

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

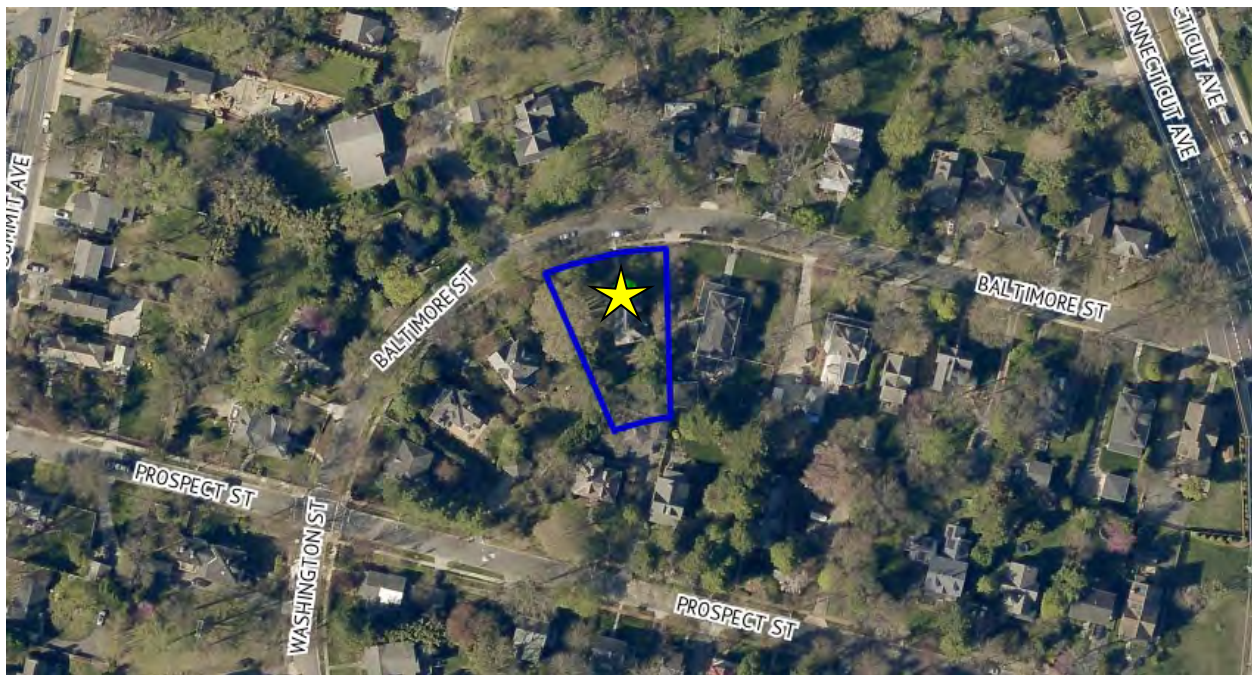
<b>Address:</b>	3934 Baltimore Street, Kensington	<b>Meeting Date:</b>	11/13/2024
<b>Resource:</b>	Primary One Resource <b>Kensington Historic District</b>	<b>Report Date:</b>	11/6/2024
<b>Applicant:</b>	Mark & Maureen Shaheen (Chris Lapp, Architect)	<b>Public Notice:</b>	10/28/2024
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	No
<b>Permit No.:</b>	1086425	<b>Staff:</b>	Laura DiPasquale
<b>Proposal:</b>	Partial demolition and construction of new rear addition		

**STAFF RECOMMENDATION**

Staff recommends the applicant make revisions and return for a HAWP.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary Resource within the Kensington Historic District  
**STYLE:** Colonial Revival  
**DATE:** c. 1900



*Figure 1: Location of 3934 Baltimore Street (outlined in blue and starred) in the Kensington Historic District.*





*Figure 2: The front elevation of the subject property, October 2024 (Historic Preservation Office).*



*Figure 3: Rear (south) and west elevations of the subject property.*

## **PROPOSAL**

The applicants propose to construct a one-story rear addition projecting into the left side yard, to install a new rear patio with wood-burning fireplace and outdoor kitchen, and to remove five trees at the rear and side of the property.

## **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***

According to the Guidelines, a Historic District as identified....shall consist of the entire area represented by all of the historic resources with their appurtenances and environmental setting. Non-historic properties within the boundaries of the Historic District are also subject to regulation, as they are considered appurtenances and part of the environmental setting of the historic resources 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 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.

