

PRELIM. 3802 Washington St.
(Kensington HD)

L1 ACCO

Michele

III - C

Preliminary
consult.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3802 Washington Street, Kensington **Meeting Date:** 02/14/01
Resource: Kensington Historic District **Report Date:** 02/07/01
Review: Preliminary Consultation **Public Notice:** 01/31/01
Case Number: 31/6-00Q **RETROACTIVE** **Tax Credit:** None
Applicant: Andie and Chris Murtha **Staff:** Michele Naru

PROPOSAL: Driveway **RECOMMEND:** Revise, Proceed to
HAWP

Commission recommendation: 12' wide drive w/ 3.5' wide sidewalk to lead to handicapped ramp located on west side of front porch. Design proposed ramp OK.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource in the Kensington Historic District.
STYLE: Cape Cod renovated into a Craftsman Revival house
DATE: Circa 1930s, 1999 additions

This 1-1/2-story, three-bay frame dwelling is located in the Kensington Historic District. This originally Cape Cod style house was substantially altered in 1999 with Commission approval to include a significant addition to the rear of the house as well as a large, front facing gable addition to the front facade. The house presently stands as a Craftsman Revival. The present lot size is 13,508 sq. feet. The footprint of the present house is approximately 2,172 sq. feet, making the existing percentage of lot coverage 16% - house only).

Washington Street is on the east side of Connecticut Avenue and is in the Peripheral Residential Area of the Historic District, as defined in the 1992 "Vision of Kensington" long-range preservation plan. This particular lot is made up of Lot 25 and part of Lot 24 (Outlot A). Lot 25 is 50' across and 225' long. Outlot A is approximately 17' across and 170' long. There is a significant amount of infill construction on this street and the houses vary in size, massing and material. The adjacent house to the east is a non-contributing resource. The adjacent house to the west is a primary historic resource.

When the applicants originally purchased this house in 1996, their driveway was a shared space that occupied 8.5' (width) of their property and approx. 12' on the adjacent owners at 3804 Washington Street (See Circle 4). Sometime after 1996, the applicants (without a HAWP) divided the driveway into two separate driveways and widened their driveway to the approximate dimensions of 80' + long by 16' + wide which ran along the west side of the house (See Circle 5). The current

retroactive driveway application is the second driveway modification that the current owners have completed without a HAWP.

PROPOSAL:

The applicant proposes to:

1. Modify the original, asphalt, shared driveway by detaching it from the adjacent neighbors along the property line.
2. Remove a 3' wide portion of the applicant's driveway from the property line eastward to provide delineation between the two driveways.
3. Remove remaining asphalt surface and install a new concrete driveway with brick detailing (Circle 7).
4. Install a 16' x 12' x 3' "L"-shaped permanent ramp along the east side of the front porch (Circles 8+9). The ramp's balustrade will be built to match the porch. The pickets will be 1/2" square and 4-1/2" on center. The height of the balustrade will be 3' 2" high.

STAFF INFORMATION

The significance of the Kensington Historic District is evaluated and supported in five key planning documents: the Maryland Historic Sites Inventory Form, the National Register of Historic Places Nomination Form, the Montgomery County Planning Board's historic district recommendation, and the *Master Plan Amendment, and The Vision of Kensington: A Long-Range Preservation Plan (Vision/Plan)*. Critical elements, or character-defining features, of the district which were identified by the Planning Board and the County Council at the time of designation include: 1) large lots, 2) uniformity of scale, 3) **cohesiveness of streetscapes** and 4) **park-like setting**.

The Kensington Historic District was established in July, 1986 when the County Council adopted an Amendment to the *Montgomery County Master Plan for Historic Preservation*. As stated in the Amendment,

"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.**"

It is clear from this information that a major reason for designation of the Kensington Historic District was that it has a high level of integrity. The Town of Kensington is noted for its' "garden setting" environment, which was patterned after the "City Beautiful" movement in this country in the late 19th century. This unique style of landscape planning was an important part of why this district was designated as Historic.

In addition, the HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan (Vision/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 *Vision/Plan* makes direct references to the importance of cohesiveness of the District's streetscapes. Washington Street is noted as a "Peripheral Area" in this document. The guidelines for the Peripheral Areas emphasize the compatibility of new construction, alterations and additions within the framework of later architectural styles, and smaller scale of construction, which is characteristic for this area. Kensington is a modest size district and, as such, erosion of even the peripheral areas will be detrimental to the district as a whole.

STAFF DISCUSSION

The HPC considers alterations to Non-Contributing Resources in terms of their impact on the overall streetscape and environmental setting of the historic district. Although this house is not a contributing resource, the property does contribute to the landscape of the historic district.

Prior to the submission of this Preliminary Consultation, staff met with the applicant and members of the community to discuss paving schemes that would meet the applicant's needs and be appropriate for a house located in the historic district. At this meeting, staff suggested that the proposed ramp could be of a "temporary" nature and for the size of the driveway should be significantly reduced. Additionally, Barry Peoples, President of the Kensington Historical Society, presented a design sketched by George Myers, the architect who designed the Murtha's addition. This design (circle 12) presented a solution that addressed the accessibility issues of the applicants and also the compatibility issues of the Community and HPC staff. Unfortunately, the applicants did not submit this design for this Preliminary Consultation.

This current application still reflects, in staff's opinion, an inappropriate design for a historic district. Staff specific concern about this proposal is the size of the driveway. Staff believes that the proposed driveway is still too large and would significantly impair the existing environmental setting, streetscape and patterns of open space that contribute to the historic character of the Kensington Historic District as a whole.

Generally, staff finds the proposed ramp to be an acceptable design. Staff would ask that the Commission discuss the idea of whether this ramp should be temporary or permanent.

Staff would encourage the applicants to revisit these issues prior to submitting a HAWP

application. In addition, staff recommends that the applicant review the proposed drawings developed by staff (circle 13) and by George Myers (circle 12) and return to the Commission with a HAWP application that includes a single driveway not larger than 12' wide by 33' deep. Also, the application should include the proposed ramp structure to be used on the front porch and the existing sidewalk and patio design.

The Kensington Historical Society, the LAP and the Mayor of the Town of Kensington have not formally responded to the present HAWP application at the time this report was prepared.

