

3914 Washington Street - PRELIM 3/10
Kensington Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3914 Washington Street, Kensington	Meeting Date:	05/12/04
Resource:	Primary 2 Resource Kensington Historic District	Report Date:	05/05/04
Review:	Preliminary Consultation	Public Notice:	04/28/04
Applicant:	Steve Grimberg (George Myers, Architect)	Tax Credit:	None
		Staff:	Michele Naru

Proposal: Major additions to a primary resource

Recommendation: Revise and return for 2nd Preliminary Consultation

PROJECT DESCRIPTION

SIGNIFICANCE:	Primary 2 Resource
STYLE:	Craftsman Bungalow
DATE OF CONSTRUCTION:	1910 - 1930

The existing house is a one-story, two-bay, frame dwelling with a full-width uncovered front porch. The stylistic characteristics of this house include the stickwork in the gable, 6/1 double hung windows, battered, exterior-end brick chimney, 6-light, single-paneled entry door and the remnants of the full-width front porch.

The lot measures 50' wide and 194' deep (9,700 sq. ft.). The house is sited at the front of the property, 26' from the front property line. The house is flanked by secondary (non-contributing) resources.

PROPOSAL:

The project consists of:

1. Construct 1-1/2 story side and rear additions.
2. Raise the existing roof a full 1/2 story, and change the roof form to a cross gable with a full-width shed dormer on the rear slope.
3. Extend the existing chimney height approx. 8'.

Existing Footprint	1,208 sq.ft. (including front porch and rear deck)
Proposed Footprint	1,368 sq.ft. (including front porches)
Lot size	approx. 9,700 sq.ft.
Existing Lot Coverage	approx. 12%
Proposed Lot Coverage	approx. 14%

APPLICABLE GUIDELINES

Proposed alterations and new construction within the Kensington Historic District are reviewed under the *Secretary of Interior's Standards for Rehabilitation*. Rehabilitation is defined 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 *Secretary of Interior's Standards for Rehabilitation* that pertain to this project are as follows:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #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.

In addition, the HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan* (Vision), 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." (page 1). 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.

STAFF DISCUSSION

Staff's main concerns with the proposed project are outlined in the topics below.

Topic #1 The proposed raising of the roof of a Primary Resource within the Historic District..

The Commission consistently encourages major additions to Primary Resources within the Kensington Historic District to be placed at the rear of the historic massing so that the original massing is remained intact. This practice is utilized in preservation as a means of retaining original fabric and building form, which preserves its integrity. Second story additions require the removal of original features (roof structures) and materials and distorts its spatial relationship - all of which compromise the historic building's integrity. Staff suggests that the applicant revise the plan so that the addition extends toward the rear of the lot and retains the front and side elevations in their current configurations.

Topic #2 The proposed raising of the existing chimney height of 8'.

Altering of original features that define the architectural style of a building is inconsistent with the Secretary of Interior's Standards.

Topic #3 The installation of a covered side porch on the front façade of the new addition.

Staff would encourage the applicant to explore returning the front porch back to its original configuration. The current enclosed entry under the hipped roof historically would have been an open, full-width front porch. The front door and window historically would have been on the main massing of the house. Returning this front façade back to its original configuration would be eligible for the County Tax Credit.

Topic #5 The proposed new construction's impact on the existing mature trees.

Staff encourages the applicant to work with the Town's arborist to ensure the survivability of the existing trees on the property.

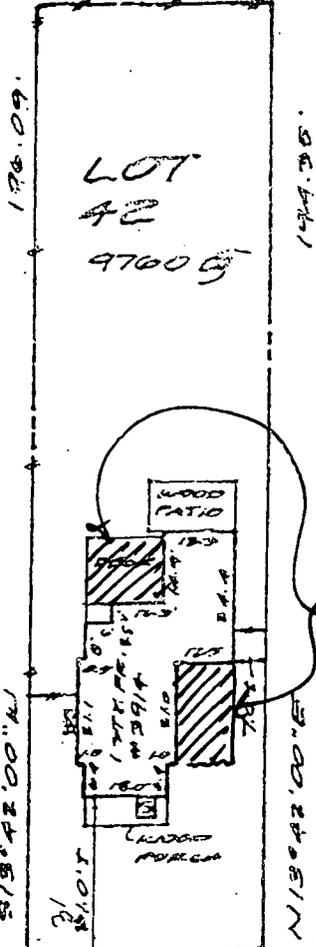
STAFF RECOMMENDATION

Staff completely supports the owners desire to remove the existing non-compatible rear additions on this historic resource and replace them with additions that are more sympathetic to the historic fabric of the house. Additionally, we feel that the owners square footage needs can be achieved in a revised plan for the new addition that keeps the front and side elevations intact.

Yet, in order to not adversely affect the character of the District, the streetscape or the architecture of the original house, staff encourages reorientation of the proposed square footage to project entirely from the rear elevation.

Staff recommends that the applicant revise their plans based on the above staff discussion and the Commission's comments and then return to the Commission for a second preliminary consultation. Staff will work with the architect in the development of the revised plans if desired.

N79°18'25"W 50.03'



NOTE:
PROPERTY BOUNDARIES
MODERN DAY ZONING

PROPOSED
ADDITION

S76°18'00"E 51.00'

WASHINGTON STREET

Lot 42 Block 13

KENSINGTON PARK

Election District #13

Montgomery County, Maryland



Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie within a 100 year flood plain according to HUD-FIA insurance maps.

September 23, 1992

Date

Stephen J. Wenthold

Stephen J. Wenthold

Maryland RLS Reg. No. 15767

NO TITLE REPORT FURNISHED

Montgomery County

BRL information shown as per current zoning regulations unless otherwise noted

Scale: 1" = 40'

Plot Book: B

Plot No.: 4

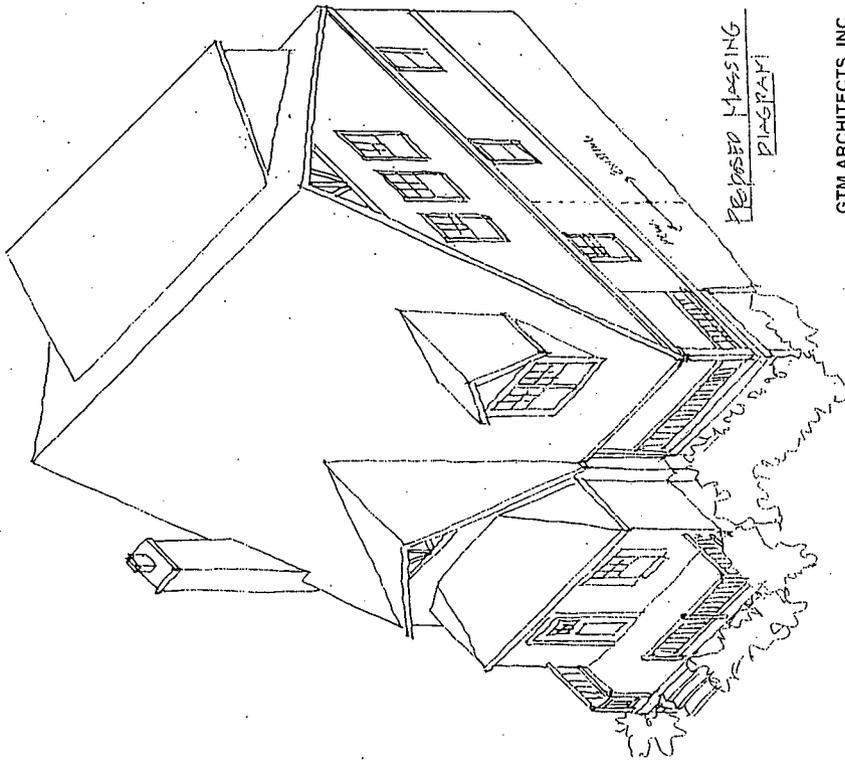
Work Order: 92-2484

Property

Address: 3914 Washington Street

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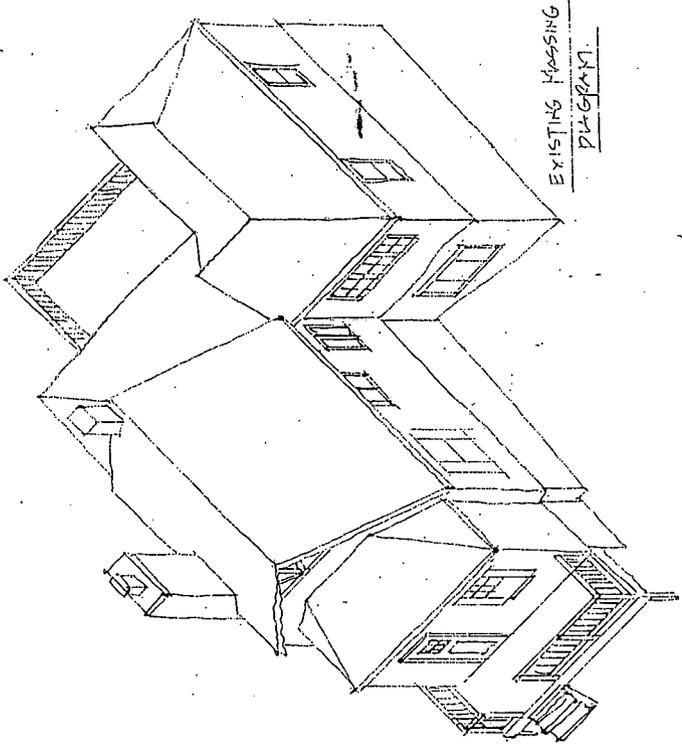
8783 Cathedral Way
Gaithersburg, MD 20879
(301) 340-0025



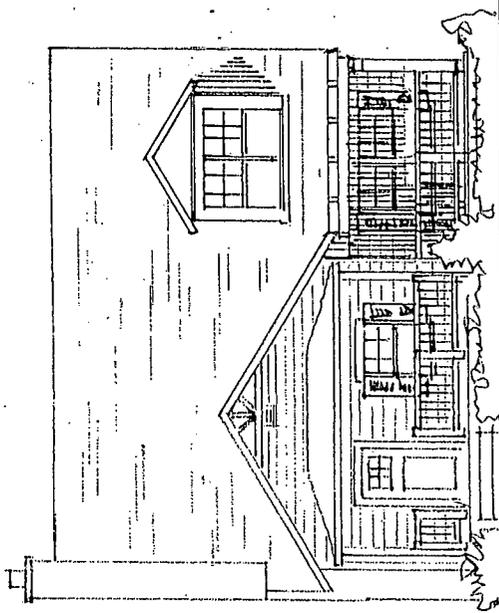
PROPOSED MASSING
DIAGRAM

GTM ARCHITECTS, INC.
10415 Armory Ave.
KENSINGTON, MD 20895
301-942-9062

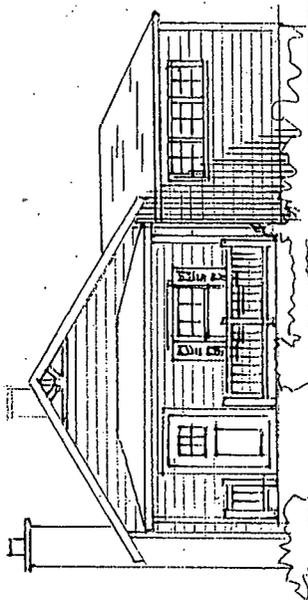
2914 WASHINGTON ST.



EXISTING MASSING
DIAGRAM

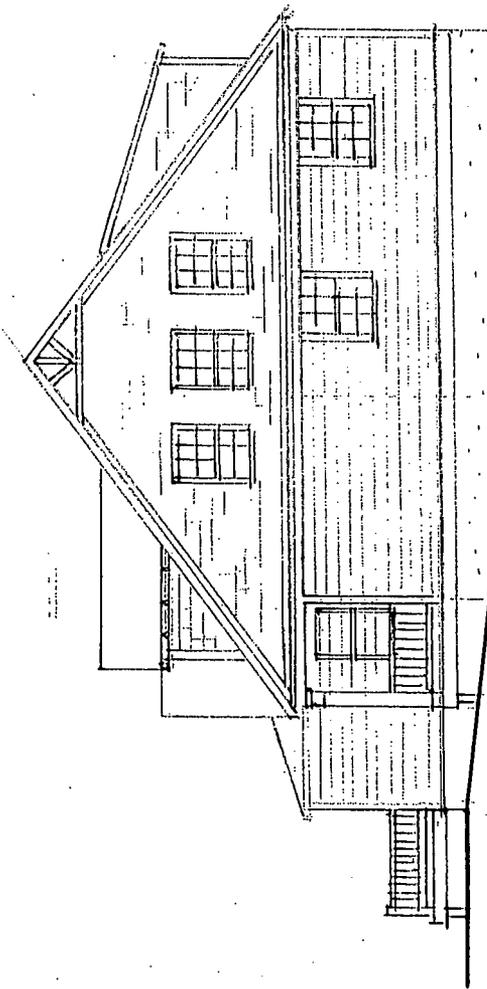


PROPOSED FRONT ELEVATION.
1/8" = 1'-0"

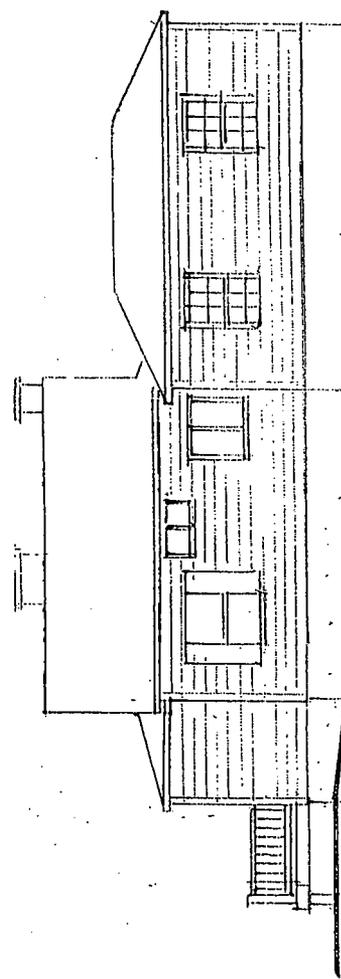


EXISTING FRONT ELEVATION
1/8" = 1'-0"

