

3810 Warner Street, Kensington  
[HPC Case # 316-11 P]

Kensington H.D.



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: December 9, 2011

### MEMORANDUM

TO: Diane R. Schwartz Jones, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #583352, rear porch reconstruction

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the December 7, 2011 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Harrill Spencer

Address: 3810 Warner Street, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: HAMID FAKRI  
 Daytime Phone No.: 301 252 5006  
301 652 8711  
 Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: HARRILL Spencer Daytime Phone No.: 301 933 2368  
 Address: 3810 WARNER ST KENSINGTON MD 20895  
Street Number City State Zip Code  
 Contractor: MINKOFF G INC Phone No.: 301 652 8711  
 Contractor Registration No.: 3203  
 Agent for Owner: HAMID FAKRI Daytime Phone No.: 301 252 5006

**LOCATION OF BUILDING/PREMISE**

House Number: 3810 WARNER ST Street: WARNER ST  
 Town/City: KENSINGTON Nearest Cross Street: Connecticut  
 Lot: 8 Block: 4 Subdivision: R.D. DETRICK'S subdivision, KENSINGTON  
 Liber: 5430 Folio: 835 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input checked="" type="checkbox"/> Other: <u>REAR PORCH</u>			

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 10/27/2011

Approved: [Signature] Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 12/12/11  
 Application/Permit No.: 583352 Date Filed: 10/28/11 Date Issued: \_\_\_\_\_



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

*FULL PLAN HIST TREATMENT*

Contact Person: HAMIN FAKRA  
 Daytime Phone No.: 301 267 9006  
 Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: MIN KOFFE CO INC Daytime Phone No.: 301 552 3683  
 Address: 3810 WARNER ST City: KENNINGTON Street: WARNER ST Zip Code: 20815  
 Contractor: MIN KOFFE CO INC Phone No.: 301 657 8711  
 Contractor Registration No.: 32031  
 Agent for Owner: HAMIN FAKRA Daytime Phone No.: 301 267 9006

**LOCATION OF BUILDING/PREMISE**

House Number: 3810 Street: WARNER ST  
 Town/City: KENNINGTON Nearest Cross Street: COUNTESS ST  
 Lot: 8 Block: 4 Subdivision: R D DETRICK SUBDIVISION KENNINGTON  
 Liber: 5430 Folio: 835 Parcel: \_\_\_\_\_

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<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>REPAIR ROOF</u>				

1B. Construction cost estimate: \$ \_\_\_\_\_  
 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

