

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4011 Prospect St., Kensington	Meeting Date:	4/3/2024
Resource:	Primary One Resource Kensington Historic District	Report Date:	3/27/2024
Applicant:	James Purse	Public Notice:	3/20/2024
Review:	Historic Area Work Permit	Tax Credit:	No
Permit Number:	1061798	Staff:	Chris Berger
PROPOSAL:	Shed installation.		

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve** the HAWP application with final review and approval of all details delegated to staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Vernacular
DATE: 1909

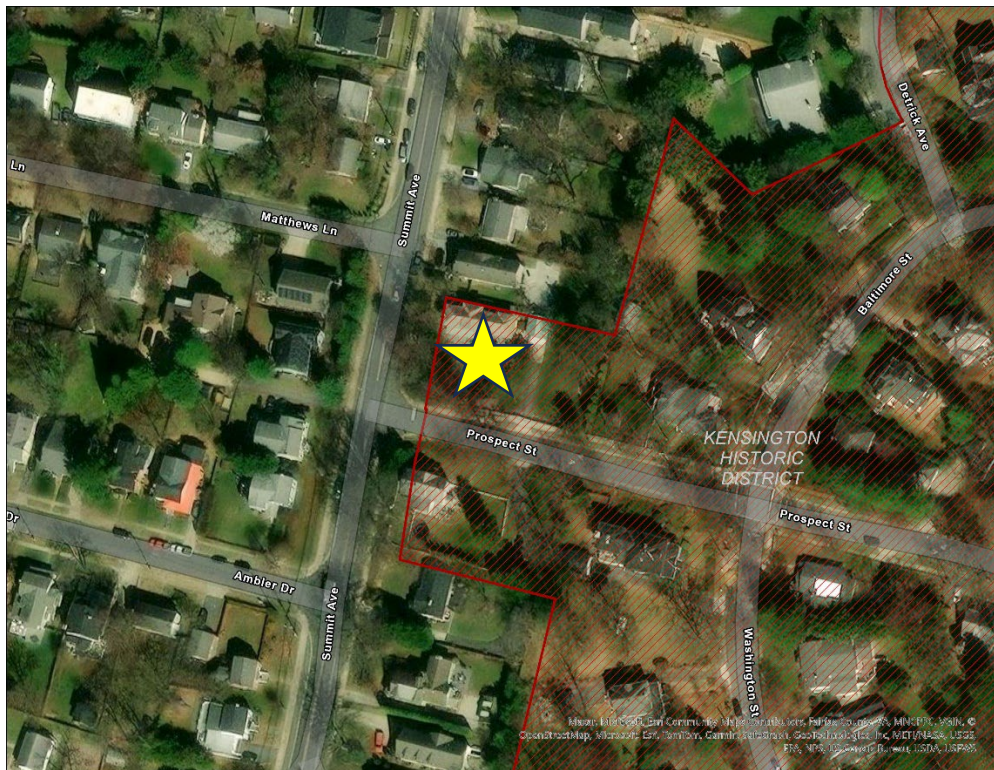


Figure 1: The subject property is indicated with a star at the intersection of Prospect Street and Summit Avenue. The red cross hatch indicates properties within the Kensington Historic District.

PROPOSAL

The applicant proposes to construct a 96-square-foot shed in the rear yard.

APPLICABLE 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

The Amendment notes:

The district is architecturally significant as a collection of late 19th and early 20th Century houses exhibiting 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, set backs 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: 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 as noted on Page 1 "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." 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

- (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.

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 read 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 at the northeast corner of Prospect Street and Summit Avenue at the edge of the Kensington Historic District. The shed will be located in the rear yard next to the historic detached garage. It will be 5 feet, 5 inches, from the side property line with 10311 Summit Ave and approximately 90 feet from Prospect Street.

The rectangular-shaped shed will be a Majestic prefab Model 18631-8. It will measure 12-by-8 feet and will stand 9 feet tall. It will be built of wood with oriented strand board (OSB) trim, asphalt shingles on the gable roof, and glass for the transom windows. The foundation will consist of six pressure treated posts buried beneath the frost line and attached to a pressure-treated floor deck framing with joists. The pre-hung double wood doors will be wood. The shed will be pre-primed and painted to match the house and garage. The gable will be front oriented and face Prospect Street to match the orientation of the existing gable-roofed garage.