GTM ARCHITECTS, INC.
10415 Armore Ave.
KENSINGTON, MD 20895
301-942-9062

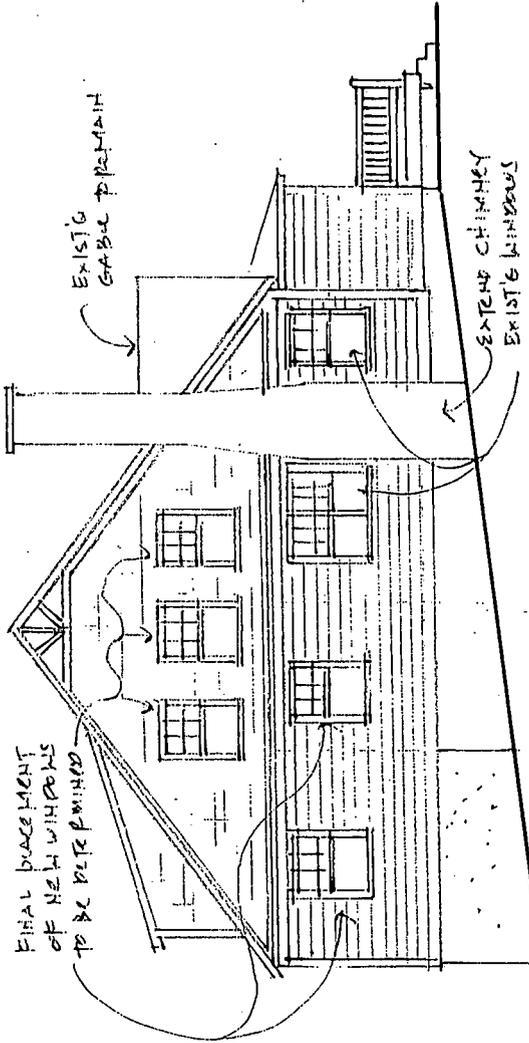


PROPOSED RIGHT SIDE ELEVATION

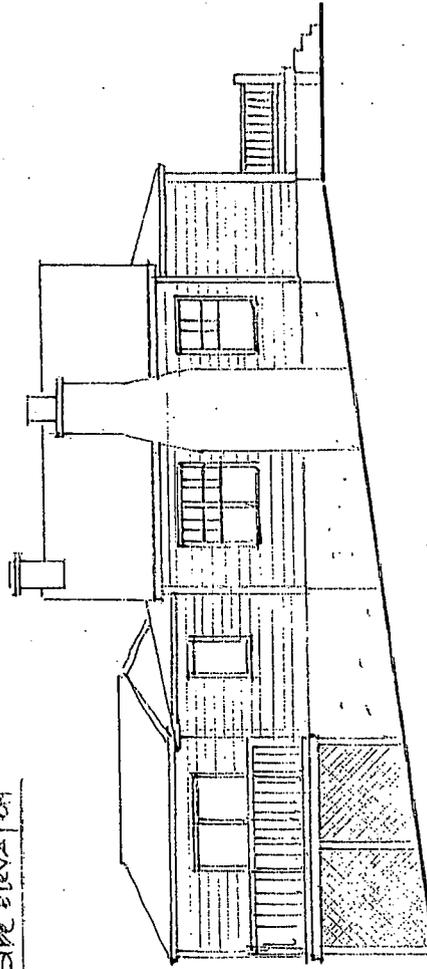


EXISTING RIGHT SIDE ELEVATION

GTM ARCHITECTS, INC.
10415 Armore Ave.
KENSINGTON, MD 20895
301-942-9062

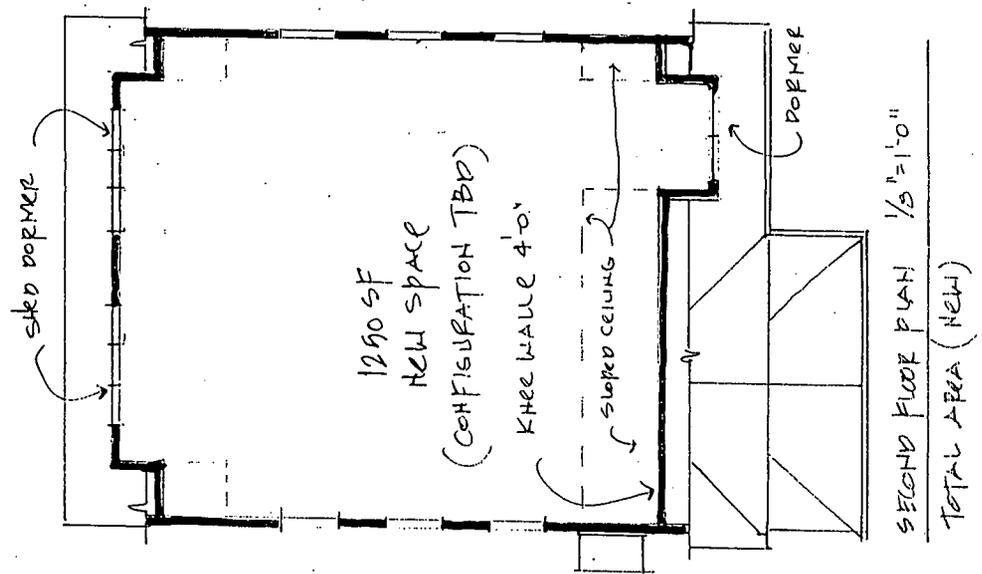
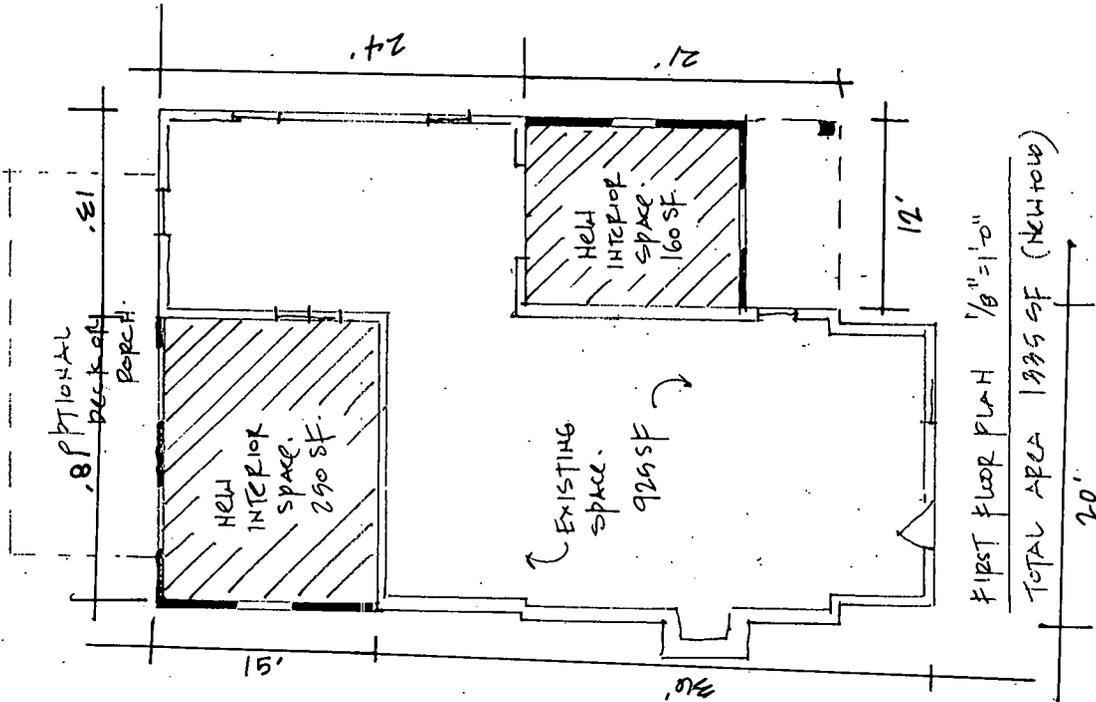


PROPOSED LEFT SIDE ELEVATION
1/8" = 1'-0"

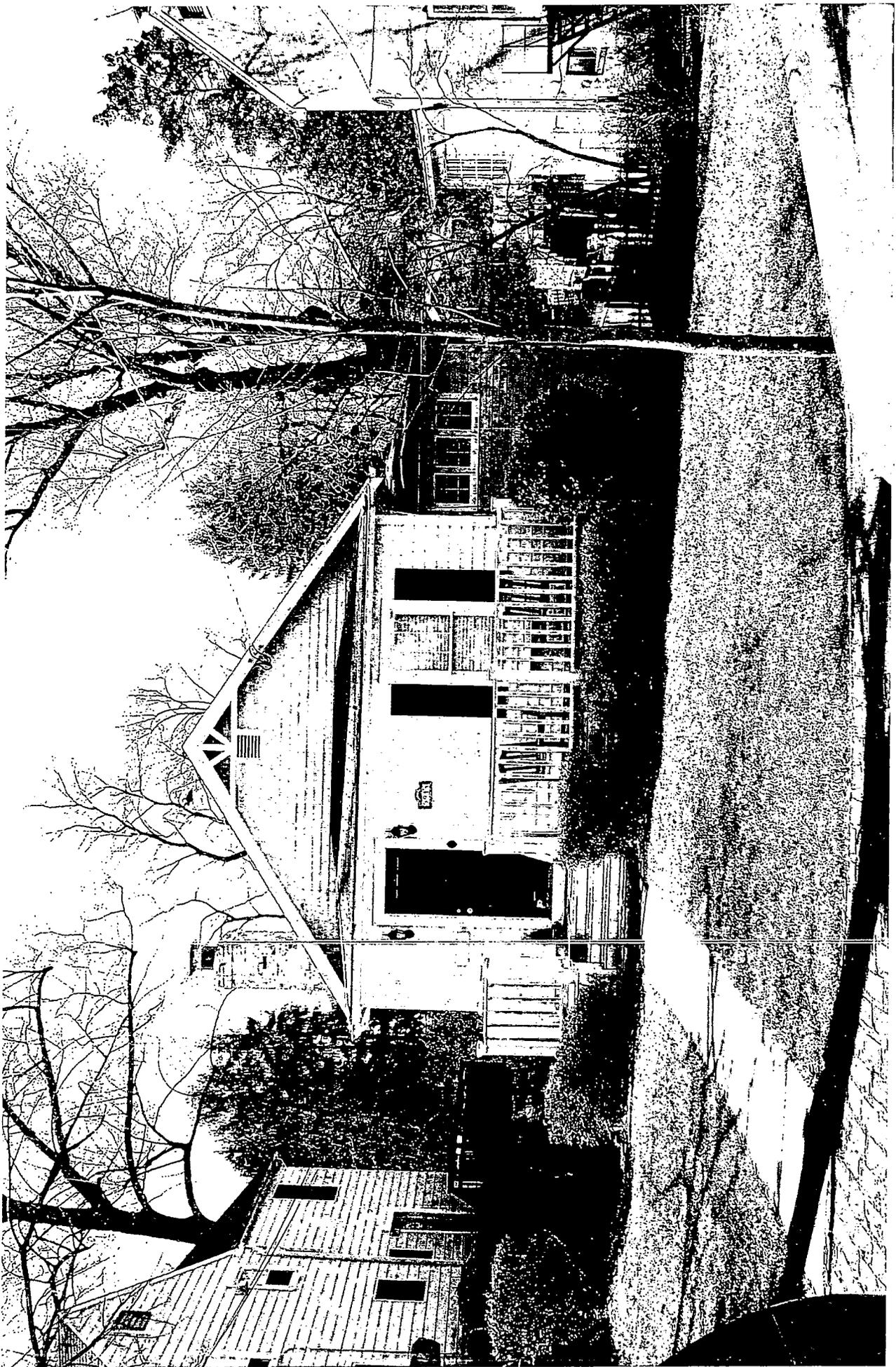


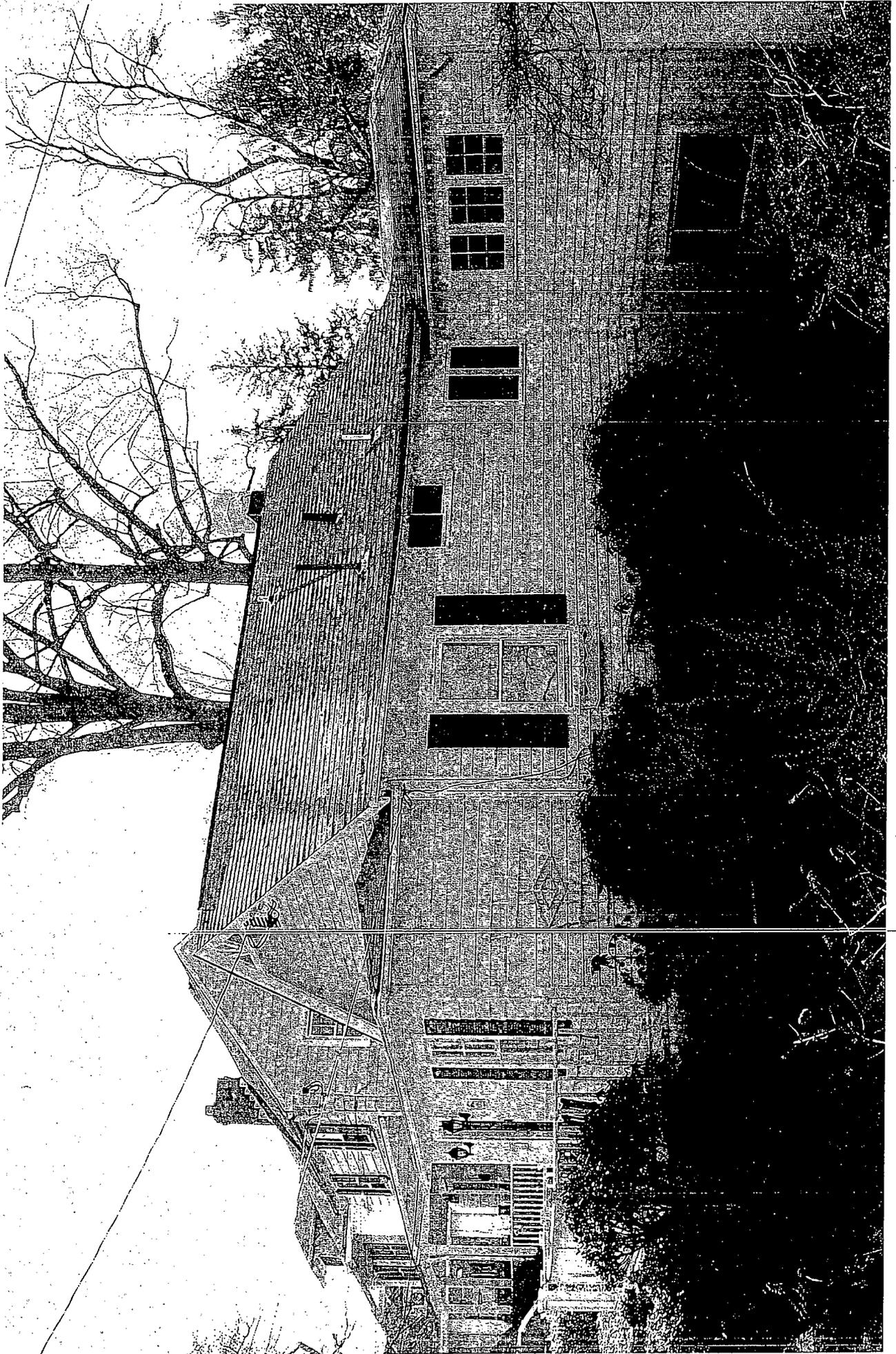
EXISTING LEFT SIDE ELEVATION
1/8" = 1'-0"

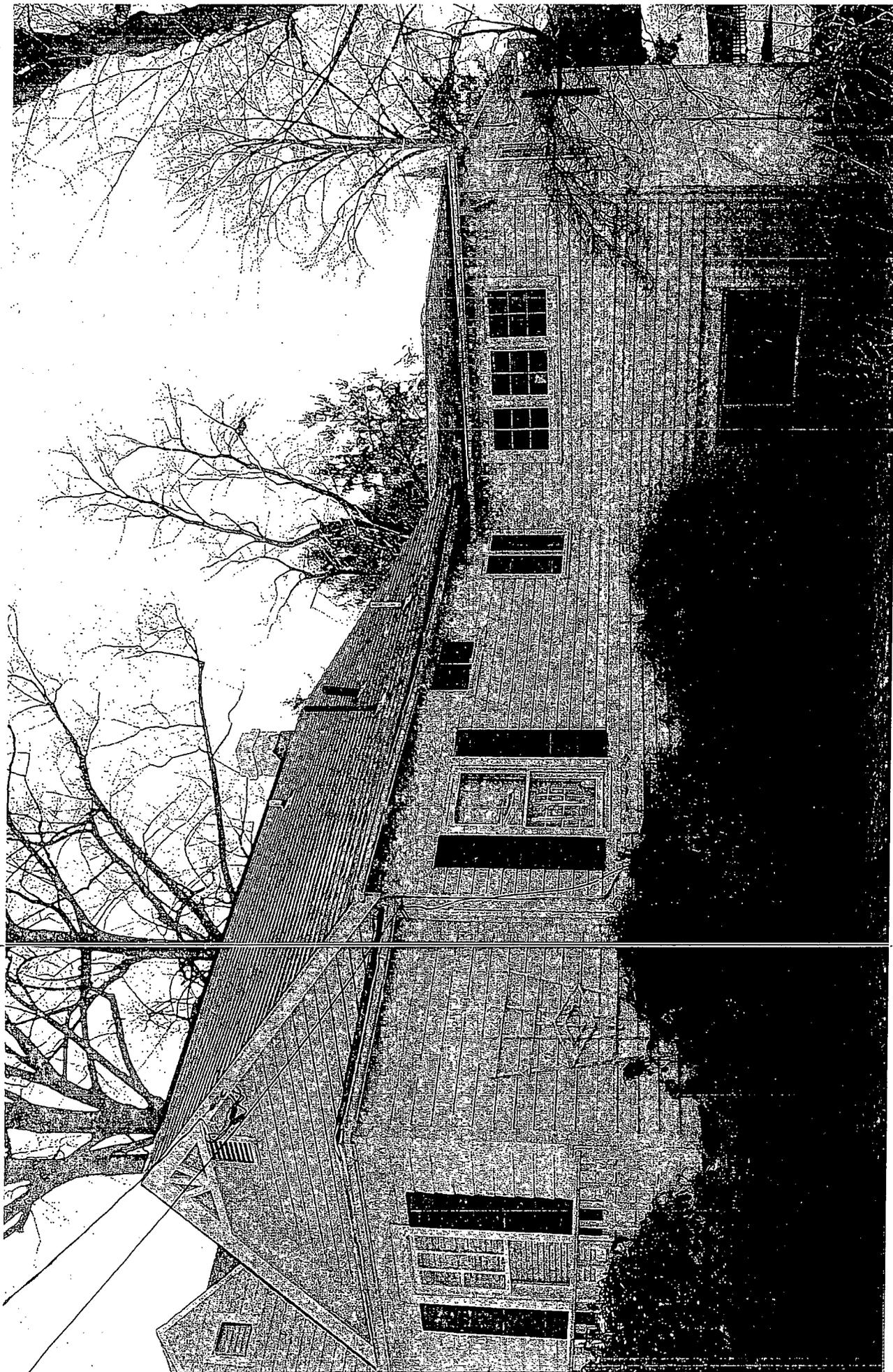
GTM ARCHITECTS, INC.
10415 Armory Ave.
KENSINGTON, MD 20895
301-942-9062

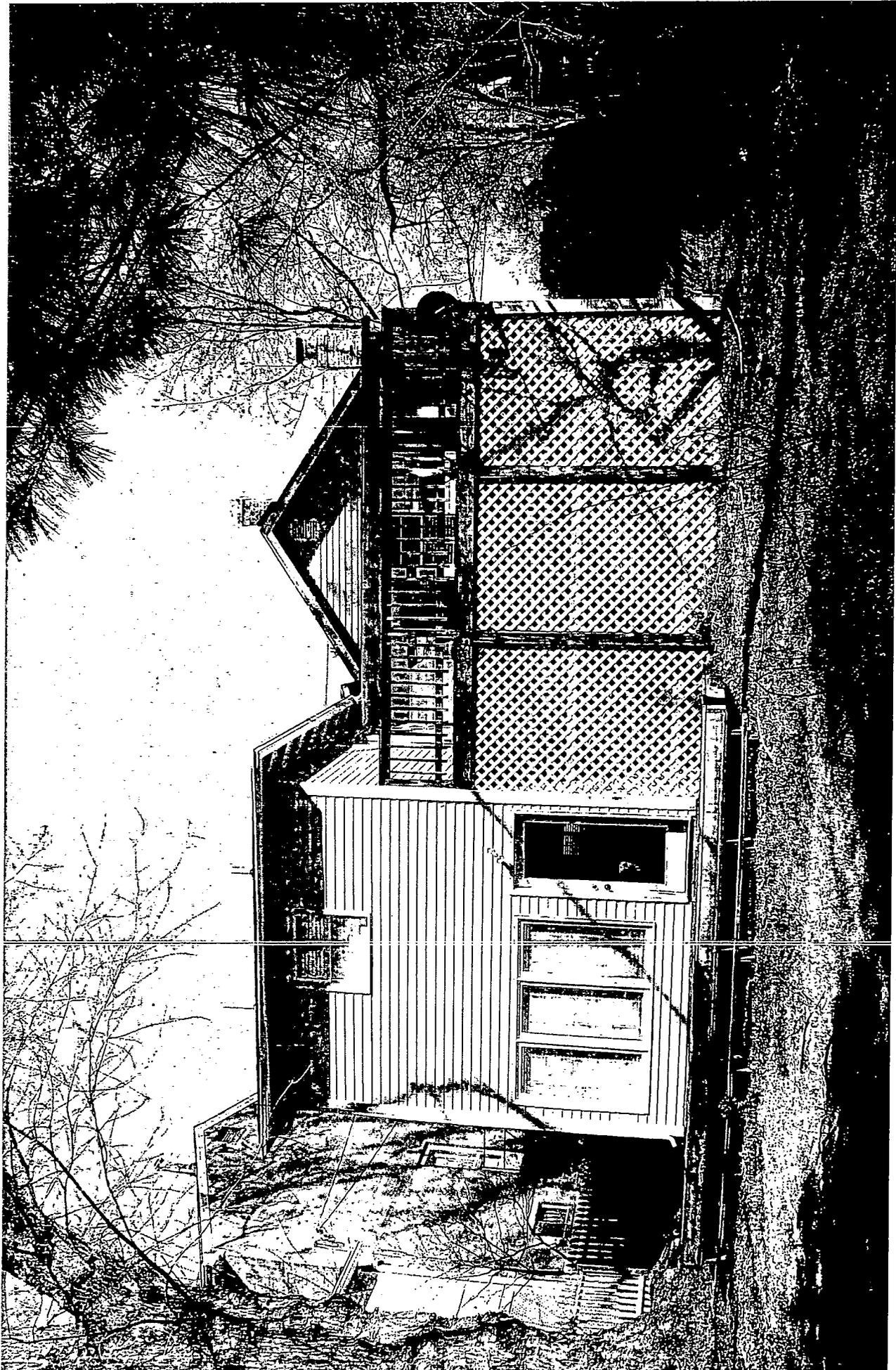


GTM ARCHITECTS, INC.
10415 Armore Ave
KEESINGTON, MD 20895
301.942.9062











FRONT 3914



RIGHT HAND SIDE



LEFT HAND SIDE



ACROSS THE STREET



BACK 3914





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

FOR PRELIMINARY
 P2

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: George Myer
 Daytime Phone No.: 301 942.9062 x 13