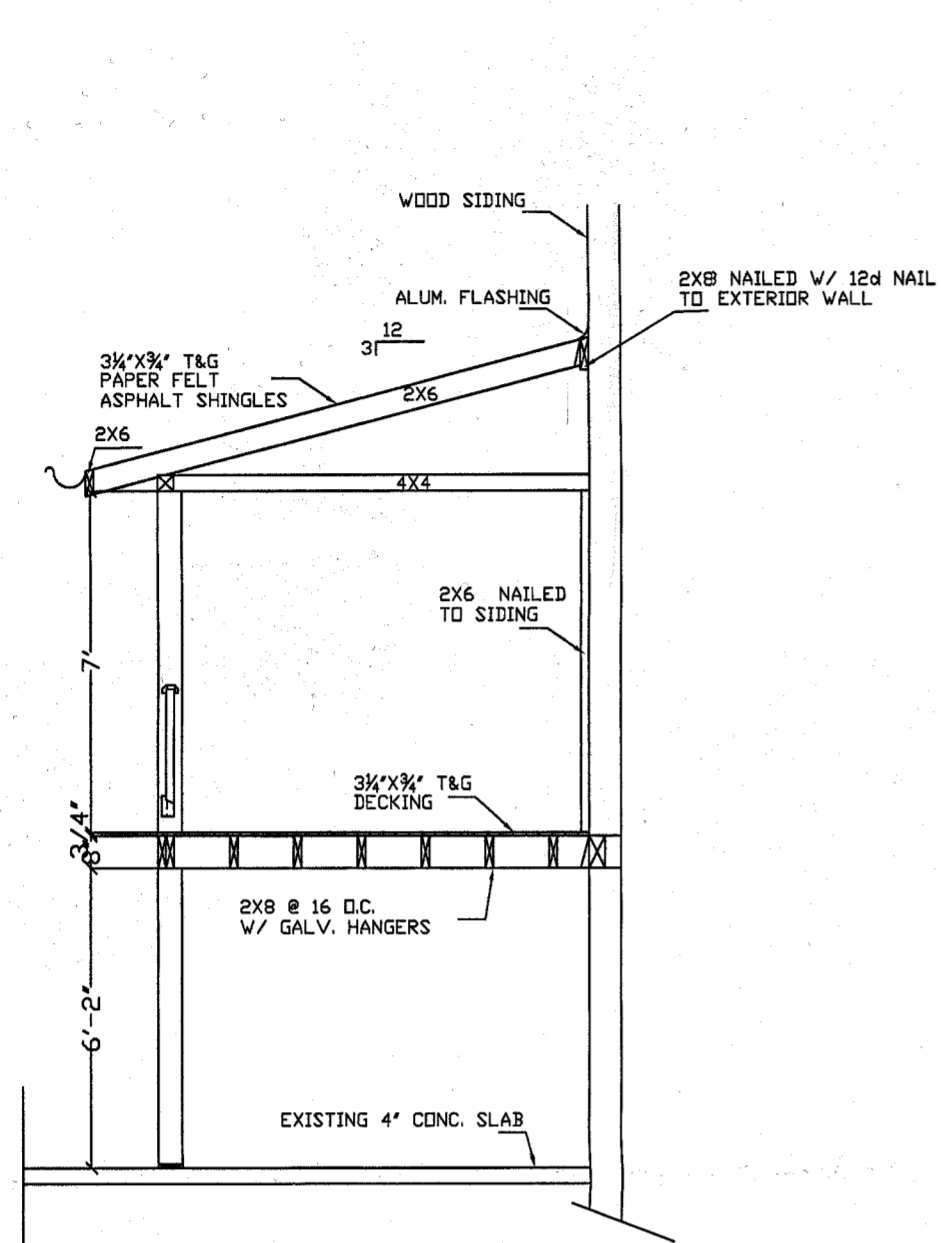
3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
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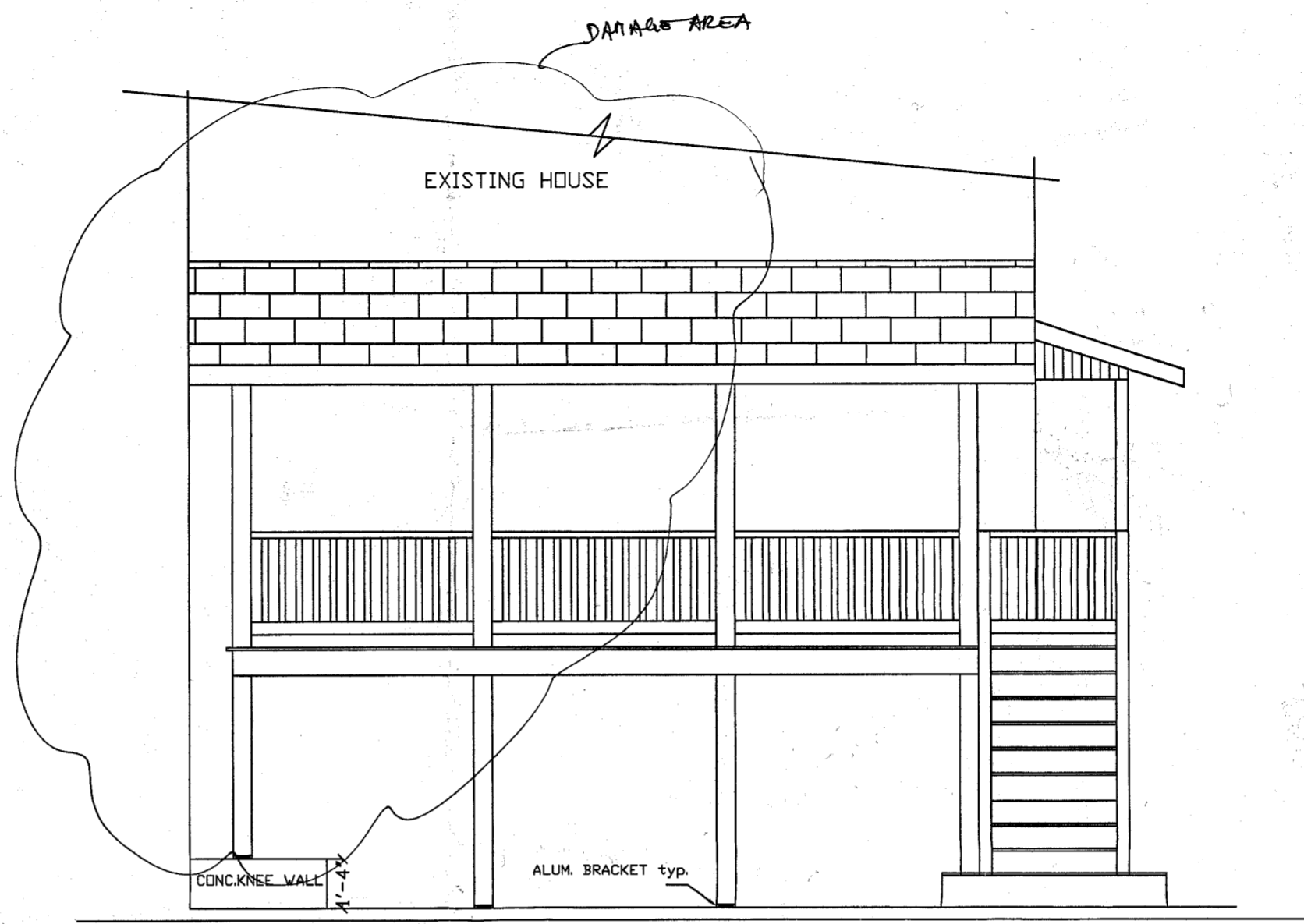
[Signature]  
Signature of owner or authorized agent

