

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

<b>Address:</b>	3820 Warner Street, Kensington	<b>Meeting Date:</b>	4/23/2025
<b>Resource:</b>	Primary One Resource <b>Kensington Historic District</b>	<b>Report Date:</b>	4/16/2025
<b>Applicant:</b>	Community Options (Juan Carlos Serrano, Architect)	<b>Public Notice:</b>	4/9/2025
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case No.:</b>	1111097	<b>Staff:</b>	Laura DiPasquale
<b>Proposal:</b>	Fenestration Alterations		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve with one condition** the HAWP application with final approval delegated to staff.

1. The window trim must have a smooth and painted finish.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary Resource within the Kensington Historic District  
**STYLE:** Queen Anne  
**DATE:** 1902



**Figure 1: Location of 3820 Warner Street (shown with a yellow star) at the intersection of Warner Street and Connecticut Avenue within the Kensington Historic District (hatched and outlined in red).**



**PROPOSAL**

The applicant proposes to enlarge to two third-floor windows previously replaced without a HAWP on the east side elevation to resemble the original window proportions and trim design, but be egress-compliant in dimensions.



*Figure 2: The front elevation of the subject property at 3820 Warner Street, September 2024 (Historic Preservation Office).*



*Figure 3: The east elevation of 3820 Warner Street, from Connecticut Avenue, September 2024 (Historic Preservation Office). The third-floor windows are circled in red.*





**Figure 4: Proposed rough opening location. Trim would be applied outside of the red box.**

### **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;



### *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**

#### *Background*

The current owners, Community Options, purchased the property at 3820 Warner Street in May 2024. In July 2024, the HPC staff was alerted to paving of the driveway at the property without a HAWP or building permit, and the Department of Permitting Services issued a Notice of Violation. Subsequently, the applicants contacted the HPC staff and it was determined that, in addition to the driveway paving, the applicants also undertook third-floor window alterations without a HAWP or building permit, replacing two vertically-oriented six-pane casement windows with exterior molding with horizontally-oriented vinyl sliders with aluminum capping in modified openings. The new windows were shorter and slightly wider than those of the original openings, and the sill height of the windows was raised, making the windows higher than the originals. New siding that is proud of the existing siding and does not align with the surrounding siding was installed over the infilled openings, leaving the location of the original openings visible.

The applicants applied for retroactive approval for the alterations at the October 9, 2024 HPC meeting, citing the need for egress-compliant windows as the impetus for the changes. The HPC conditionally approved the paving, but denied the window alterations. Despite the denial, the HPC was open to the idea of egress-compliant windows that resemble the original windows in appearance, proportions and details, but at a slightly larger scale.



*Figure 5: The third-floor, east-facing windows prior to alterations (Google Streetview).*



**Figure 6: The third-floor, east-facing windows after alterations, September 2024 (Historic Preservation Office).**

#### *Current application*

The current proposal is to remove the vinyl sliders and to install new Marvin Ultimate simulated-divided-light aluminum-clad casement windows with new cellular PVC trim (Versatex). The applicants justify the window enlargement with egress-compliant windows as a requirement of the Maryland Developmental Disabilities Administration and Office of Healthcare Quality guidelines for the room to be considered a bedroom. Staff finds that, while building code requirements such as egress are outside of the HPC's purview, the Secretary of the Interior's *Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Guidelines)*, which extrapolates upon the more succinct *Standards*, does acknowledge that code-required work may impact historic properties. The *Guidelines* include "recommended" and "not recommended" practices as they relate to code-required work. Regarding life safety, the *Guidelines* recommend "identifying the historic building's character-defining exterior features... which may be affected by life-safety code-required work," "complying with life-safety codes... in such a manner that the historic building's character-defining exterior features... and features of the site and setting are preserved or impacted as little as possible," and "working with code officials and historic preservation specialists to investigate systems, methods, or devices to make the building compliant with life-safety codes to ensure that necessary alterations will be compatible with the historic character of the building."<sup>1</sup> In their submission, the applicants identify the proposed windows as Pella Reserve Traditional Casement #2941 with a 6-light configuration measuring 29 inches wide by 41 inches in height. A size chart provided in the submission identifies the proposed windows as having a side pivot to comply with the means of egress of 5.7 sq. ft. Staff notes that the unit smaller, #2541, more closely replicates the dimensions and more vertical pane proportions of the historic windows, but only meets a 5.0 sq. ft. clear opening dimension (*Figure 7*). Staff finds that the proposed simulated-divided-light aluminum-clad windows generally resemble the profiles of historic wood windows, with a traditional depth and profile to the glazing (*Figure 11*). Staff finds that, absent the presence of the historic materials, which were previously removed, the overall design of the proposed windows, which generally resemble the proportions, features and details of the historic window openings, but are egress code-compliant in size, are compatible with the historic property, and help remedy a potentially unsafe condition, in keeping with Chapter 24A-8(b)(2) and (4).

