

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

<b>Address:</b>	3906 Washington St., Kensington	<b>Meeting Date:</b>	1/11/2023
<b>Resource:</b>	Primary One Resource <b>Kensington Historic District</b>	<b>Report Date:</b>	1/4/2023
<b>Applicant:</b>	Joseph Akman & Jessica Veffer Shawn Buehler, Architect	<b>Public Notice:</b>	12/28/2022
<b>Review:</b>	HAWP	<b>Staff:</b>	Dan Bruechert
<b>Case No:</b>	977459 REVISION	<b>Tax Credit:</b>	n/a
<b>PROPOSAL:</b>	Fenestration Alteration		

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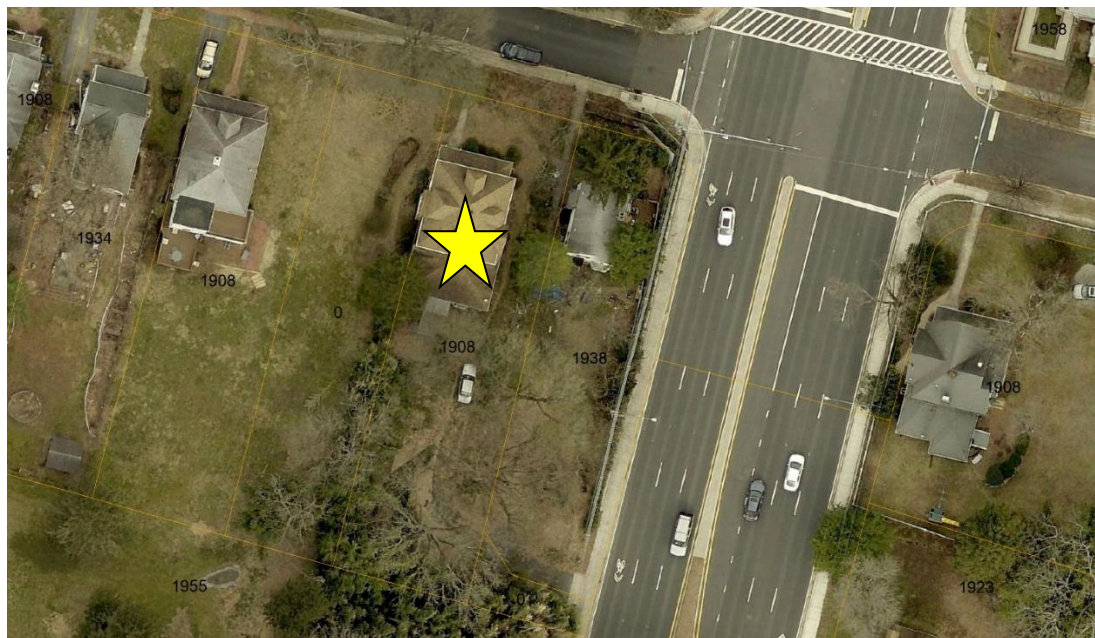
**STAFF RECOMMENDATION**

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

1. The new window casing will match the materials, profiles, and dimensions of the historic. Drawings reflecting this condition has been satisfied will be submitted to Staff prior to the release of the HAWP approval memo.

**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 inseting 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.

On January 5, 2022, by consent, the HPC approved the HAWP for partial demolition, a new addition, and a new rear deck.<sup>2</sup>

## **PROPOSAL**

The applicant proposes to relocate a historic window from the rear (slated for removal) to the right elevation.

## **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

<sup>1</sup> The Staff Report for the Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2021/10/II.A-3906-Washington-Street-Kensington.pdf> and the recording of the hearing is available here: [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) beginning at 1:30:00

<sup>2</sup> The Staff Report for the HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2021/12/I.F-3906-Washington-Street-Kensington-977459.pdf>.

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***

- (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.

As part of the building rehabilitation, the applicant proposes to remove one of the historic windows on the rear elevation that has already been approved for removal and install it on the right elevation. The existing window opening will be widened to accommodate the pair of windows.



*Figure 2: Right elevation of the subject property. The enlarged window opening is circled in red.*

Staff finds relocating this window will not have a significant impact on the character of the house or the surrounding district. This window is less significant than many of those closer to the street because it is at the third bay to the rear and is partially obscured by the side-projecting bay from certain angles. However, staff also finds that the level of detail provided in the application materials is not sufficient to evaluate whether the proposed window casing is compatible. Ordinarily, without this detail, Staff would determine this is an incomplete application and defer the HAWP to a later meeting. However, in this instance, the only acceptable window casing matches the historic in materials, dimensions, and profiles; so rather than postponing the HAWP Staff recommends the HPC condition the approval to require the applicant to submit drawings that show the existing and proposed casing dimensions and profiles. Final drawings satisfying this condition need to be submitted to Staff for final review and approval prior to the HAWP release.

