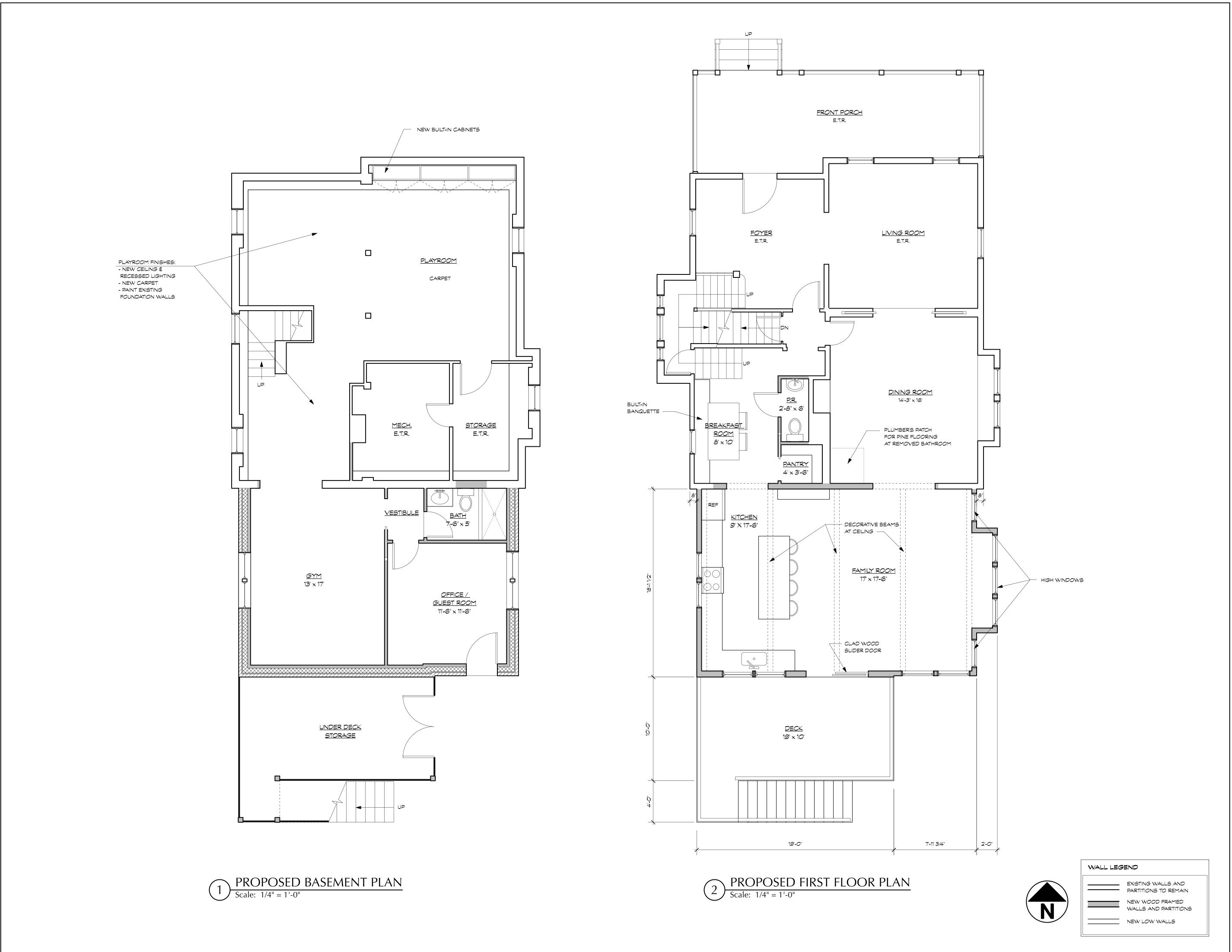
### architects, inc. 1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755 (301) 585-2222 www.bfmarch.com fax (301) 585-8917 DATE ISSUE - REMARKS

BENNETT FRANK McCARTHY

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.	15218  15218  15218  15218  15218		
LICENSE #:	EXPIRATION DATE:		
15128	10/31/2023		
© 2021 Bennett Frank McCarthy Architects, Inc.			