GTM
ARCHITECTS
Incorporated

3802 WASHINGTON ST: ADJACENT PROPERTY OWNERS.

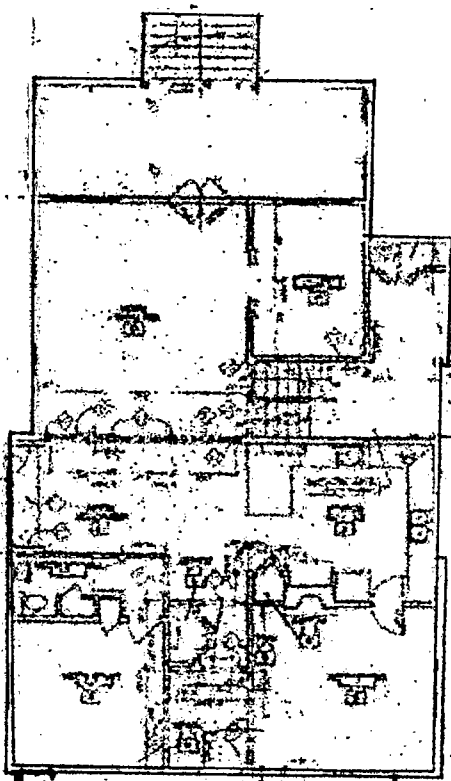
- ① LOUISE SLARK
3804 WASHINGTON ST.
KENSINGTON, MD. 20895
- ② RESIDENT
3800 WASHINGTON ST.
KENSINGTON, MD. 20895
- ③ RESIDENT
10100 HADLEY PLACE
KENSINGTON, MD. 20895
- ④ RESIDENT
3803 WASHINGTON ST.
KENSINGTON, MD. 20895

