

Preliminary Evaluation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3930 Washington Street, Kensington	Meeting Date:	5/24/2023
Resource:	Primary Resource Kensington Historic District	Report Date:	5/17/2023
Applicant:	John and Iris Schwabe (Jodi Longo, Architect)	Public Notice:	5/10/2023
Review:	Preliminary Consultation	Tax Credit:	N/A
Permit Number:	1030006	Staff:	John Liebertz

PROPOSAL: Demolition of accessory structure and construction of a one-story addition, construction of new shed, other alterations.

STAFF RECOMMENDATION

Staff recommends that the applicant make any changes recommended by the Historic Preservation Commission (HPC) and return for a Historic Area Work Permit (HAWP).

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary Resource within the Kensington Historic District
STYLE: Shingle
DATE: Ca. 1898



Figure 1: The subject property at 3930 Washington Street is located on the south side of the street. The red line is the boundary of the Master Plan Historic District and the yellow star is the location of the subject dwelling.

PROPOSAL

The applicant proposes to: 1) demolish an existing deck and cellar access on the rear elevation of the house; 2) construct a one-story rear addition (27' x 24') with a rear porch; 3) demolish the detached garage; and 4) install a shed (10' x 10) in the rear yard.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Brookeville Historic District. These documents approved and adopted Brookeville Historic District Master Plan Amendment (*Amendment*), *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.

Master Plan Amendment

The Amendment notes that:

The district is architecturally significant as a collection of late 19th and early 20th century houses that exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district's streetscapes. This uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

Vision of Kensington

In accordance with Section 1.5 of the Historic Preservation Rules, Guidelines, and Procedures (Regulation No. 27-97), the Commission in developing its decision when reviewing a Historic Area Work Permit application for an undertaking involving a resource within the Kensington Historic District may use the Vision to determine the appropriateness of a proposal. The goal of the Vision "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."

In addition, the Vision provides a specific physical description of the district as it was at the time of the study (August, 1992), 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.

The Vision identifies the following, as those features that help define the character of Kensington's built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm and Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Buildings
- Roof Forms and Materials
- Porches
- Dominant Building Material

- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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
- (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 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 applicable *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.
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 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 Primary Resource to the Kensington Historic District. The property features a distinctive two-story, Shingle Styled house with a cross Dutch gambrel roof. The wood-frame building rests on a stone foundation. The walls are clad with wood lap siding on the first story and wood shingles in the upper gambrel ends. The asphalt shingle-clad roof is pierced by an internal brick chimney at the intersection of the gambrel roofs. The façade (north elevation) features a character defining full width, recessed front porch supported by wood posts. Fenestration primarily consists of three-over-one, double-hung, wood-sash windows. Other significant architectural features are the oriel window on the west elevation and a bay window on the east elevation. These irregular projections provide a sense of visual interest typical of the style. The dwelling retains a high degree of integrity and there are no Historic Area Work Permits (HAWP) recorded for the resource.



Figure 2: View of the façade (north) and east elevation of the subject house (left) and the 1950-1963 Sanborn Fire Insurance Map (property outlined in red).

Source: Montgomery Planning and Sanborn Fire Insurance Company.

A small detached, one-story, one-car garage (*Figure 3*) is located to the southwest of the dwelling and accessed by a brick paver driveway. The non-historic, front-gable, wood-frame building rests on a concrete pad. The walls are clad with vertical wood siding on the south and north elevations and drop wood siding on the west and east elevations. The roof is clad in asphalt shingles.

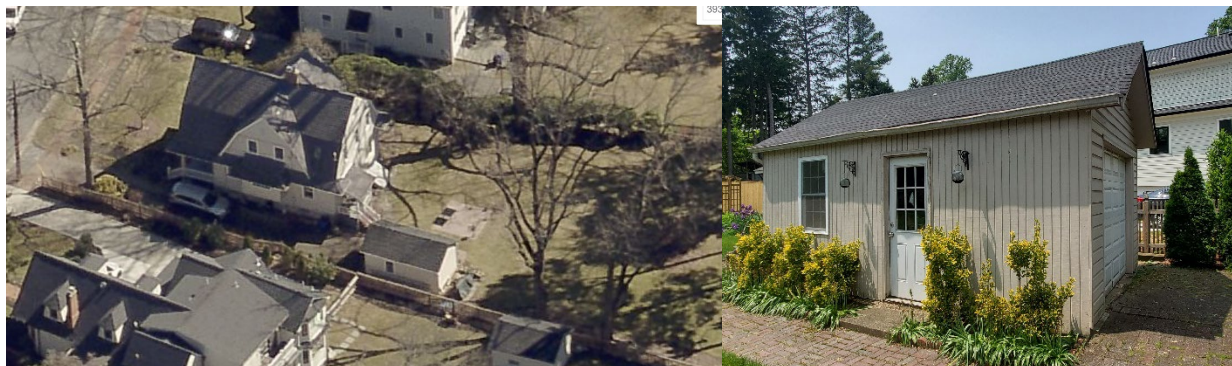


Figure 3: Aerial view from the west of property (left) and view of the north and east elevation of the detached garage (right).

Source: ConnectExplorer and Montgomery Planning.



Demolition of Rear Porch and Cellar Access

The applicant proposes to demolish the small, non-historic, shed-roof porch and a cellar accessed via a corrugated metal hatch on the western and eastern extents of the rear elevation, respectively (*Figure 4*). Staff finds that the request is consistent with the applicable guidelines as the porch is a non-historic addition and neither element is a character defining feature of the dwelling or district.

Description of Proposed Rear Addition

The applicant proposes to construct a one-story with basement, wood-frame, rear addition. The addition consists of a single-story, gable-roof hyphen that connects to the taller single-story, gable-roof section with a shed-roof rear porch. The addition continues the existing water table trim and eave line of the

Figure 4: View of the rear elevation.

historic house. Detailed specifications and materials will be included in later applications, but the proposal includes cementitious fiberboard siding and polyvinyl chloride trim.

The two-bay, rear (south) elevation features the rear porch accessed by a wood stair. The wood-frame porch rests on a pier foundation and four columns support the shed roof. The porch consists of composite flooring, wood porch balustrade, and a wood stair. The material and design of the columns is not noted at this time. The porch provides access to 15-light, double-leaf doors on the western extent of the elevation and a 15-light, single-leaf door flanked by matching fixed doors on the eastern extent of the elevation. The upper gable end of the addition is exposed above the shed roof and features a fixed multi-light window.

The two-bay east elevation has limited architectural details. The basement is accessed via a concrete stair with a balustrade leading to a single-leaf door. The first story consists of two three-over-one, double-hung windows in the taller gable section which matches the design of the windows on the historic house. There is no fenestration in the hyphen.

The west elevation consists of two bays. The hyphen features a single-leaf door with side lights accessed by a stair and landing with a wood balustrade. The gable section includes a bay window with three-over-one, double-hung windows. This bay mirrors the original bay window on the east elevation of the historic house.

Proposed Rear Addition – Concept, Scale, and Massing

The HPC should consider and discuss the applicant’s overall conceptual approach to the addition. The architect utilized a hyphen with a lower ridge height to connect the taller gable-roof addition to the historic house. The hyphen’s lower height allowed the entire second story of the original gambrel-roof house to remain intact and preserves a character defining element of the dwelling. Staff finds this approach consistent with the applicable guidelines. The one-story addition clearly reads as an addition to the two-story dwelling and the proposed roof form compliments the historic house.

Staff finds that the size of the addition would not overwhelm the character of the house or surrounding district. While the addition would be visible from the street due to the district’s wide lots, it is smaller than and subservient to the historic house. The HPC should discuss the lack of setback of the addition from the plane of the historic house on the east elevation. The HPC generally requires additions to be inset 1’ (one foot) to help differentiate new construction and break up the continuous wall planes. Staff finds, however, that the architect has successfully differentiated the massing with the lower-scale of the

addition (one-story) and further distinguishes the new construction by recessing the eave line of the hyphen (*Figure 5*).



Figure 5: View of the east (side elevation). Note the recessed eave line of the addition (red arrow).

Proposed Rear Addition – Design

Staff finds the proposed design of the addition to be compatible with the historic house and surrounding district. The proposed windows on the side elevations match the design and fenestration patterns of the historic house. Due to the limited number of new windows, the lack of differentiation is appropriate. Furthermore, the addition’s scale and form clearly indicate that this is new construction. On the rear elevation, the multi-light doors would not be visible from the public rights-of-way and should be approved as a matter of course.

Proposed Rear Addition – Materials

Staff finds that the proposed materials (submitted to date) to be compatible with the historic house and surrounding district except for the composite porch flooring. The HPC regularly approves the use of cementitious fiberboard siding and polyvinyl chloride trim on addition to Primary Resources in the Kensington Historic District. While the applicant proposes a “slightly different reveal than the existing home to distinguish [the addition]” staff recommends further analysis. The material should clearly differentiate the siding or match in-kind. This transition would be of particular importance on the east elevation where there is a proposed continuous wall plane. In addition, this elevation (as shown in *Figure 4*) has no vertical trim proposed where the historic building and new construction join.

Staff finds that the wood balustrade, stairs, etc. to be compatible with the historic house and district. Composite flooring, however, is not a recommended material for Primary Resources in the Kensington Historic District. All flooring should be constructed of wood.

