

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3929 Baltimore Street, Kensington	Meeting Date:	9/4/2024
Resource:	Primary One (1880-1910) Resource (Kensington Historic District)	Report Date:	8/28/2024
Applicant:	Nathan Engle	Public Notice:	8/21/2024
Review:	HAWP	Tax Credit:	Partial
Case Number:	1081223	Staff:	Chris Berger
PROPOSAL:	New garage doors and fenestration alteration to garage.		

STAFF RECOMMENDATION

Staff recommends the Historic Preservation Commission (HPC) **approve with one condition** the Historic Area Work Permit (HAWP) application with final approval delegated to staff:

1. The applicant must provide the final design and material of the proposed egress door. The door may be either wood or composite, and the trim must match the dimensions and material of the existing trim on the garage.

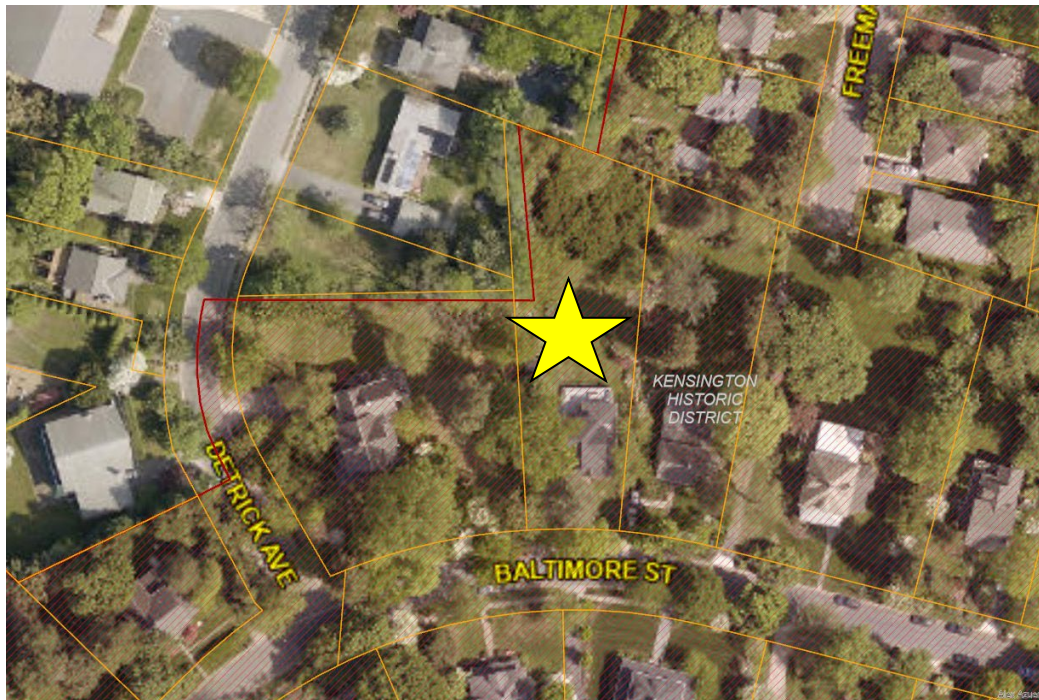


Figure 1: The subject property at 3929 Baltimore Street is starred. The red line and cross hatch indicates the boundaries of the Kensington Historic District.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One (1880-1910) Resource within the Kensington Historic District
 STYLE: Queen Anne (house); Vernacular (garage)
 DATE: 1898 (house); by 1924 (garage)

The subject property measures 0.48 of an acre. It includes the two-story residence built in 1898 and a one-story garage in the rear yard, which is present on the 1924 Sanborn (*Figures 2-3*). The garage measures approximately 24-by-14-feet and 14 feet tall and is set back approximately 90 feet from the property line. It is clad with wood clapboard German siding. The gable roof is covered with asphalt shingles. Ornamentation includes wood trim, exposed rafter tails, and fretwork in the front gable. A six-lite casement window is located on the rear elevation. No doors cover the front opening.



Figure 2: The applicant provided this photo of the subject property as seen from the right of way. A red arrow indicates the location of the garage.



Figure 3: The front and right elevations of the garage (left), and the right and rear elevations (right).

PROPOSAL

The applicant wrote the following:

We intend to enclose the garage and turn it into a 'clubhouse' room for our family. The garage was without a door since we purchased the home in 2017, and with this project we would be fully enclosing it (i.e., adding the fourth wall - the front wall/door). We plan to restore it with a wooden garage door that would match the style and construction of other homes in the neighborhood to the extent possible (see attached photo in the "site plan and materials" document). This door would be fully functional, but we would also create a new entrance with a regular rectangular egress door on the east side of the garage where the bushes are in the attached figures. We have discussed this approach through a preliminary on-site consultation with HPC staff on site, and this HAWP application reflects the feedback received for ensuring this project can move forward with the necessary approvals.