⑤

PROPOSED
Driveway

PROPERTY
LINE

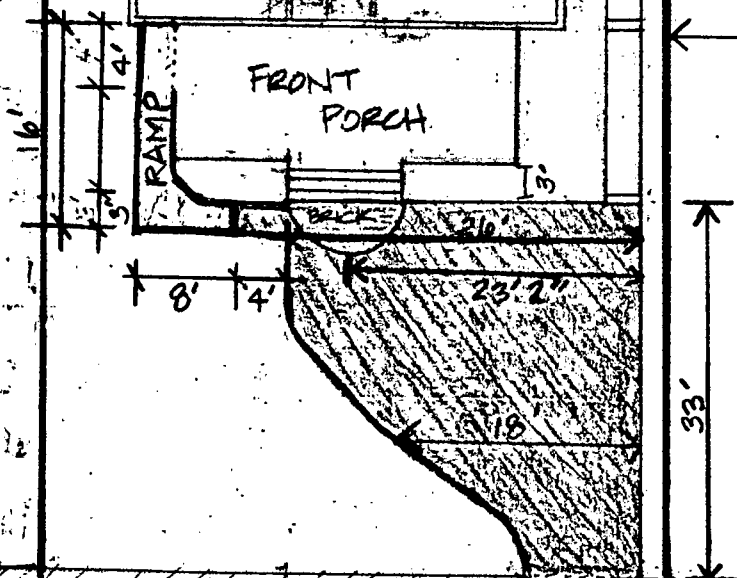
PROPERTY
LINE



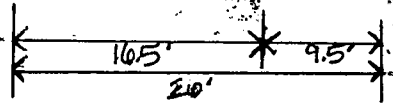
FRONT
PORCH

RAMP

BACK



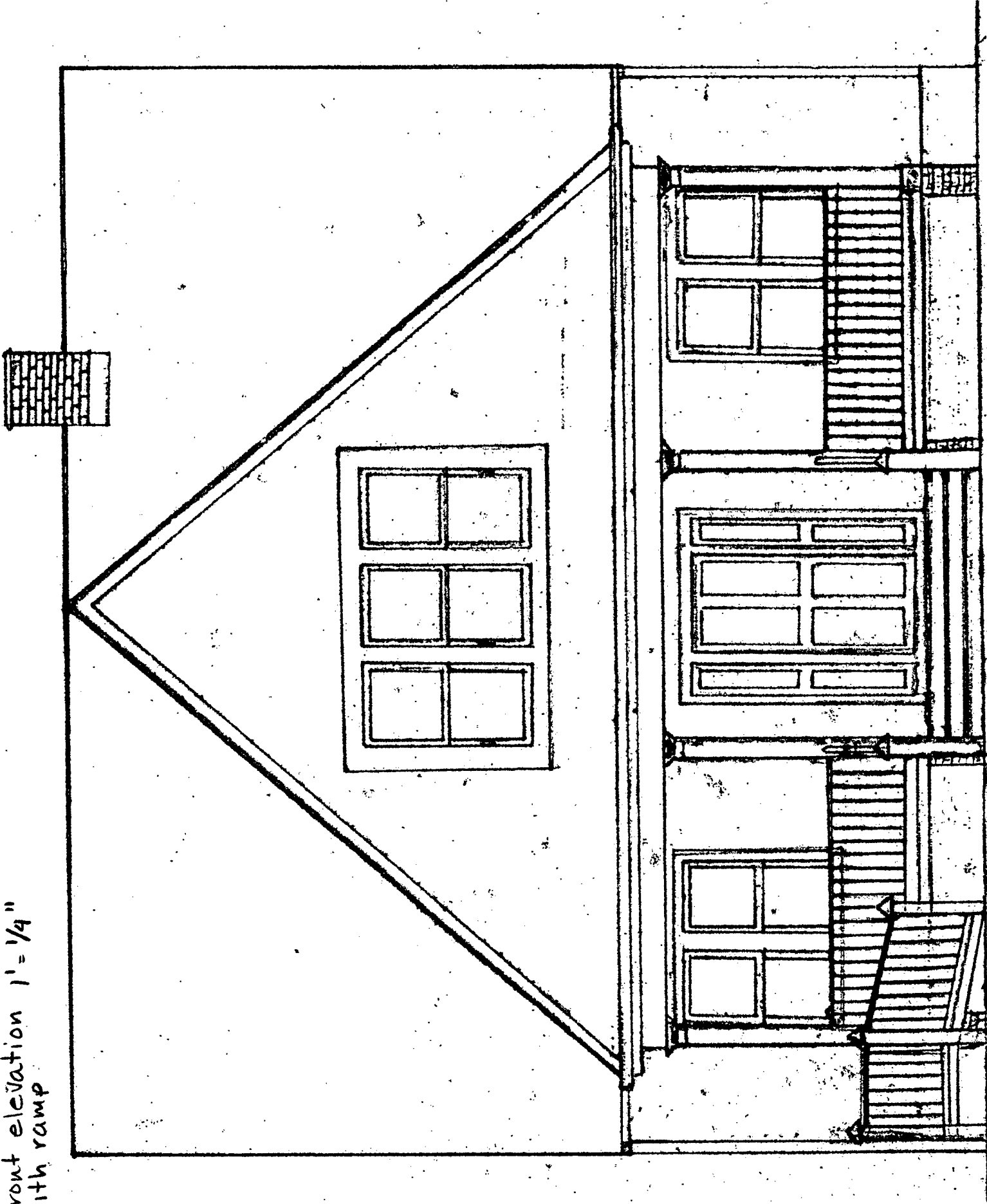
SIDEWALK



50' WIDE

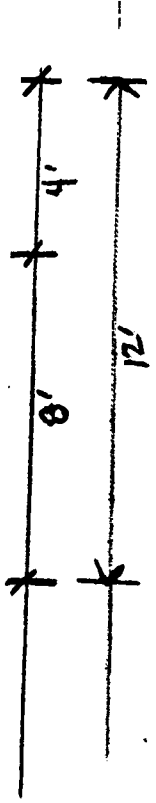
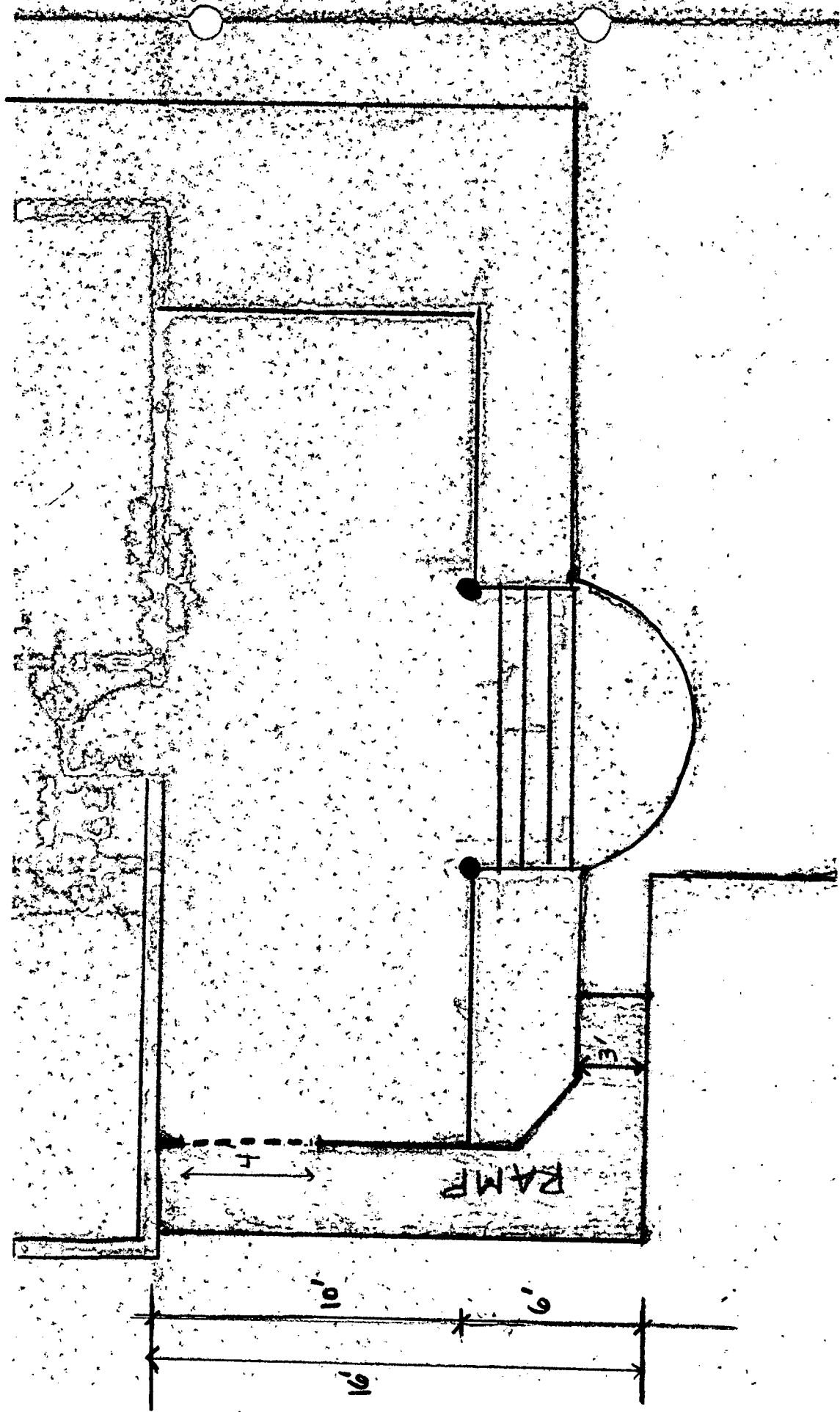
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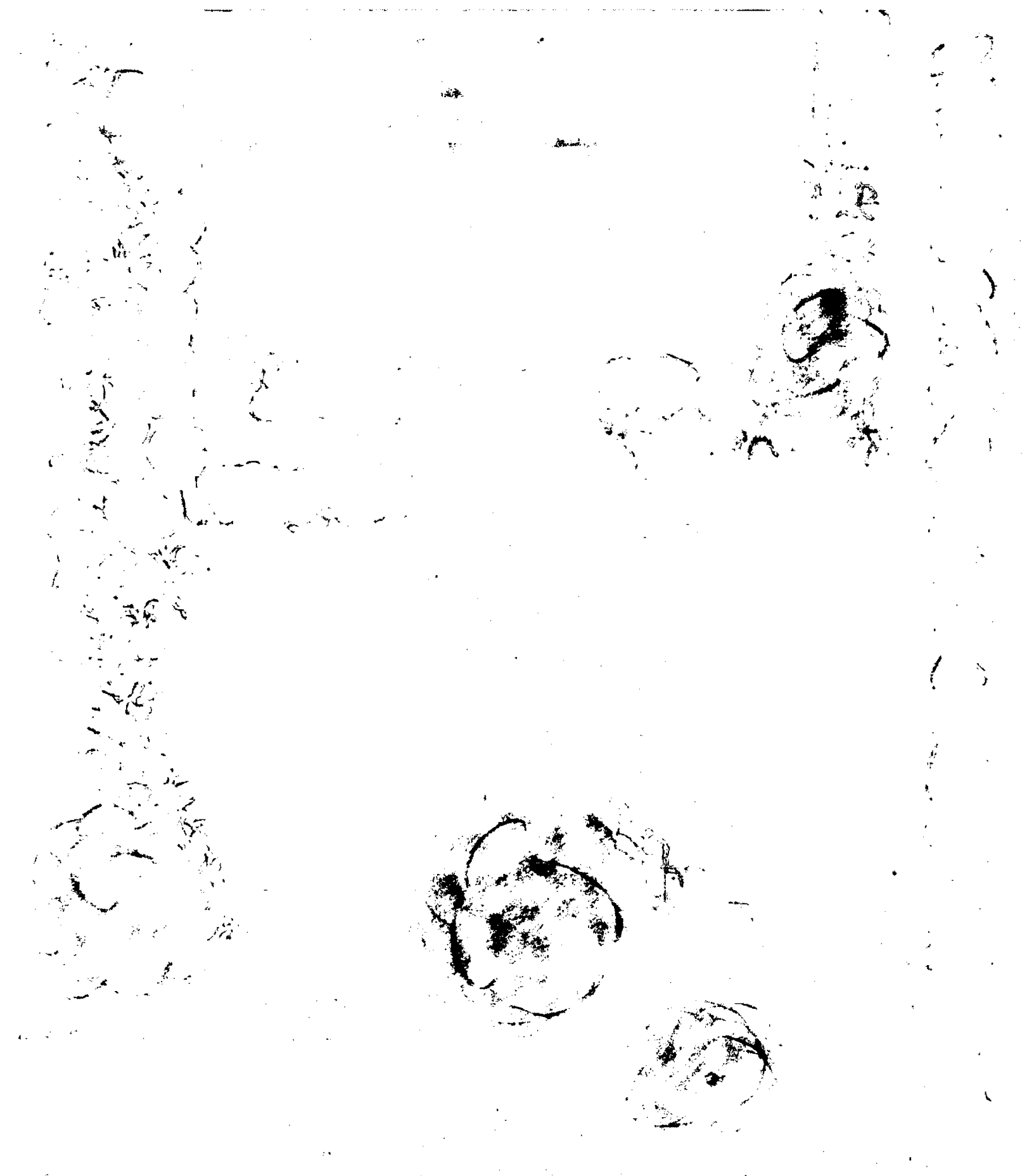
Front elevation 1" = 1/4"



○

RAMP DIMENSIONS





Landscape Plan

TYPICA
SHDS
W VAF
SHEAT
PAINT
SPR E.
W O.C.
TYPICA
WALL T.