10/27/2011  
Date

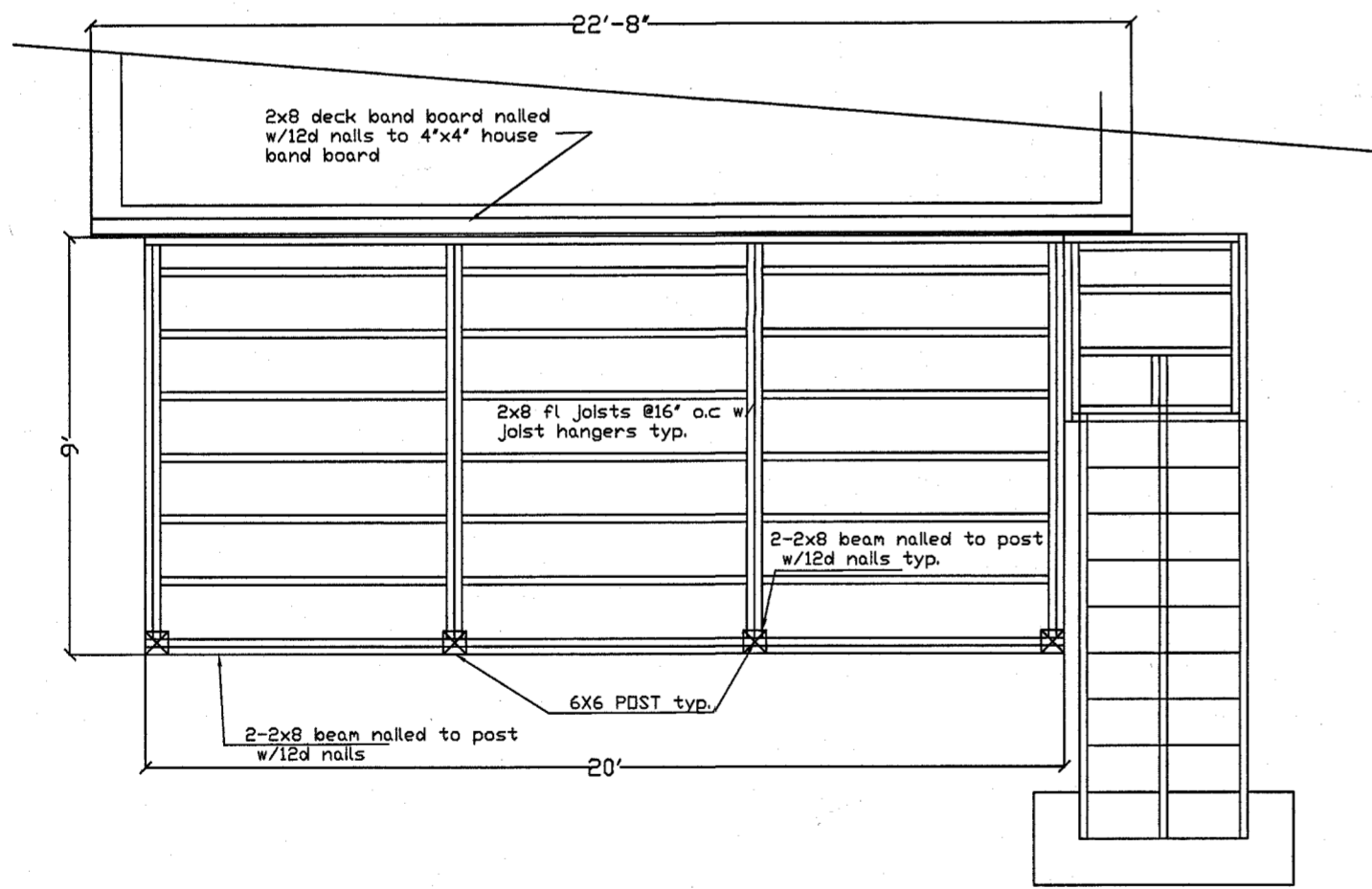
Approved: [Signature] For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 12/2/11  
 Application/Permit No.: 583352 Date Filed: 10/28/11 Date Issued: \_\_\_\_\_



A SECTION  
SCALE 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"

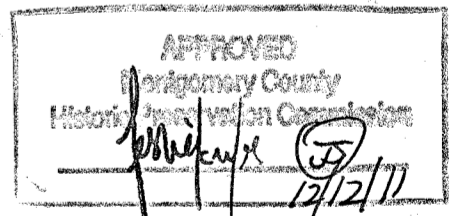


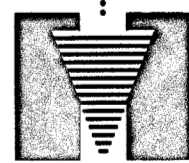
DECK FRAMING  
SCALE 1/4" = 1'-0"

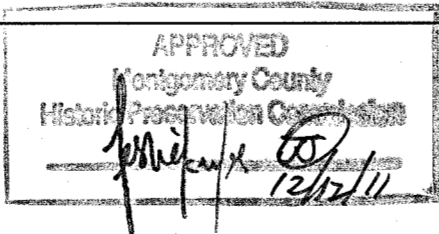
**DAMAGE REPAIR**

**ALL WORK WILL BE RESTORED BACK TO 2009 IBC CODE**

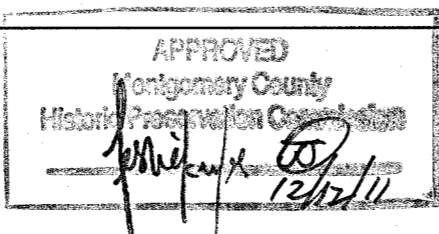
**FASTNER & HANGER NOTE:**  
All pressure treated wood require heavy zinc coatings on plate and gauge steel connectors and fastners.  
All plate and gauge steel connectors and fastners shall be either Zmax or post batch hot- deep galvanized wherever they contact pressure treated wood.