#### **STAFF RECOMMENDATION:**

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

1. The new window casing needs to match the materials, profiles, and dimensions of the historic. Drawings reflecting this condition has been satisfied needs to be submitted to Staff prior to the release of the HAWP approval memo;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present 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.



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

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

**APPLICANT:**

Name: Joseph Akman and Jessica Veffer  
Address: 3906 Washington Street  
Daytime Phone: 646-295-4958

E-mail: jakman123@hotmail.com  
City: Kensington Zip: 20895  
Tax Account No.: 13-01023438

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

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District?  Yes/District Name Kensington Historic District  
 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: 3906 Street: Washington Street  
Town/City: Kensington 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:**

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

\_\_\_\_\_  
Signature of owner or authorized agent

12/19/22  
\_\_\_\_\_  
Date

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

**Owner's mailing address**  
3906 Washington Street  
Kensington MD 20895

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

3904 Washington Street  
Kensington MD 20895

3910 Washington Street  
Kensington MD 20895

3905 Washington Street  
Kensington MD 20895

10100 Connecticut Avenue  
Kensington MD 20895

3907 Washington Street  
Kensington, MD 20895

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 2-story single family home with an unfinished attic and partially finished basement. A one story addition over a basement at the rear is being replaced per the previously approved HAWP with a two story addition over a basement.

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

Request to amend the previously approved HAWP to relocate a salvaged historic window from the southwest corner of the second floor to the first floor beside an existing window at the rear west side of the house. Window is being removed to accommodate the addition.



Work Item 1: Relocate Salvaged Window

Description of Current Condition:  
Window on second floor will be lost due to addition.

Proposed Work:  
Propose to relocate salvaged historic window to be next to existing window on west rear portion of the house.

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

Description of Current Condition:

Proposed Work:

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/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