Demolition of Garage

Staff finds that the demolition of the accessory building to be consistent with the applicable guidelines. The building likely dates to the mid-twentieth century. The 1950-1963 Sanborn Fire Insurance Maps

(Figure 2) noted a garage farther south from the existing garage but no building in such close proximity to the house.

Proposed Shed

The application does not include any material regarding the proposed shed. All drawings and material specifications should be submitted as part of the HAWP application.

Items to be Included in HAWP Application

Staff recommends the following items be included in the HAWP application:

1. Update and include additional details on the plans, elevations, and model.
2. Label dimensions on all site plans, existing drawings, and elevations.
3. Label foundation materials and treatments.
4. Label the type of asphalt shingle roof on the existing house and include specification for the new roof.
5. Label all materials on the plans and elevations.
6. Specification sheets for all doors, windows, siding, soffit, trim, roofing, hardscaping, lighting, etc.
7. Note that all PVC trim will be solid-core, millable, and painted in final installation.
8. Replace the composite porch flooring with wood porch flooring.
9. Include all drawings and specifications for the proposed shed.

STAFF RECOMMENDATION

Staff recommends that the applicant make any changes suggested by the HPC and return for a HAWP with the requested information.



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

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

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:

- | | | |
|---|--|--|
| <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 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 _____
Date

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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:

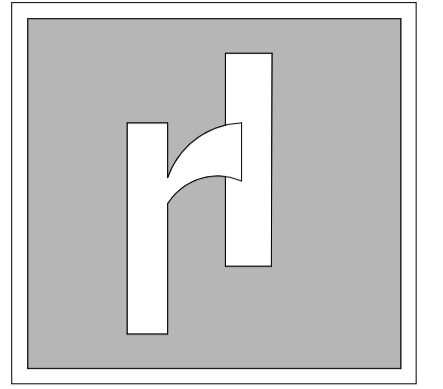
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

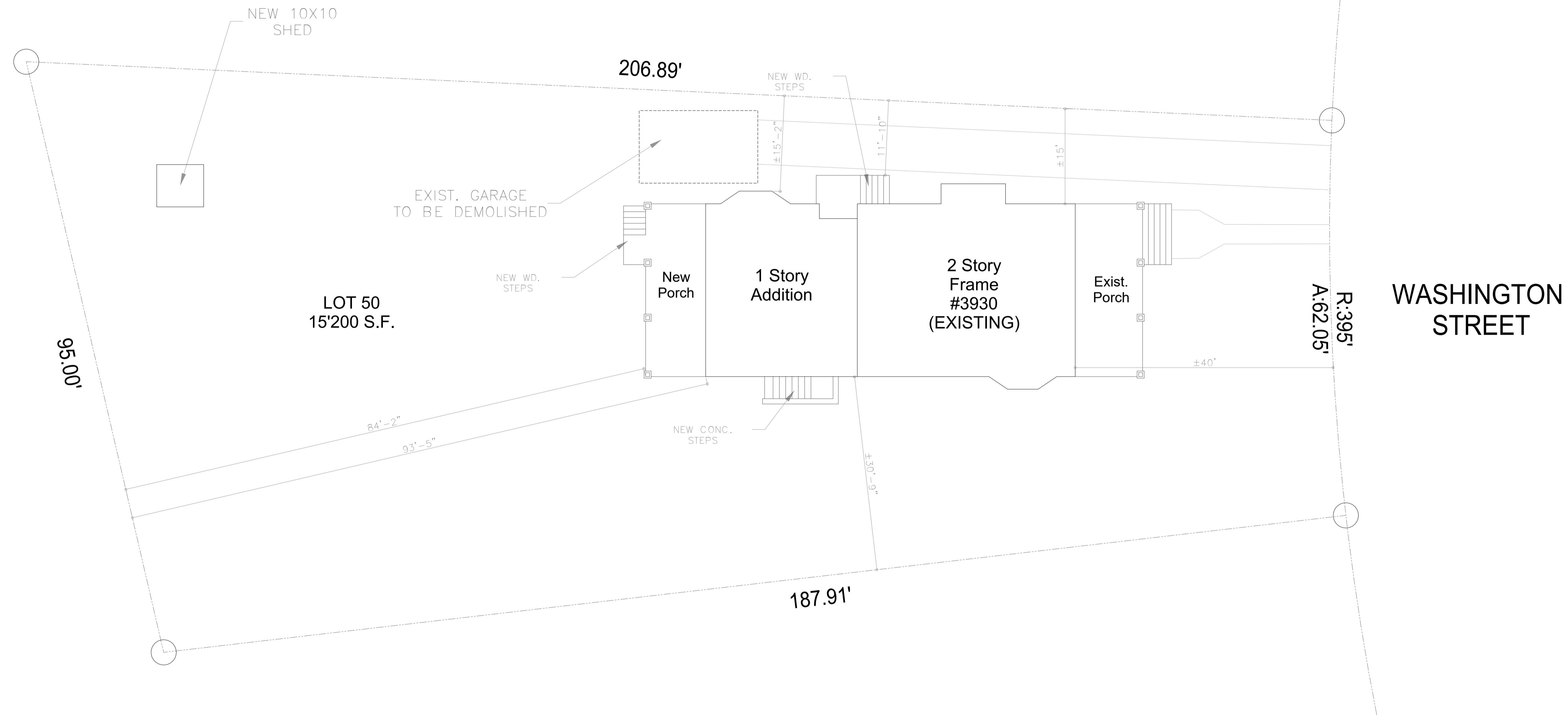
**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. 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	*	*	*	*	*		*



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1 Site
1" = 10'-0"

Revisions	
#	Date

Client: MR. & MRS. SCHWABE

Location: 3930 WASHINGTON ST
KENSINGTON, MD 20895

Project: RESIDENCE ADDITION

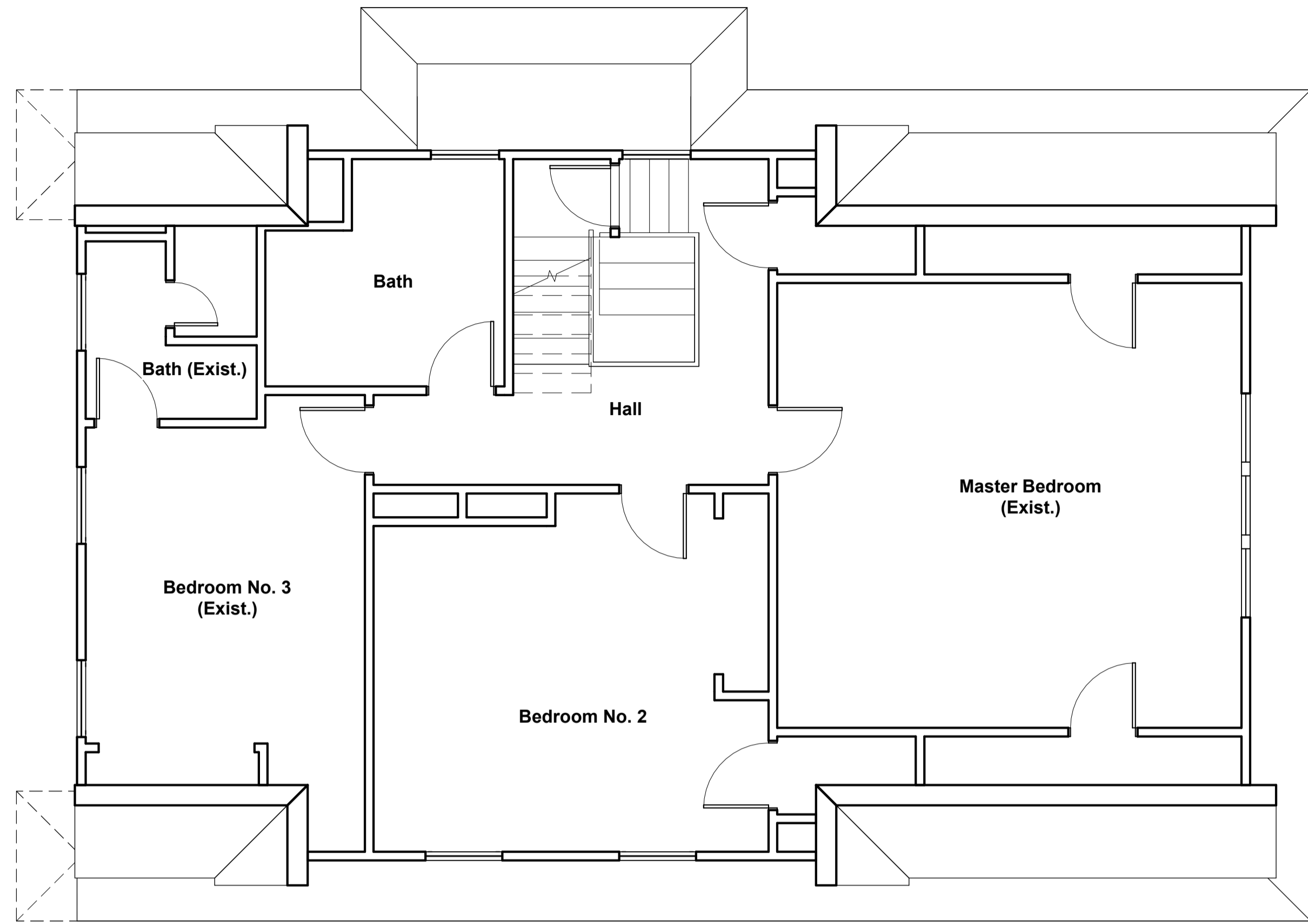
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Drawn by: C.G.