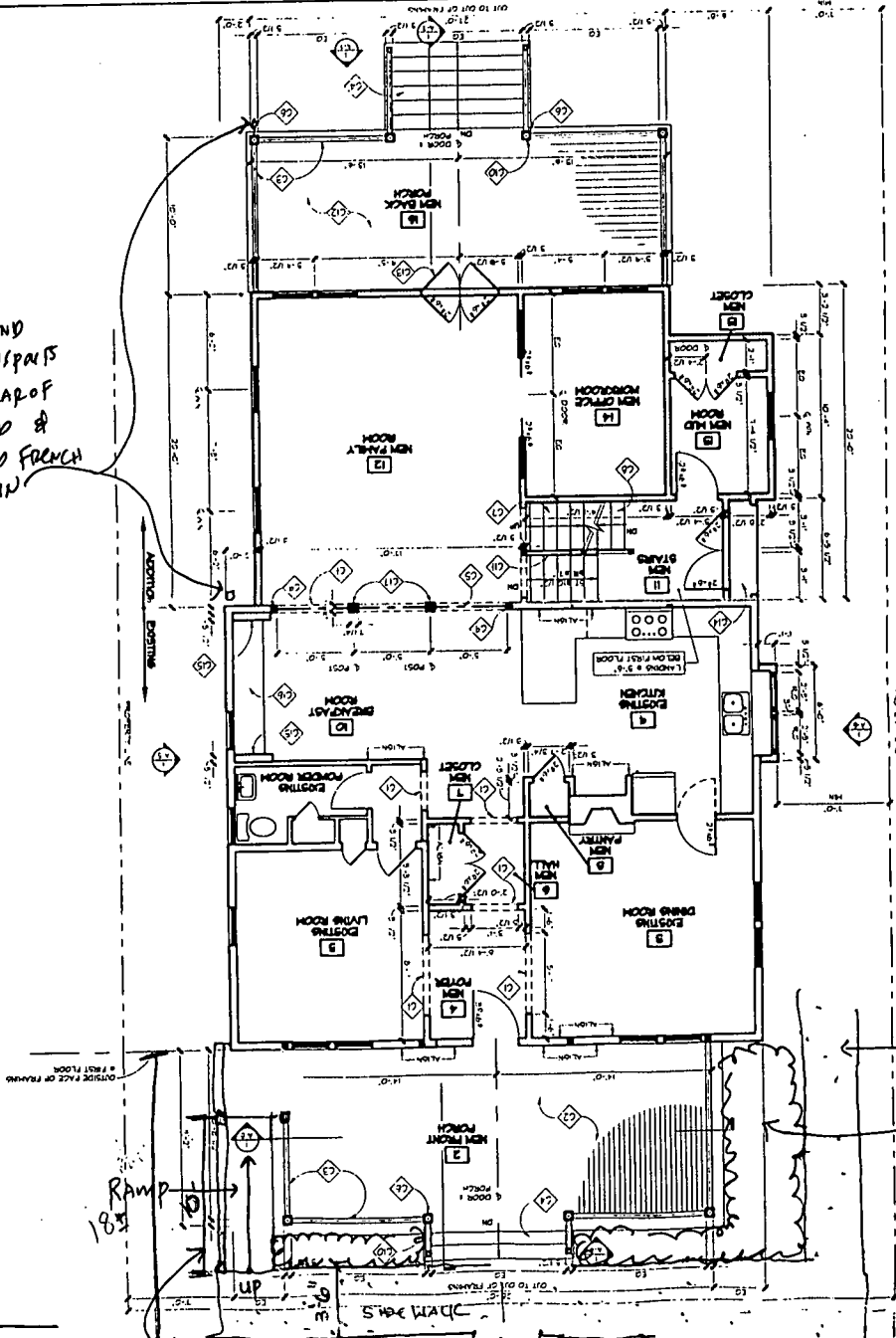
WALL

VEREY AT

EXTEND
DOWNSPOTS
TO REAR OF
YARD &
BUILD FRENCH
DRAIN

- 11. IN ARCHITECT
- 12. POST IN IN.
- 13. BALL-IN-CAP
- 14. IN ARCHITECT
- 15. PROVIDE PL.
- 16. NEW CONCRETE
- 17. PROVIDE MC
- 18. STAINED SH
- 19. NEW RAILINGS
- 20. 6x6 POST
- 21. POST IN WALL
- 22. POST TO BE
- 23. NO BULL HEAD
- 24. NEW STAIR
- 25. NEW STAIR
- 26. NEW STAIR
- 27. SQUARE CO.
- 28. NEW BEAM
- 29. 5/4 x 12 PFC
- 30. RAILING STR.
- 31. PAINTED TR.
- 32. NEW CASES