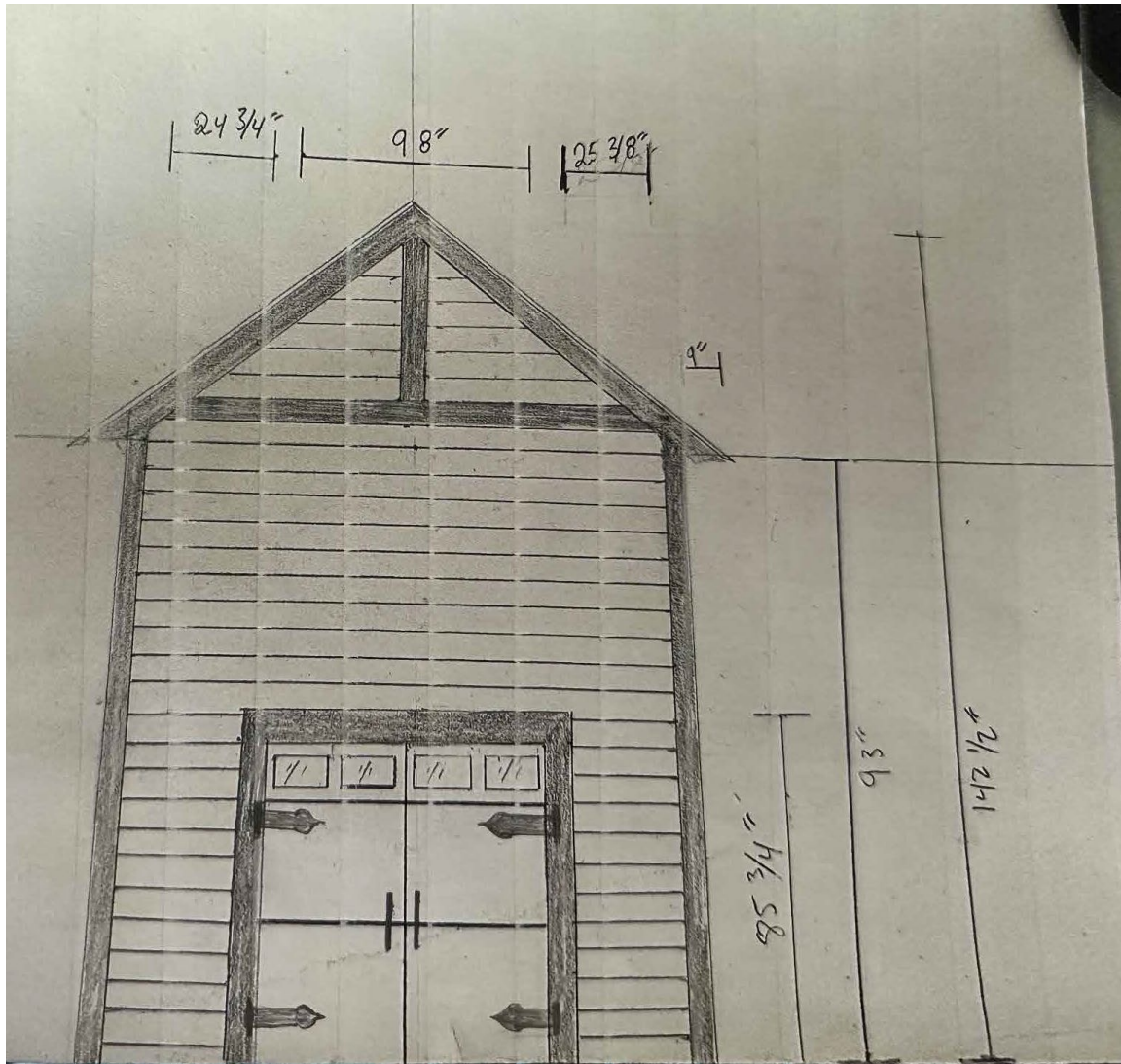


Figure 4: The applicant provided these plans to show the proposed doors on the garage. The wood-paneled doors will include lites on top. The doors will be attached with metal strap hinges and have metal handles.



Figure 5: The proposed doors will be similar to the provided example, except they will have lites at the top and fewer hinges.