Staff supports the shed installation and recommends approval. Staff routinely approves administratively the construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way. The subject shed only requires HPC review because it is on a corner lot and visible from the Prospect Street right of way. The shed will be set back approximately 90 from the street, so it will be minimally visible from the right of way. It will not be visible from Summit Avenue. At 96 square feet and 9 feet tall, it will be subservient to the nearby historic garage, which is approximately 400 square feet and 15 feet tall. The shed complies with both Kensington’s Master Plan *Amendment* and *Vision*. In accordance with Chapter 24A-8(b), the shed will not substantially alter the exterior features of an historic resource within an historic district, and the work is compatible in character with the historic district where multiple accessory structures in the rear yard are common. Per Chapter 24A-8(d), the HPC is to be lenient in its judgement for plans involving new construction unless they would seriously impair the historic or architectural value of the surrounding historic resources or would impair the character of the district. Staff finds the shed will not affect the value and character of the district. The shed construction also conforms with the *Standards*, because the historic character of the property will be retained and preserved; the new shed will not destroy the historic materials that characterize a property and the new will be differentiated from the old; and the form and integrity of the property will be unimpaired if the enclosure is removed in the future.



Figure 2: The applicant provided this site plan to show the proposed shed location in the rear yard.



Figure 3: The proposed shed location is indicated with a red arrow.



Figure 4: The proposed shed with dimensions.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found that the proposal, as modified by the conditions, is consistent with the *Vision of Kensington*, and therefore 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 301-495-4571 or chris.berger@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# DATE ASSIGNED

APPLICANT:

Name: James Purse

E-mail: jnpurse@gmail.com

Address: 4011 Prospect St

City: Kensington Zip: 20895

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 M: 31-6

Is the Property Located within an Historic District? X 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: 4011 Street: Prospect St

Town/City: Kensington Nearest Cross Street: Summit Ave

Lot: 22 & 23 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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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.

James N Purse Signature of owner or authorized agent

March 6, 2024 3.6.24 Date

Adjacent and Confronting Properties:

Kensington, MD 20895

3951 Baltimore Street

3947 Baltimore Street

10311 Summit Avenue

4200 Matthews Lane

10306 Summit Avenue

4010 Prospect Street

3948 Washington Street

**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	*	*	*	*	*		*

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

This is a two-story single-family home built on two lots joined together. The home is made of wood and stone, with a mixed steel and shingle roof. There is a detached garage which is one of the original structures on the lot, and that garage is made of wood with a steel roof. The yard is a mix of trees, shrubs, and grass. There is a new wooden fence around the edge of the property. There are two wooden gates along the fence. One gate is for the stone walkway to the front of the house. The other gate is for access to the asphalt driveway. There is a parking pad made of concrete on the asphalt driveway that extends as a stone patio to the front of the home and connects to the walkway from the other gate. There is a large field of grass at the east end of the property, with a small bunch of trees at the northwest corner.

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

Building a shed from a prefab garden shed kit from Home Depot (Majestic Internet # 202205311 Model # 18631-8 Store SKU # 744303) to replace the shed that at one time existed next to the garage. The foundation of the shed will be made of 6 pressure treated posts (buried post footings, below the frost line) attached to pressure treated floor deck framing with joists. The floor of the shed will be decked with severe weather pre-treated plywood. The shed will be made of wood (interior and exterior), OSB trim, asphalt shingle (matching the home), and glass for the transom windows. All wood comes pre-cut and ready for assembly. The shed will feature pre-primed, treated wood siding that resists termites, rot and decay. There will be wooden, prehung double doors opening from the front of the shed. The exterior will be finished with paint colors that match the house and garage.



show benefit of a Title insurance, may not reflect all easements or encumbrances which may affect subject property.

Notes:

1) Flood zone 'C' per H.U.D. pane

2) All P recot per AUGU

3) I.P.F. I.P.S. P.O.L. prop

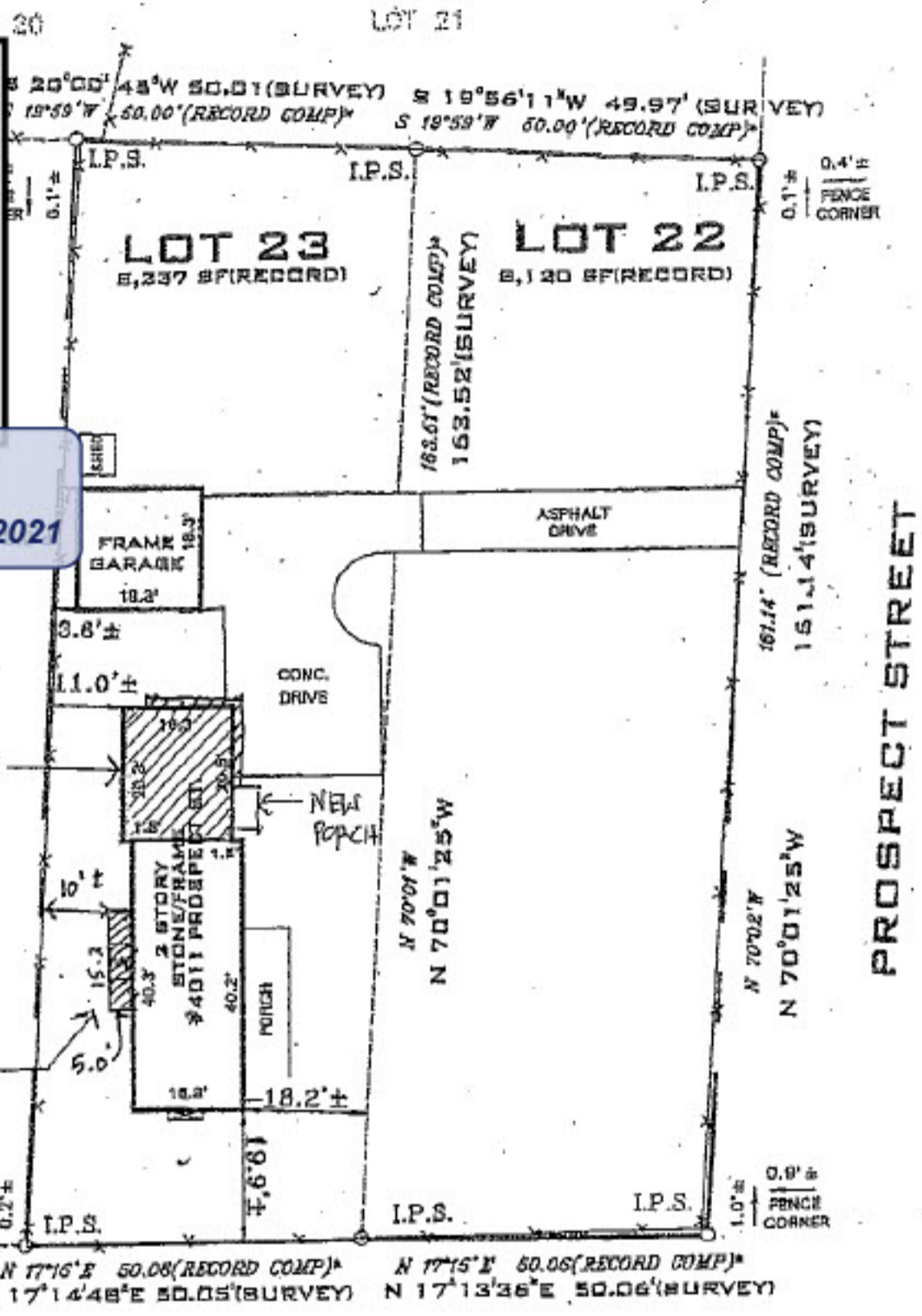
4) Total

5) Total

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 4:02 pm, Dec 15, 2021



PLAT OF SURVEY
LOTS 22 & 23, BLOCK 10
KENSINGTON PARK
MONTGOMERY COUNTY, MARYLAND

SUMMIT AVENUE
COUNTY ROAD (PER PLAT)

APPROVED
Montgomery County
Historic Preservation Commission

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.

[Signature]
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

REFERENCES	
PLAT BK.	B
PLAT NO.	4
LIBER	833
FOLIO	331

SNIDER ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 218
Gaithersburg, Maryland 20879
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS: 08-21-2000
WALL CHECK: []
HSE. LOC.: 08-21-2000
PROP. COR.: 08-28-2000

SCALE: 1"=30'
DRAWN BY: P.A.
JOB NO.: 2000-3547b

4012
PROSPECT ST

Shed

Distance from
shed to fence
= 5 ft 5 in

Distance from
shed to rear
property line =
30 ft

15 ft

CTST