Tax Account No.: _____
 Name of Property Owner: STEVE GRIMBERG Daytime Phone No.: 701 881-5120
 Address: 3914 WASHINGTON ST. KENSINGTON, MD. 20895.
Street Number City State Zip Code
 Contact: TBD Phone No.: _____

Contractor Registration No.: _____
 Agent for Owner: George T. Myer Daytime Phone No.: 301 942.9062 x 13

LOCATION OF BUILDING/PREMISE

House Number: 3914 Street: Washington St.
 Town/City: Kensington Nearest Cross Street: Connecticut Ave.
 Lot: 42 Block: 13 Subdivision: Kensington PARK
 Tier: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wash./Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Reversible	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ TBD

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

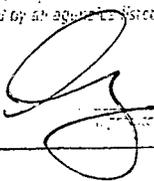
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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 N/A
 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 an agency as listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

 _____ Date: 4/7/04.

Approved: _____ For: Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application Form No. _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

EXISTING HOUSE IN KENDINGTON HISTORIC DISTRICT

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

1ST & 2ND FLOOR ADDITION

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

5. **TREE SURVEY**

If you are proposing construction adjacent to or within the decline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301) 279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

George Myers

From: steve grimberg [sgrimberg@grimberg.com]
Sent: Tuesday, April 06, 2004 2:30 PM
To: George Myers
Subject: 3914 WASHINGTON STREET

Adjacent properties:

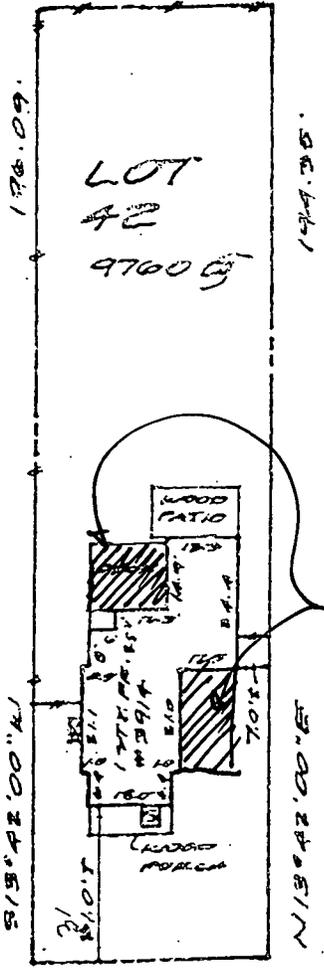
3913 Wash- Fitzpatrick, Margaret & Gerry
3912 Wash- Stablow, Neil & Angelica
3916 Wash- Ommundsen, Mary Ellen
10100 Dresden Kensington Baptist Church

Let me know if you need anything else.

Steve



N79°18'25"W 50.03'



NOTE:
PROPERTY MARKED
MODERN DAY ZONING

PROPOSED
ADDITIONS

S76°18'00"E 52.00'

WASHINGTON STREET

Lot 42 Block 13

KENSINGTON PARK

Election District #13

Montgomery County, Maryland



Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie within a 100 year flood plain according to HUD-FIA insurance maps.

September 23, 1992
Date

Stephen J. Wenthold
Stephen J. Wenthold
Maryland RLS Reg. No. 10767

NO TITLE REPORT FURNISHED

Montgomery County

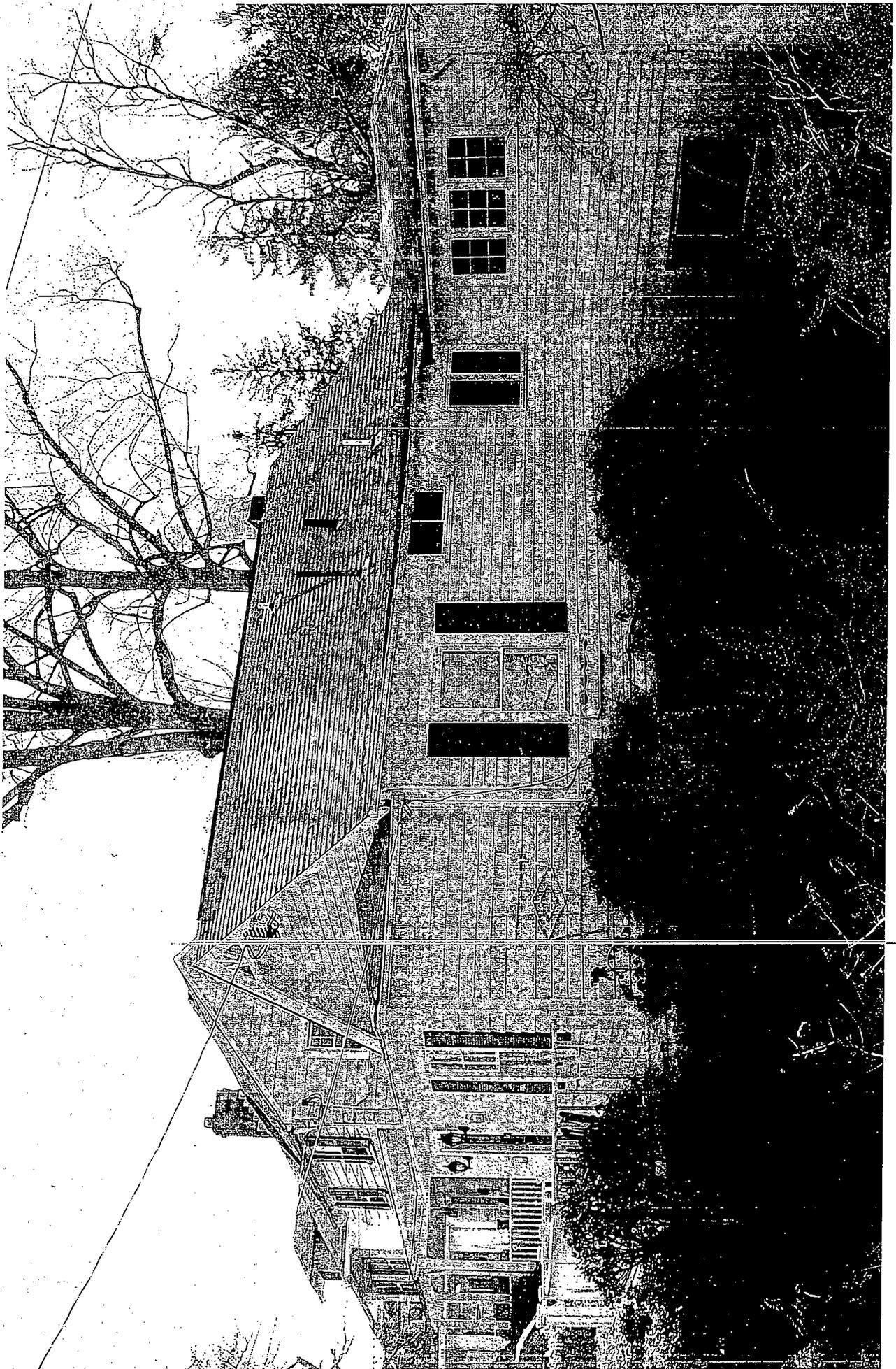
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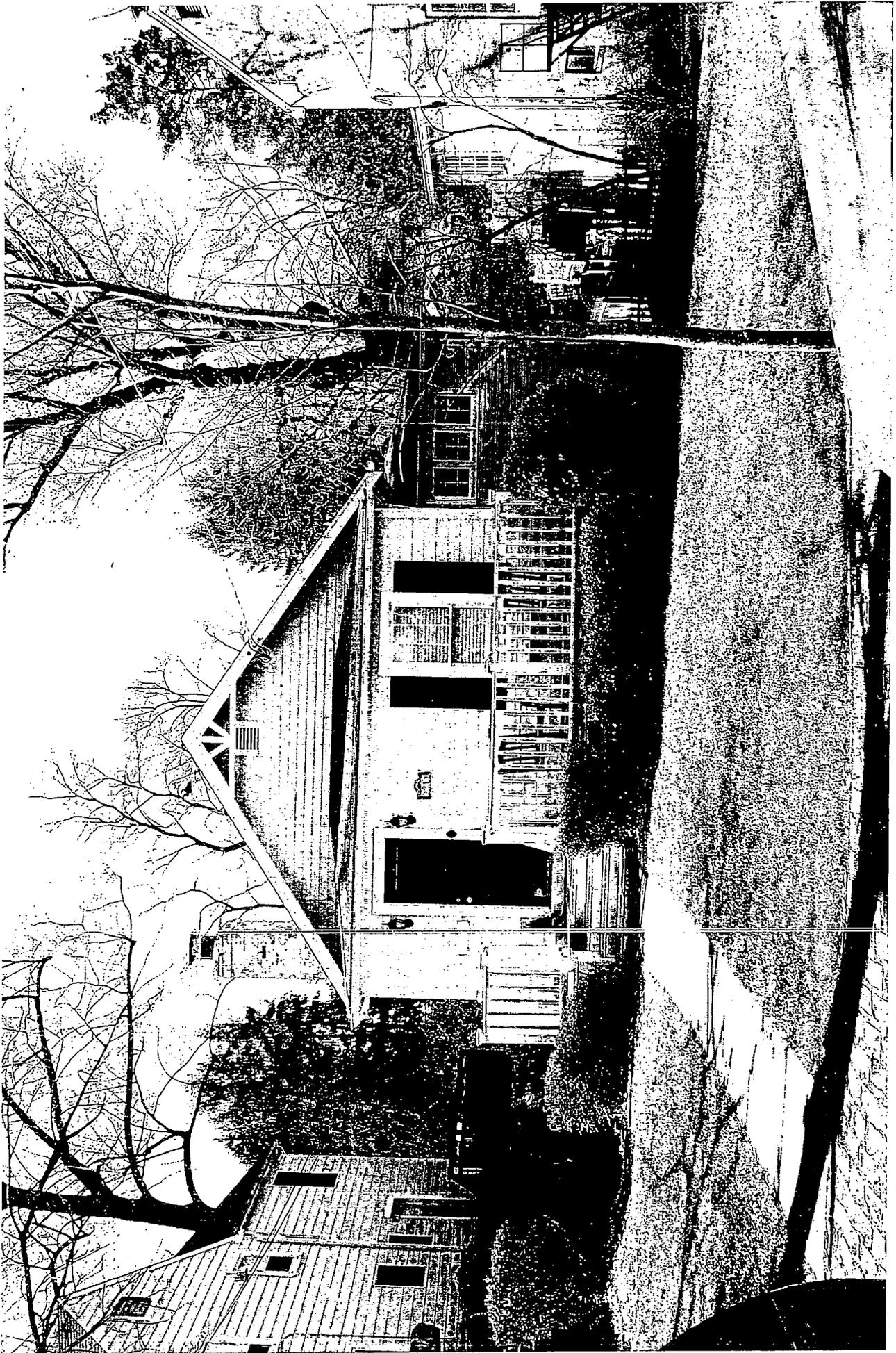
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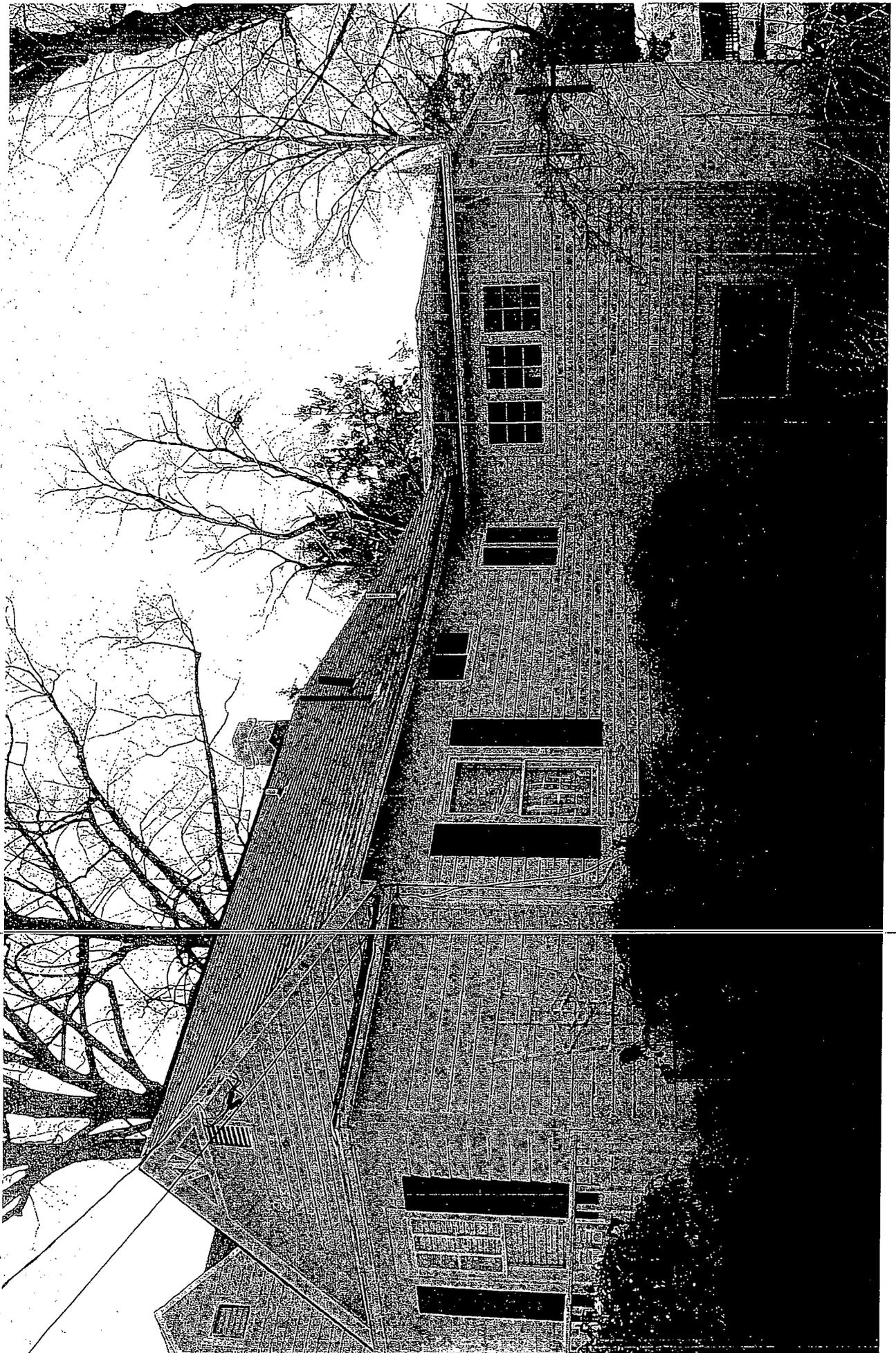
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Plot No.: 4
Work Order: 92-2484