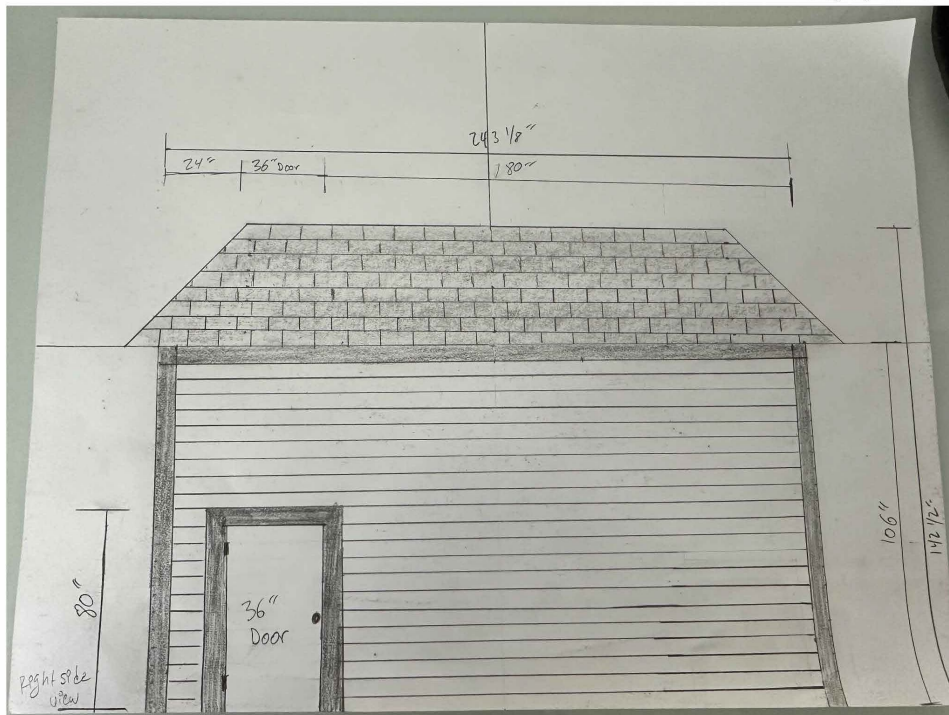


Figure 6: The applicant seeks to install an egress door on the right-side elevation of the garage.

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 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: 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.

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.
- 10. New additions and adjacent or related new construction will 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

Staff supports the proposal to install paired doors on the garage and an egress door on the side elevation. In accordance with Chapter 24A-8(b)(1), the proposal will not substantially alter the exterior features of the historic resource. The garage almost certainly originally had paired swing garage doors, and the proposal will restore the missing features. Unfortunately, no archival photo of the garage was uncovered that shows the original doors, but the design for the new doors matches those found on similar garages in the Kensington Historic District. The egress door will be located on a side elevation and will not be visible from the right of way.

The project also meets Chapter 24A-8(b)(2) because the proposal is compatible in character and nature with the architectural features of the historic district. The simple design of the garage doors are similar to those found on comparable circa 1920 garage doors, with the exception of the lites at the top. The application intends to use the space as a recreation room instead of a garage, so the addition of more natural lighting into the space improves the private utilization of the historic resource and meets Chapter 24A-8(b)(3). The garage is located in the rear yard, approximately 90 feet from the right of way, so the doors will not be prominently visible to passers-by. Staff recommends a condition that the applicant provide the final design and material of the proposed egress door and trim. The door may be either wood or composite, and the trim must match the dimensions and material of the existing trim on the garage.

In conformance with the applicable *Standards*, the historic character of the property will be retained and preserved by the project; the exterior alterations will not destroy historic materials that characterize the property and the new work shall be differentiated from the old; and if the removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.

Staff notes the installation of the two doors on the garage would be eligible for the Montgomery County Historic Tax Credit because it is the restoration of a missing feature. The installation of the egress door would not qualify for the credit.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one condition** the HAWP application

1. The applicant must provide the final design and material of the proposed egress door. The door may be either wood or composite, and the trim must match the dimensions and material of the existing trim on the garage.

under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (3) having found that the proposal will not substantially alter the exterior features of the historic resource; is compatible in character with the district and the purposes of Chapter 24A; and 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;

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 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 Rebecca Ballo at 301-563-3404 or rebeccah.ballo@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:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

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
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:

- 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.