### 20895 3906 Washington S Project # 2120

EXISTING ELEVATIONS



BENNETT FRANK McCARTHY architects, inc.

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DATE ISSUE - REMARKS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE #:

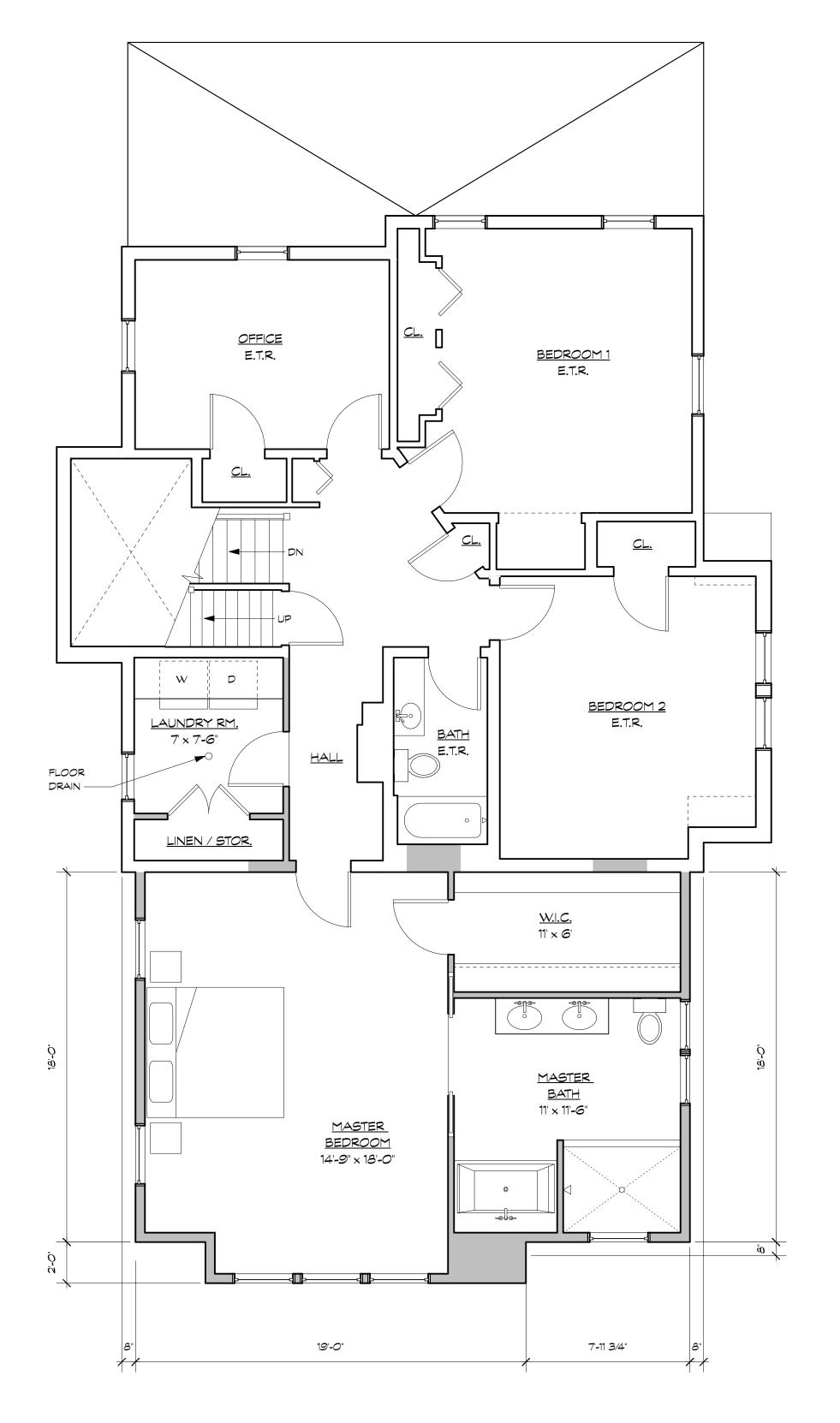
EXPIRATION DATE: 10/31/2023

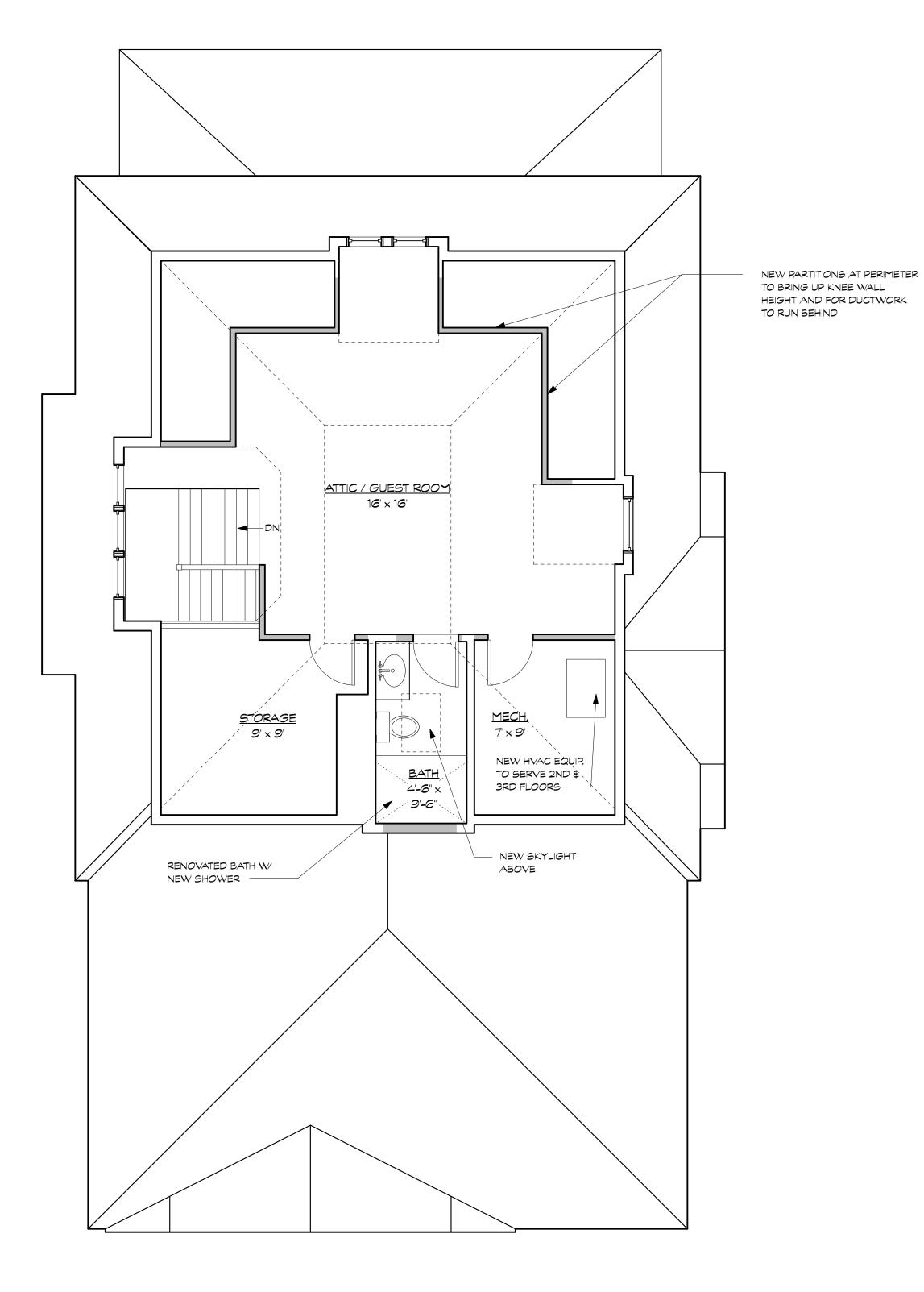
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PROPOSED BASEMENT & FIRST FLOOR PLANS

