

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT**

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|--------------------|---|----------------------|--------------|
| Address | 3947 Washington Street, Kensington | Meeting Date | 06/10/2015 |
| Resource | Primary Resource Kensington Historic District (#31/06) | Report Date | 06/01/2015 |
| Applicant | Patricia Metzger, Owner | Public Notice | 05/27/2015 |
| Review | Historic Area Work Permit | Tax Credit | None |
| Case Number | 31/06-15K | Staff | Matt Bowling |
| PROPOSAL | Rear addition at 3947 Washington Street, Kensington. | | |

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application with zero (0) conditions.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary Resource, Kensington Historic District
 STYLE/FORM: Vernacular
 DATE: Circa 1913

The building at 3947 Washington Street is a one-and-one-half-story vernacular building built circa 1913. It sits on a corner lot at the intersection of Washington Street and Prospect Street in the Kensington Historic District. It is confronted and abutted by residential properties and is zoned R-60 (Single Family Detached).

PROPOSAL

The applicant is proposing the following one (1) work item:

1. Construction of 150 square foot, wood-frame, rear addition (15x10) to the existing kitchen.

The addition will be constructed directly off an existing screened porch. The existing screened porch will be reduced in size and the proposed addition will be constructed - as an extension - directly off what remains. The foundation of the addition/extension will be concrete. The house is currently clad with wood clapboards and the proposed addition/extension will also be clad with wood clapboards (color to match existing). The roof is currently clad with asphalt

shingles and the proposed addition/extension will be clad with asphalt shingles. New roof will be hipped. All trim details will be constructed of wood. New fenestration will consist of a single, wood, one-over-one, double-hung, sash window on the north elevation and a reused, non-historic, wood, 32-light window on the east elevation (window reused from existing rear wall of the house - to be enclosed by proposed addition). A basement access door will be removed/built over as a part of the construction process. The basement access door was previously replaced during the late 1980s.

Exterior Materials Table - Proposed Addition/Extension

| | |
|---------------------------------|----------------------------------|
| <i>Foundation</i> | <i>Concrete</i> |
| <i>Wall Cladding</i> | <i>Wood Clapboards to Match</i> |
| <i>Roof Cladding</i> | <i>Asphalt Shingles to Match</i> |
| <i>Trim Details</i> | <i>Wood</i> |
| <i>Window (1/1)</i> | <i>Wood</i> |
| <i>Window (32-Light)</i> | <i>Wood</i> |

3947 Washington Street, Kensington - Primary Resource



APPLICABLE GUIDELINES

Kensington 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 a decision. These documents include: the *Amendment to the Master Plan for Historic Preservation: Kensington Historic District (Amendment)* and the *Vision of Kensington: A Long-Range Preservation Plan (Vision)*.

The *Vision* was approved by the Montgomery County Council and was formally adopted by the Historic Preservation Commission. 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, 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 Kensington's historic built environment:

- Building Setbacks: Residential and Commercial Patterns;
- Rhythm of Spacing Between Buildings;
- Geographic and Landscape Features;
- Scale and Building Height;
- Directional Expression of Building;
- Roof Forms and Material;
- Porches;
- Dominant Building Material;
- Outbuildings;
- Integrity of Form, Building Condition, and Threats; and
- Architectural Style.

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:
 - (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.

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."