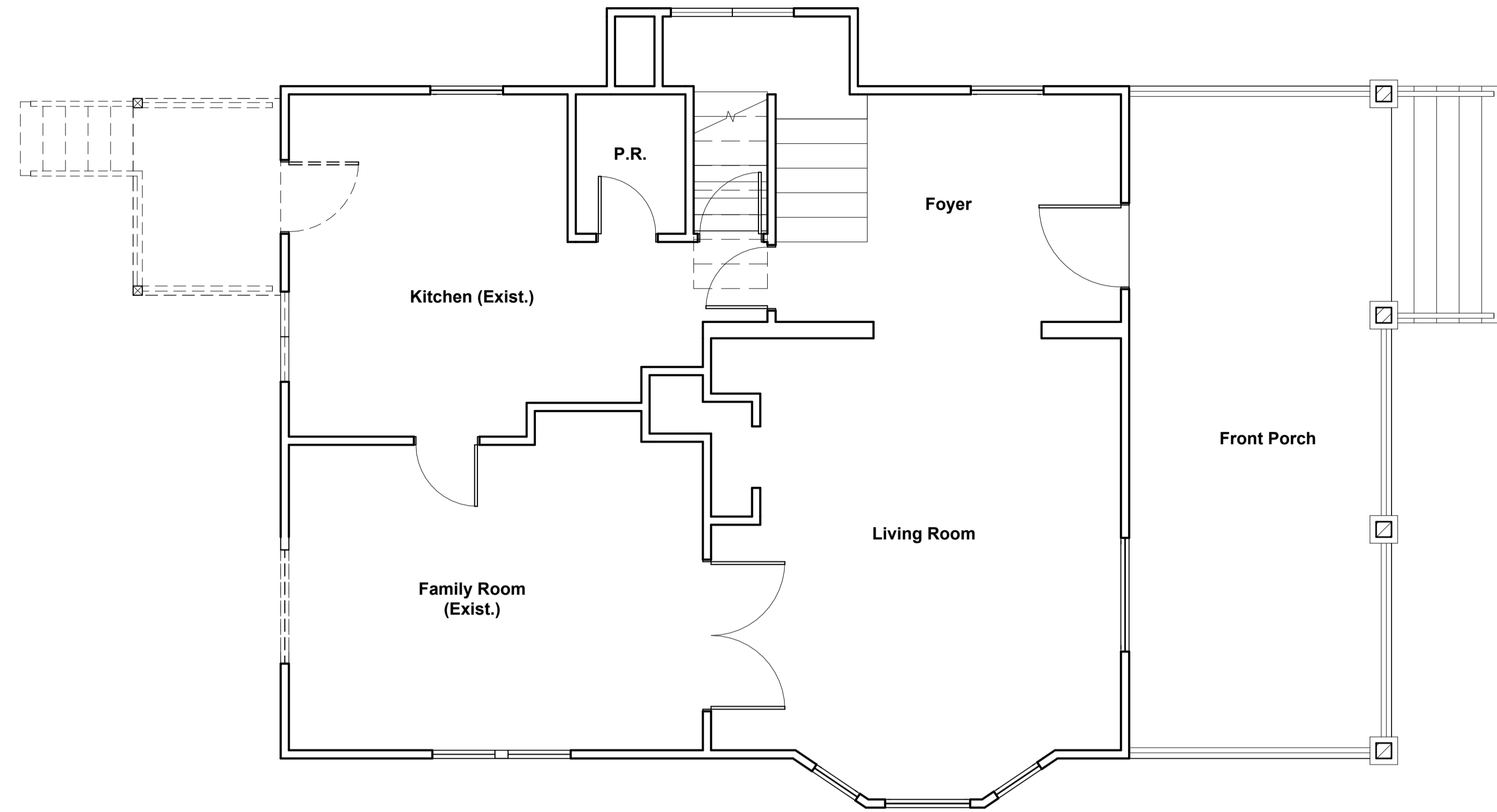
Project No. 110522-E2 05/03/23

HPC PRELIMINARY SUBMISISON

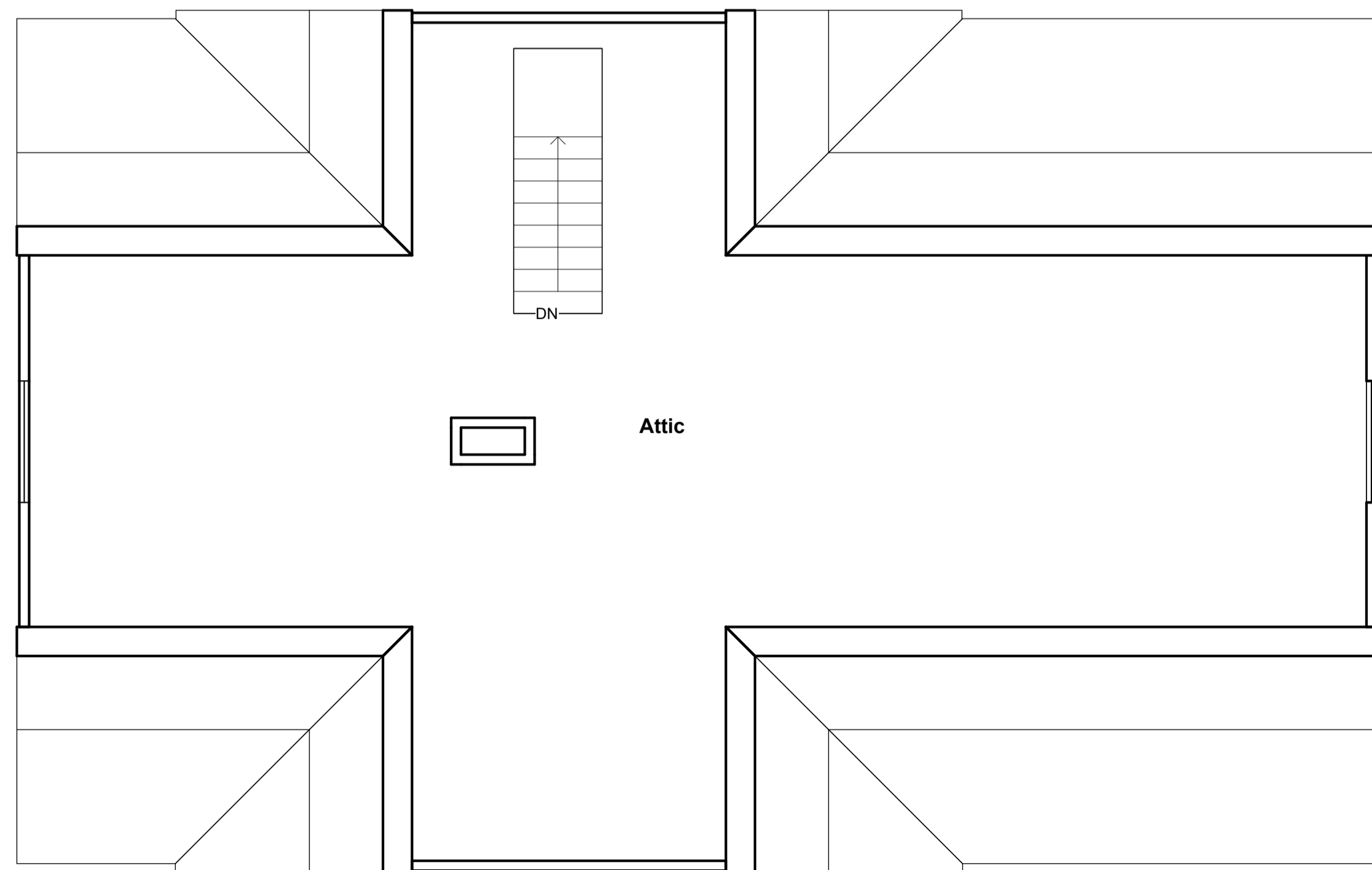
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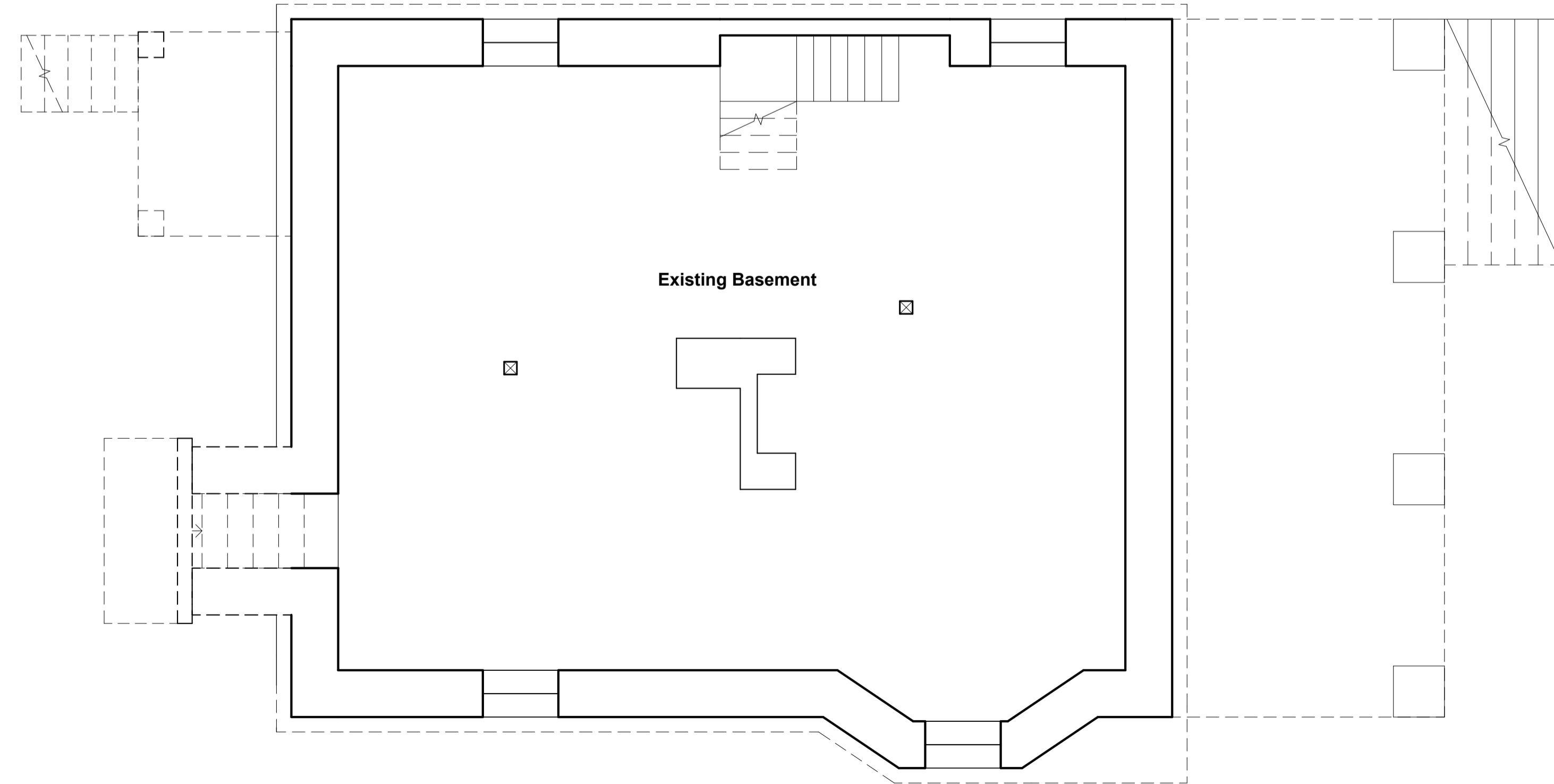
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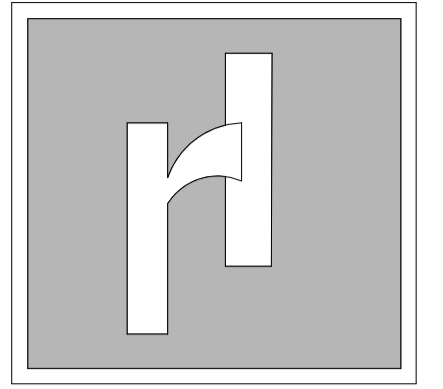
③ First Floor (Existing)
1/4" = 1'-0"