15 DEC. 2021



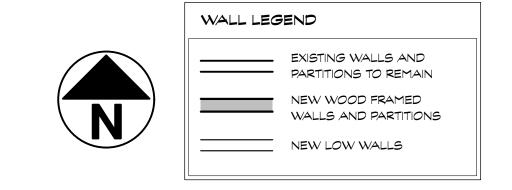


PROPOSED SECOND FLOOR PLAN

| Scale: 1/4" = 1'-0"

PROPOSED THIRD FLOOR PLAN

Scale: 1/4" = 1'-0"

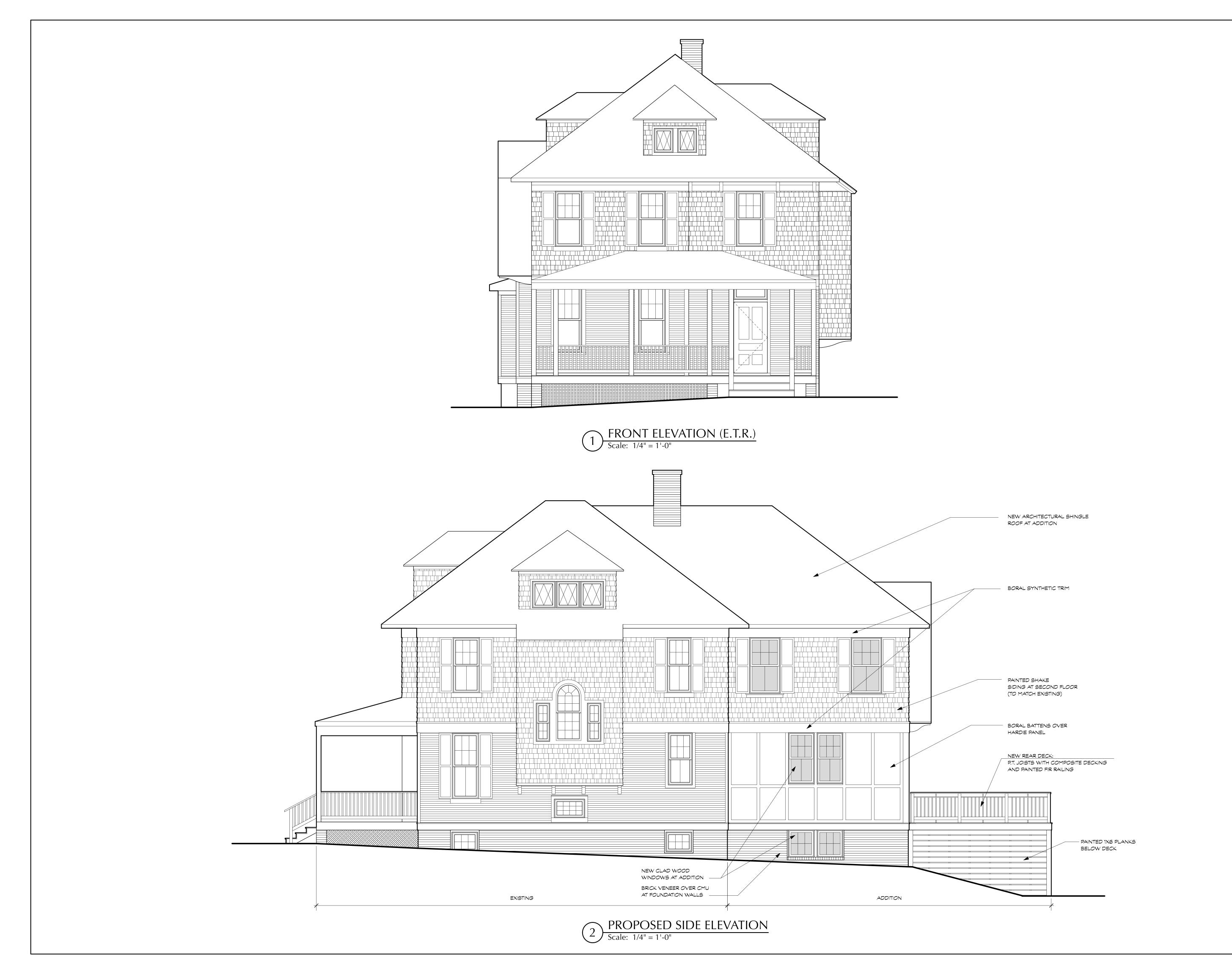