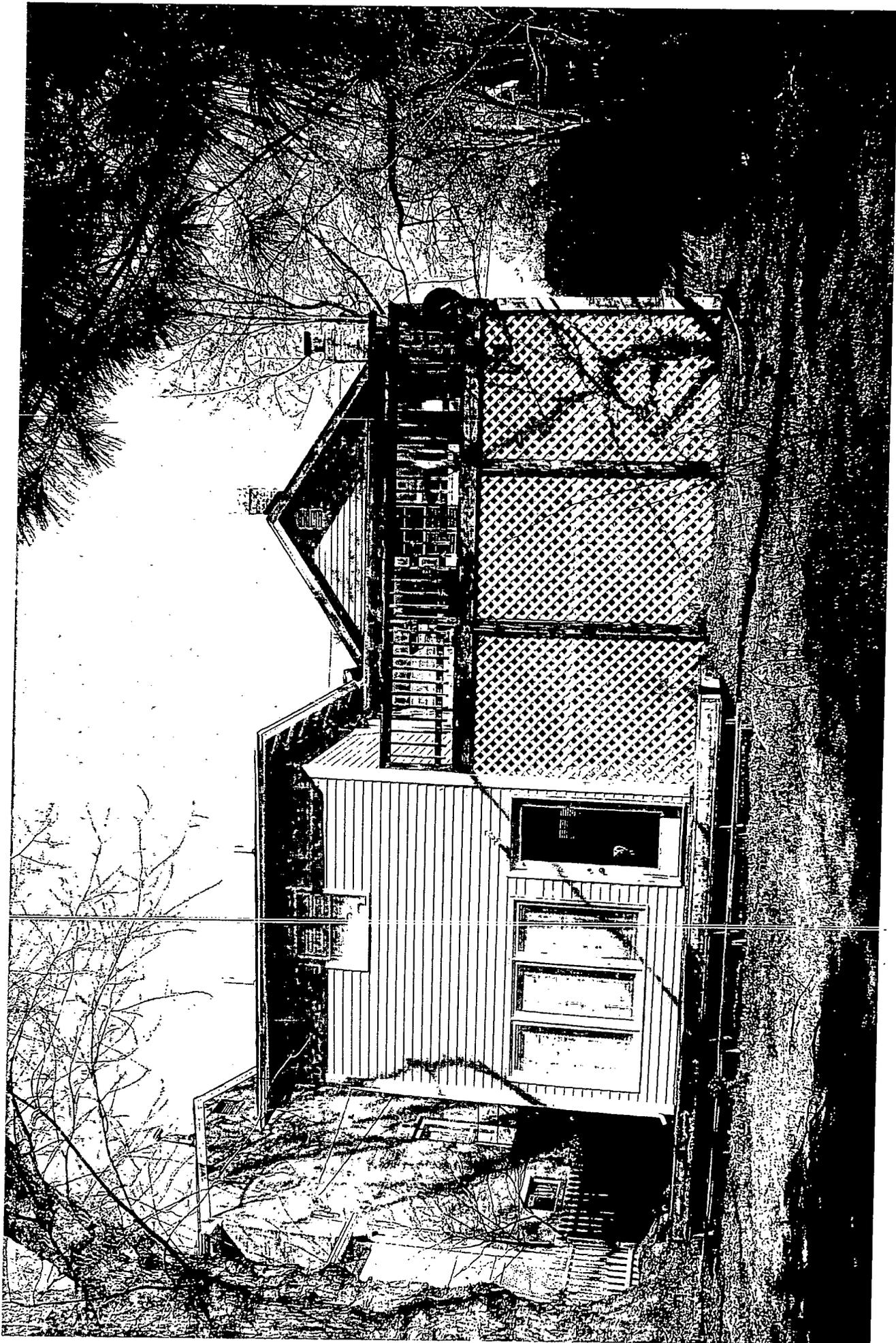
Property
Address: 3914 Washington Street

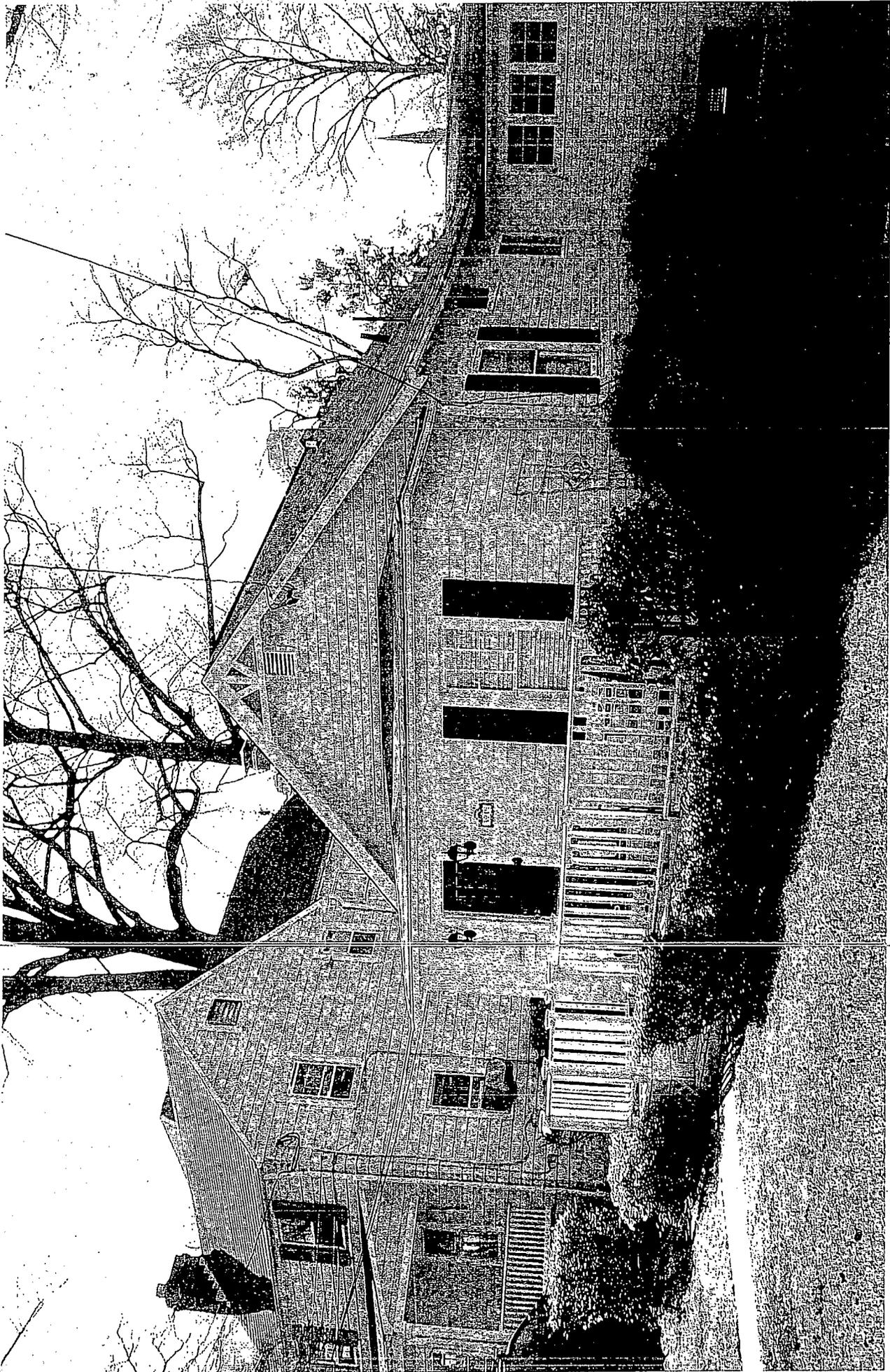
Meridian Surveys, Inc.
8783 Cathedral Way
Gaithersburg, MD 20879
(301) 840-0025











FRONT 3914



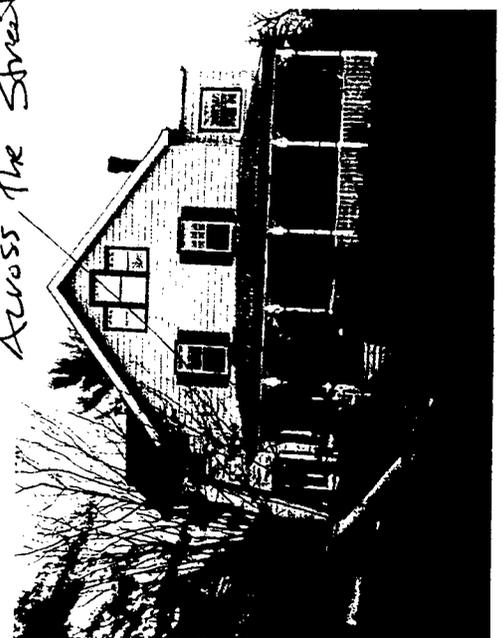
RIGHT HAND SIDE



LEFT HAND SIDE



ACROSS THE STREET



BACK 3914



TRANSMITTAL

GTM
Architects

10415 Armory Avenue, Kensington, MD 20895 • Tel: (301) 942-9062 • Fax: (301) 942-3929

Date: 4/9/04

To: Montgomery County Historic Preservation Commission
Michelle Naru
1109 Spring Street suite 801
Silver Spring, MD 20910
Phone: 301-563-3413
Fax: 301-563-3412

Project #:

Project Name: Grimberg Residence- 3914 Washington Street

Regarding:

We are sending you:

ATTACHED UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS:

SHOP DRAWINGS PRINTS SAMPLES SPECIFICATION

COPY OF LETTER

COPIES:	DATED:	DESCRIPTION:
---------	--------	--------------

2 sets prelim dwgs.

2 sets dwgs of previous case #31/6-99c for your reference

THESE ARE TRANSMITTED:

FOR YOUR APPROVAL

FOR YOUR USE

AS REQUESTED

FOR REVIEW & COMMENT

APPROVED AS SUBMITTED

APPROVED AS NOTED

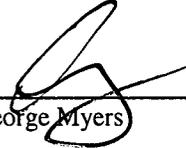
RETURNED FOR CORRECTIONS

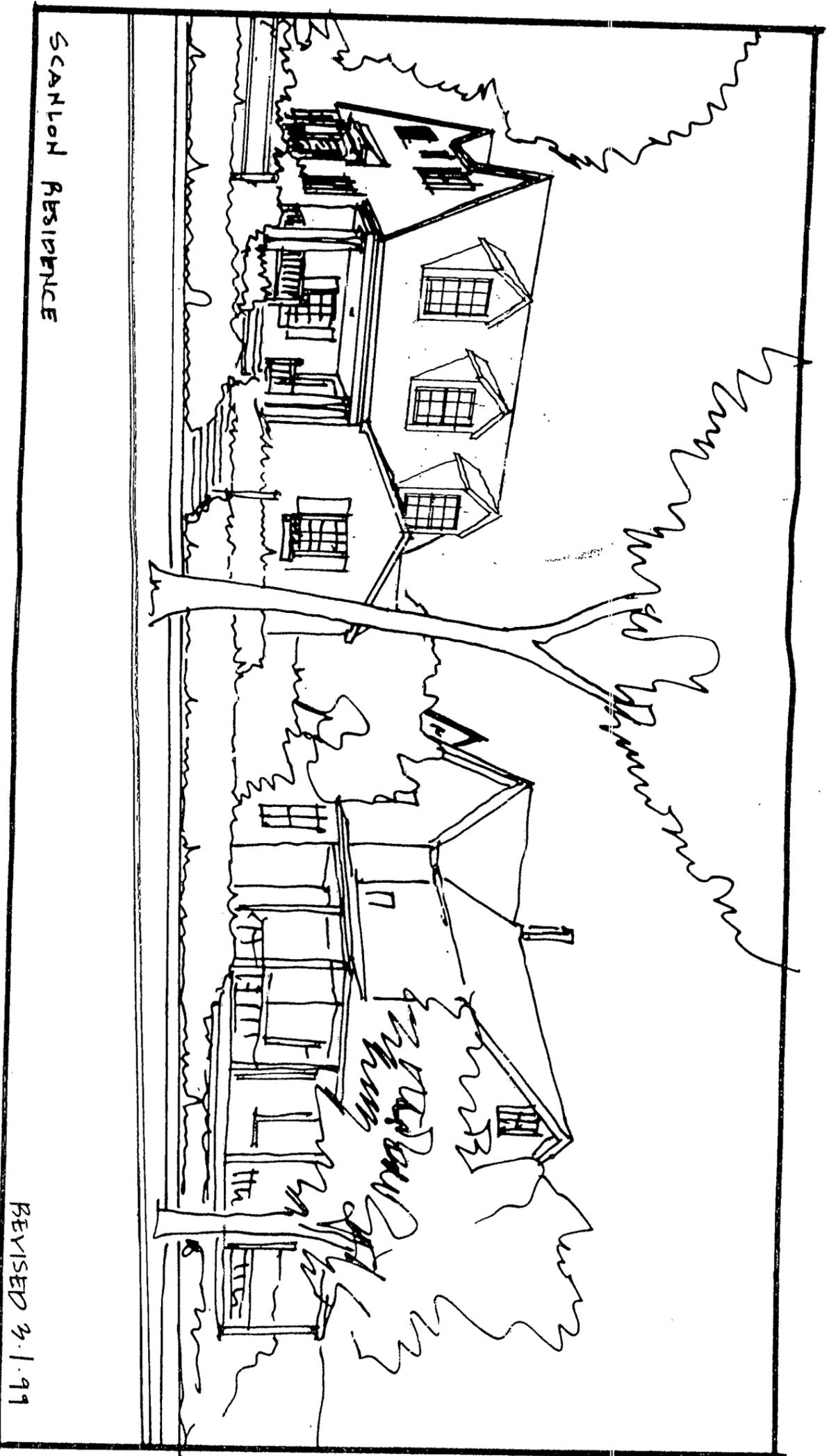
Prelim. Consultation

REMARKS:

COPY TO:

SIGNED: _____ ext: 13


George Myers



SCANLON RESIDENCE

REVISED 3.1.99

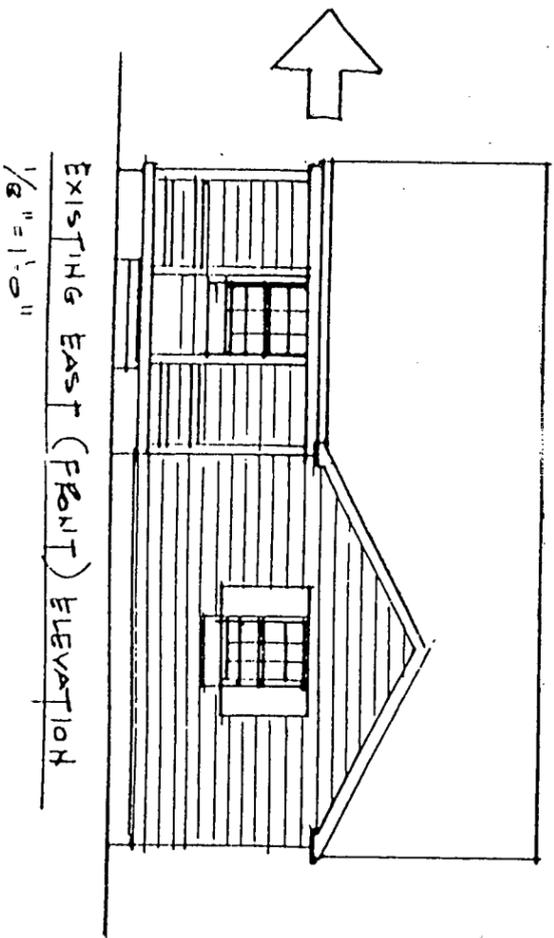
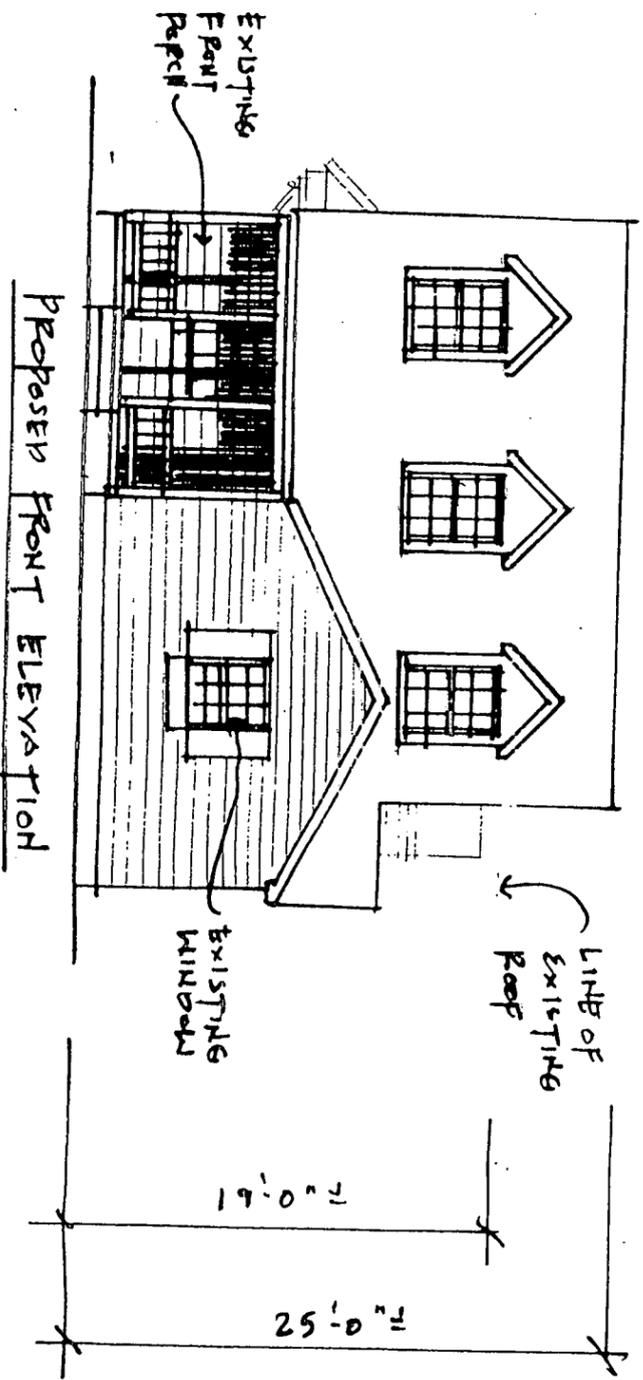
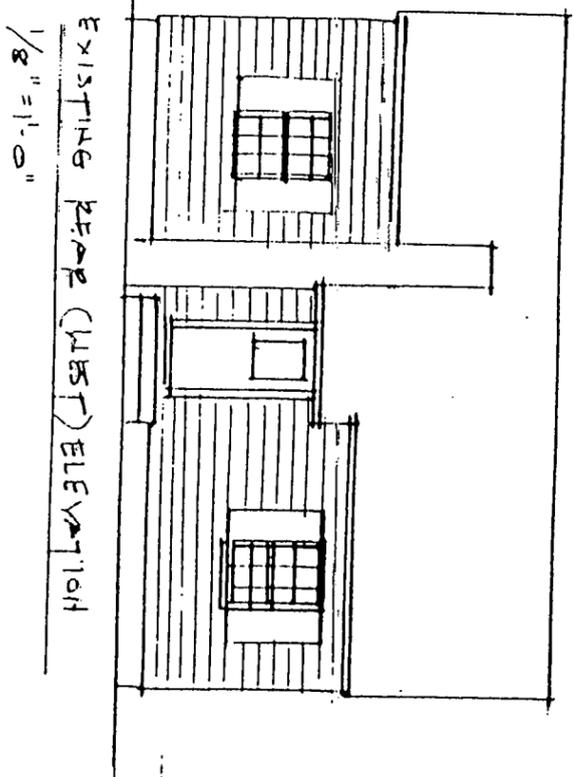
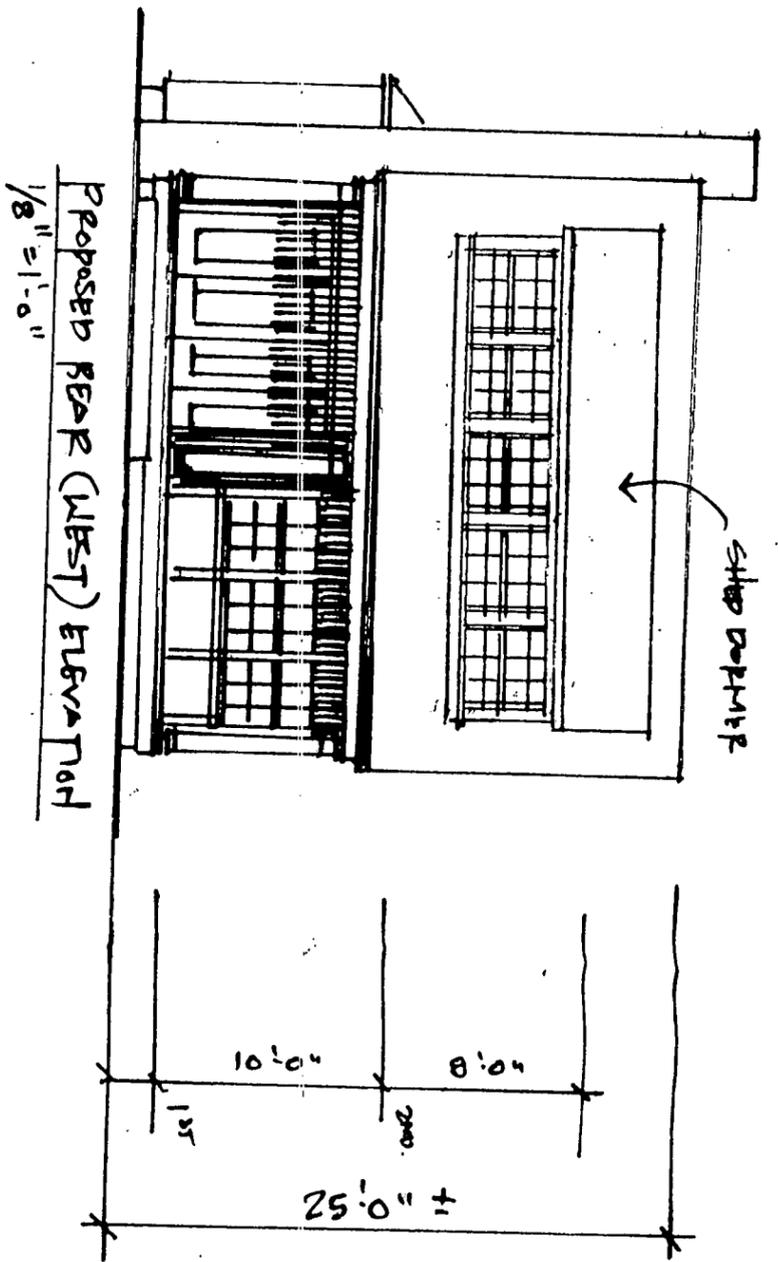
REVISOR DESIGNS A/P 10 1999