① Attic Plan (Existing)
1/4" = 1'-0"



② Basement (Existing)
1/4" = 1'-0"



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Revisions	
#	Date

Client:
MR. & MRS. SCHWABE

Location:
**3930 WASHINGTON ST
KENSINGTON, MD 20895**

Project:
RESIDENCE ADDITION

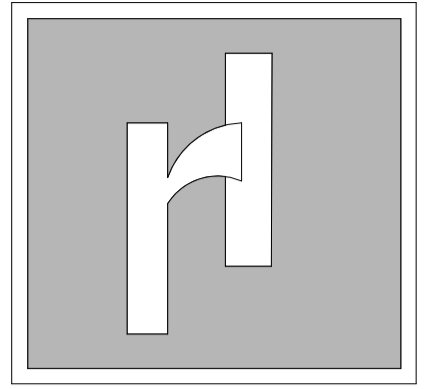
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Floor Plans (Existing & Demo)

Drawn by:
C.G.

Project No. 110522-E2 05/03/23

HPC PRELIMINARY SUBMISISON

Drawing No.
A002



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Revisions	
#	Date

Client: MR. & MRS. SCHWABE

Location: 3930 WASHINGTON ST
KENSINGTON, MD 20895

Project: RESIDENCE ADDITION

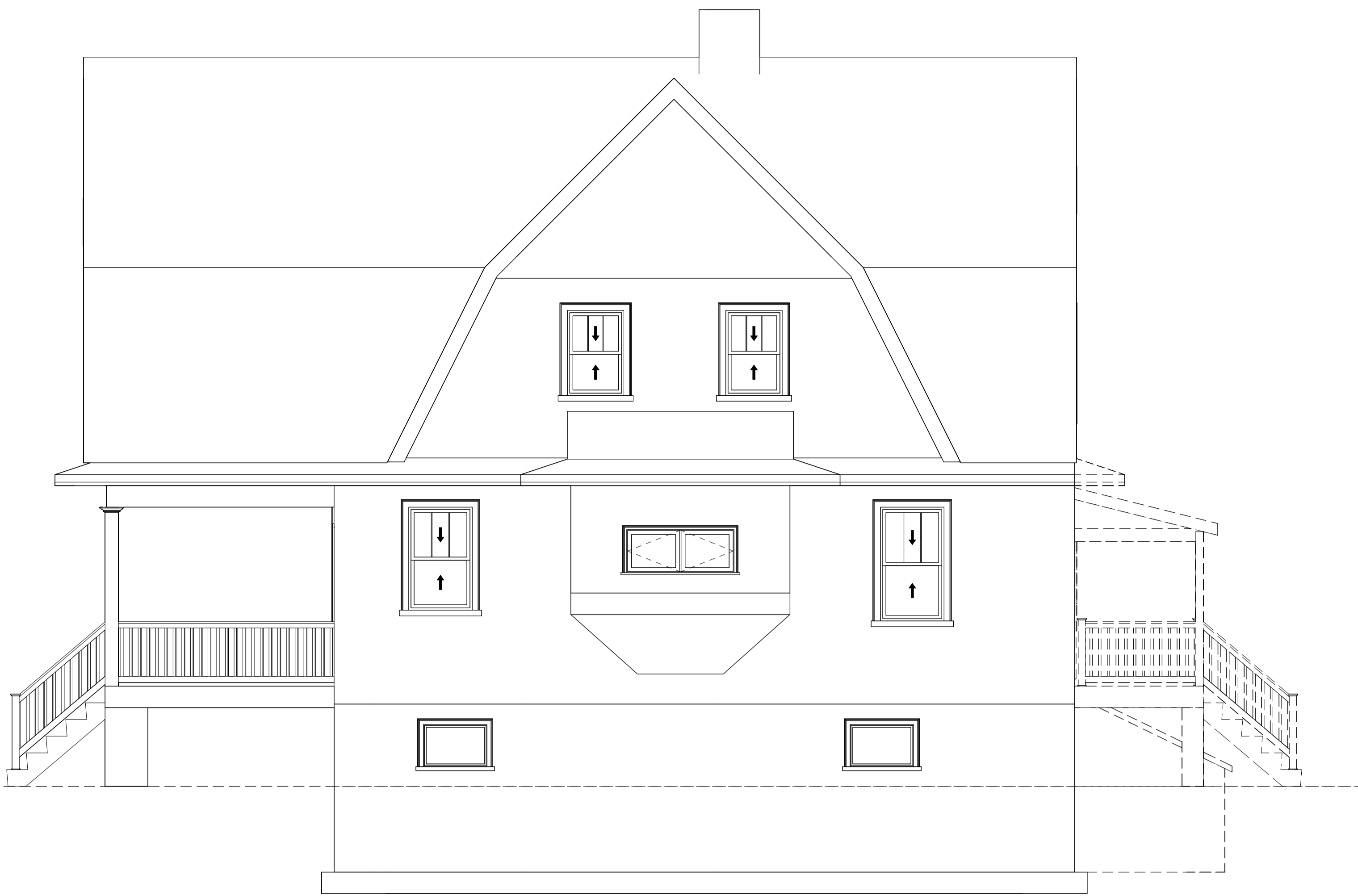
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Drawn by: C.G.