Kensington is a suburban community, defined by its curvilinear streets, garden settings, and large, nineteenth century, free-standing residences. Its architecture and planned landscapes exhibit Kensington's late nineteenth century development as a summer retreat from the heat and congestion of Washington... The Kensington Historic District presents a well-preserved, turn-of-the-century garden suburb. The district is distinguished by its open development pattern, its rich variety of revival architecture, and its historic relationship to the railroad...The residential areas are dominated by engaging free-standing Queen Anne style residences sited within large garden settings.

### ***Montgomery County Code Chapter 24A-8***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement



or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (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
  - (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.
- (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 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.



**STAFF DISCUSSION**

***Addition***

The HPC approved the existing rear addition on the property in 1991. At that time, a second-story addition was added on top of an existing one-story addition and other modifications were made to the earlier addition.<sup>1</sup> The current proposal would primarily modify this non-historic addition, but also proposes to make modifications to the historic building, including rear wall and side windows.



*Figure 4: Existing first-floor plan (left) and proposed (right). North is at the bottom in this drawing.*

<sup>1</sup> HAWP application for rear addition, 1991:  
[https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640004/Box022/31-6-91B\\_Kensington\\_3934%20Baltimore%20St\\_02-22-1991.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640004/Box022/31-6-91B_Kensington_3934%20Baltimore%20St_02-22-1991.pdf)

On the east side, facing the driveway, the addition would extend beyond the plane of the existing side wall approximately 9.5 feet, plus a 4-foot stoop. A shallow-pitched hipped standing-seam metal roof would cover this extension. The extension would be clad in horizontal siding and feature multi-pane and multi-pane-over-one windows and doors. Materials are not specified. Staff finds that this change primarily alters non-historic fabric, and despite projecting beyond the façade of the historic building, remains subordinate to the historic house.

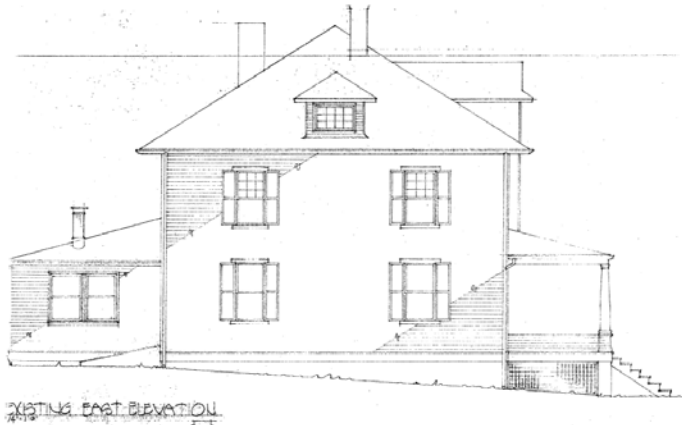


Figure 5: 1991 existing conditions drawings of the east elevation.

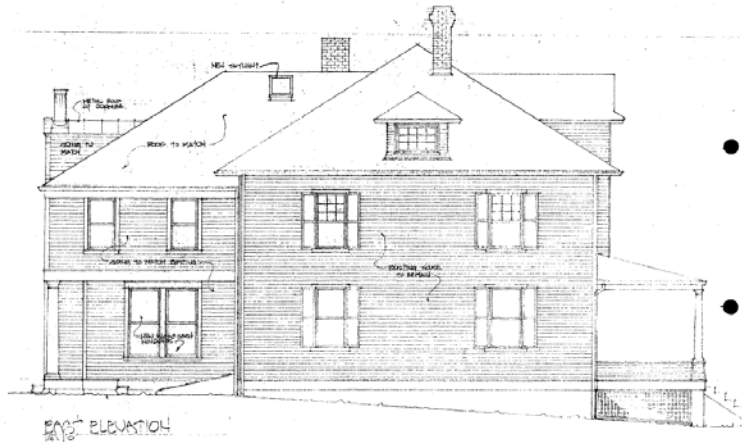


Figure 6: 1991 east elevation approved elevation.



Figure 7: Current proposed east elevation.





*Figure 8: View of the east elevation from the end of the driveway.*



*Figure 9: View of the east elevation up the driveway towards the existing and proposed addition location.*





*Figure 10: Existing east side rear addition and intersection with main block.*

On the west side, the proposed addition would remove the return of the historic rear wall, infilling the 1.6 foot recess below the second-story addition and extending the plane of the historic main block wall to the rear. Staff does not object to the extension of the existing addition to the rear, but finds that the modifications proposed to the west side elevation of the historic building are not compatible with the resource and recommends that the original first-floor window be retained in its current location and that the corner of the rear wall be maintained. The historic building is symmetrical in design, with four symmetrically placed, individual windows aligned on both the east and west side elevations of the historic main block. The proposal removes an original feature and alters spatial relationships that characterize the property, out of keeping with *Standards 2 and 9*.