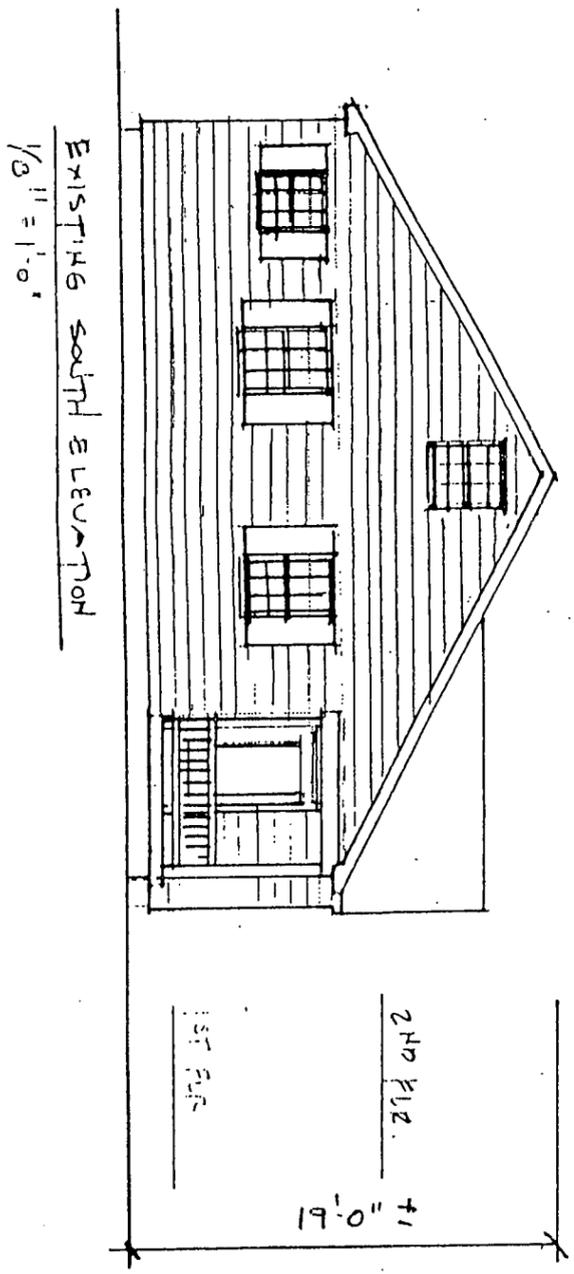
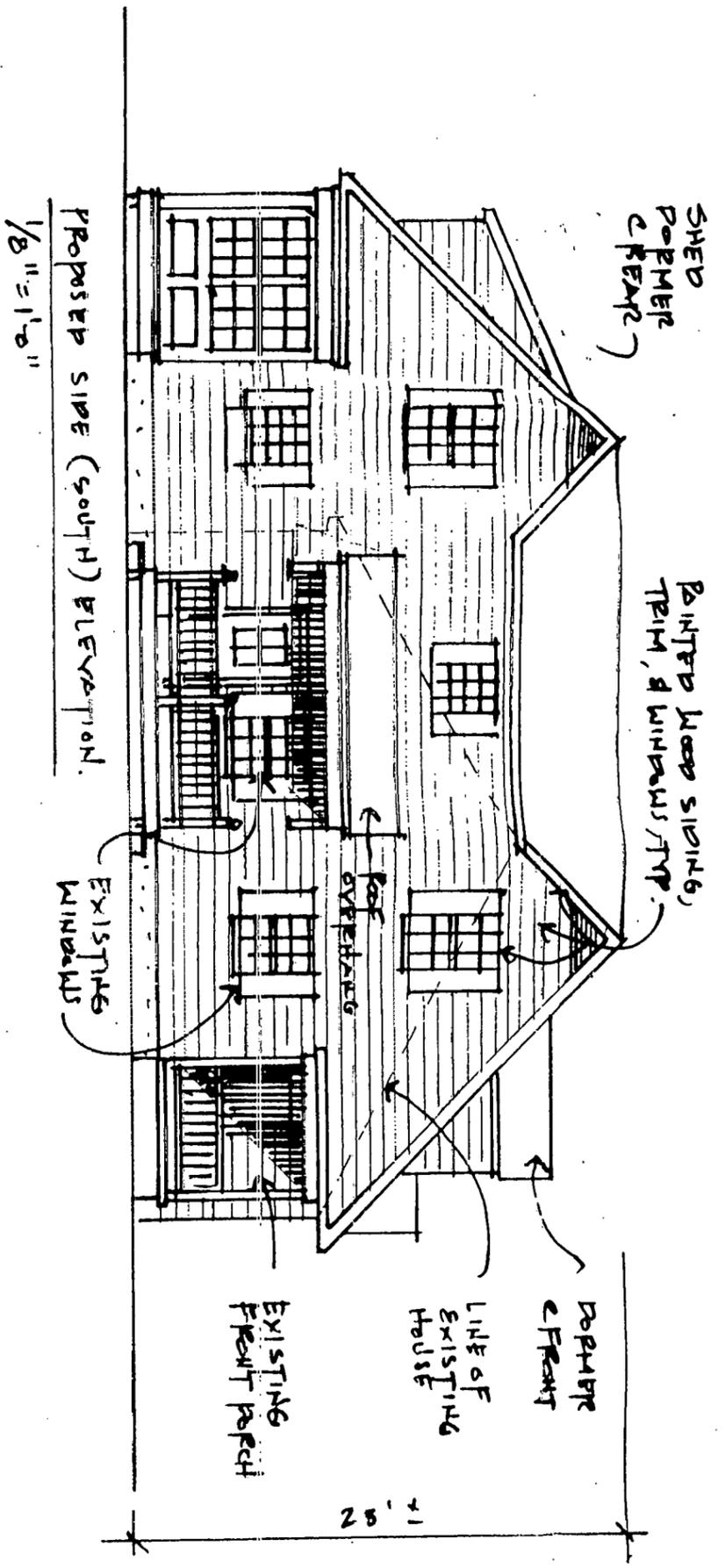
HPC CASE #

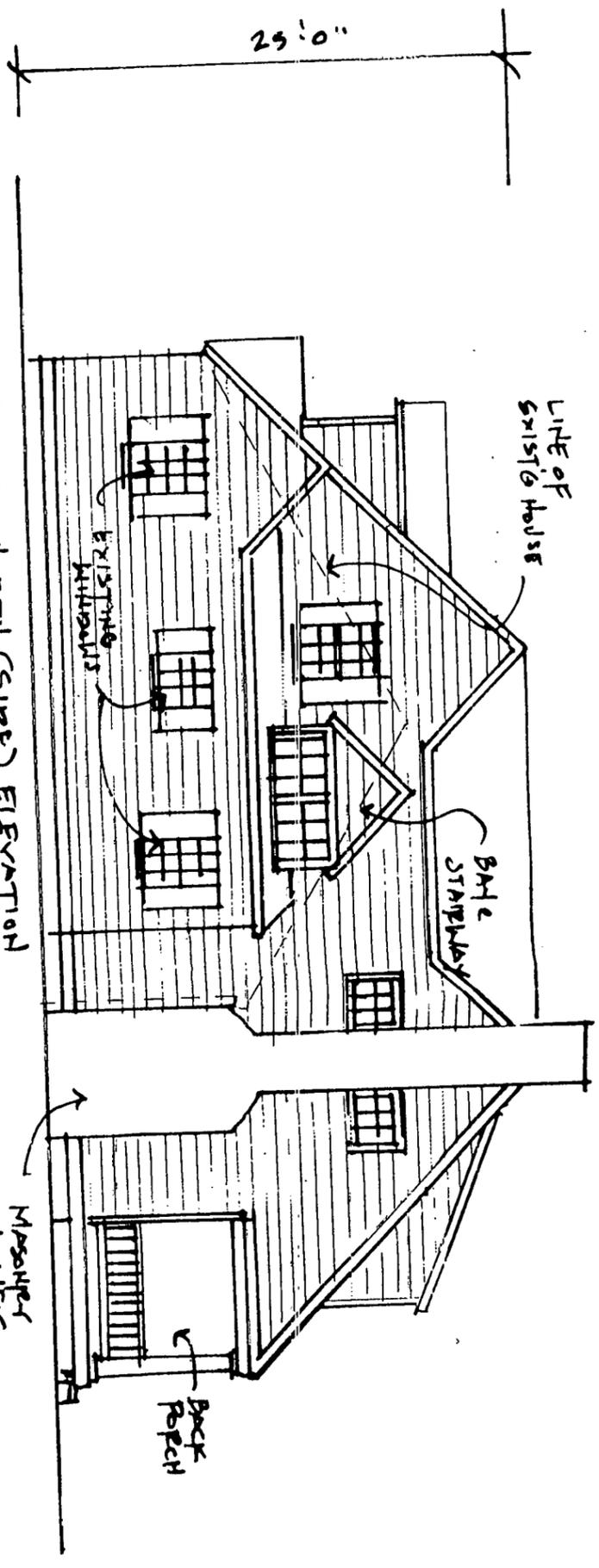
CASE 31/6-99C

SIMILAR CASE: 10318 FAUCETT ST. KENSINGTON.

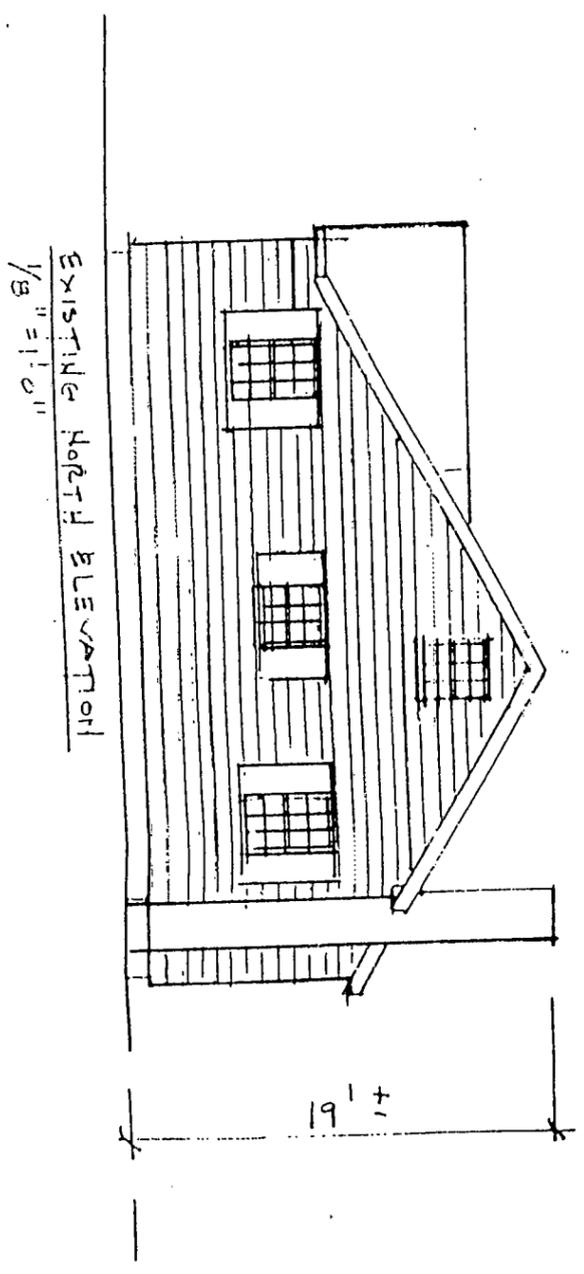
-secondary resource



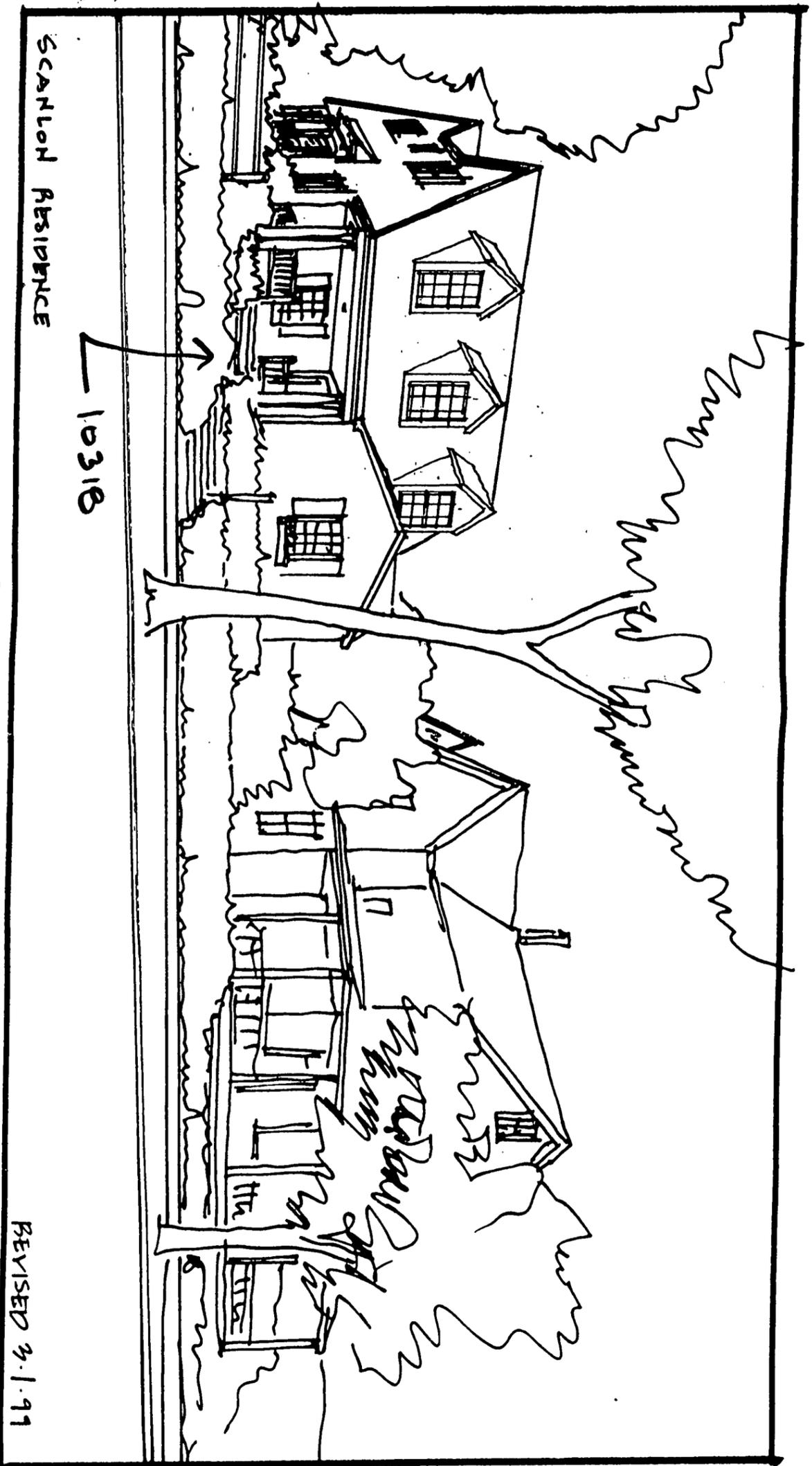




PROPOSED NORTH (SIDE) ELEVATION
1/8" = 1' = 0"