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**

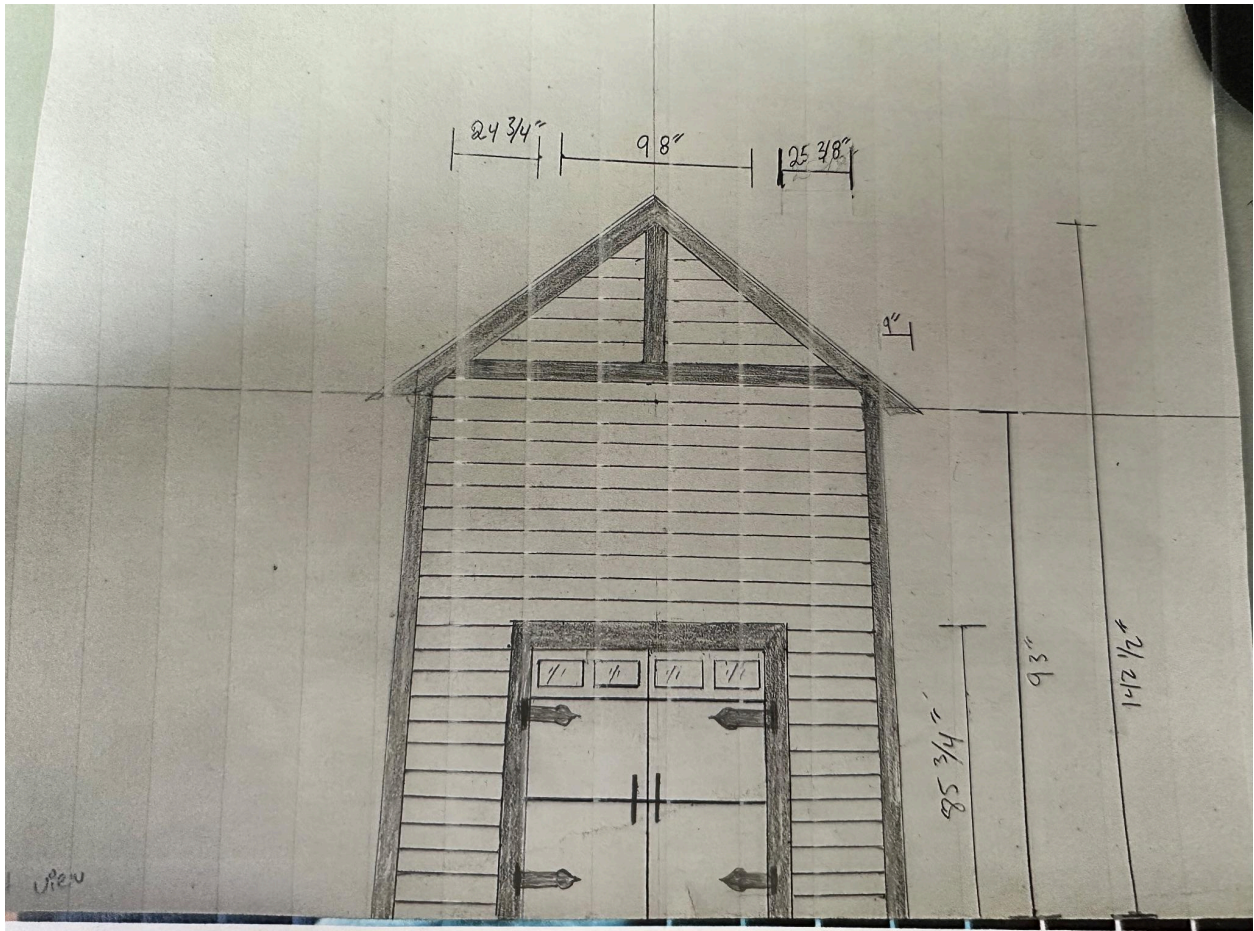
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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