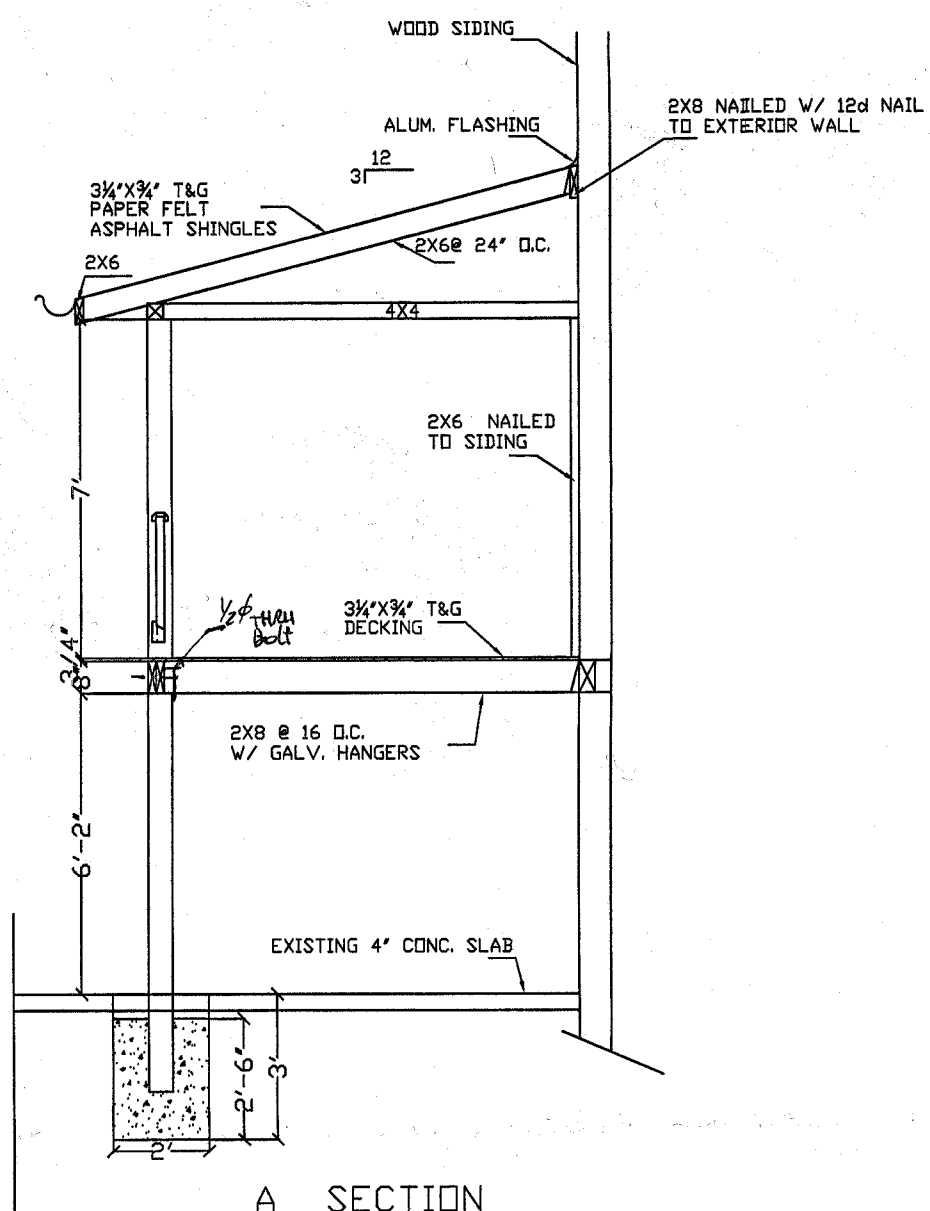


DATE: 10-27-2011	<b>EXISTING REAR PORCH</b>	 <b>MINKOFF COMPANY, INC.</b> 11716 BALTIMORE AVE BELTSVILLE, MD 20705 (301) 652-8711 (301) 656-0338 FAX	<b>A - 1</b>
SCALE: 1/4" = 1'-0"			
DRWN BY: F.A			
VERIFY BY: A.H			