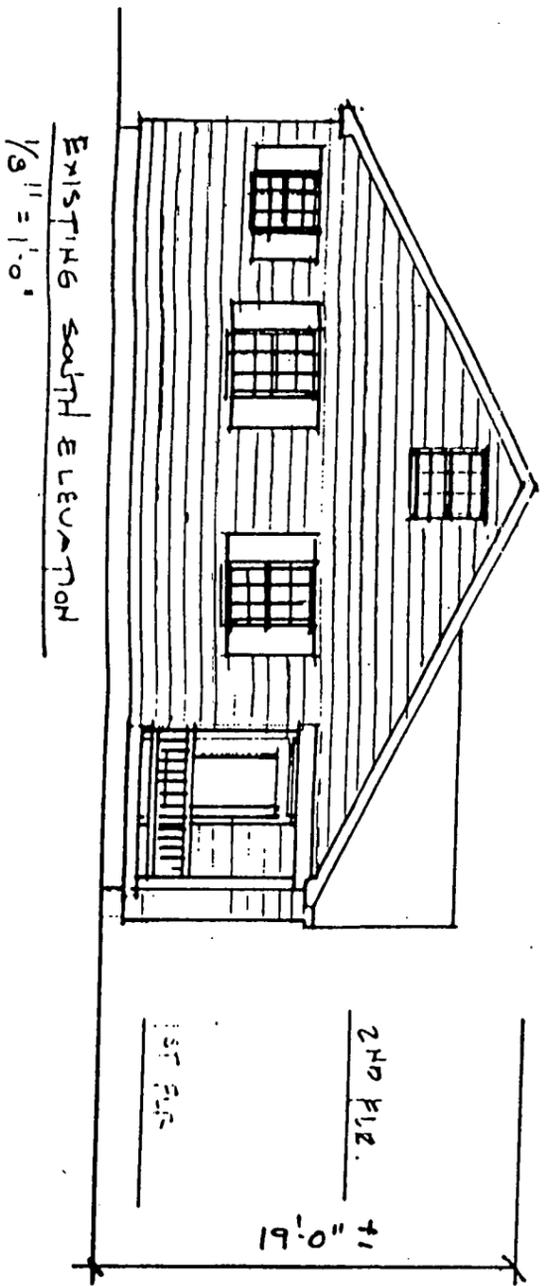
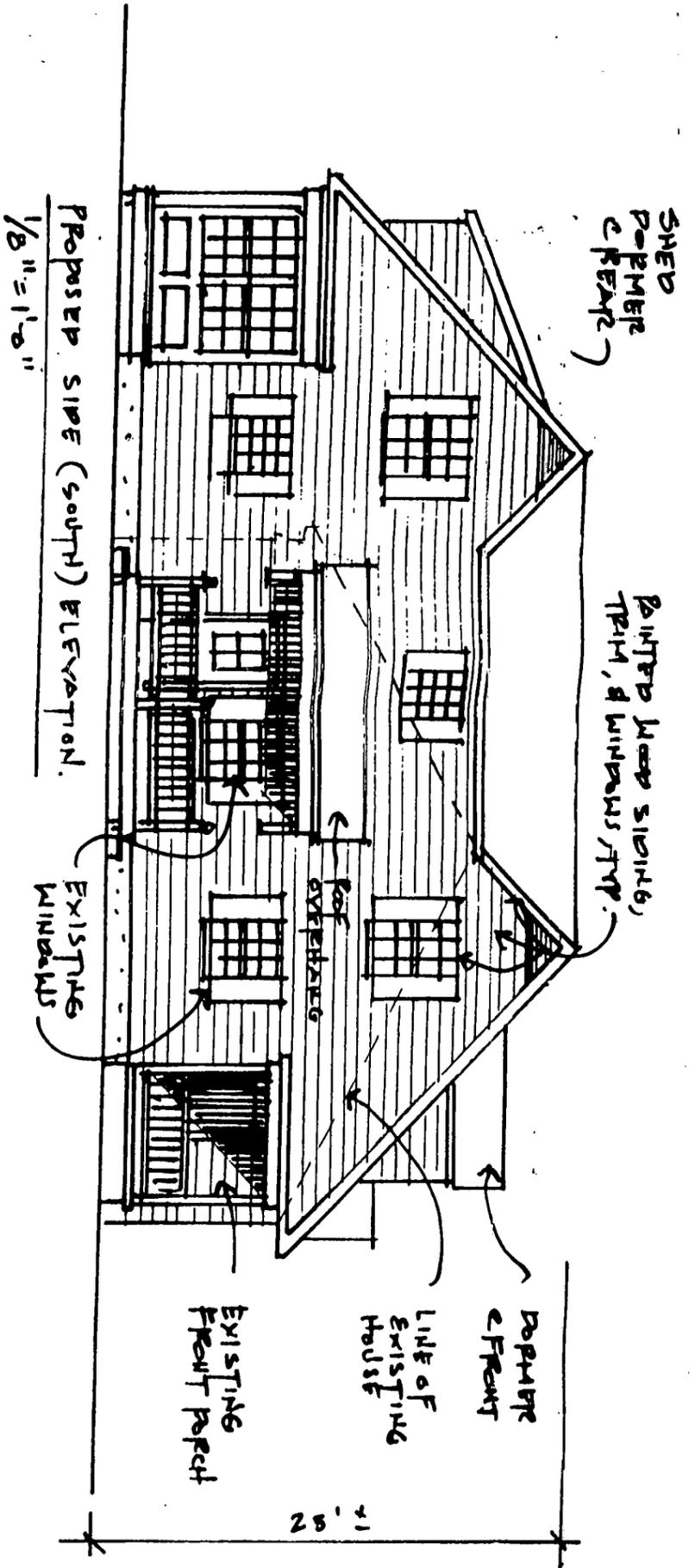


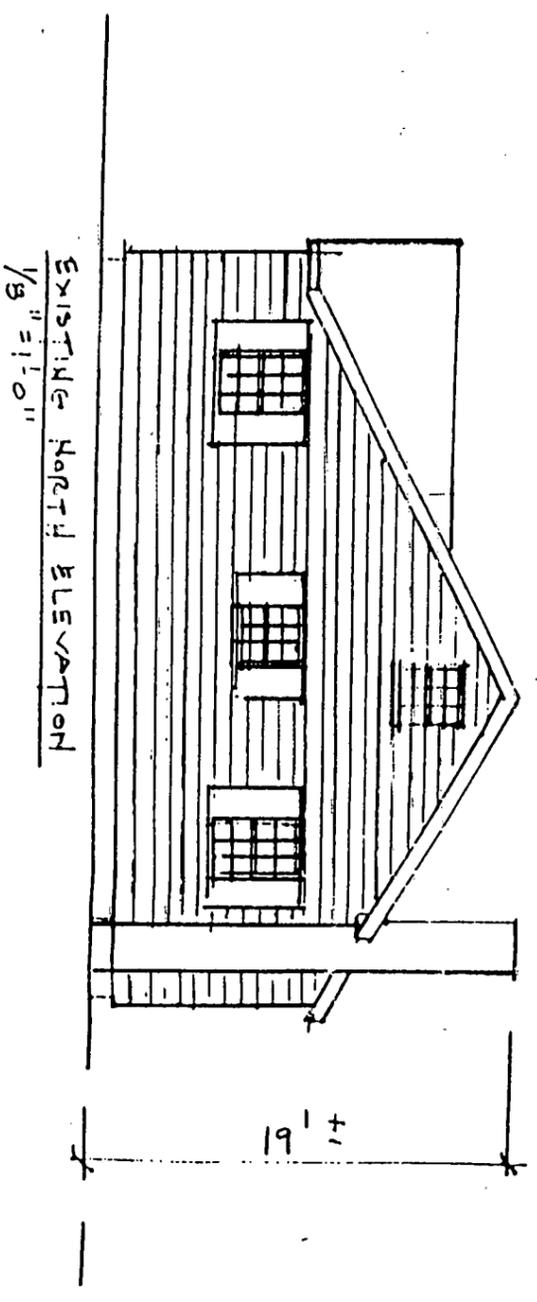
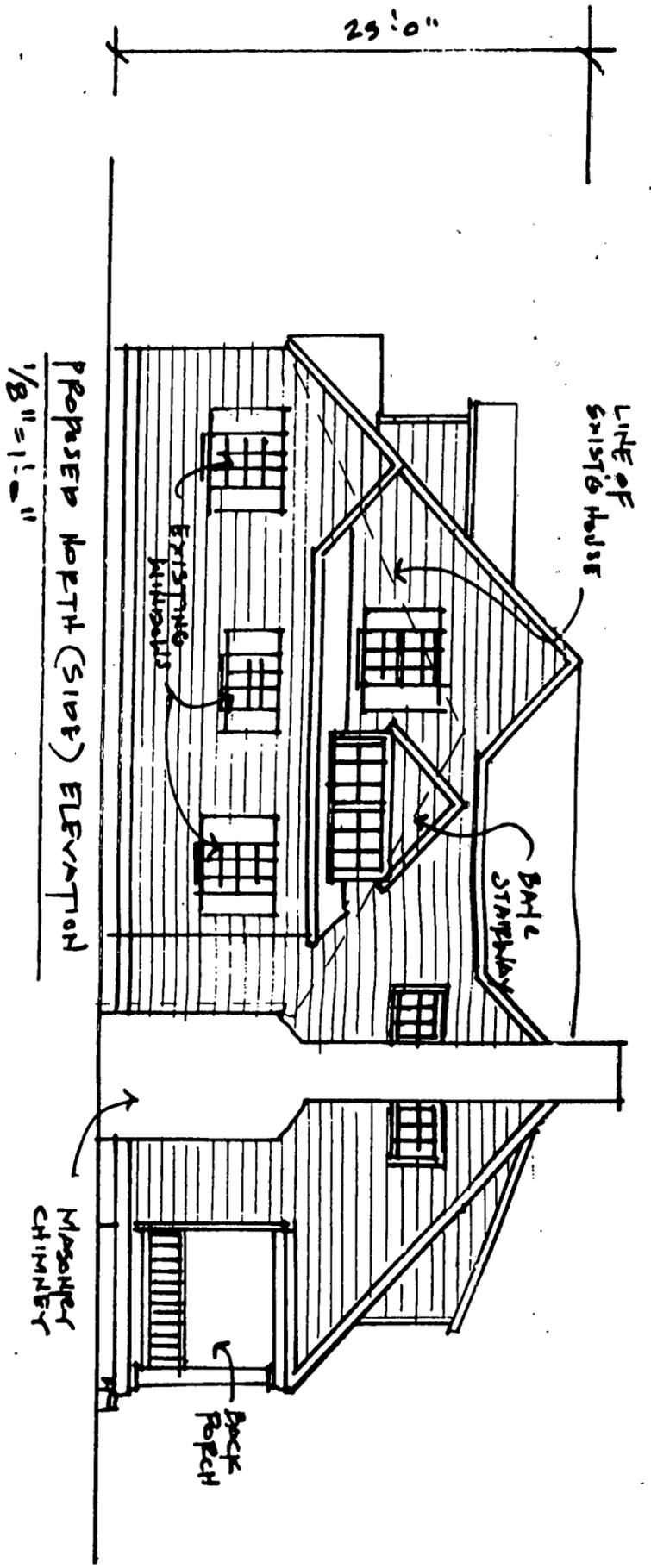
REVISED DESIGN: APPROVED BY HPC

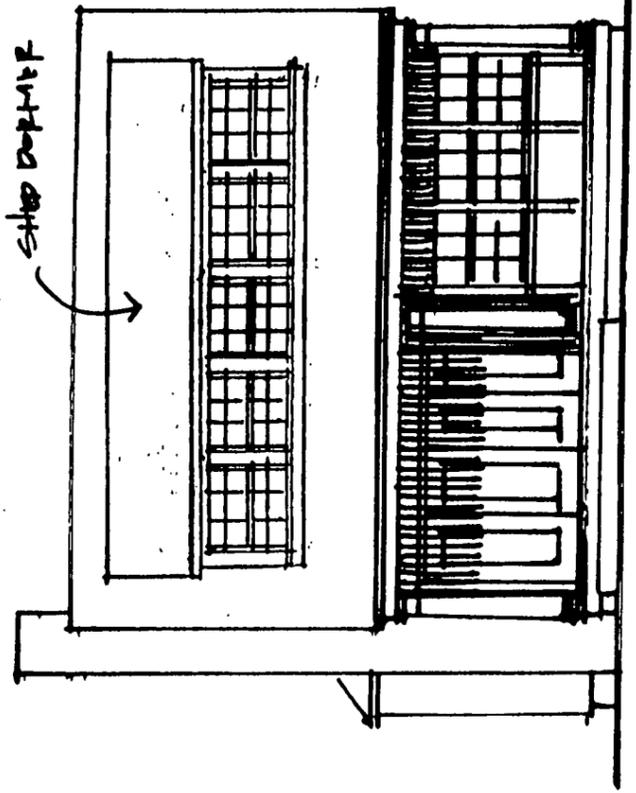
HPC CASE # 31/6.99C

SIMILAR CASE: 10318 FAUCETT ST KENSINGTON:

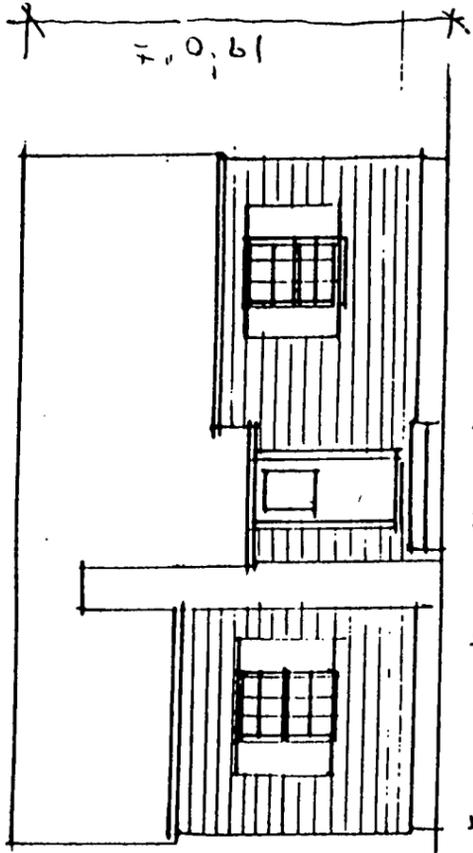
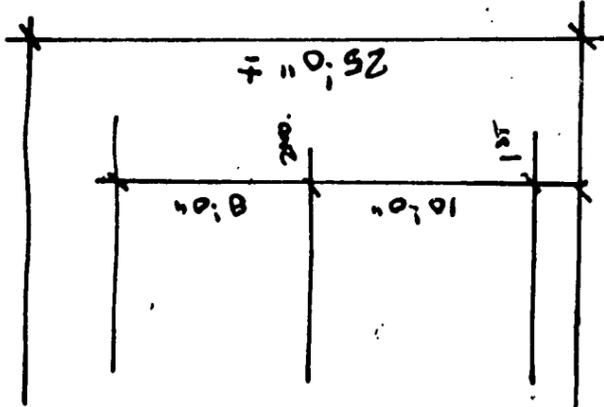
APPROVED 1999.