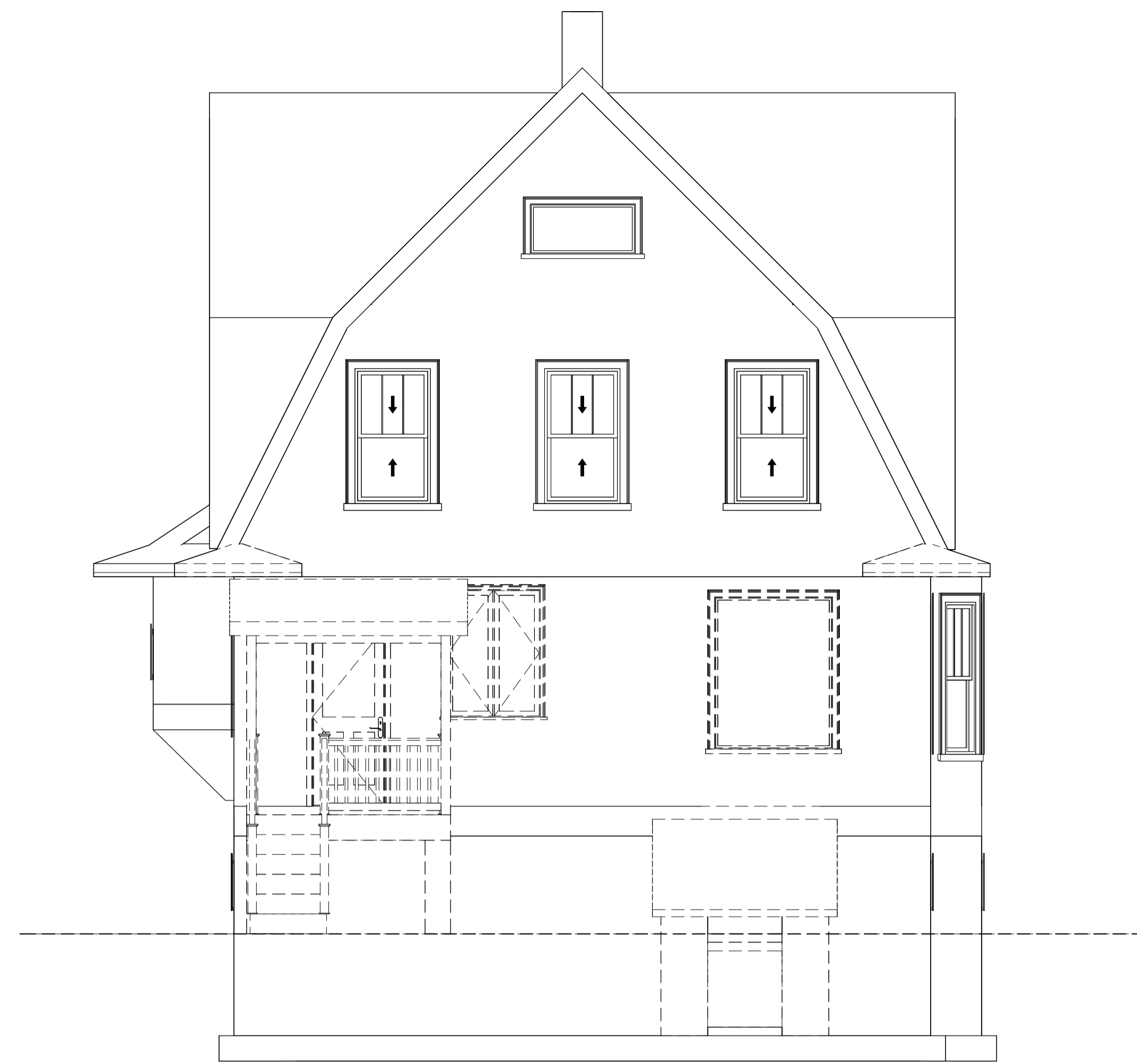
Project No: 110522-E2 05/03/23

HPC PRELIMINARY SUBMISION

Drawing No: A003



④ Left Elevation (Existing)
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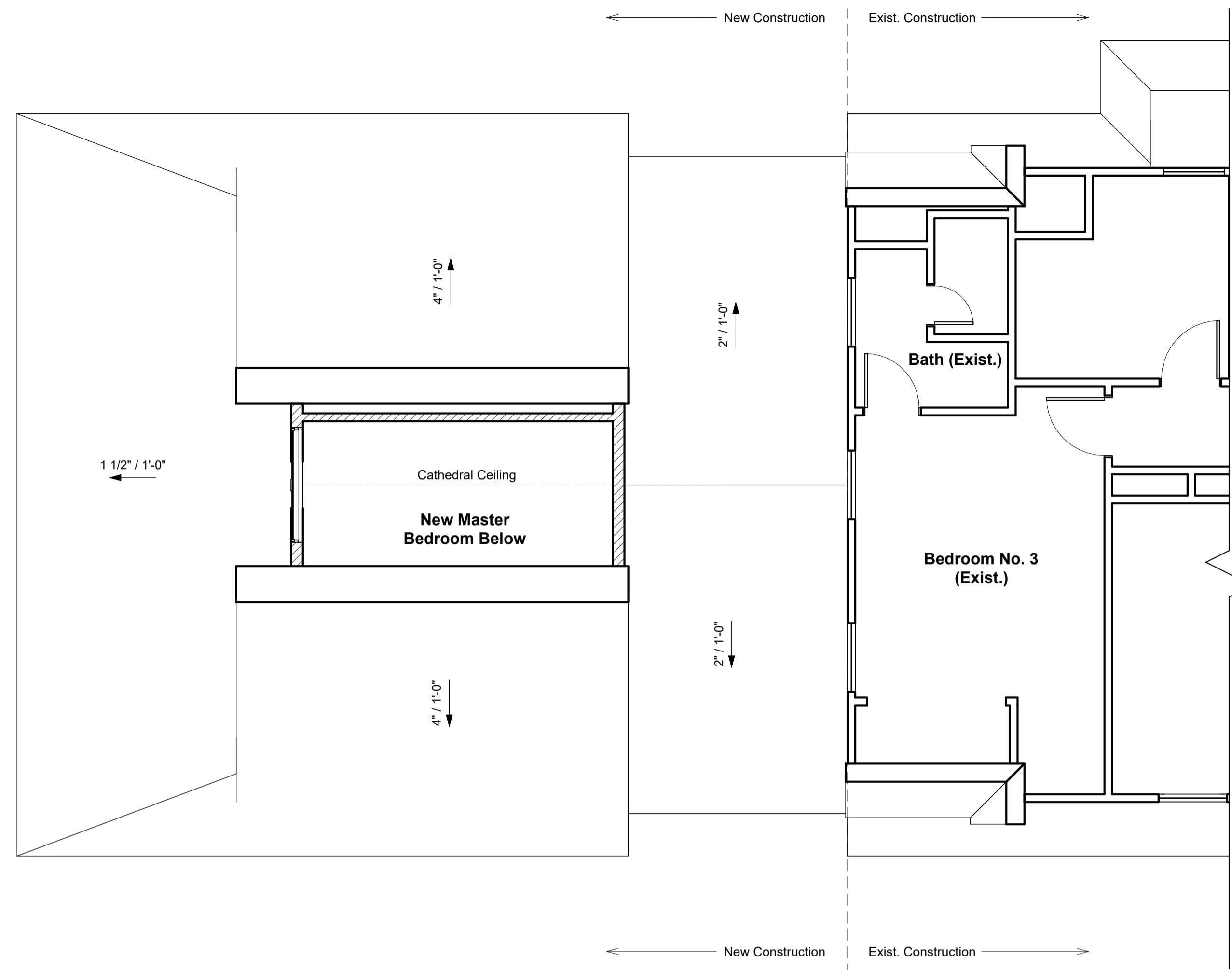
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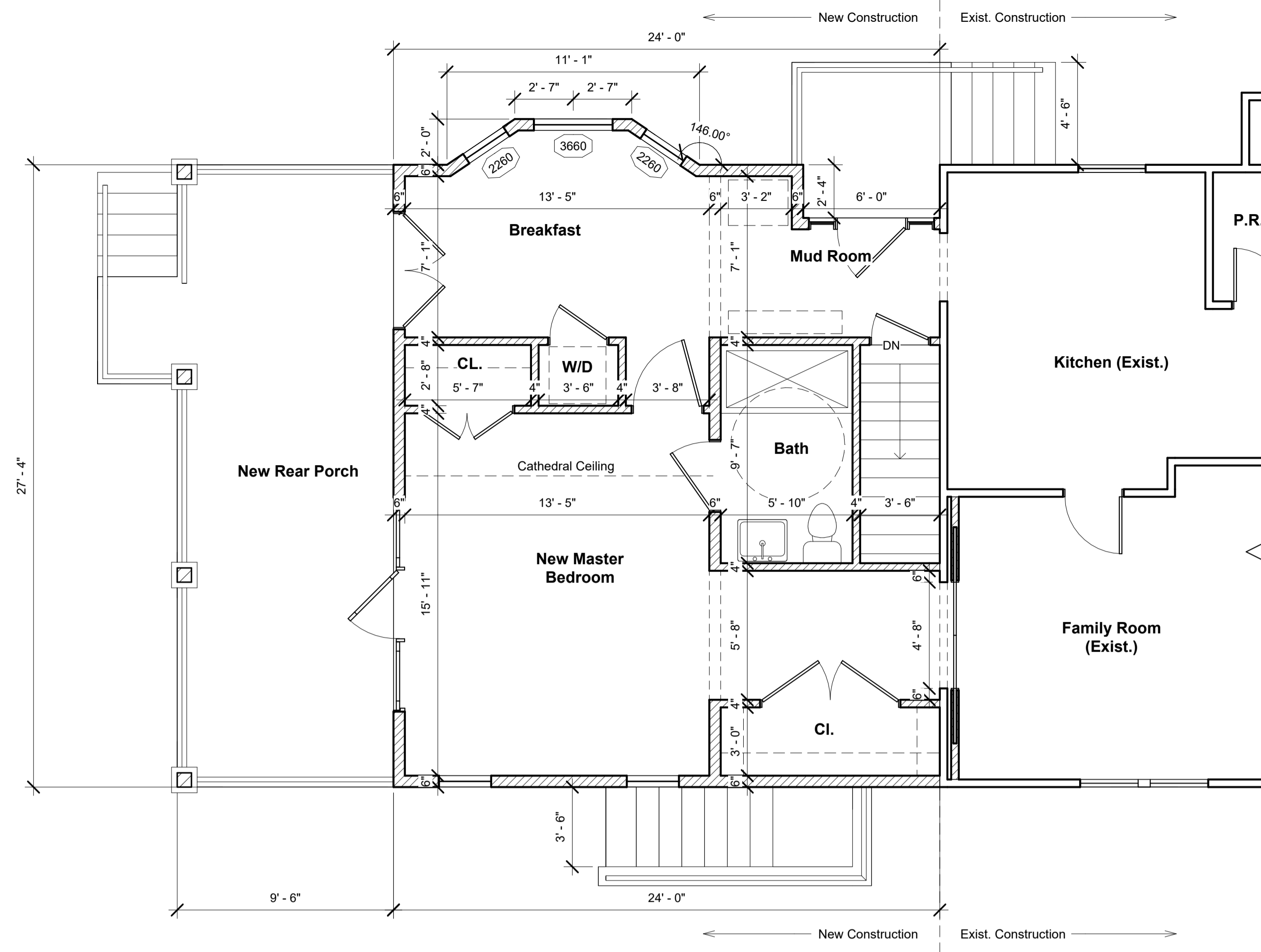
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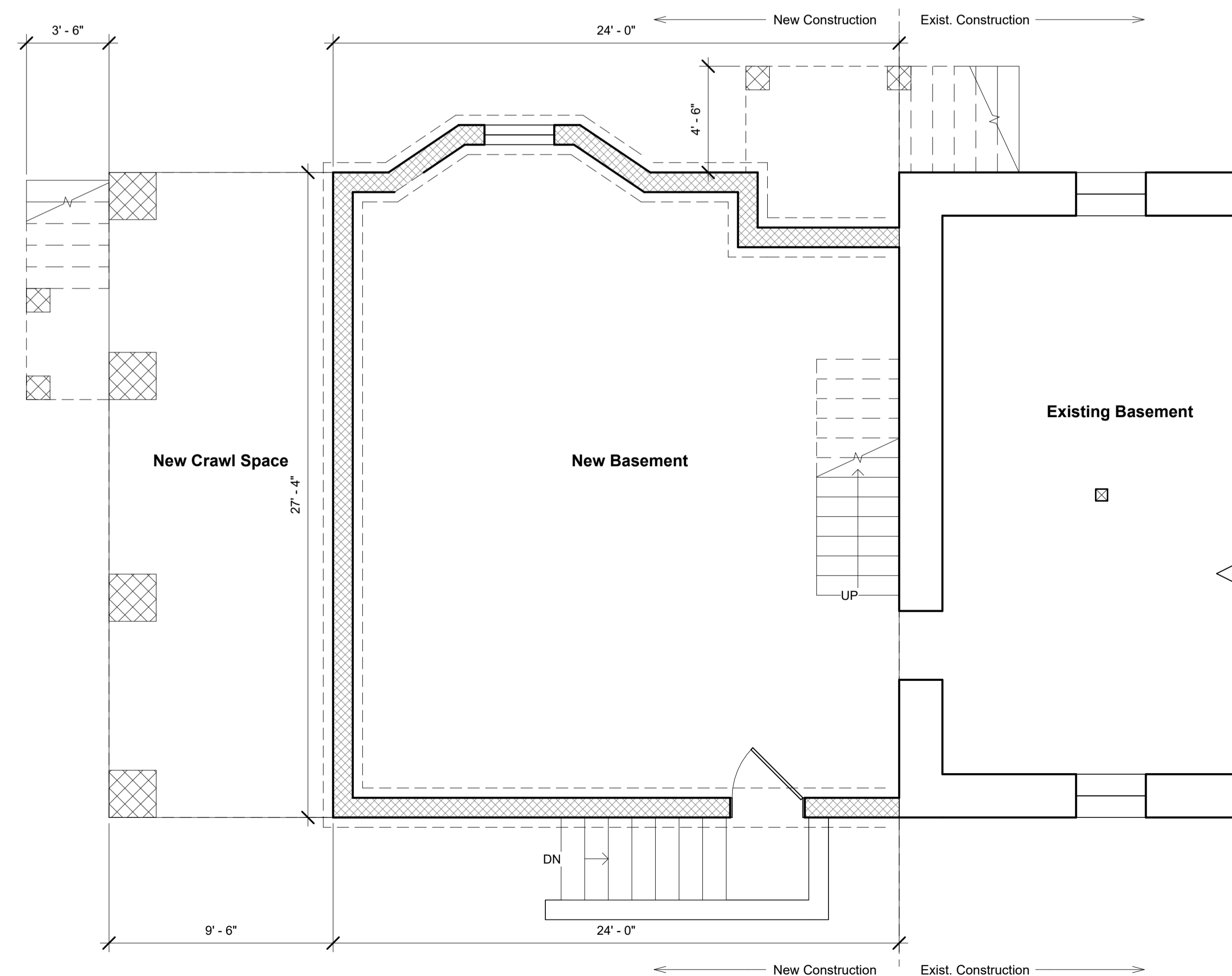