<sup>1</sup>Secretary of the Interior's *Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, p. 71: <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>





## Pella® Reserve™ Traditional Casement Window

## Size Tables

## Vent and Fixed Units

	(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)
Opening	1' 5 3/4"	1' 9 3/4"	1' 11 3/4"	2' 1 3/4"	2' 5 3/4"	2' 8 3/4"	2' 11 3/4"
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"
2' 8 3/4"							
2' 11 3/4"							
3' 5 3/4"							
3' 11 3/4"							

Note:  
Window shall have side pivot  
to comply with the means of  
egress 5.7 sf

## Egress Notes for Standard Crank-Out Casement:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft<sup>2</sup>.

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft<sup>2</sup>.

E2 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.7 ft<sup>2</sup>.

E3 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.0 ft<sup>2</sup>.

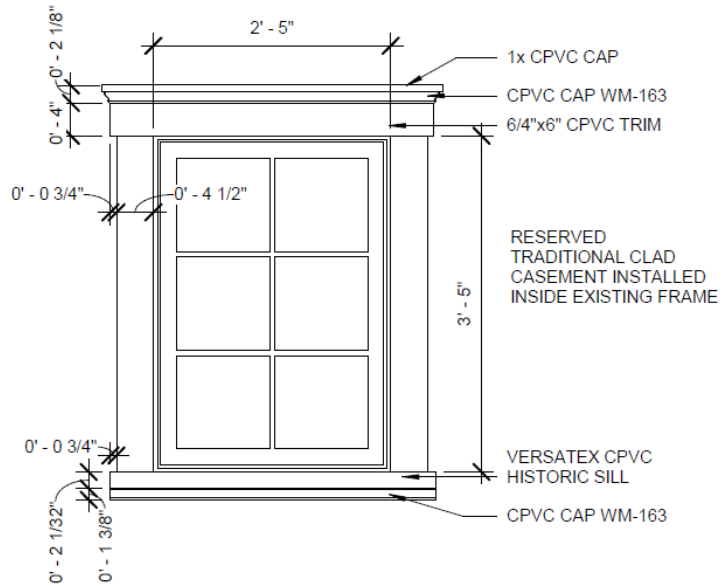
Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. You should consult your local building code to ensure products with Rolcreens meet egress requirements.

Side pivot hardware reduces Performance class to 'R'.

Egress information shown is for standard operators only, for Push-Out Casement egress information see the Design Data pages.

Egress information shown is for International Residential Code (IRC) standards only, see Design Data page for Uniform Dwelling Code (UDC) information.

**Figure 7: Pella casement size chart and key showing the proposed windows as the minimum size available to meet the 5.7 sq. ft. egress requirement identified by the applicants.**