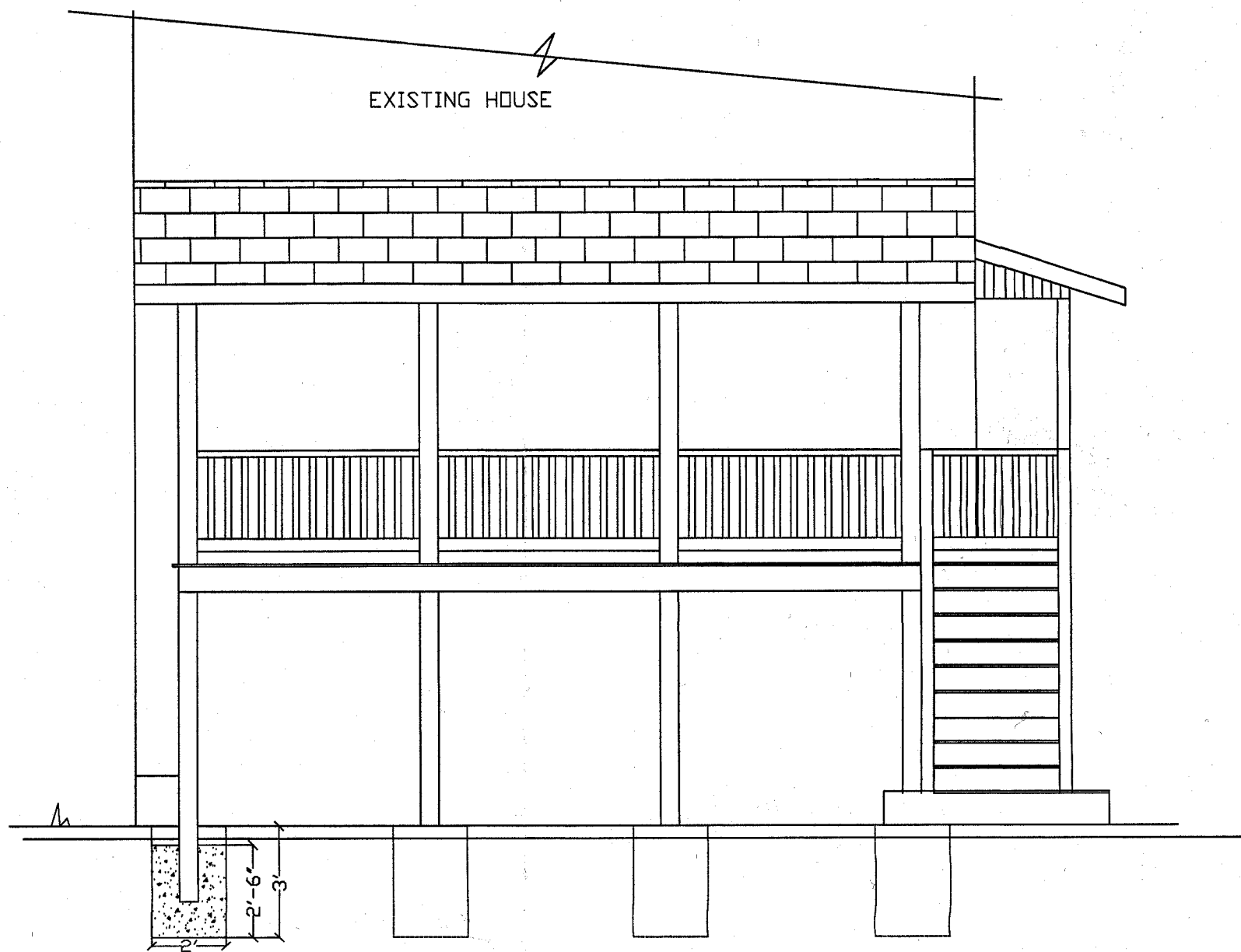


DECK FRAMING  
SCALE 1/4" = 1'-0"