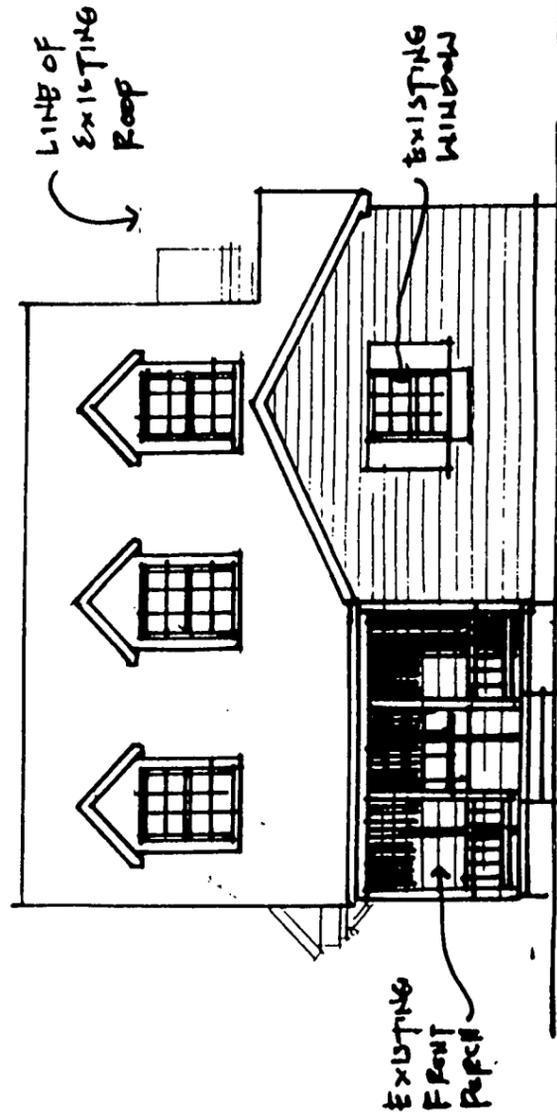




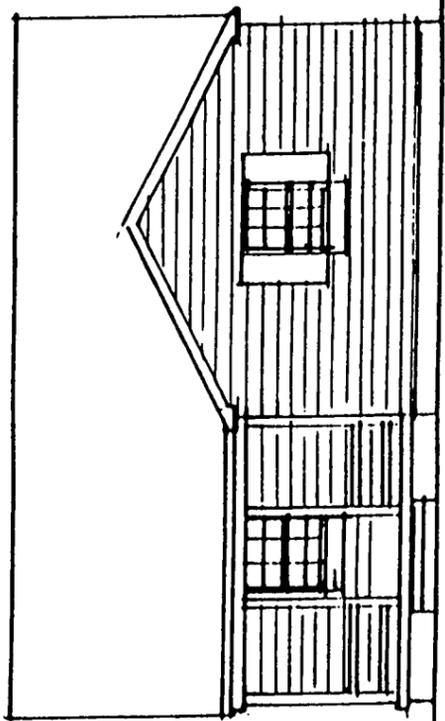
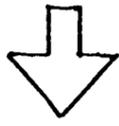
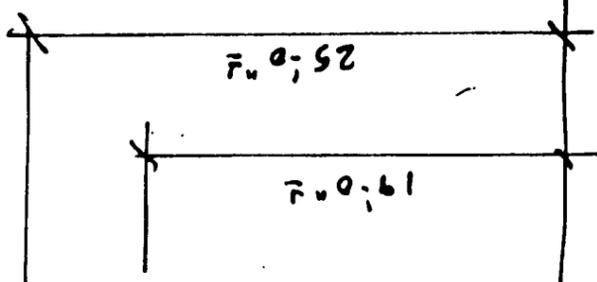
PROPOSED REAR (WEST) ELEVATION
 $\frac{1}{8}'' = 1'-0''$



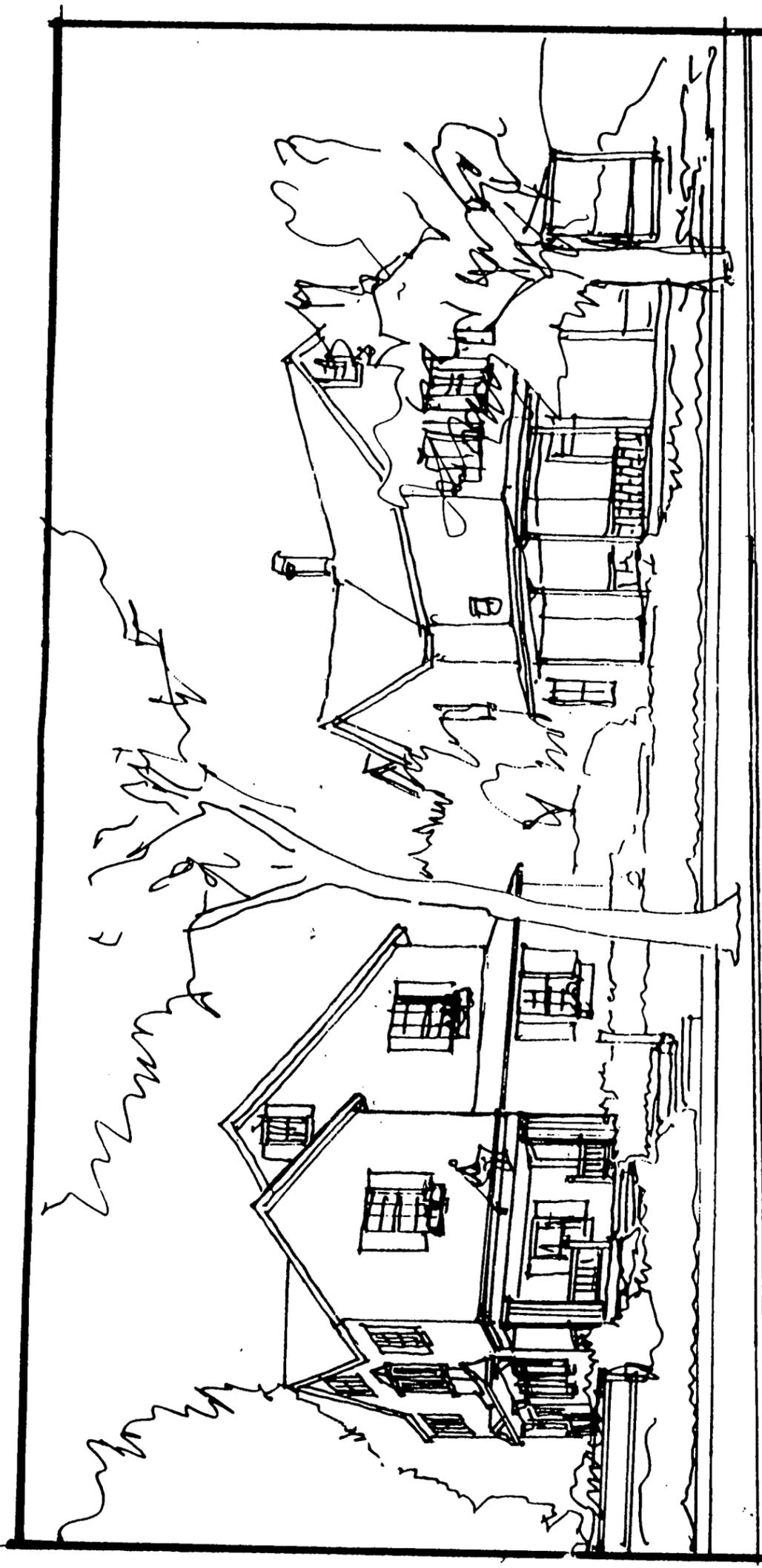
EXISTING REAR (WEST) ELEVATION
 $\frac{1}{8}'' = 1'-0''$



PROPOSED FRONT ELEVATION



EXISTING EAST (FRONT) ELEVATION
 $\frac{1}{8}'' = 1'-0''$



SCANLON RESIDENCE

1.14.99

ORIGINAL DESIGN: REJECTED BY HPC

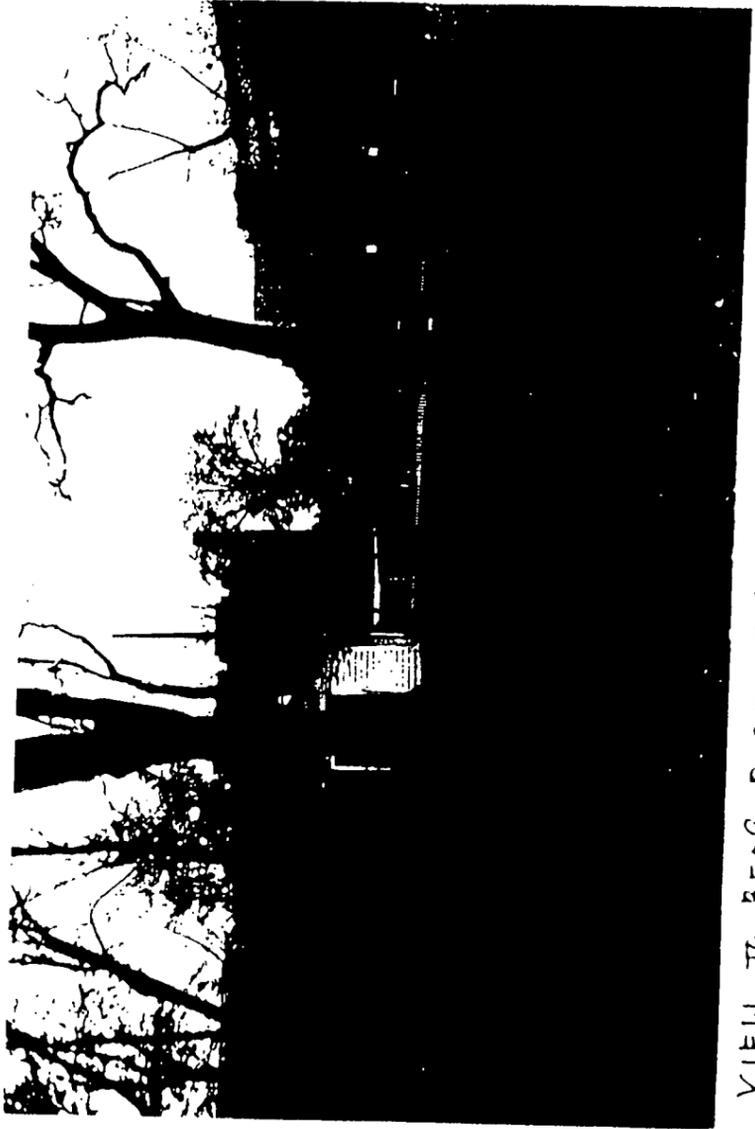
GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062

HPC CASE #31/6 - 99C

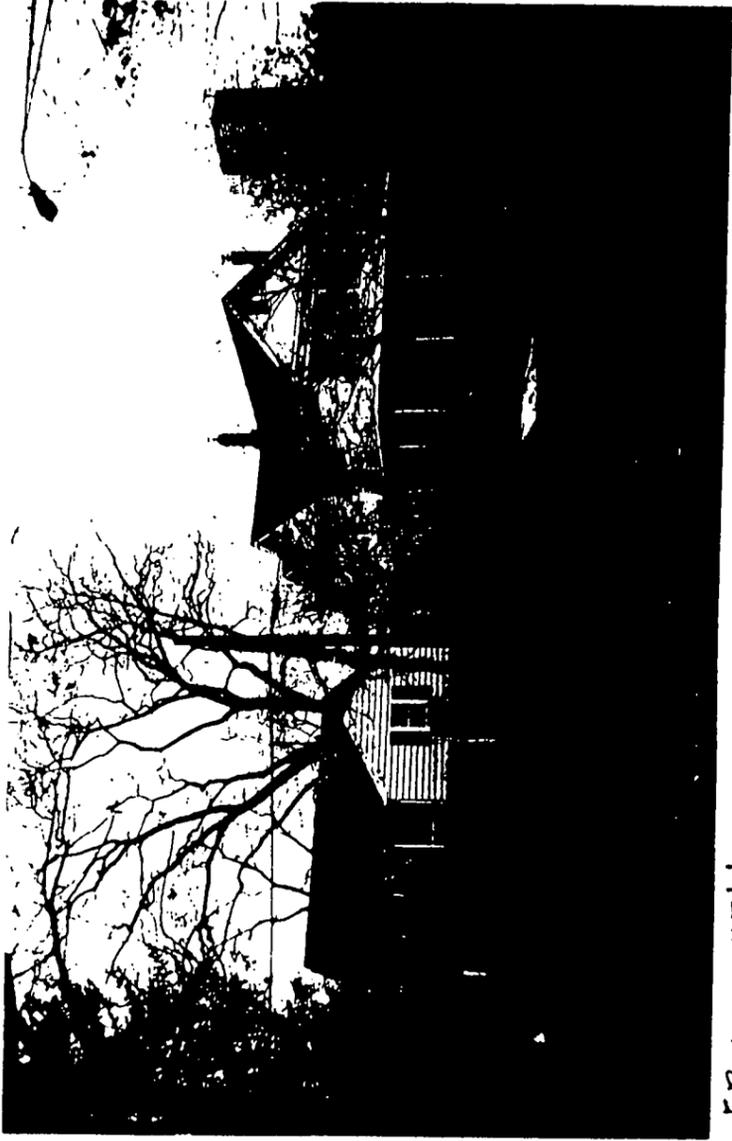
SCARLON RES. DENCE
10318 FAWCETT ST.
KENSINGTON, MD.