*Figure 11: Photographs of the existing west side elevation.*



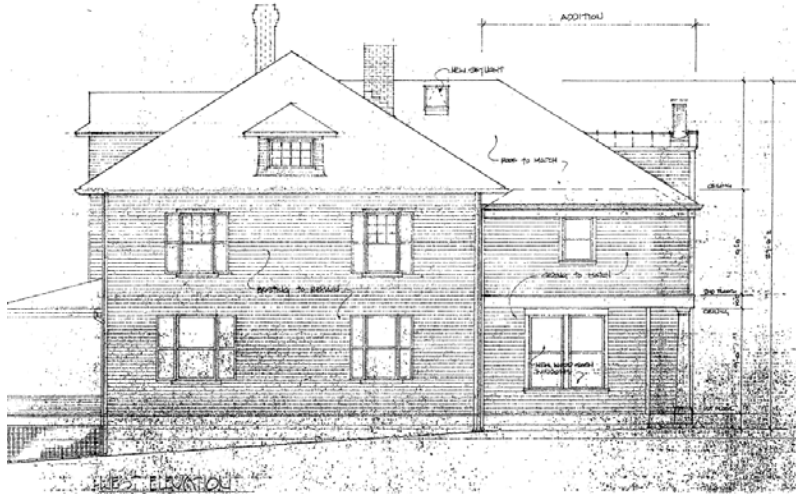


Figure 12: Approved west elevation, 1991 (1991 existing conditions drawing for west elevation not scanned, but likely a mirror image of the east elevation).



Figure 13: Current existing conditions drawing.



Figure 14: The proposed west elevation removes a historic first-floor window and replaces it with three smaller windows in a new opening that spans the end of the original rear wall.

At the rear, south elevation, the applicant proposes to remove the non-historic chimney on the 1991 addition and extend the first floor out from the existing second-floor wall plane. A new stone chimney would rise from the rear of the new addition. New covered stoops with decorative columns would be added at each end of the south elevation of the addition. Staff supports the rear changes, finding that they will be minimally visible from the public right-of-way and do not destroy or obscure any historic materials, and are compatible with the historic building.



**Figure 15: Existing conditions in 1991 (left), 1991 approved rear elevation (center), proposed elevation (right).**



**Figure 16: Existing rear elevation.**

#### ***Hardscape alterations***

Beyond the rear of the proposed addition, the applicant proposes to install a new 677 square foot flagstone patio with a 7 by 3.5 foot freestanding stone fireplace and outdoor kitchen area. The preliminary consultation submission does not include details for this portion of the application beyond a site plan (Figure 4). Staff conceptually supports the work, finding that it will be located at the rear of the property, will be minimally visible from the public right-of-way, and will not remove or obscure historic materials that characterize the property.



**Tree Removal**

The applicant proposes to remove five trees of varying diameters (3, 4, 10, 24, and 28 inches) at the side and rear. The application does not specify the species of the trees, nor provide an arborist's evaluation of the trees. The application narrative explains that the existing large trees overhang the existing second floor and require bi-annual maintenance and are causing foundation issues for the existing patio and stoop on the east side of the house. The other, smaller trees proposed for removal are within or adjacent to the proposed project footprint. Staff notes that mature trees are a character-defining feature of the Kensington Historic District, and encourages their retention to the greatest extent possible.