CONSTRUCT

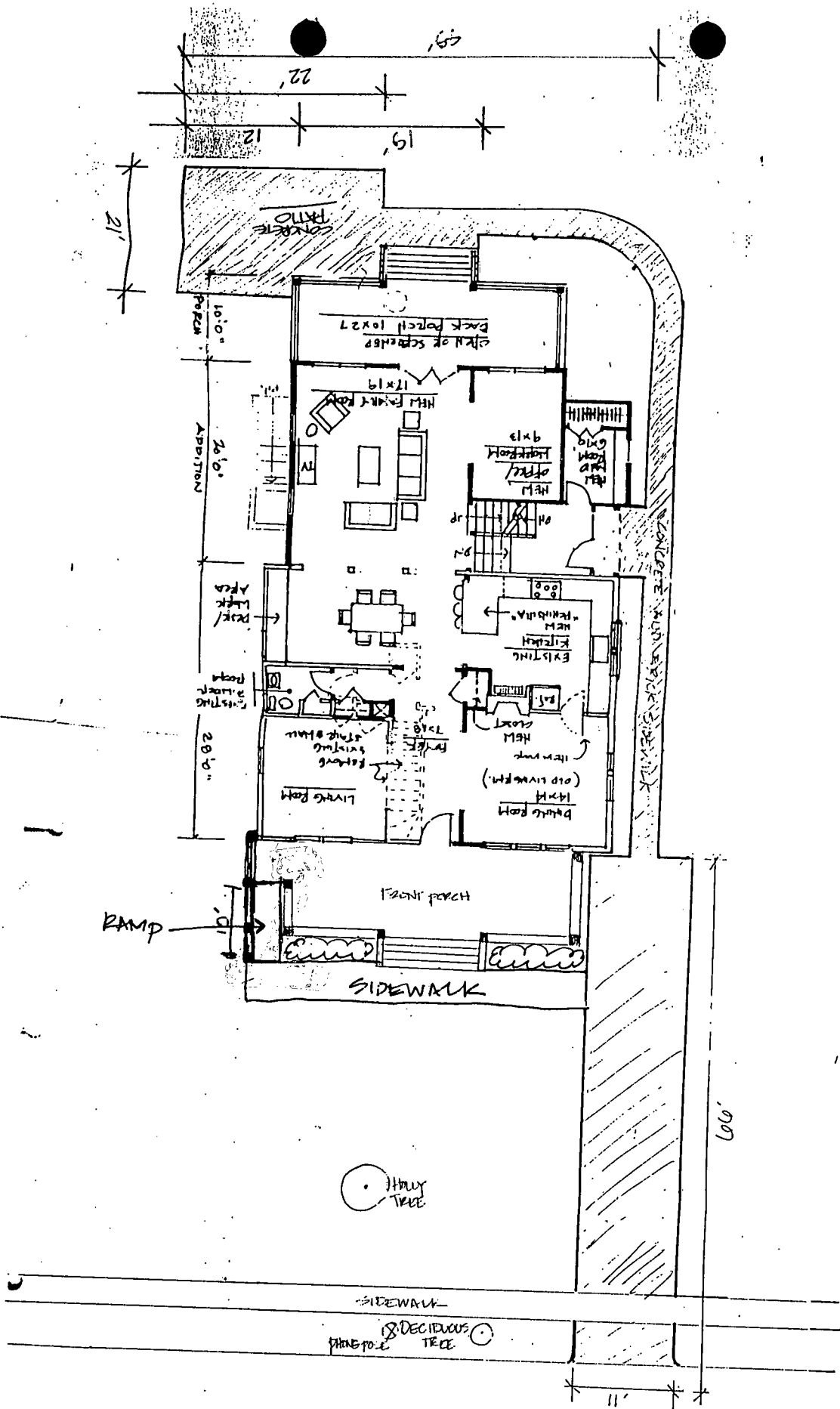


SIDEWALK
C SIDE
RAMP COULD
BE ON THIS
SIDE AS WELL

Ramp on THIS side
will be less noticeable

EXISTING SIDEWALK

GEORGE MYERS
PROPOSAL

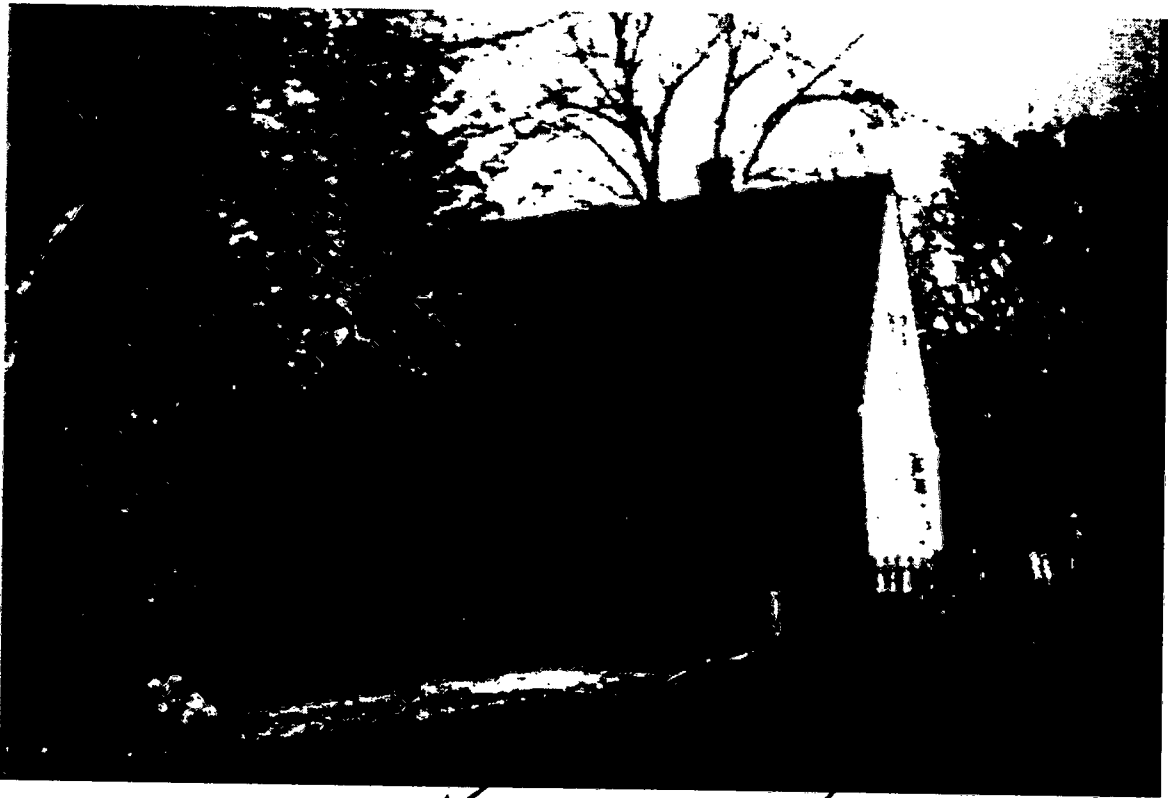


STAFF'S PROPOSAL
FOR REVISION



SHARED DRIVEWAY APPLICATION W/3804
1996





ASPHALT DRIVEWAY INSTALLED
APRIL 1996



Murtha Preliminary 2/14/01

Commissioners viewpoints

Harbit: Ramp to the left of porch and down to a 3'6" wide sidewalk across front of house to a 12' driveway. He would entertain an additional sidewalk to be added from the front porch to the sidewalk in the ROW.

DeReggi: 12' driveway on circle 13 (staff's proposal) Turning radius on ramp on Circle 19 – ok.

Velasquez: Concurs with DeReggi and agrees ^{the MURTHA'S HAVE} ~~that as~~ presented too much concrete.

Lesser, Spurlock and Eig: Concur with fellow Commissioners.

Jan 24th Meeting @ Barry Peoples House

In attendance:

Michele Naru

Lynn Riefast

Chris Murtha.