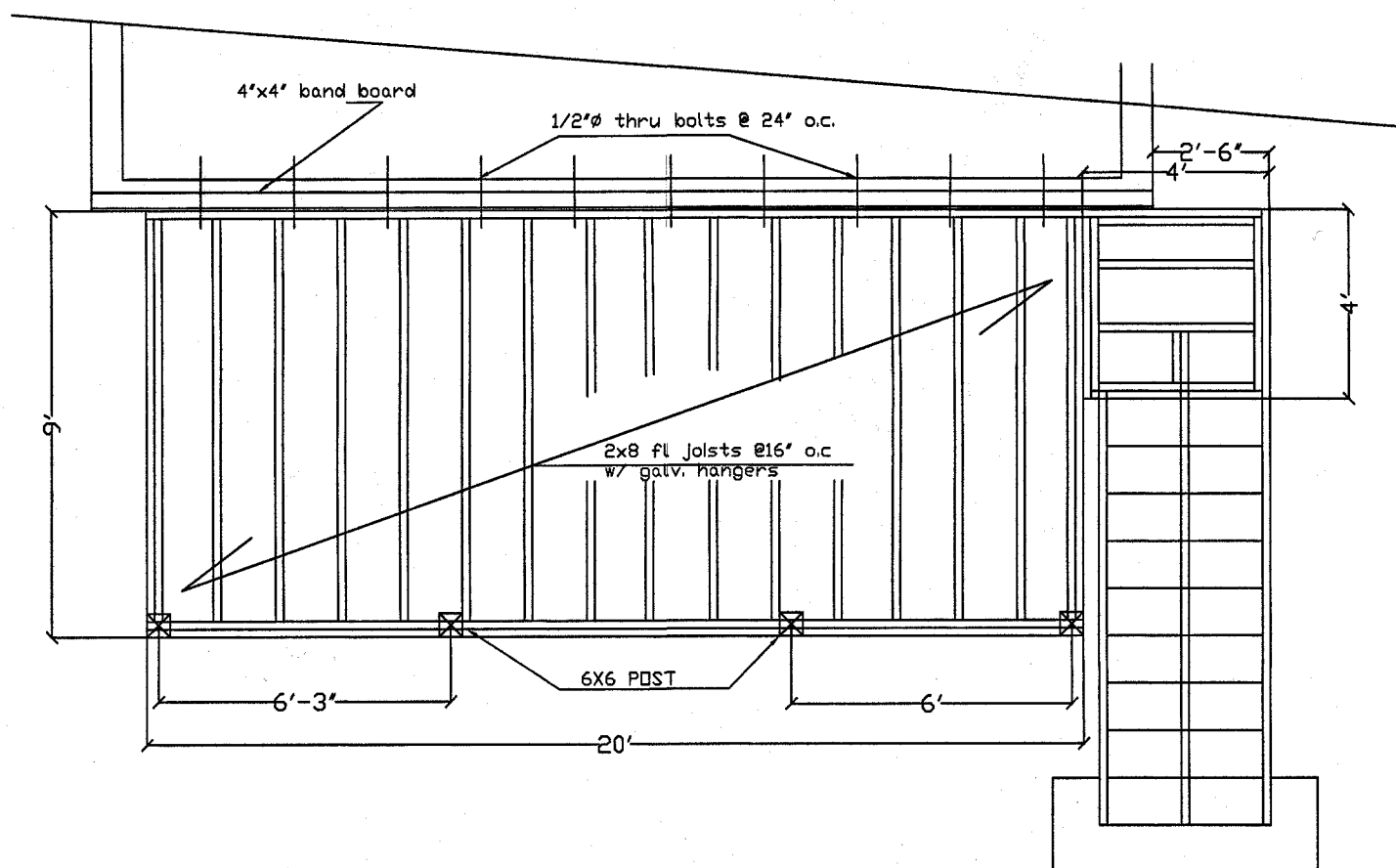




**A SECTION**  
SCALE 1/4" = 1'-0"

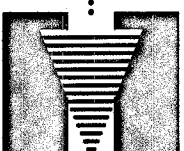


**REAR ELEVATION**  
SCALE 1/4" = 1'-0"



**DECK FRAMING**  
SCALE 1/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
12/12/11

DATE: 10-27-2011	<b>PROPOSED REAR PORCH</b>	 <b>MINKOFF COMPANY, INC.</b> 11716 BALTIMORE AVE BELTSVILLE, MD 20705 (301) 652-8711 (301) 656-0338 FAX
SCALE: 1/4" = 1'-0"		
DRWN BY: F.A		
VERIFY BY: A.H		
3810 WARNER ST KENSINGTON, MD 20895		<b>A-1.1</b>

**DECK FRAMING**  
SCALE 1/4" = 1'-0"

VERIFY BY: A.H	3810 WARNER ST KENSINGTON, MD 20895	<b>A-1.1</b>
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**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	3810 Warner Street, Kensington	<b>Meeting Date:</b>	12/7/11
<b>Resource:</b>	Primary - 1 ( <b>Outstanding</b> ) Resource Kensington Historic District	<b>Report Date:</b>	11/30/11
<b>Applicant:</b>	Harrill Spencer (Hamin Fakri, Agent)	<b>Public Notice:</b>	11/23/11
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	31/6-11P	<b>Staff:</b>	Josh Silver
<b>Proposal:</b>	Rear porch reconstruction		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** this HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary - 1 (**Outstanding**) Resource within the Kensington Historic District  
**STYLE:** Folk Victorian  
**DATE:** 1942

**PROPOSAL**

The applicant is proposing to reconstruct a 2 story porch in the rear yard of the subject property. The proposed reconstruction design is based on evidence of an extant section of porch that was not damaged during a recent storm.

The proposed material treatments consist of a paintable grade wood for the deck and stair railings, floor and stair unit. The reconstructed porch roof will be sheathed in asphalt shingles.

The proposed work also includes in-kind replacement of damaged wooden siding on the rear elevation where the porch roof detached from the house.

**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.

***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." 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***

- (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 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 the Interior's Standards for Rehabilitation:*

- #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.
- #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 proposed 2 story rear porch reconstruction project. The proposed work largely constitutes ordinary maintenance and in-kind replacement, as such staff finds the proposed work consistent with Chapter 24A (b) 1 & 2, and *Standards* # 9 and 10. The proposed design maintains the same dimensions and style as the storm damaged porch. The proposed wooden material treatments are appropriate for the resource type and style. The proposed work is confined to the rear yard of the property and will have negligible impact on the streetscape of the historic district.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b) 1 & 2:

- (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; and

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 301.563.3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
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240-777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
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Contact Person: HAMID FAKRI

Daytime Phone No.: 301 2525006  
301 6528711

Tax Account No.: \_\_\_\_\_

Name of Property Owner: HARRILL Spencer Daytime Phone No.: 301 9332368

Address: 3810 WARNER ST KENSINGTON MD 20895  
Street Number City State Zip Code

Contractor: MIN KOFF G INC Phone No.: 301 6528711

Contractor Registration No.: 3203

Agent for Owner: HAMID FAKRI Daytime Phone No.: 301 2525006

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Lot: 8 Block: 4 Subdivision: R.D DETRICK'S subdivision KENSINGTON

Liber: 5430 Folio: 835 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: REAR PORCH

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

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Signature of owner or authorized agent