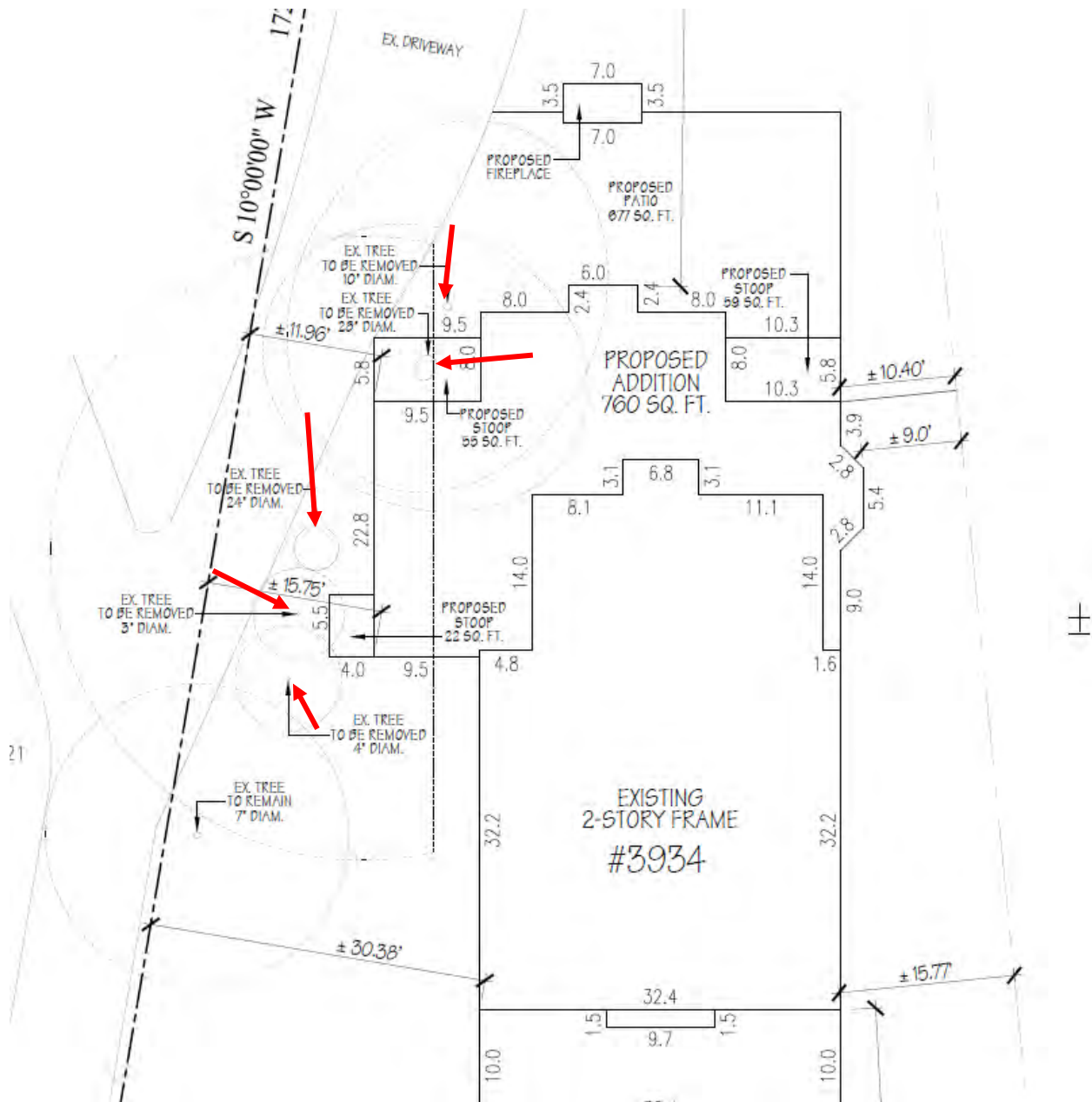


Figure 17: Site plan showing the proposed tree removals.



*Figure 18: Trees proposed for removal, view from front (above) and rear (below).*

**STAFF RECOMMENDATION**

Staff recommends that the applicant make any revisions based upon the HPC's comments; receive any necessary approvals from the Town of Kensington; and return with an Historic Area Work Permit application.

***Staff Requested HPC Feedback***

- Appropriateness of the scale and massing of the rear addition.
- Appropriateness of the alterations to the west side wall of the main block.
- Appropriateness of the rear hardscape and outdoor fireplace.
- Appropriateness of the tree removal.
- Suggested cladding materials for the addition.
- Any other comments.





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:



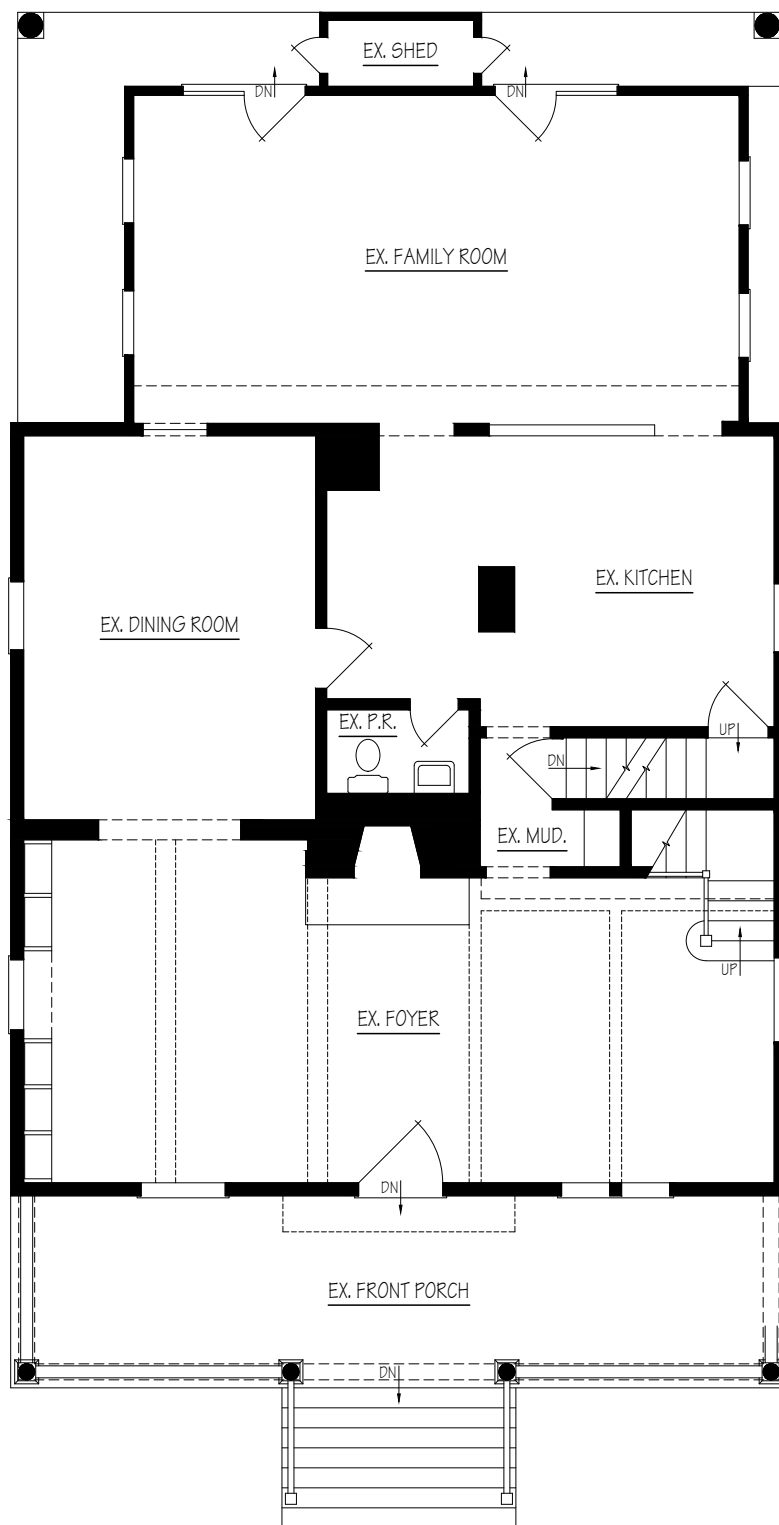
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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	*	*	*	*	*		*



SCALE : 1/8" = 1'-0"

EXISTING FIRST FLOOR PLAN

3934 BALTIMORE STREET  
KENSINGTON, MD 20895



**CLAUDE C. LAPP**  
— ARCHITECTS, LLC —  
301-881-6856





SCALE : 1/8" = 1'-0"

EXISTING FRONT ELEVATION

3934 BALTIMORE STREET  
KENSINGTON, MD 20895



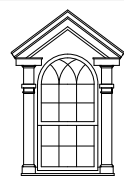
**CLAUDE C. LAPP**  
— ARCHITECTS, LLC —  
301-881-6856



SCALE : 1/8" = 1'-0"

EXISTING LEFT ELEVATION

3934 BALTIMORE STREET  
KENSINGTON, MD 20895



**CLAUDE C. LAPP**  
— ARCHITECTS, LLC —  
301-881-6856



SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET  
KENSINGTON, MD 20895

EXISTING REAR ELEVATION



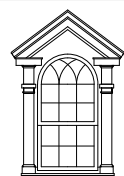
**CLAUDE C. LAPP**  
— ARCHITECTS, LLC —  
301-881-6856



SCALE : 1/8" = 1'-0"