Gwen Wright

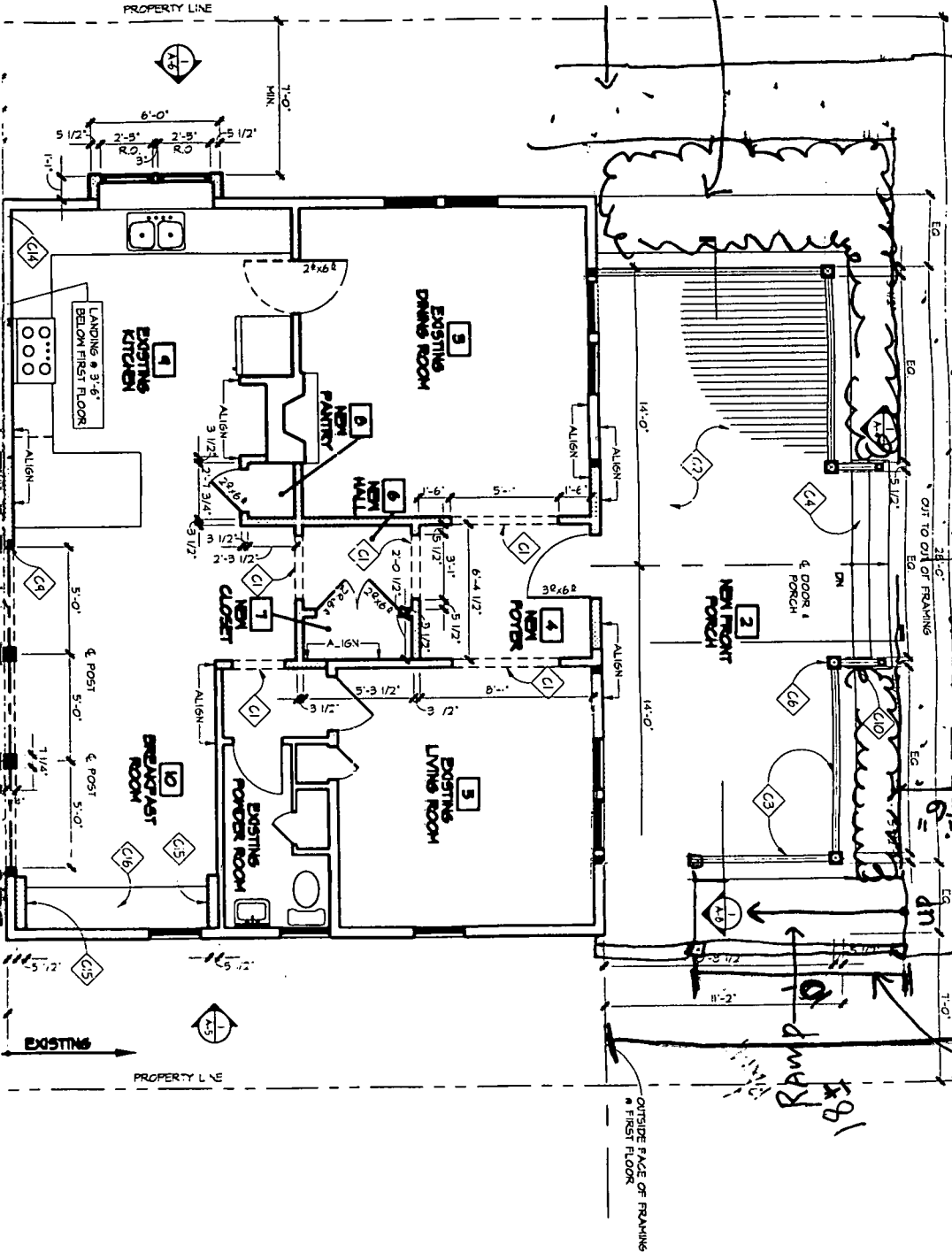
Julie O'Malley

Barry Peoples

Helen Wilkes

- Discussed HPC + town concerns.
- Barry brought George Myers drawing to show as a possible solution.
- Staff encouraged Murtha to submit both projects holistically. Not two separate cases. (Prelim → driveway HAWP → sidewalk + rear patio.
- Staff encouraged Murtha to submit dwgs of handicapped ramp.
- All parties told Murtha that he needed to reduce size of front pad.
- Barry Peoples showed us his handicapped ramp etc.
-

SIDEWALK
C SIDE
RAMP COULD
BE ON THIS
SIDE AS WELL



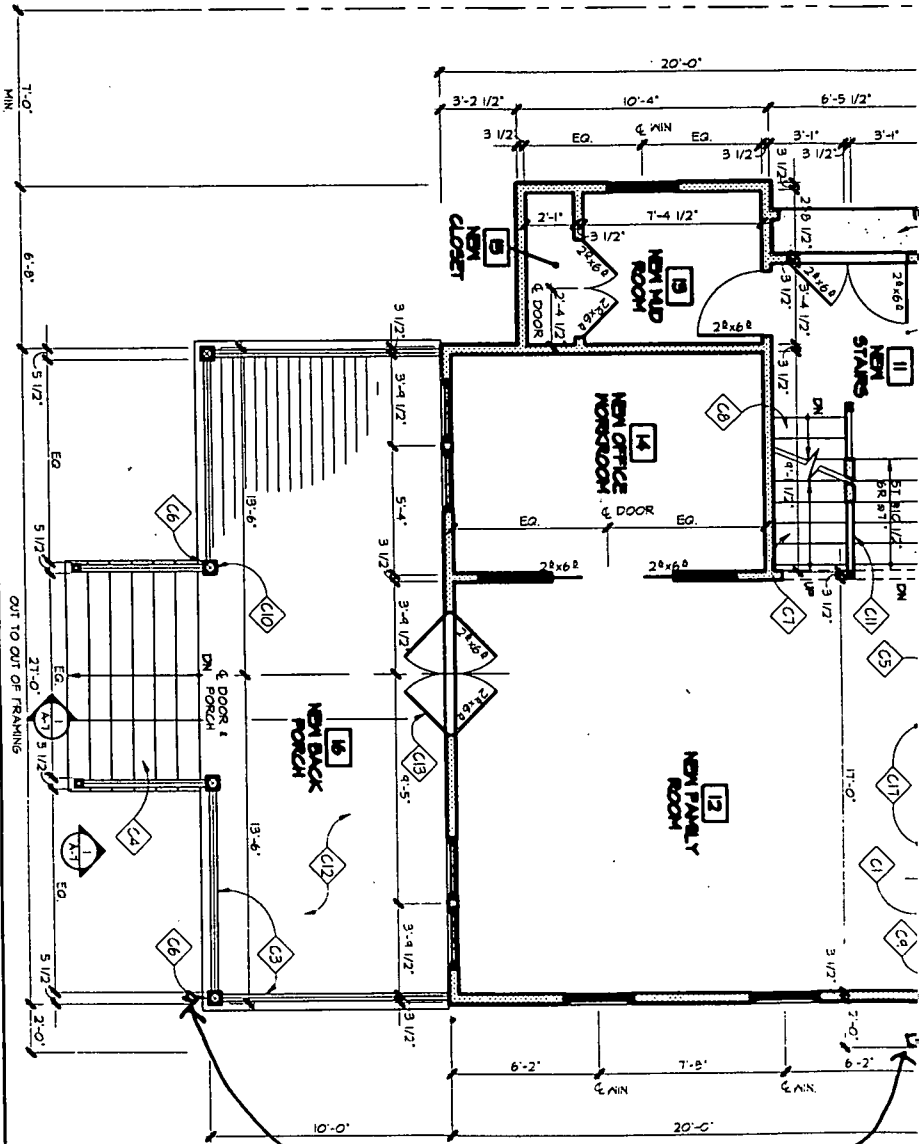
Ramp on this side
will be less noticeable