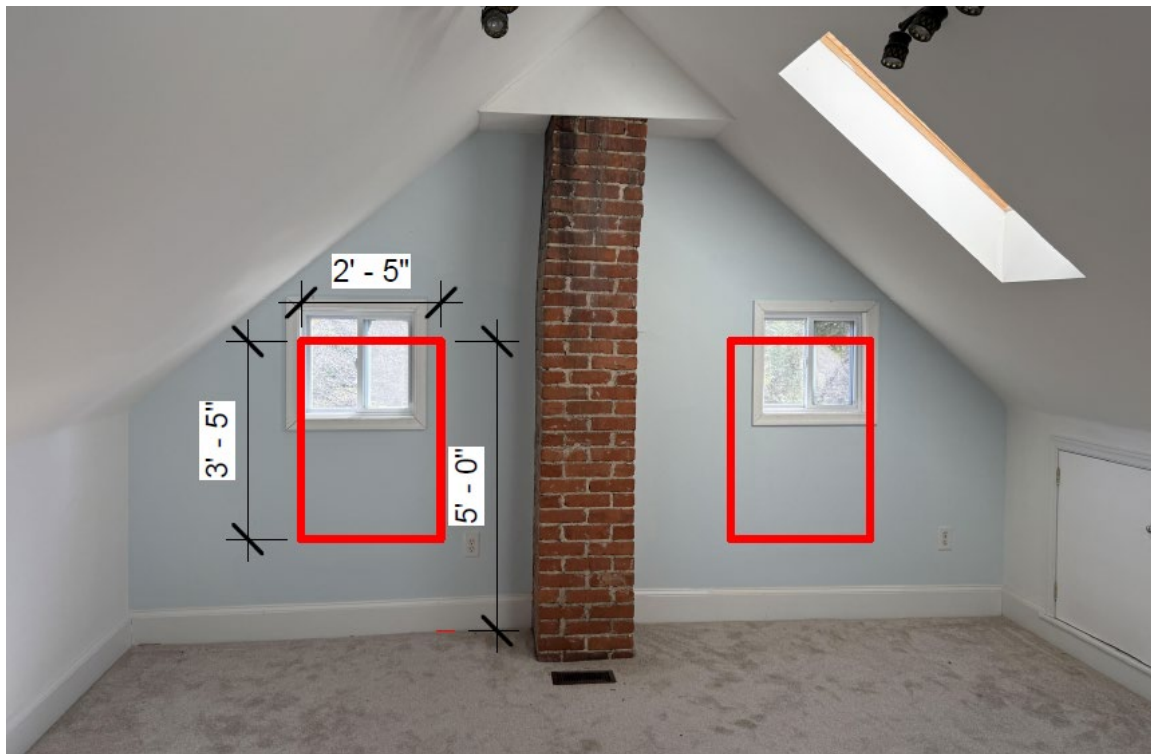


PROPOSED WINDOW ELEVATION W/TRIM



EXISTING WEST WINDOW W/ TRIM

**Figure 8: Proposed east window elevation (left) and existing west window elevation (right) for comparison of proportions and dimensions.**

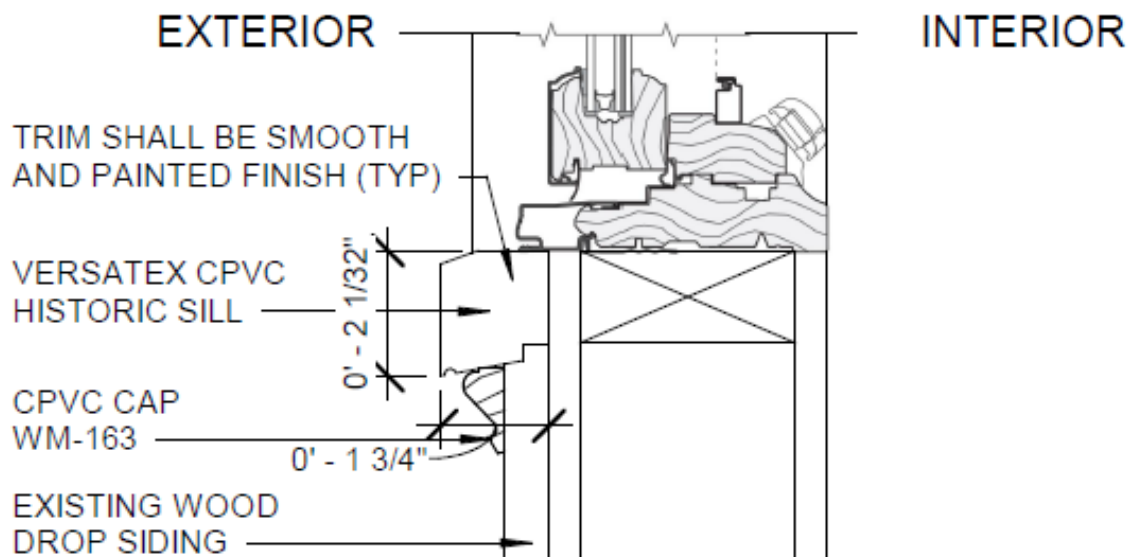
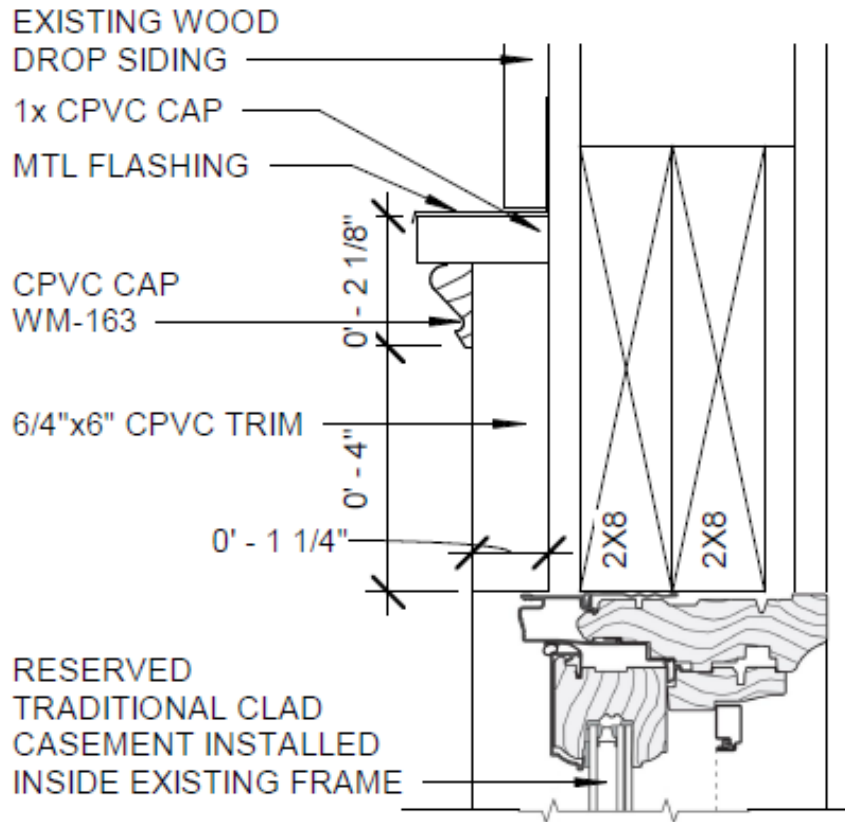