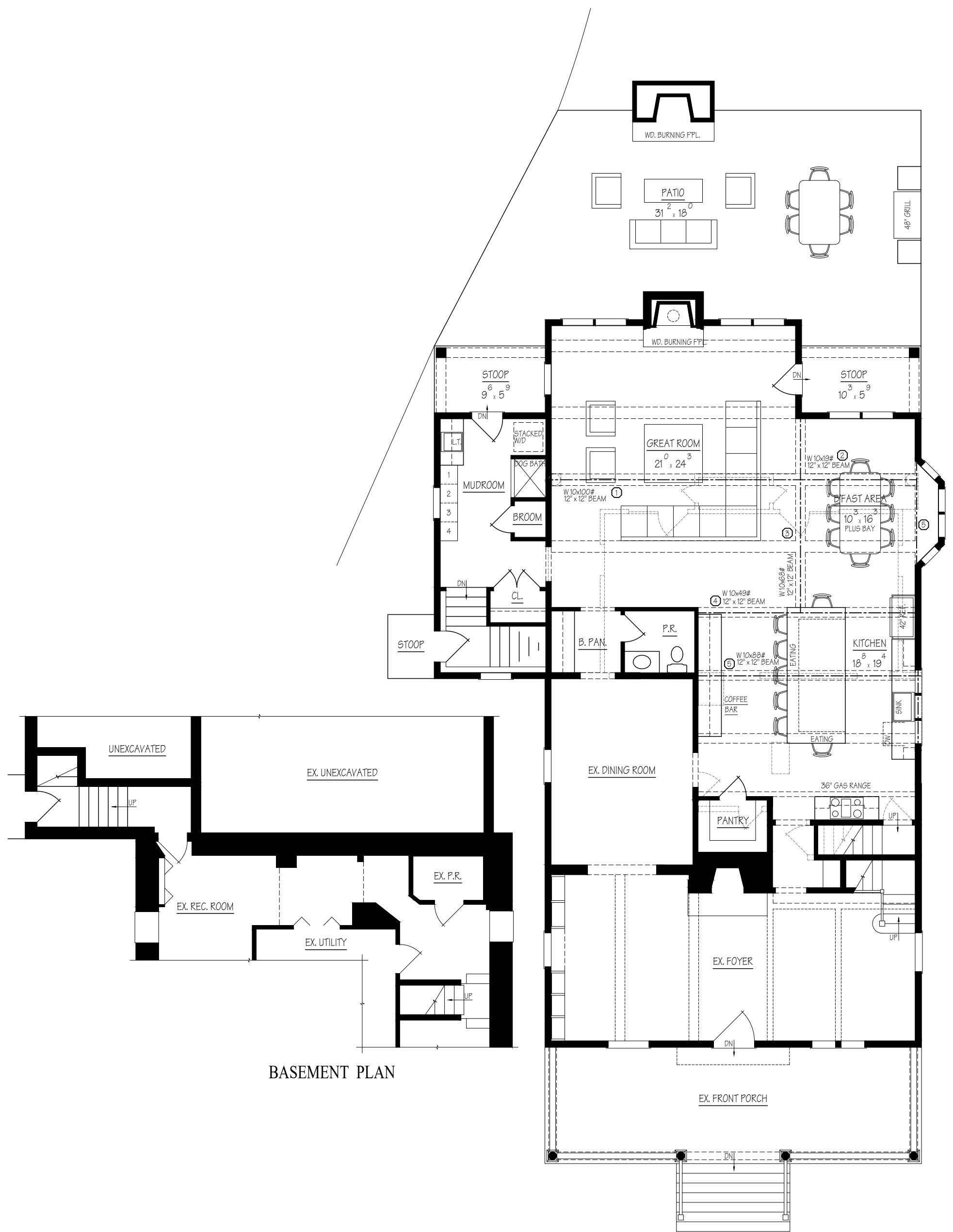
EXISTING RIGHT ELEVATION

3934 BALTIMORE STREET  
KENSINGTON, MD 20895



**CLAUDE C. LAPP**  
— ARCHITECTS, LLC —  
301-881-6856





BASEMENT PLAN

SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET  
KENSINGTON, MD 20895

**PROPOSED FIRST FLOOR PLAN**

760 SQ. FT. NEW MAIN  
±656 SQ. FT. RENOVATED EXISTING  
114 SQ. FT. NEW STOOPS  
677 SQ. FT. NEW PATIO

RENDERING ONLY: DIMENSIONS MAY VARY



**CLAUDE C. LAPP**  
— ARCHITECTS, LLC —  
301-881-6856



SCALE : 1/8" = 1'-0"