CHARLES ANTHONY

CONSTRUCT

- ◊1 NEW CASED
- ◊2 PAINTED T13
- ◊3 RAILING SYC
- ◊4 5/4 x 12 PRE FIELD VERN
- ◊5 NEW BEAM A
- ◊6 SQUARE C.C.
- ◊7 NEW STAIR T & PAINTED R
- ◊8 NEW STAIR
- ◊9 POST IN WALL POST TO BE NO BULL-TIP
- ◊10 6x6 POST IN
- ◊11 NEW RAILING
- ◊12 STAINED 5/4
- ◊13 PROVIDE MC
- ◊14 NEW CONCRE
- ◊15 PROVIDE PL W ARCHITC
- ◊16 BUILT-IN CAE POST IN IN W ARCHITC
- ◊17

DOOR PLAN



EXTEND
 DOWNSPUTS
 TO REAR OF
 YARD &
 BUILD FRENCH
 DRAIN

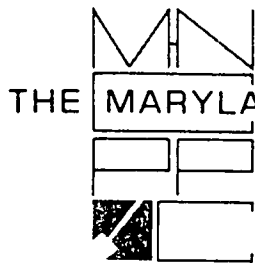
ADDITION

WALL

NOTE:
 VERIFY ALL

TYPICAL
 STUDS 16" O.C.
 WALL 1/2" SHEATH PAINTED
 GYP. BC.

OUT TO OUT OF FRAMING



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

January 19, 2001

Mr. and Mrs. Chris Murtha
3802 Washington Street
Kensington, Maryland 20895

Dear Mr. and Mrs. Murtha,

I am sending this letter as a follow-up to our meeting on January 17, 2001. In this meeting, we discussed a potential reconfiguration of the paving on your property to be submitted to the Historic Preservation Commission (HPC). Specifically, we discussed reducing the size of the front parking pad to a triangular piece and maintaining the existing driveway, sidewalk and rear patio portion of the project (see attached drawing). We also discussed construction of a non-permanent ramp along the left side of the front porch. Staff indicated to you at this meeting that we felt that this proposal was still problematic and, thus, should be presented to the HPC in two parts; one part being a HAWP application for the sidewalk and rear patio and the second proposal being a Preliminary Consultation to include the front parking pad, driveway and handicapped ramp.

After further thought, I feel it is important for the HPC to understand the project as a whole and I am modifying my suggestion about splitting your project into a HAWP and a Preliminary Consultation. Instead, I recommend that you bring the entire revised proposal to the HPC as a Preliminary Consultation.

I apologize for any inconveniences this may cause. If you have any questions, please do not hesitate to contact me at 301-563-3404.

Sincerely,

Michele Naru
Historic Preservation Planner

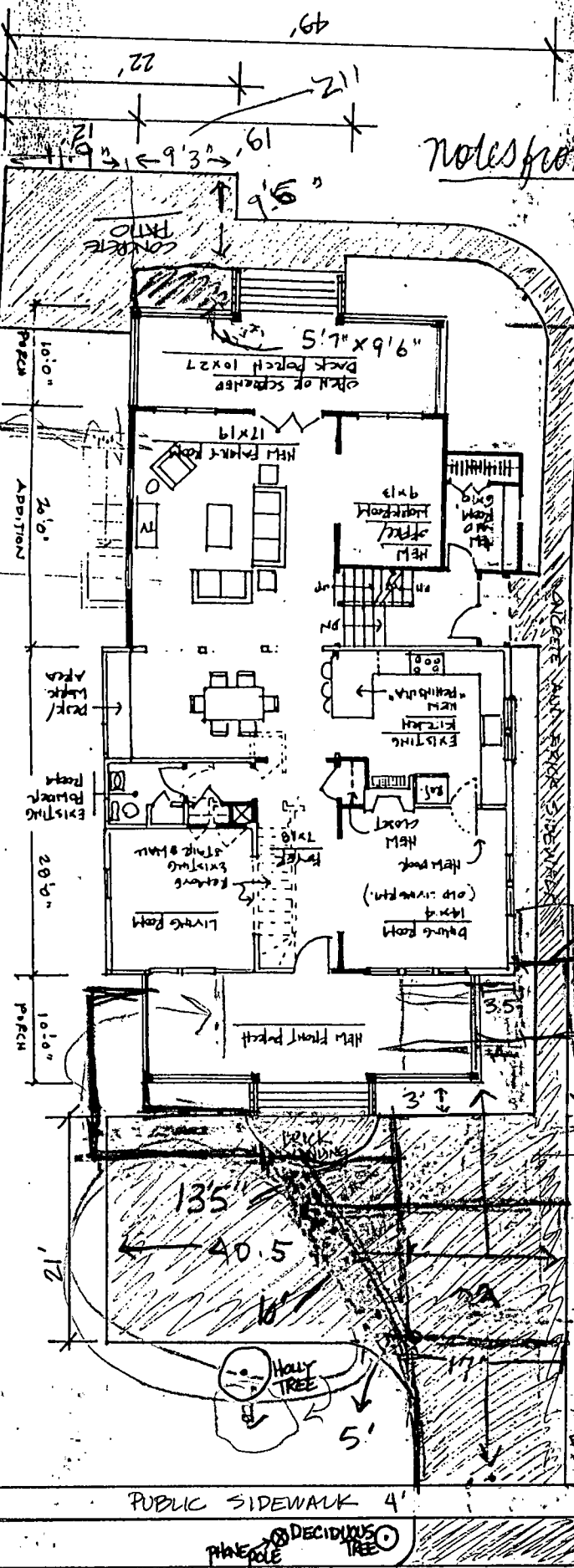
notes from Jan 17th

meeting w/ murthas

PL 16" beyond line

to line

5' 5"



7' 11" 74"

8.5'

PROPERTY LINE

43'

2.5' strip

PUBLIC SIDEWALK 4'

DECIDUOUS TREE

6' apron

29'

12'