*Figure 9: Proposed interior opening size and locations.*



*Figure 10: Interior window opening size and locations prior to alterations (MLS listing, 2024).*





## PROPOSED WINDOW SECTION 3"=1'-0"

Figure 11: Proposed window section showing the proposed aluminum-clad Pella Reserve casement and cellular PVC trim profiles.

Regarding the window trim, staff recommends approval of the use of a substitute material in lieu of wood trim, provided it is a smooth finish and painted. The National Park Service's *Preservation Brief 16: The Use of Compatible Substitute Materials*, lays out three basic criteria that should be considered for the use of a substitute material. First, the material must match the appearance of the historic material. In this case, staff finds that the historic window trim profiles are simple and easily replicated in the proposed Versatex trim, which is available in a smooth finish and is paintable, and available in dimensions and profiles that match that of the historic trim. Secondly, the brief indicates that the substitute material must match the physical properties of the historic material, which is most critical when incrementally replacing components of a larger assembly. In this case, staff finds that the historic trim is no longer extant around these openings, so the potential differences in thermal and moisture-driven expansion and contraction between adjacent materials will be negligible. The NPS brief identifies the performance of the material over time as the third consideration. In this case, the proposed Versatex trim comes with a lifetime warranty. Staff finds that, even if the "lifetime" estimate is an exaggeration, the proposed material should last at least as long as modern wood window trim, which would require more frequent and challenging maintenance, given the attic location and proximity to the busy Connecticut Avenue. Staff finds that, owing to the simple profiles of the window trim, the absence of existing historic trim around these openings, and location of the windows at the attic level, provided the trim is a smooth finish and painted, the proposed cellular PVC trim is a compatible substitute material for use in this situation, in keeping with Chapter 24A-8(b)(2) and *Standard 6*.

### **STAFF RECOMMENDATION**

Staff recommends the HPC **approve with one (1) condition** the HAWP application with final approval delegated to staff.

2. The window trim must have a smooth and painted finish.

having found that the proposal, as modified by the condition, 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 and #9;

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 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto:laura.dipasquale@montgomeryplanning.org) to schedule a follow-up site visit.