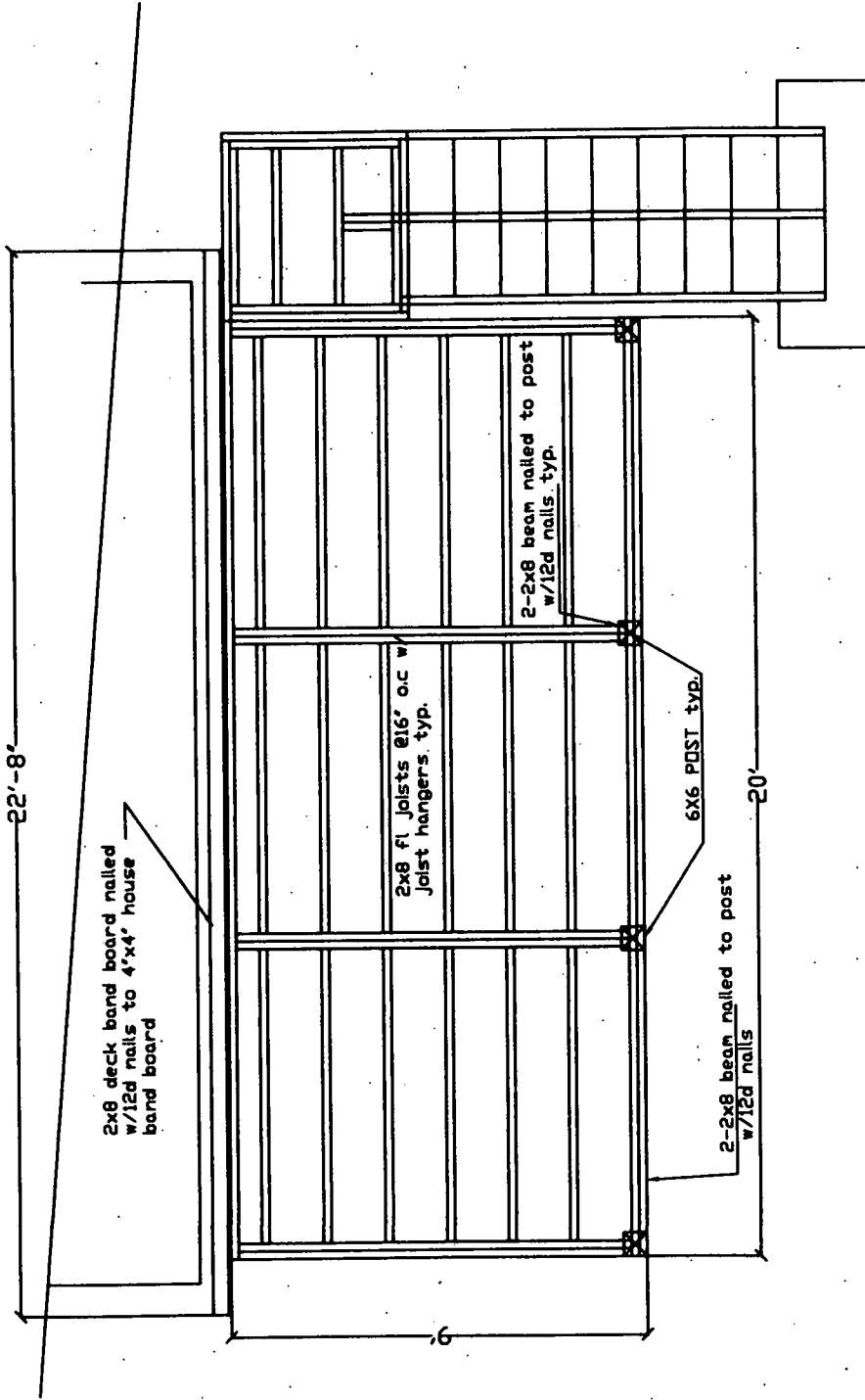
10/27/2011  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 583352 Date Filed: 10/28/11 Date Issued: \_\_\_\_\_

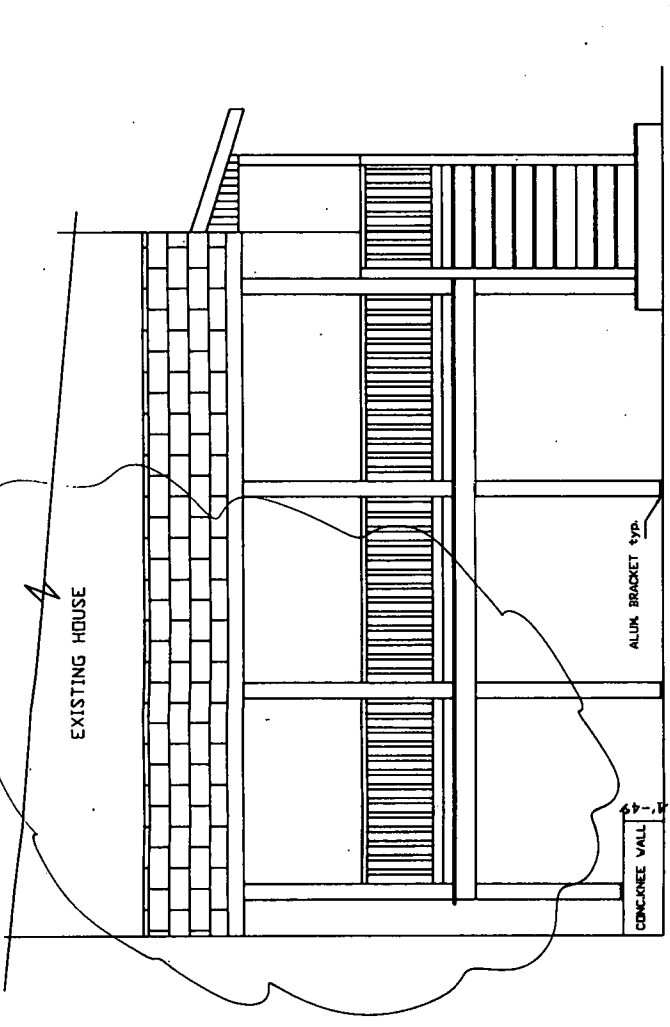
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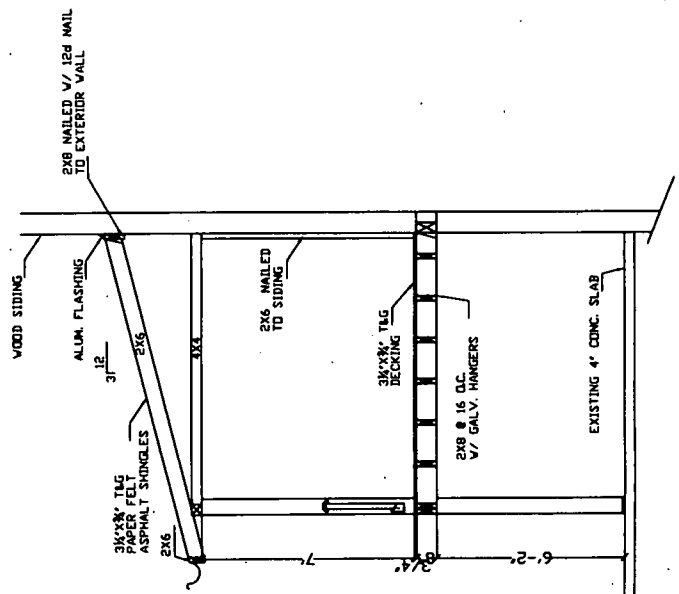
DECK FRAMING