RENOVATION STUDIO

DESIGN | BUILD

07/31/2024

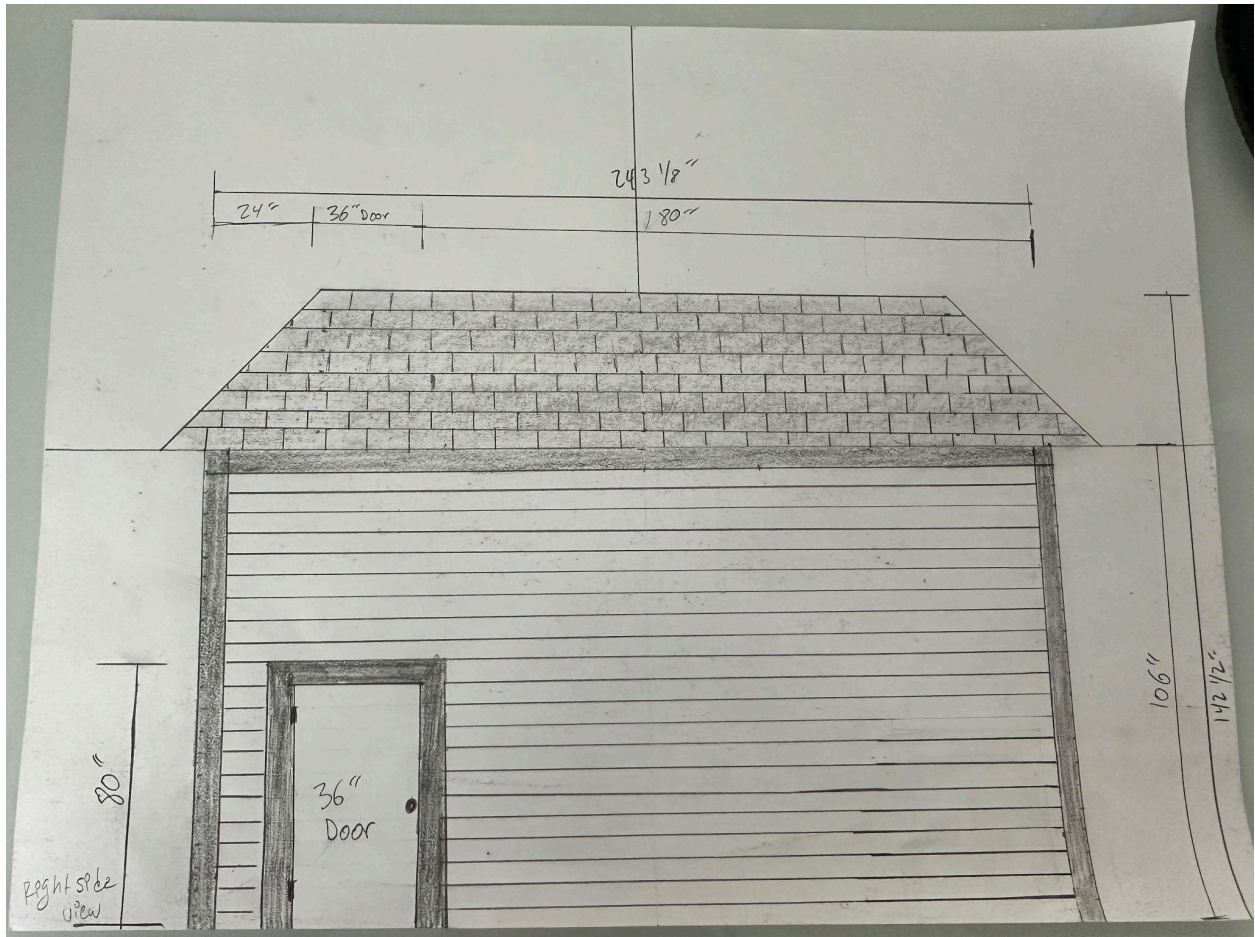




RENOVATION STUDIO

DESIGN | BUILD

07/31/2024





07/31/2024

Engle Residence

3929 Baltimore Street | Kensington, MD 20895

Scope of Work:

Includes all material and labor necessary to implement work below.

Includes

Shed Door Description:

8/0X7/0X4-9/16" CUSTOM PAINT 11,084.62

GRADE EXTERIOR CARRIAGE DOOR
SYSTEM:

*DOOR STYLE:2-1/4" 2-LIGHT
(2W/1/H) OVER 2-PANEL (1W/2H)

*MATERIAL:PAINT GRADE
ACCOYA/TRICOYA

*STICKING:SQUARE

*PANEL:FLAT

*GLASS:INSULATED CLEAR TEMPERED

*JAMB: SINGLE RABBETED ACCOYA W/
Q-LON WEATHER-STRIPPING

*THRESHOLD: BRZ SADDLE STYLE W/
#210 SWEEPS

*HINGES: 5X5 HD BB US-10-B

*ASTRAGAL:SHAKER STYLE W/ EXT
FLUSH BOLTS

*HANDING: TBD

*LOCK PREP: STD DBLE BORE

*EXTERIOR TRIM:NONE

*FINISH:PRIME

Note: There is no need for a stair, pad, or stepping stones will be installed at the egress door.



RENOVATION STUDIO

DESIGN | BUILD

07/31/2024



Renovation Studio | 14108 Northwyn drive | Silver Spring, MD | 20904
Davidsagastume85@gmail.com | 240-644-2349
MHIC License #148295



Photo 1: Street view of house and garage to the northwest of the house.



Photo 2: Front of garage, without door. Currently used for storage.



Photo 3: Front and east side of garage, from back deck.



Photo 4: East side of garage, where a functional door may be added.

6.20.24 Staff Site Visit
Rear and Right-Side Elevations