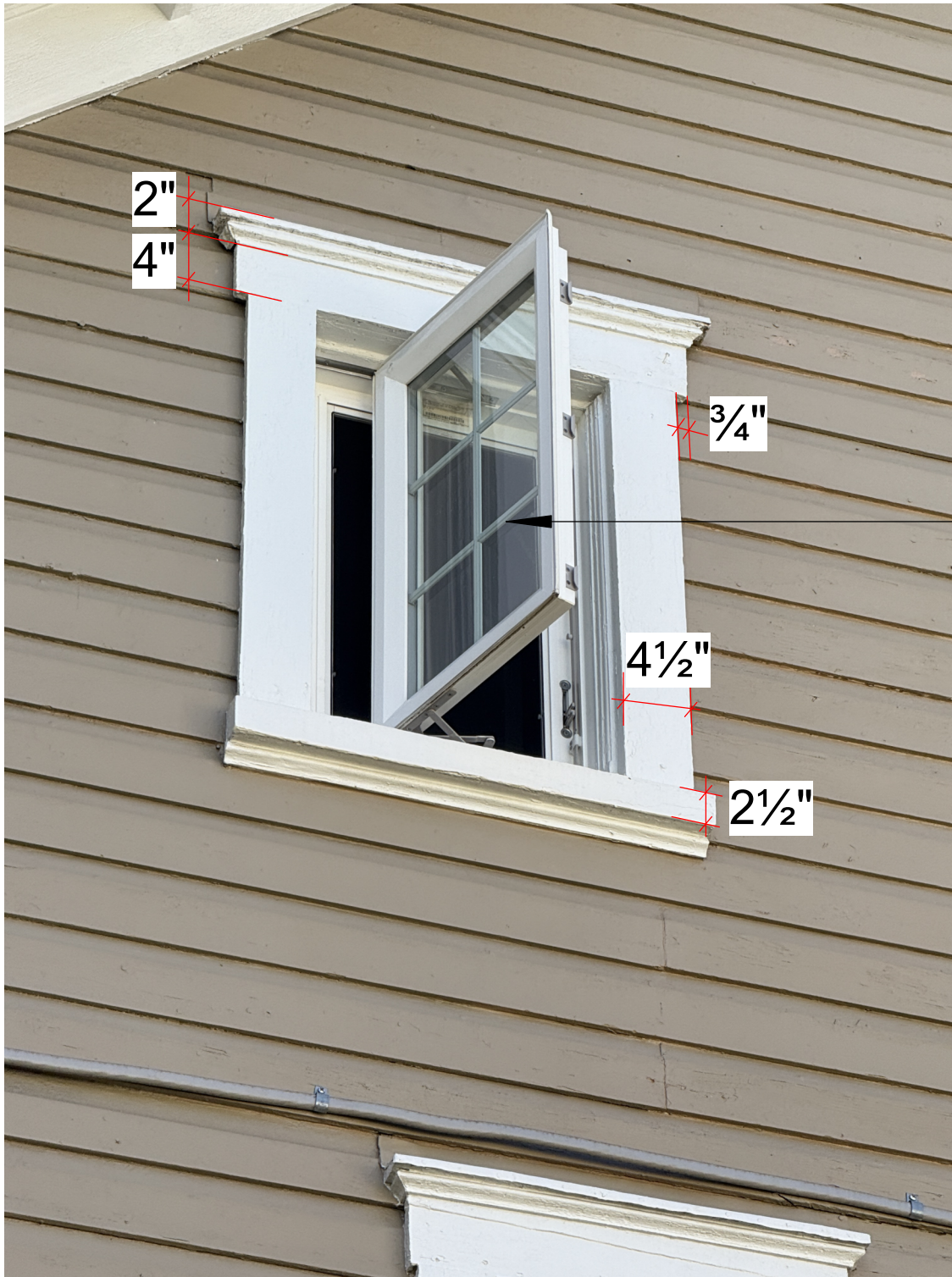
WINDOWS TO BE MODIFIED- EAST ELEVATION





EAST ELEVATION





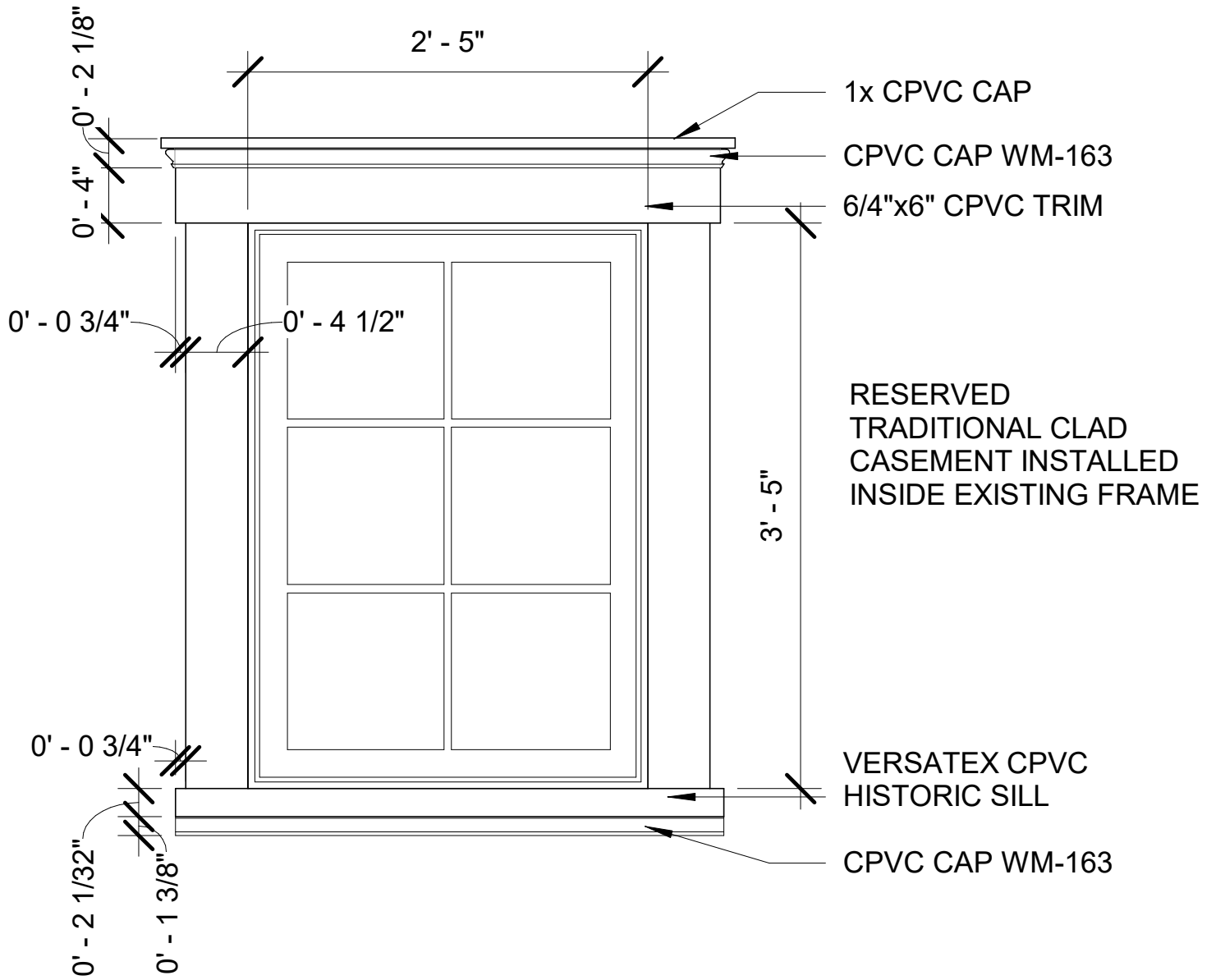
18"x 30"  
WINDOW

EXISTING WEST WINDOW W/ TRIM





INTERIOR ELEVATION- EAST SIDE  
PROPOSED WINDOW LOCATION












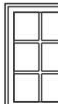













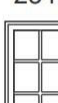




PROPOSED WINDOW ELEVATION W/TRIM



# Pella® Reserve™ Traditional Casement Window

## Size Tables

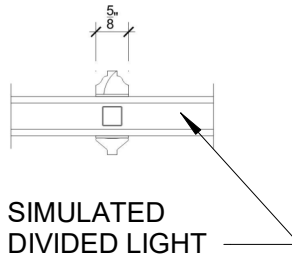
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Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"
(832) (813)	 1732	 2132	 2332	 2532	 2932	 3232	 3532
(908) (889)	 1735	 2135	 2335	 2535	 2935	 3235	 3535
(1 060) (1 041)	 1741	 2141	 2341	 2541	 2941	 3241	 3541
(1 213) (1 194)	 1747	 2147	 2347	 2547	 2947	 3247	 3547