SCALE 3/4" = 1'-0"

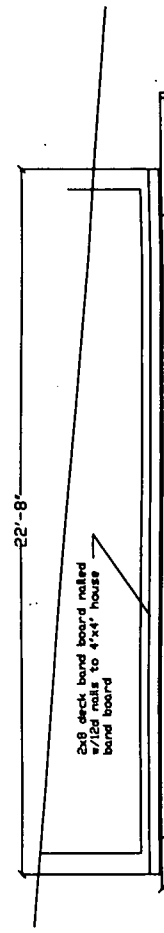
DAMAGE AREA



REAR ELEVATION  
SCALE 1/4" = 1'-0"



A SECTION  
SCALE 1/4" = 1'-0"



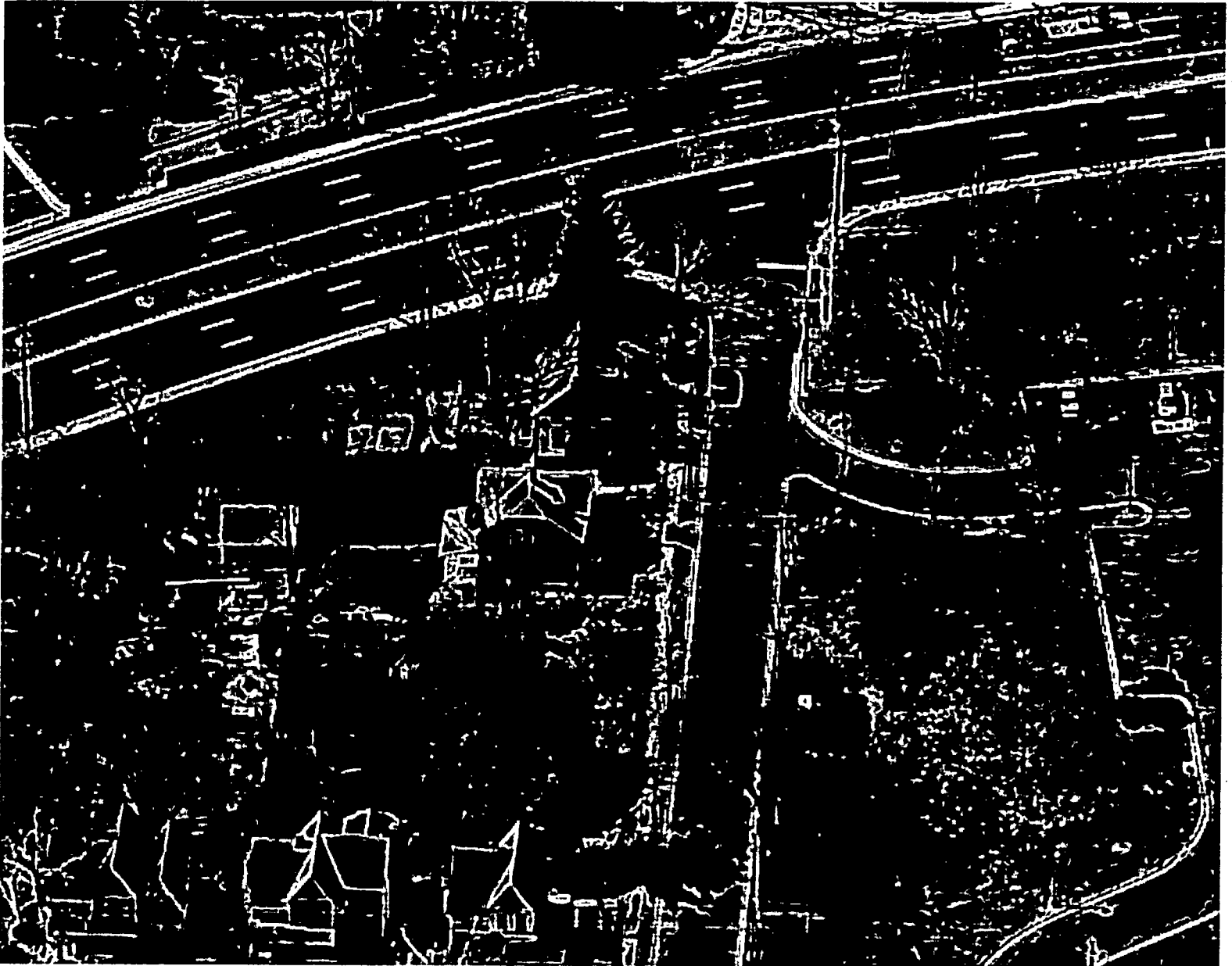
DAMAGE REPAIR



(c) Copyright 2008, Pictometry International

3810 WARNER STREET

7



(c) Copyright 2008, Pictometry International

3810 WARNER STREET

8