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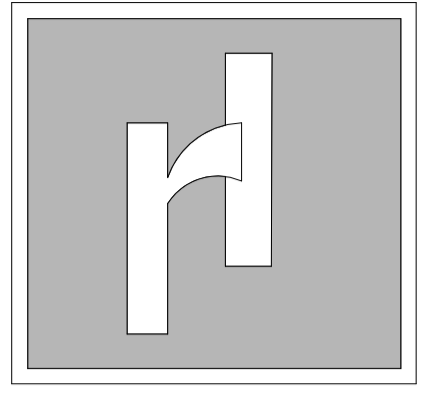
③ Second Floor (Proposed)
1/4" = 1'-0"



② First Floor (Proposed)
1/4" = 1'-0"



① Basement (Proposed)
1/4" = 1'-0"



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Project:
RESIDENCE ADDITION

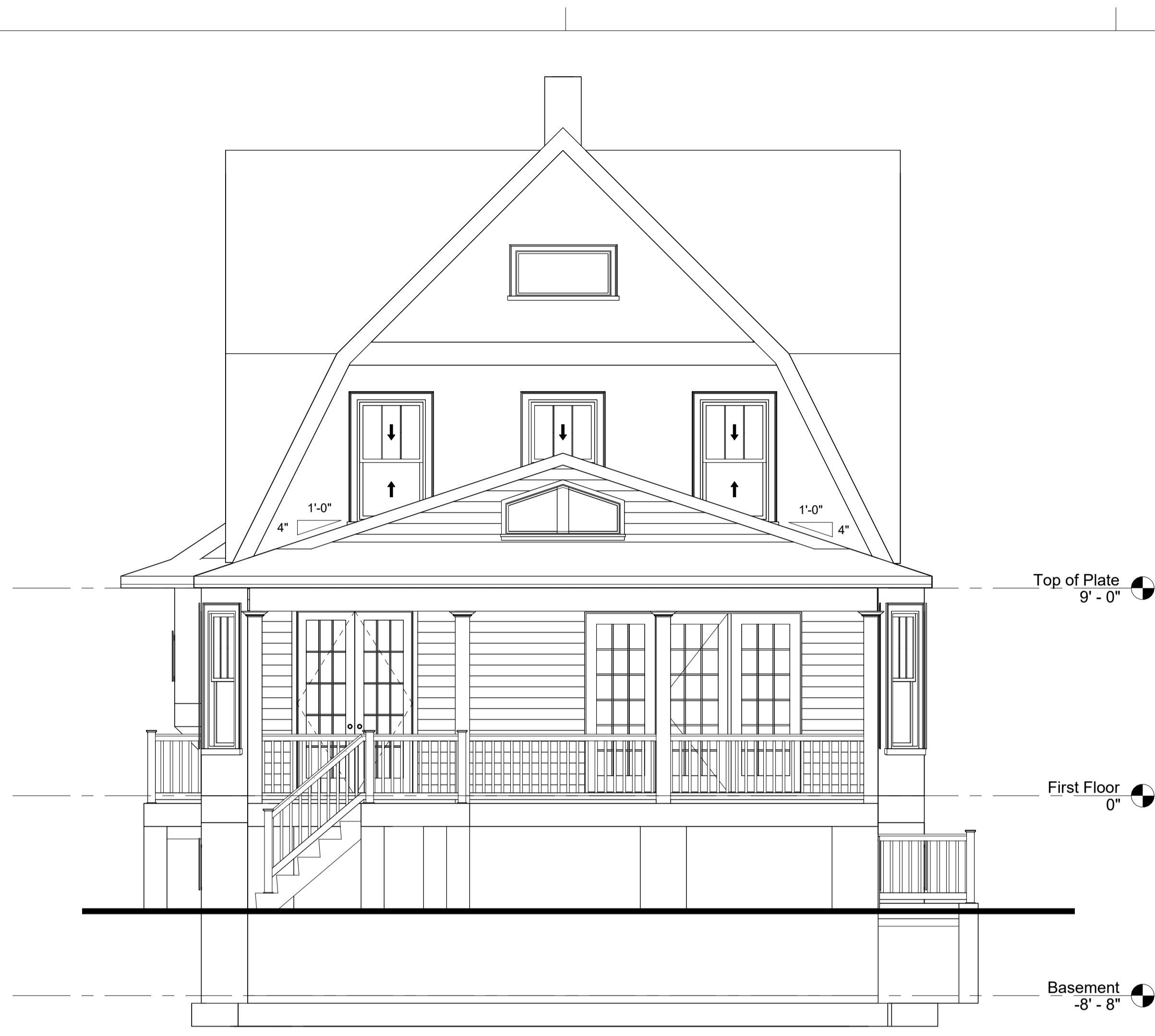
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Floor Plans (Proposed)

Drawn by:
C.G.