Note:

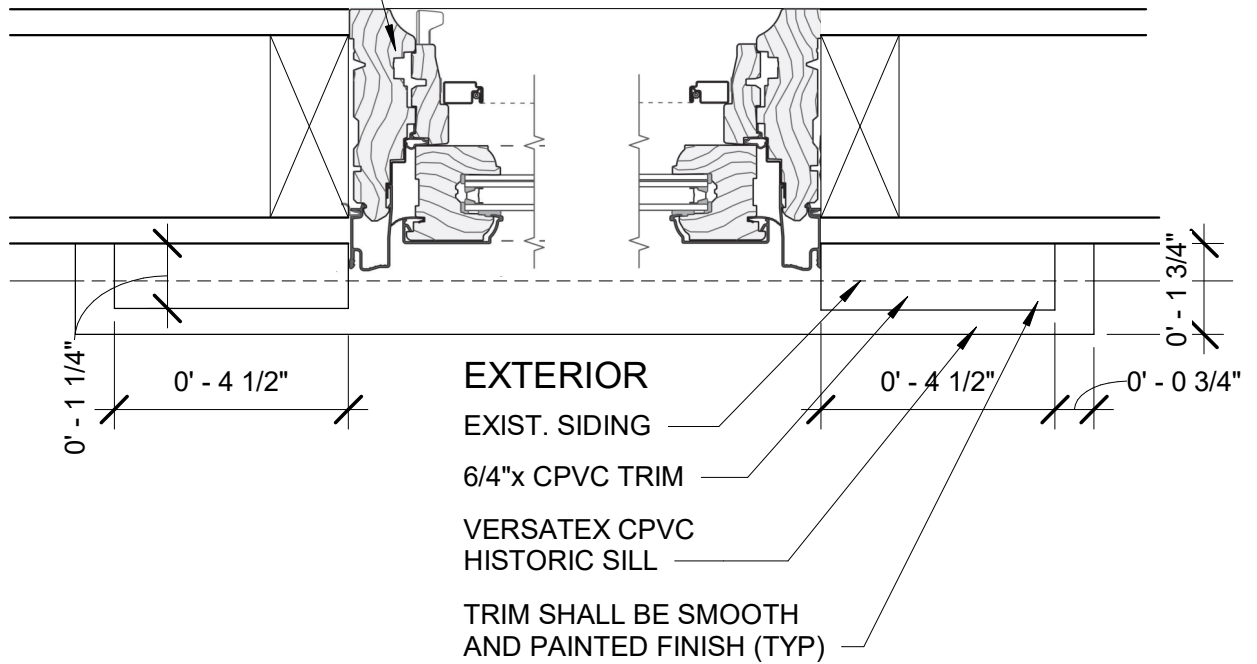
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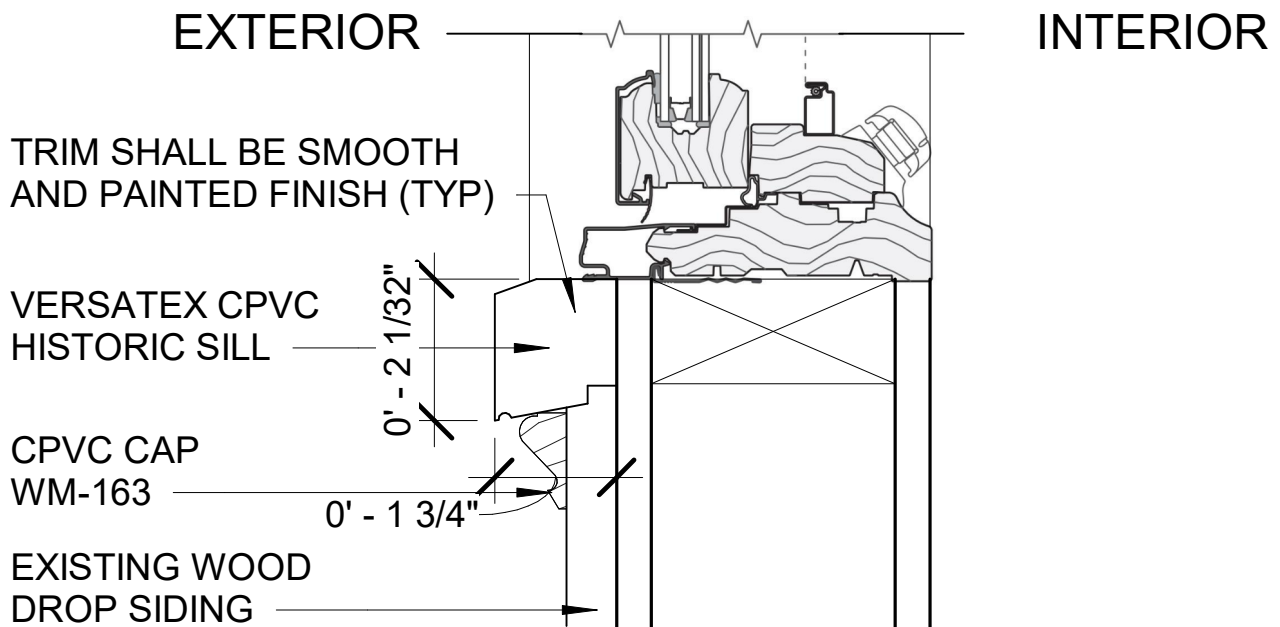
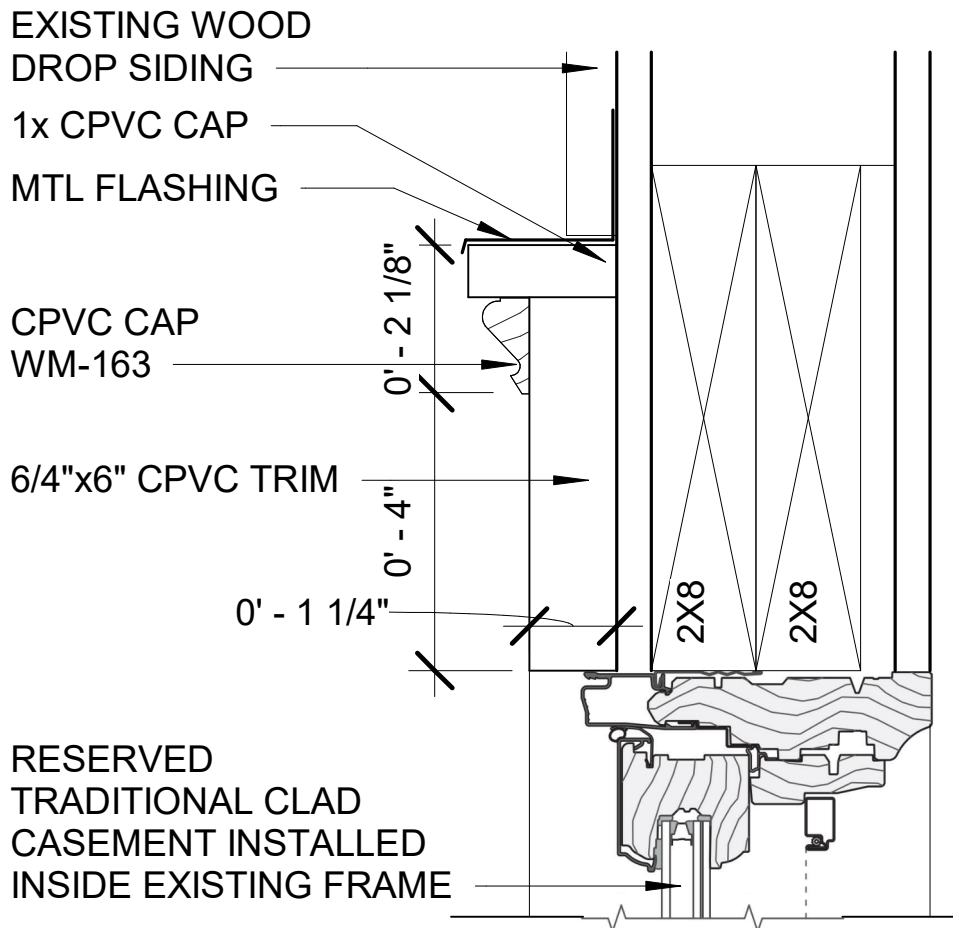


RESERVED  
TRADITIONAL CLAD  
CASEMENT INSTALLED  
INSIDE EXISTING FRAME

INTERIOR



PROPOSED WINDOW JAMB SECTION 3"=1'-0"



PROPOSED WINDOW SECTION 3"=1'-0"