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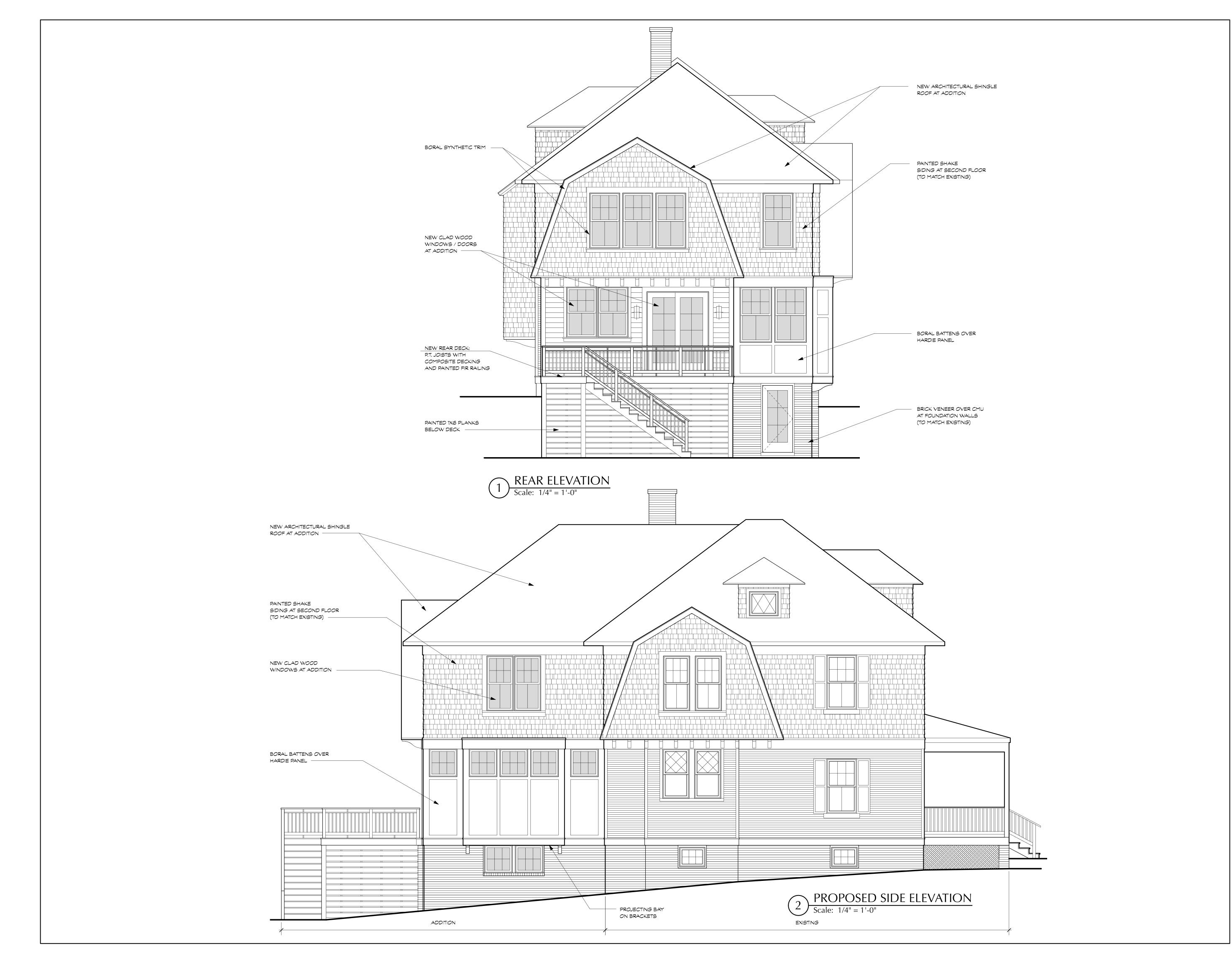
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PROPOSED ELEVATIONS





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