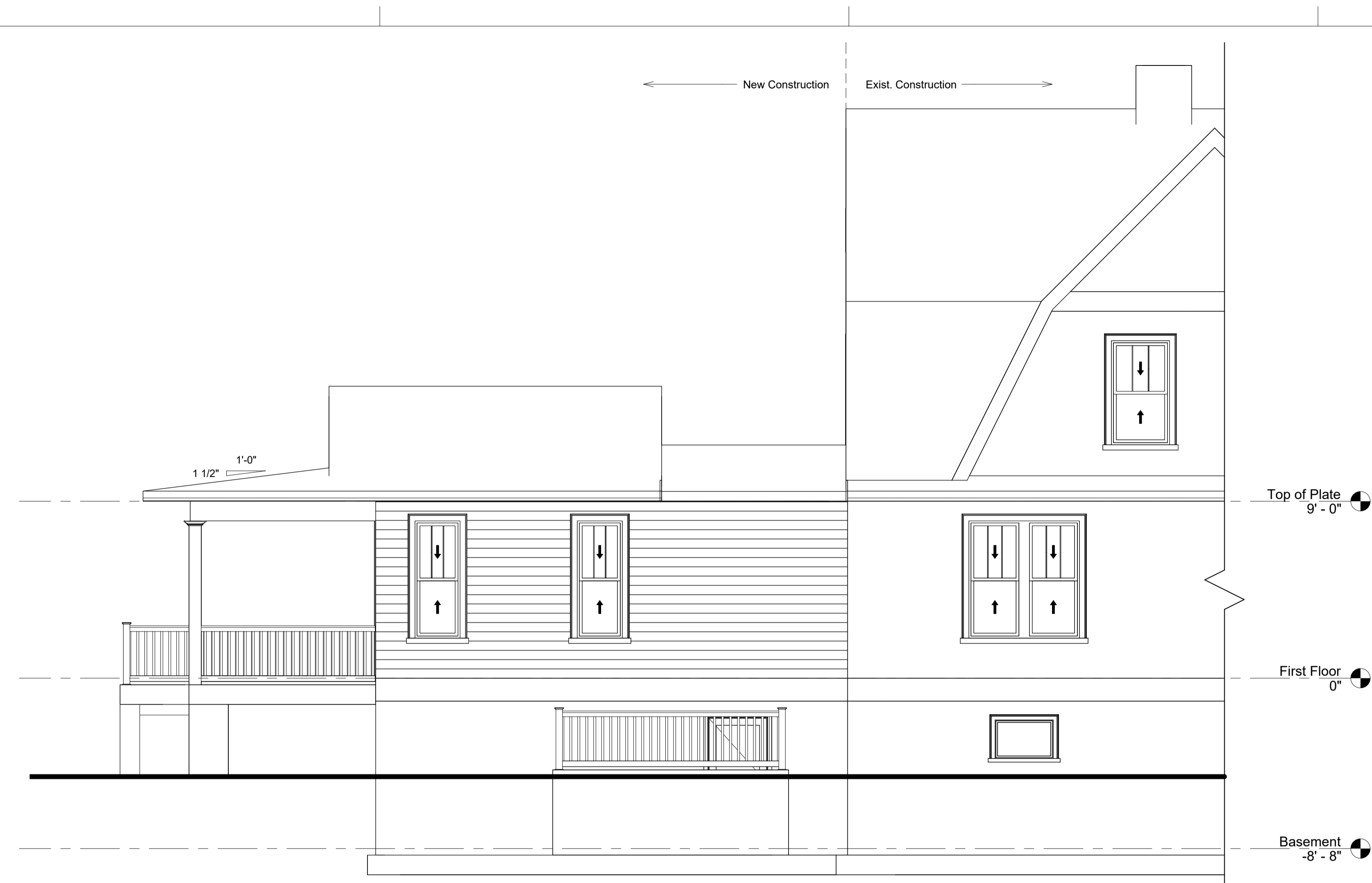
Project No.: **110522-E2** 05/03/23

HPC PRELIMINARY SUBMISION

Drawing No.:
A004



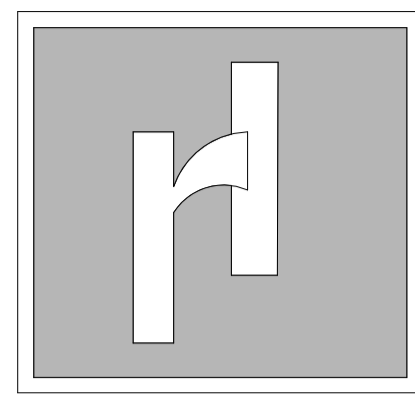
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② Right Elevation (Proposed)
1/4" = 1'-0"



① Left Elevation (Proposed)
1/4" = 1'-0"



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Project: **RESIDENCE ADDITION**