PROPOSED FRONT ELEVATION

3934 BALTIMORE STREET  
KENSINGTON, MD 20895

RENDERING ONLY: DIMENSIONS MAY VARY



**CLAUDE C. LAPP**  
— ARCHITECTS, LLC —  
301-881-6856



SCALE : 1/8" = 1'-0"

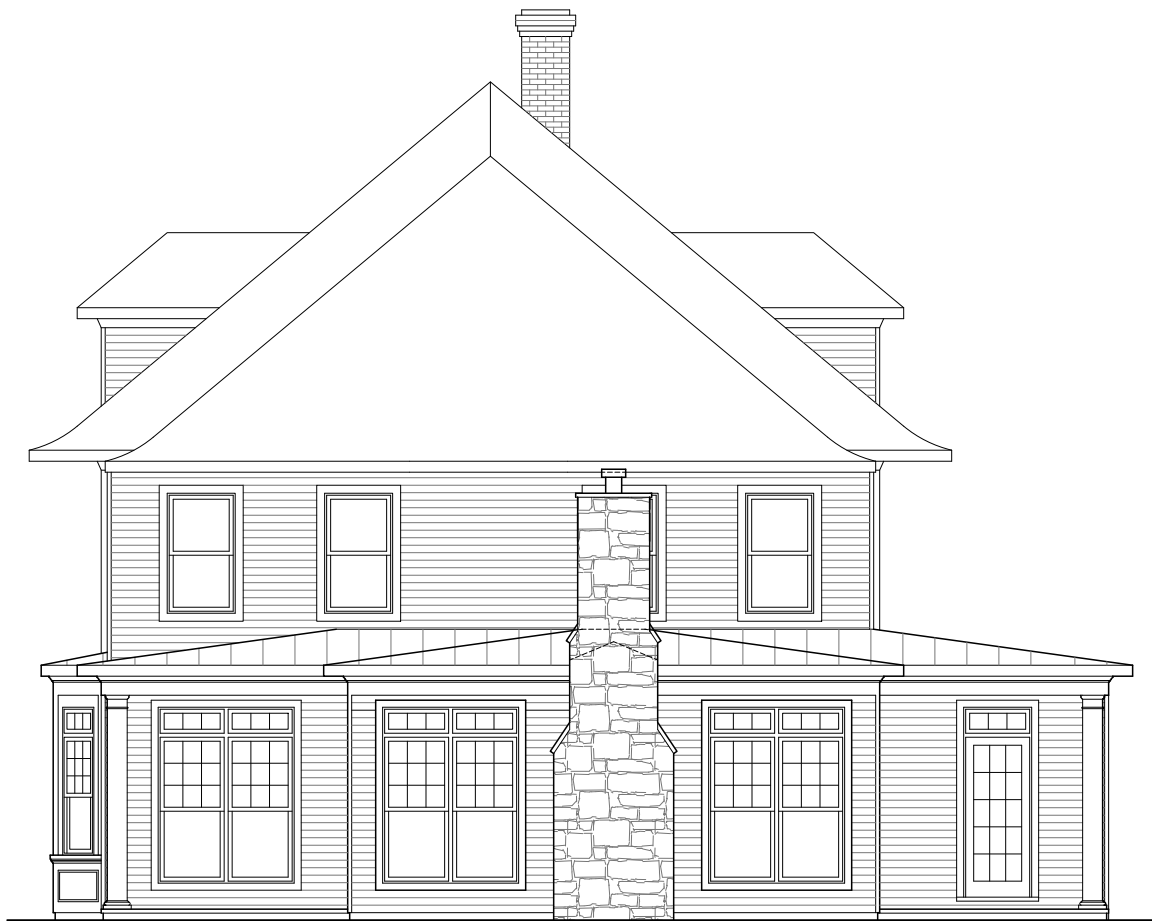
PROPOSED LEFT ELEVATION

3934 BALTIMORE STREET  
KENSINGTON, MD 20895

RENDERING ONLY: DIMENSIONS MAY VARY



**CLAUDE C. LAPP**  
— ARCHITECTS, LLC —  
301-881-6856



SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET  
KENSINGTON, MD 20895

PROPOSED REAR ELEVATION

RENDERING ONLY: DIMENSIONS MAY VARY



**CLAUDE C. LAPP**  
— ARCHITECTS, LLC —  
301-881-6856





SCALE : 1/8" = 1'-0"