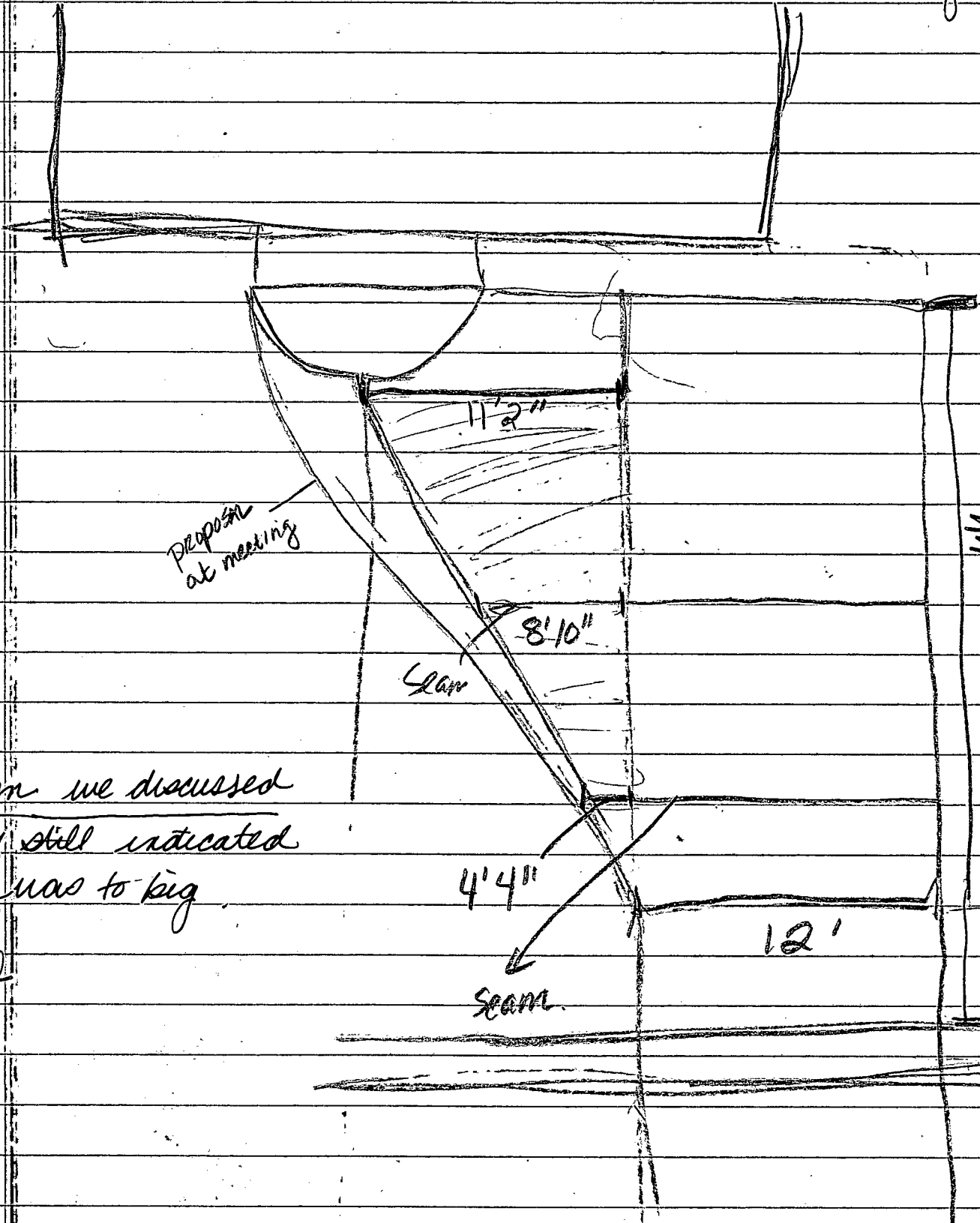
41'

PROPOSED

In attendance:

- Perry Kephart
- Michele Nam
- Chris Murtha
- Andrea Murtha

Notes from
Jan 17th
meeting



Proposed
at meeting

11'2"

8'10"

Seam

4'4"

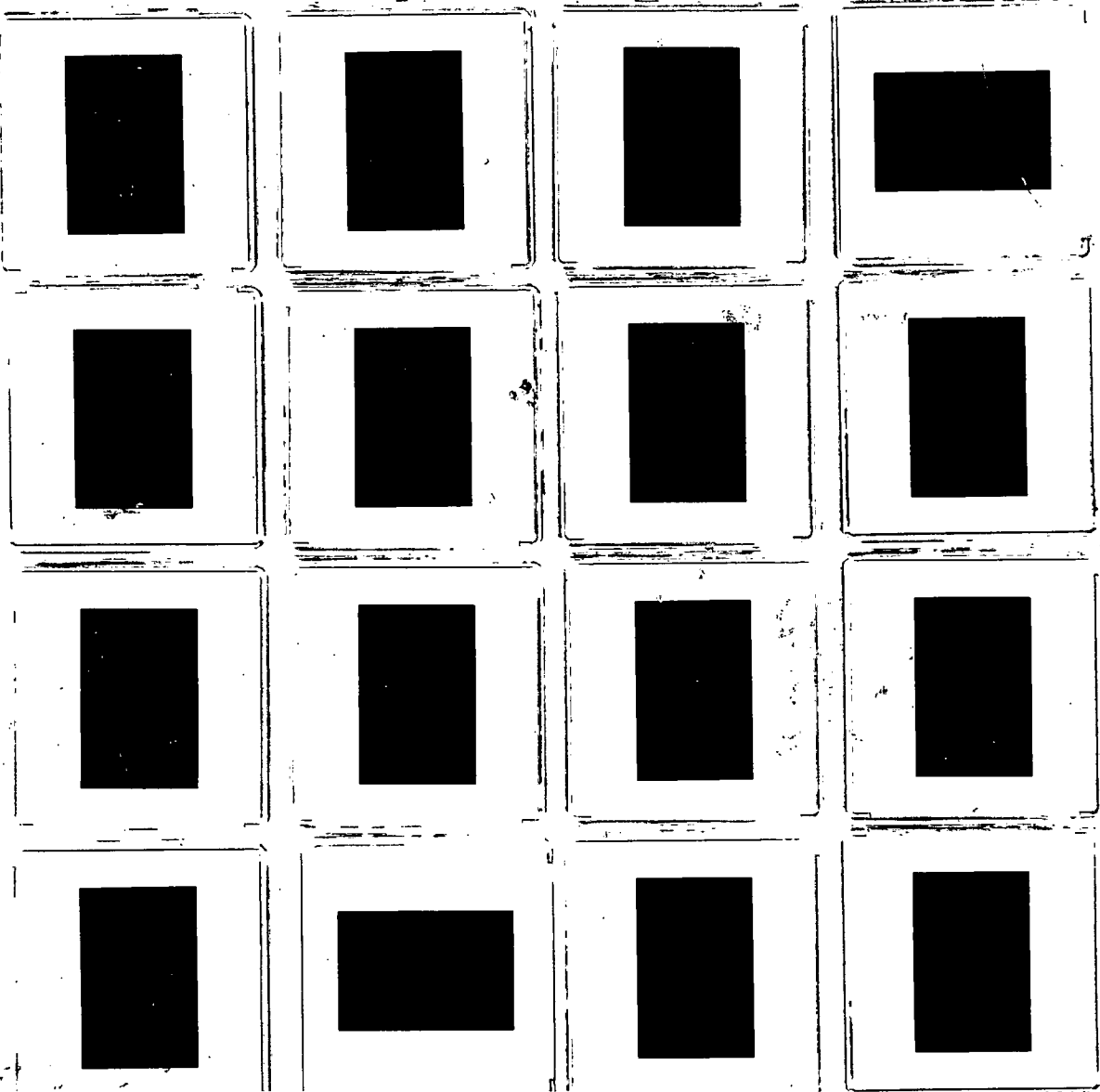
Seam

12'

design we discussed
staff still indicated
11.2 was too big
23.2

1971
1972
1973

because of which
the whole
part of our



LITE NO:

VEICHTWE

DATE: 1951
PROJECT: MESSNER
NO. 1000