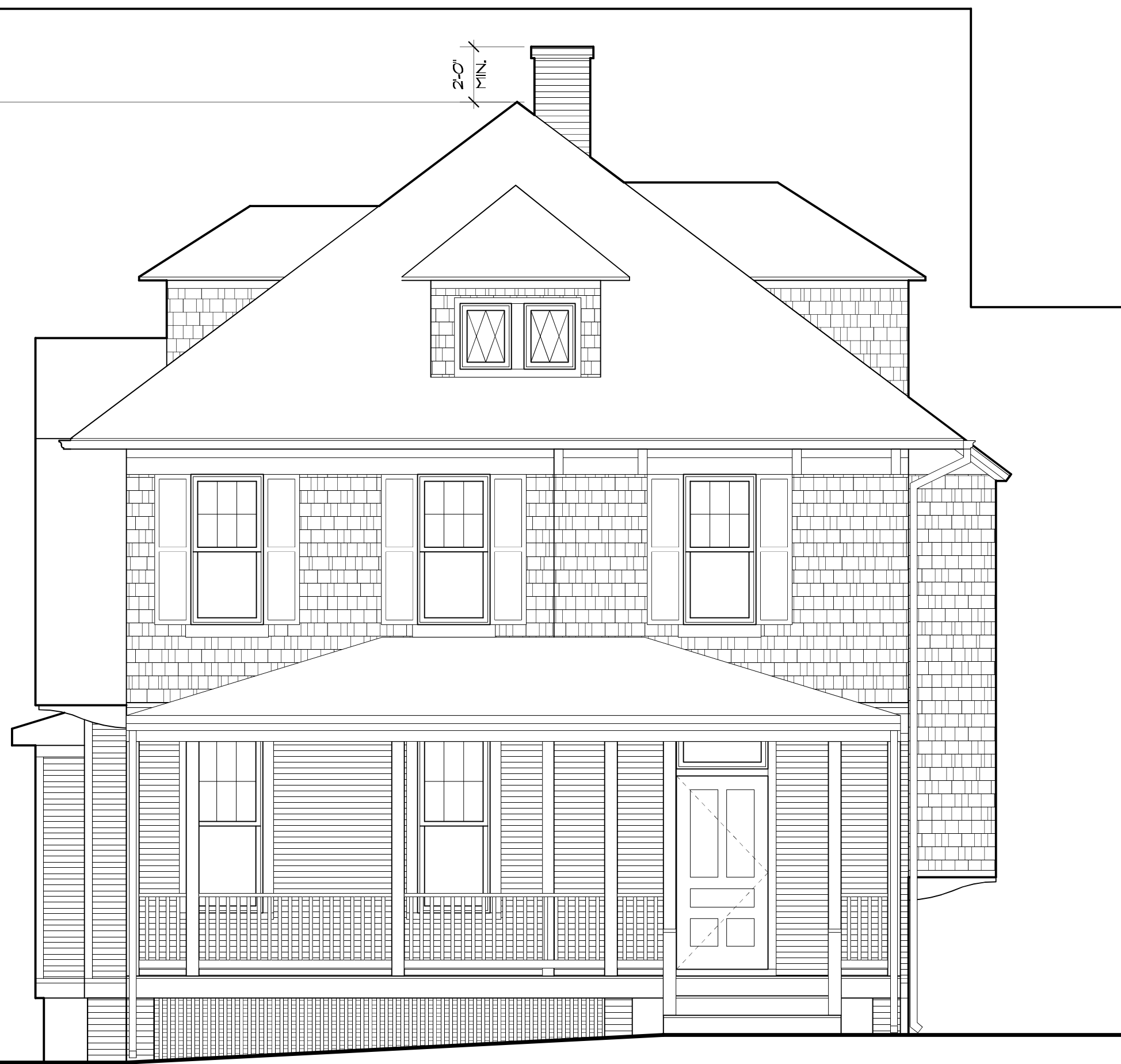


2 PROPOSED NEW WEST ELEVATION

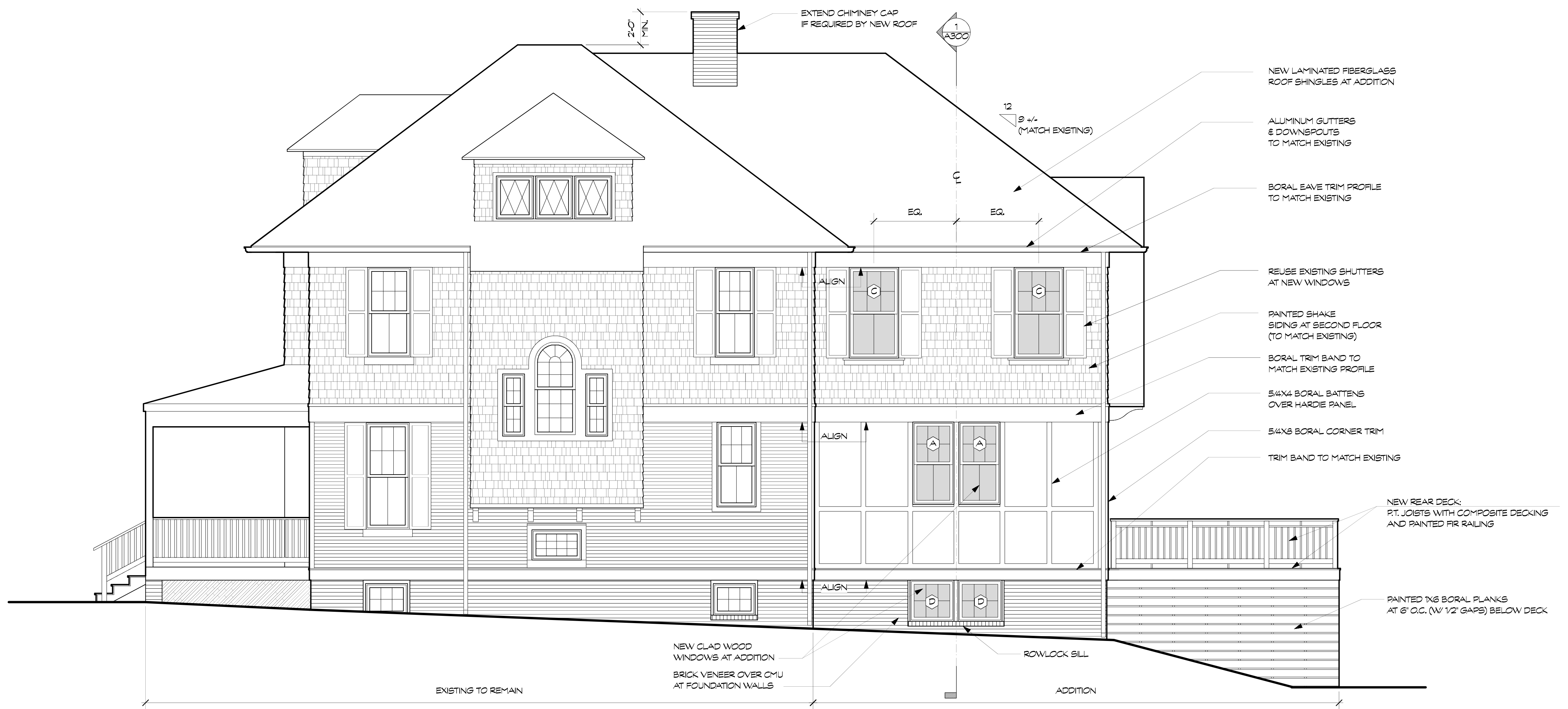
PROPOSED WEST SIDE ELEVATION – ADDING SALVAGED HISTORIC WINDOW



PREVIOUSLY APPROVED HAWP WEST SIDE ELEVATION



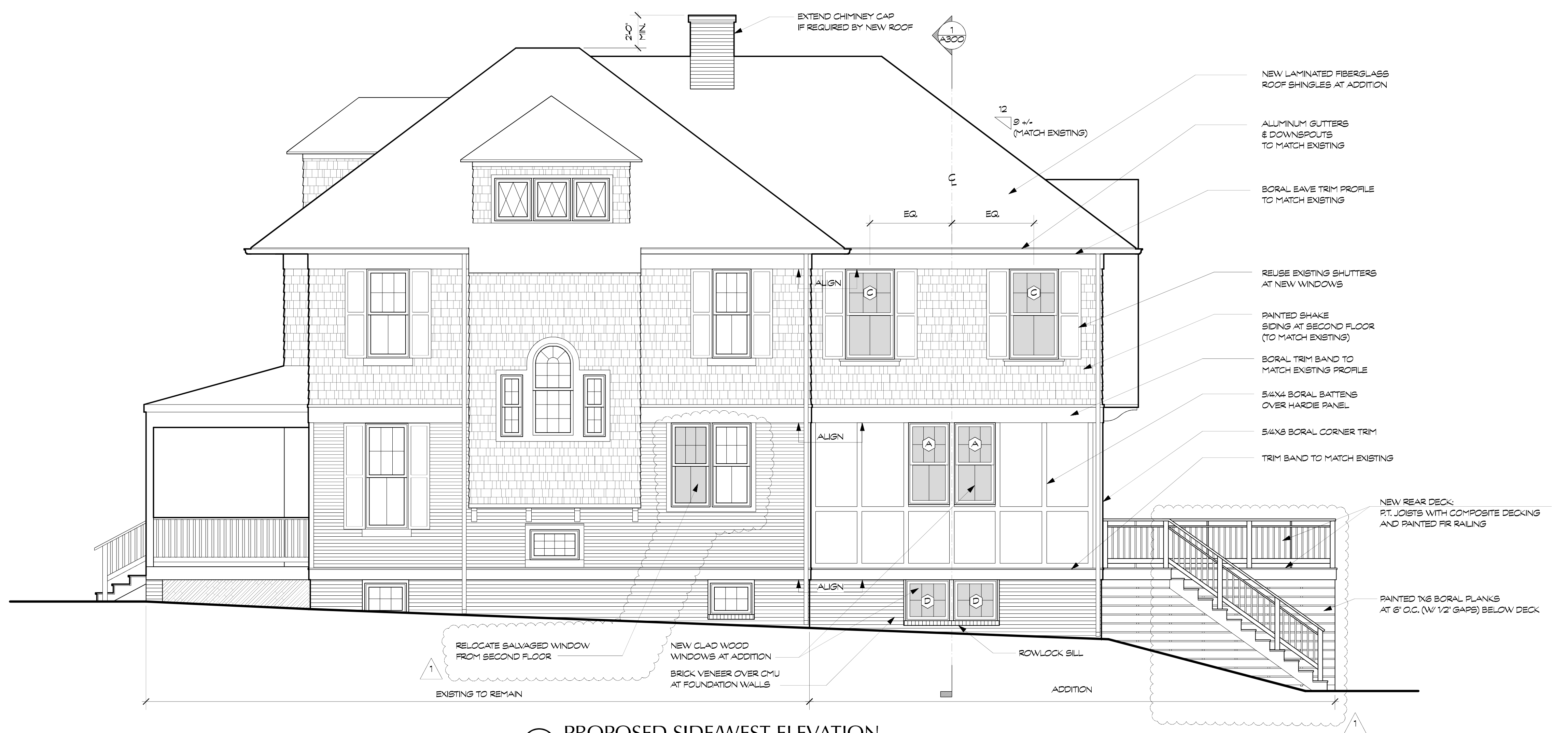
1 FRONT/NORTH ELEVATION (NO WORK)  
Scale: 1/4" = 1'-0"



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



1 FRONT/NORTH ELEVATION (NO WORK)  
Scale: 1/4" = 1'-0"



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