3934 BALTIMORE STREET  
KENSINGTON, MD 20895

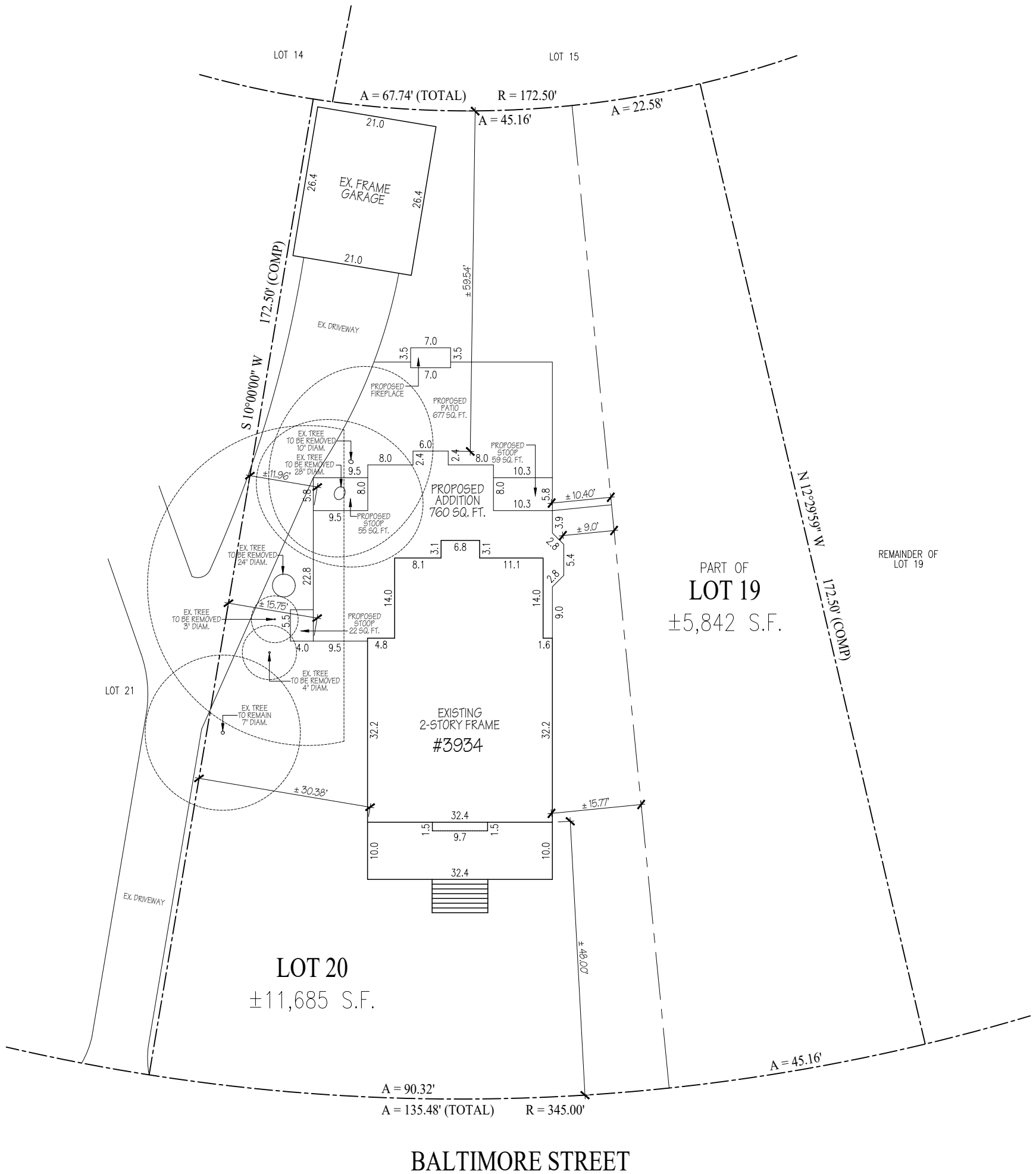
PROPOSED RIGHT ELEVATION

RENDERING ONLY: DIMENSIONS MAY VARY



**CLAUDE C. LAPP**  
— ARCHITECTS, LLC —  
301-881-6856

LOT 20  
 KENSINGTON PARK  
 MONTGOMERY COUNTY, MARYLAND



SCALE: 1"=20'

○ = EXISTING TREE CANOPY PROJECTION























































































































































































