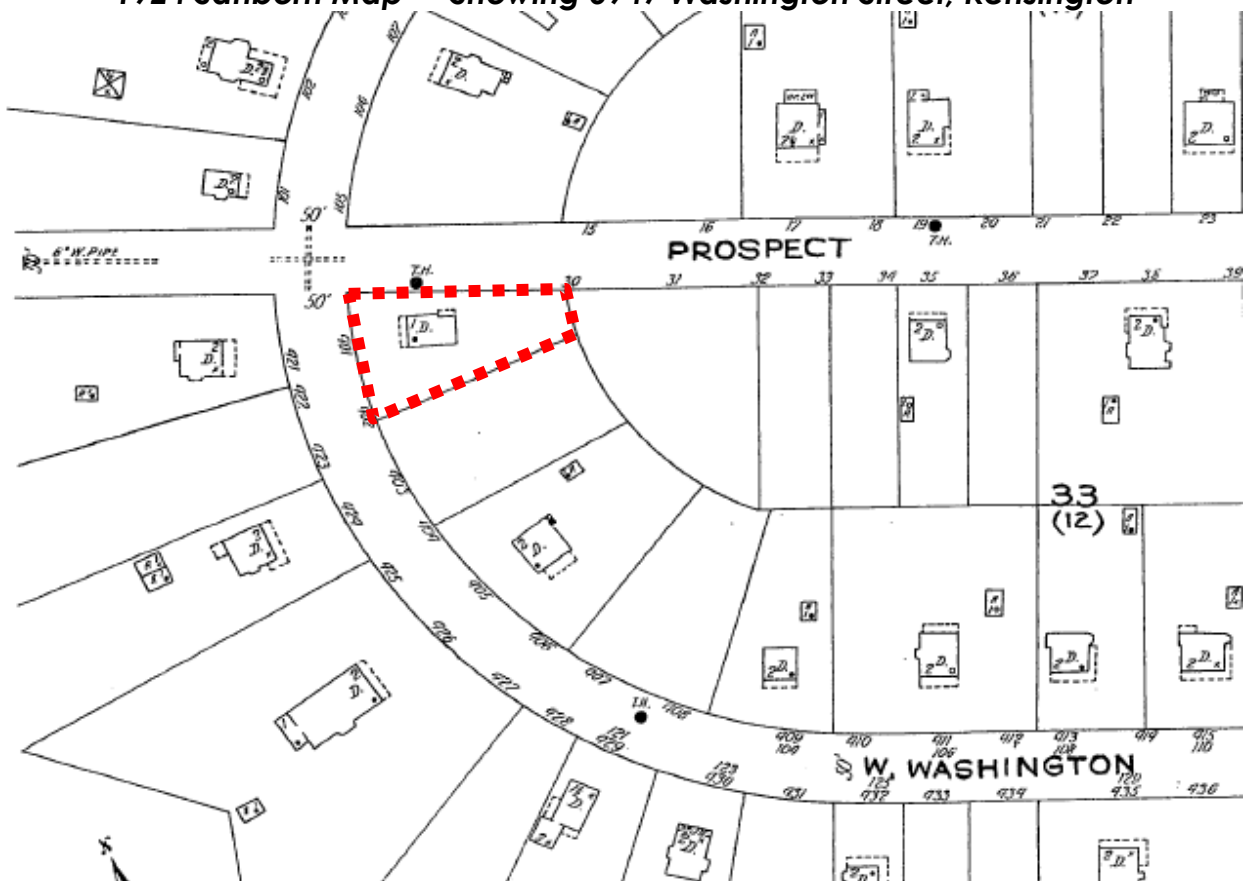
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

The applicant seeks to remove a portion of non-historic screened porch, build over a non-historic exterior basement door, and reuse a non-historic, 32-light window - as part of the construction/extension of a 150 square foot rear addition.

The building, built circa 1913, is a bit of a mystery. It lacks any distinguishing architectural features that would help identify as belonging to any one architectural style and appears to have been altered/added to several times over the course of the last 100-years. Both the *Amendment to the Master Plan for Historic Preservation: Kensington Historic District* and the *Vision of Kensington: A Long-Range Preservation Plan* omitted detailed information on the building, what it looked like when originally constructed, or what the building looked like at the time of designation. Nonetheless, the building still retains distinction due to its age and its retention of compatible building materials.

1924 Sanborn Map® - Showing 3947 Washington Street, Kensington



Staff supports the proposed work. The work will be clearly visible from the public-right-of-way on Prospect Street, as the building is situated on a corner lot. The addition is entirely compatible with the vernacular building in terms of scale,

materials, and design. The addition is modest in size (one-story, 150 square feet) and will be inset from the rear corner of the building.

Based on the information included in the record staff, respectfully, makes the following findings of fact:

- The subject property was constructed circa 1913;
- The subject property is prominently located on a corner lot at the intersection of Washington Street and Prospect Street;
- The subject property is a Primary Resource and special care should be taken to avoid any alterations that might impair the historic materials, historic features, and historic spatial relationships that characterize the building;
- The applicant is proposing a modest, 150 square foot, rear addition that will be constructed utilizing compatible materials and inset from the rear corner of the building; and
- The proposed work does conform to the *Secretary of the Interior's Standards for Rehabilitation #9* - the rear addition/extension will be compatible in terms of materials, features, size, scale, proportion, and massing. Characteristic materials, features, and spatial relationships, will not be destroyed.
- The proposed work is approvable under the Criteria for Issuance in Chapter 24A-8 of the Montgomery County Code - the construction of a rear addition/extension is compatible with the resource, the surrounding streetscape, and the Kensington Historic District as a whole.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the Historic Area Work Permit Application under the *Criteria for Issuance* in Chapter 24A-8 §(b)(2), having found the proposed work is consistent with:

1. *Vision of Kensington: A Long-Range Preservation Plan;*
2. *Chapter 24A-8 of the Montgomery County Code; and*
3. *The Secretary of the Interior's Standards for Rehabilitation.*

Finding that the proposed work - construction of rear addition - will not adversely affect the Primary Resource or the Kensington Historic District in any respect and is compatible with the building and the district in terms of both design and existing patterns of construction.

And with the general condition that the applicant shall present **three (3) permit sets 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 the applicant shall notify HPC staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the Matt Bowling at 301-563-3400 or matt.bowling@montgomeryplanning.org to schedule a follow-up site visit.