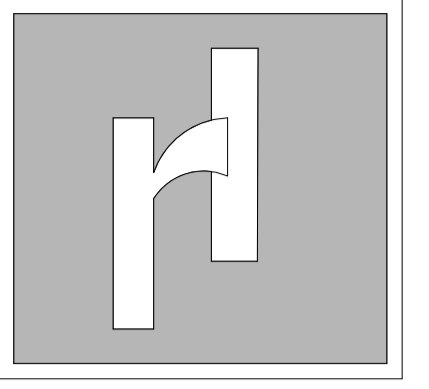
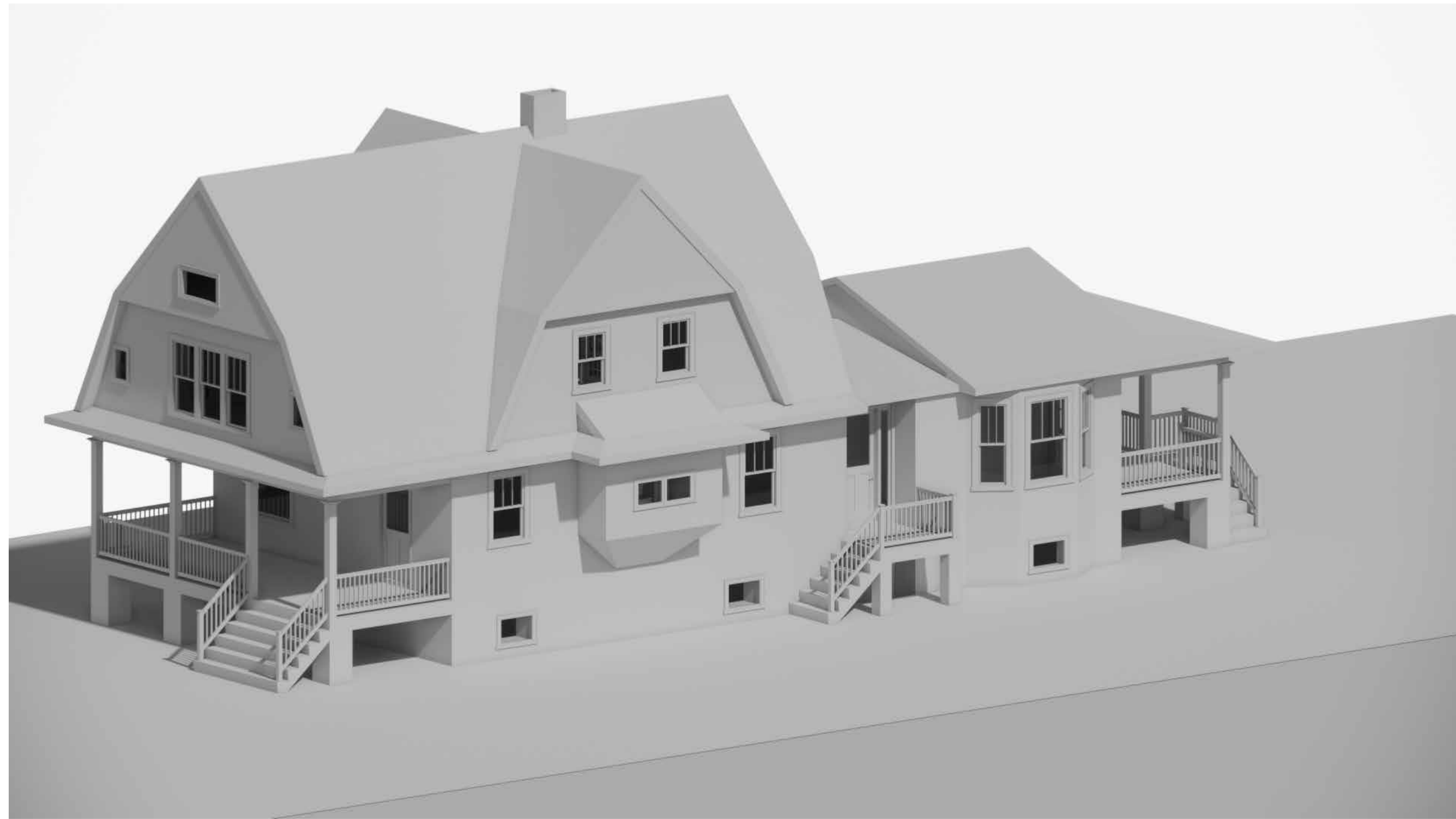
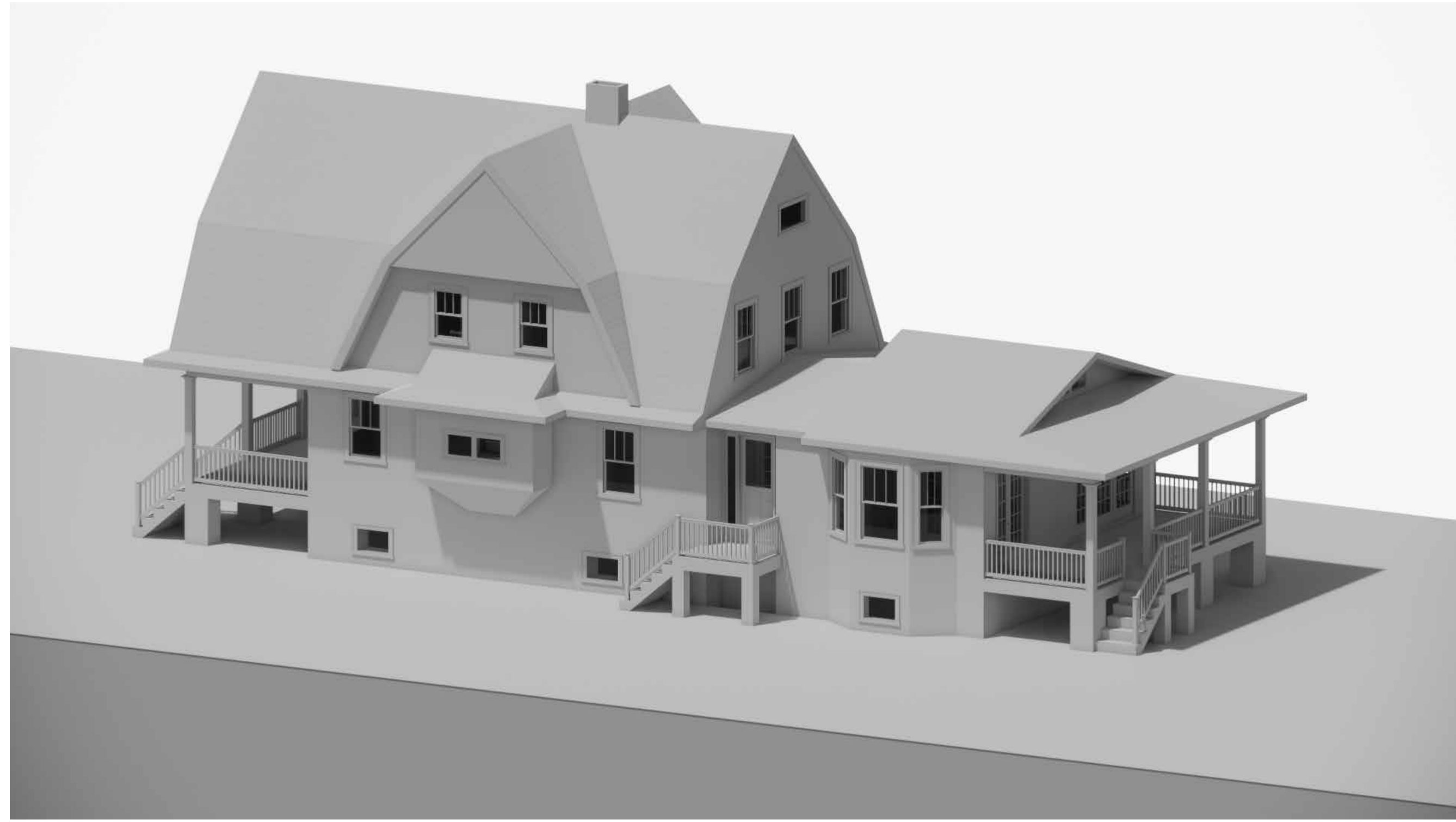
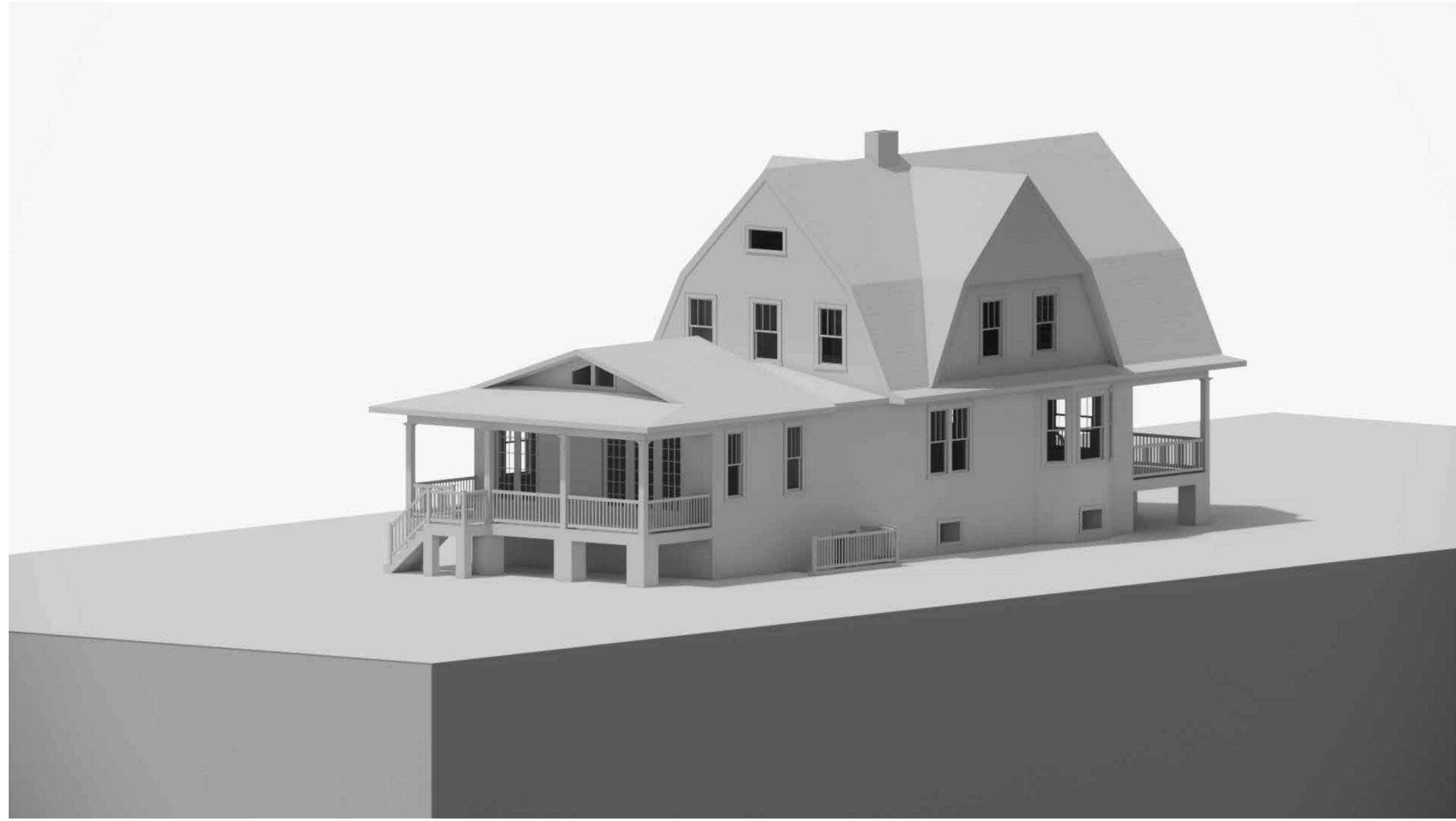
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Drawn by: **C.G.**

Project No: **110522-E2** **05/03/23**

HPC PRELIMINARY SUBMISISON

Drawing No: **A005**



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Client: **MR. & MRS. SCHWABE**

Location: **3930 WASHINGTON ST
KENSINGTON, MD 20895**

Project: **RESIDENCE ADDITION**

Drawing Title: **3D Views**

Drawn by: **C.G.**

Project No. **110522-E2** 05/03/23

HPC PRELIMINARY SUBMISISON

Drawing No. **A006**



3930



1006919