REAR VIEW



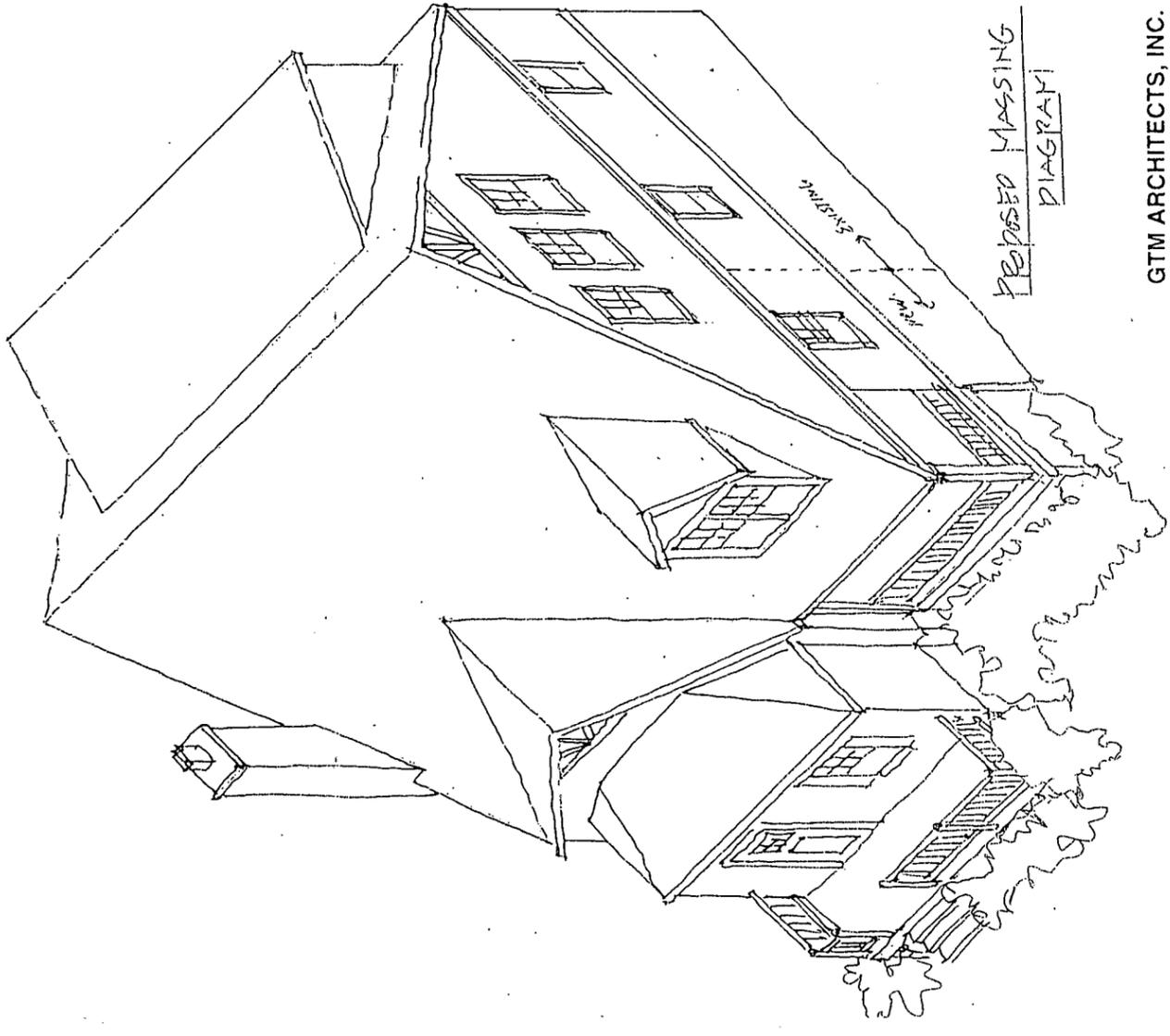
VIEW TO REAR PART OF LOT



FRONT VIEW

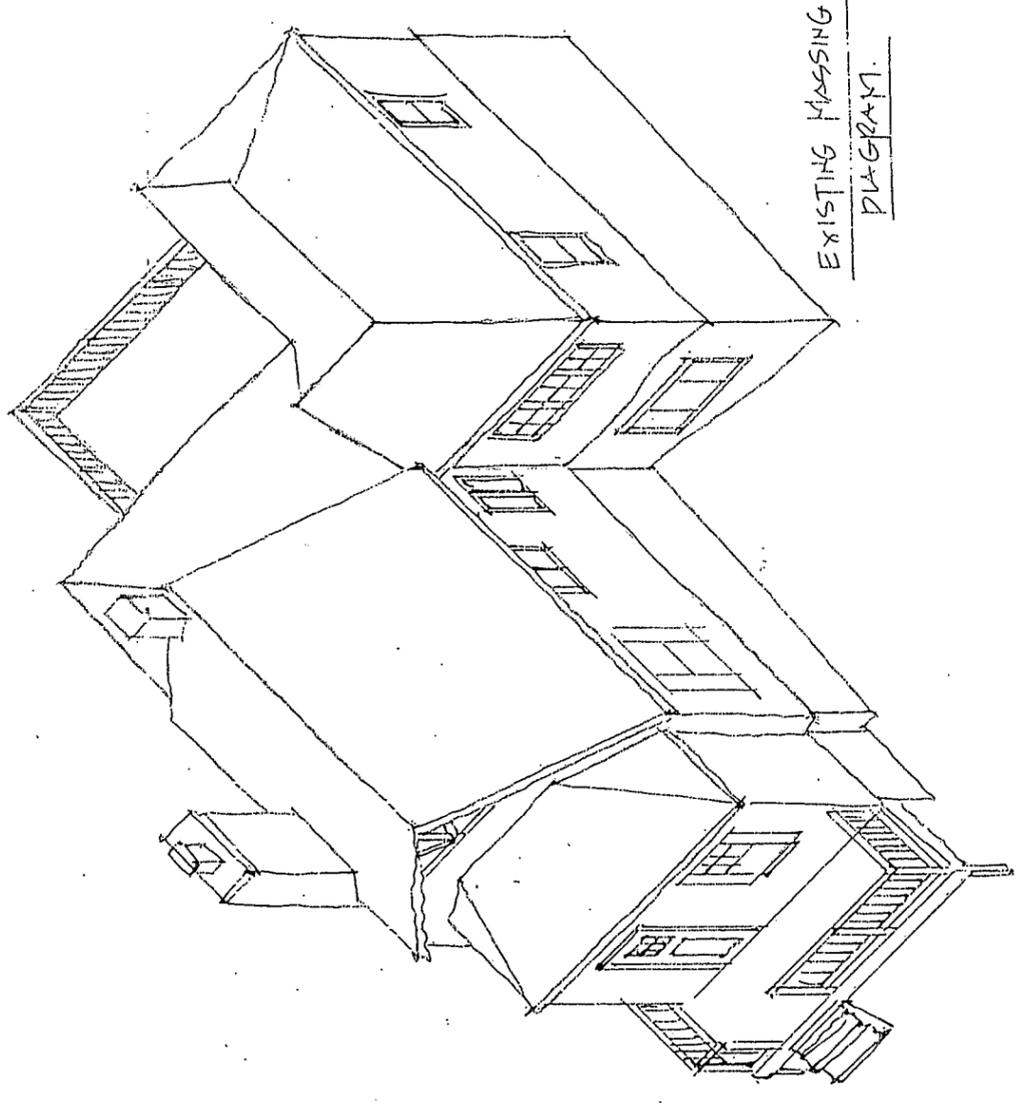


FRONT VIEW

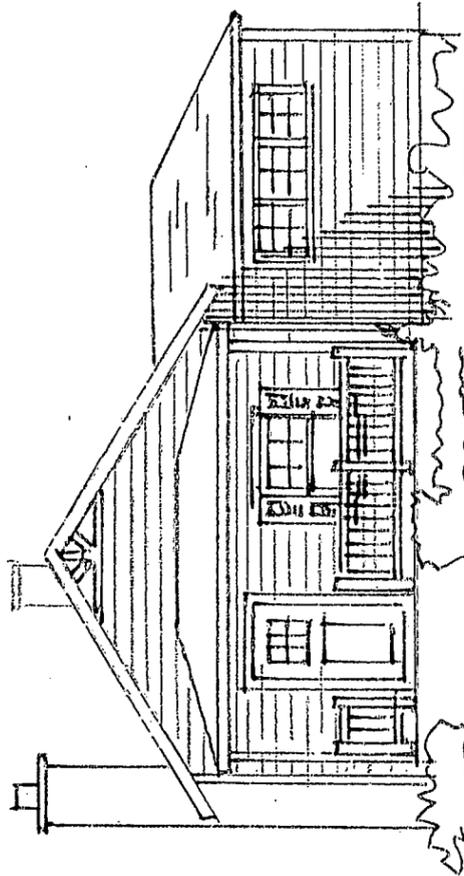


PROPOSED MASSING
DIAGRAM

GTM ARCHITECTS, INC.
10415 Armory Ave.
KENSINGTON, MD 20895
301-942-9062

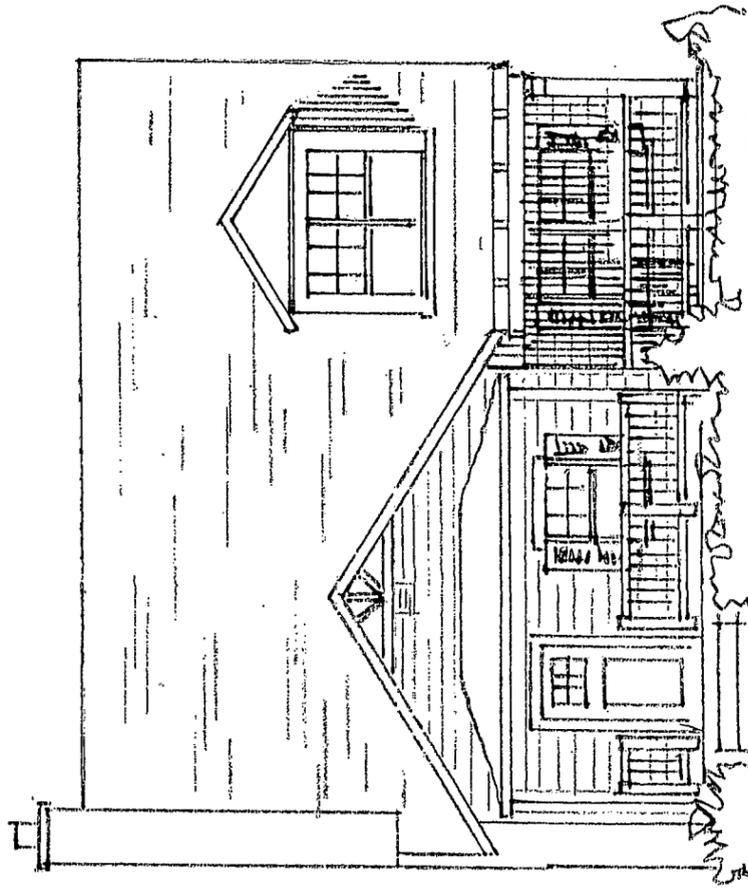


EXISTING MASSING
DIAGRAM



EXISTING FRONT ELEVATION

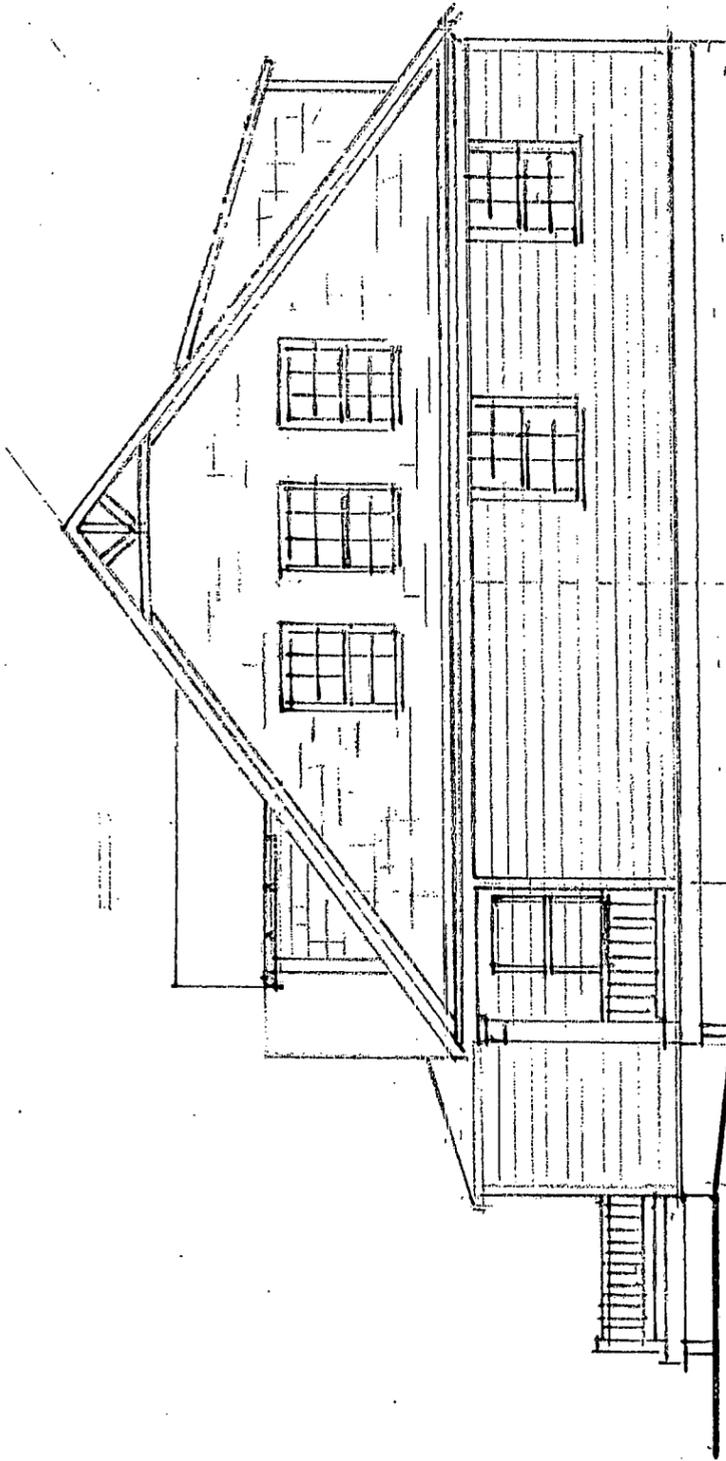
1/8" = 1'-0"



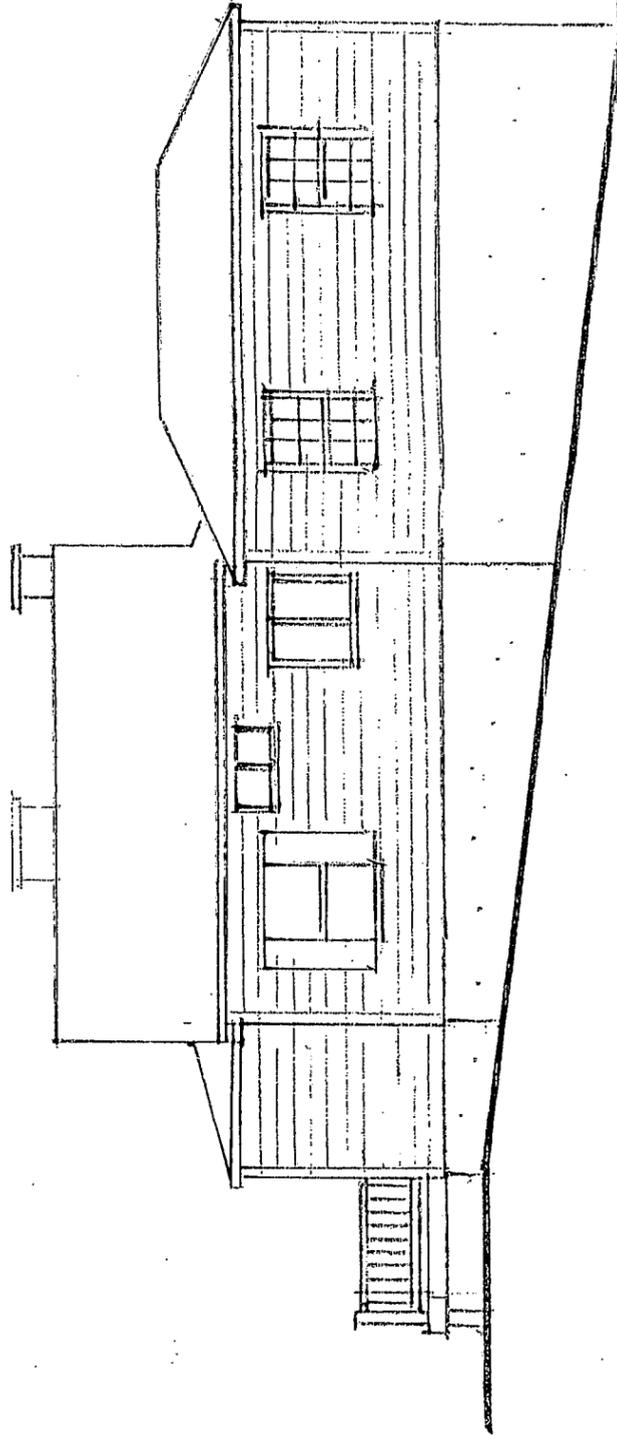
PROPOSED FRONT ELEVATION.

1/8" = 1'-0"

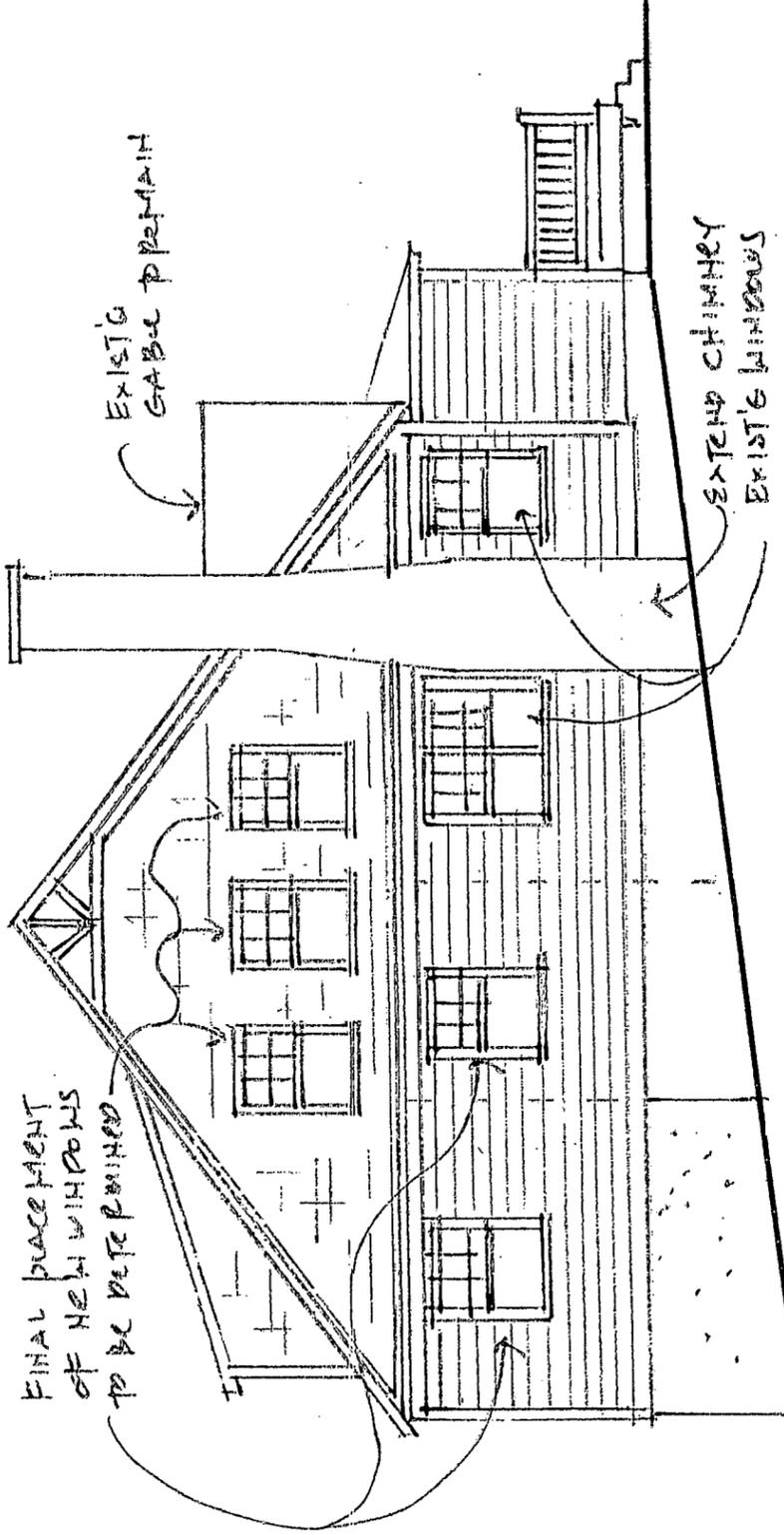
GTM ARCHITECTS, INC.
10415 Armory Ave.
KENSINGTON, MD 20895
301-942-9062



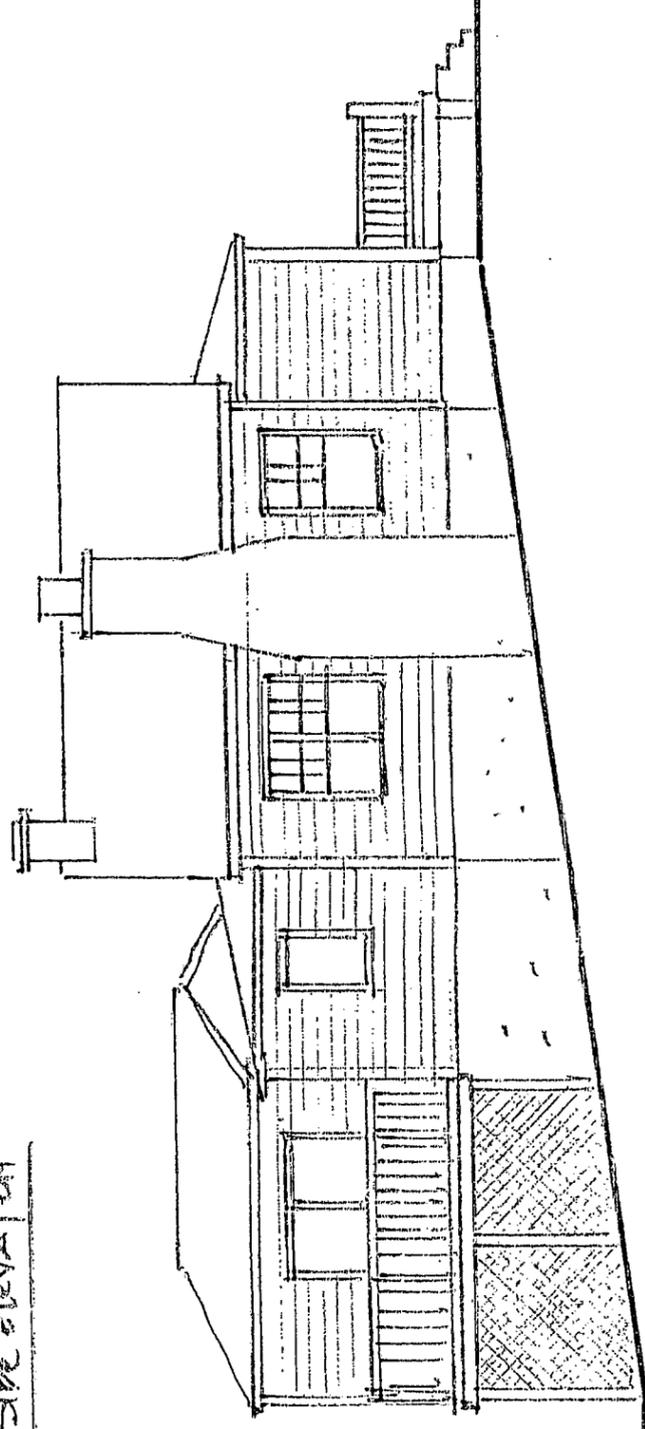
PROPOSED RIGHT SIDE ELEVATION



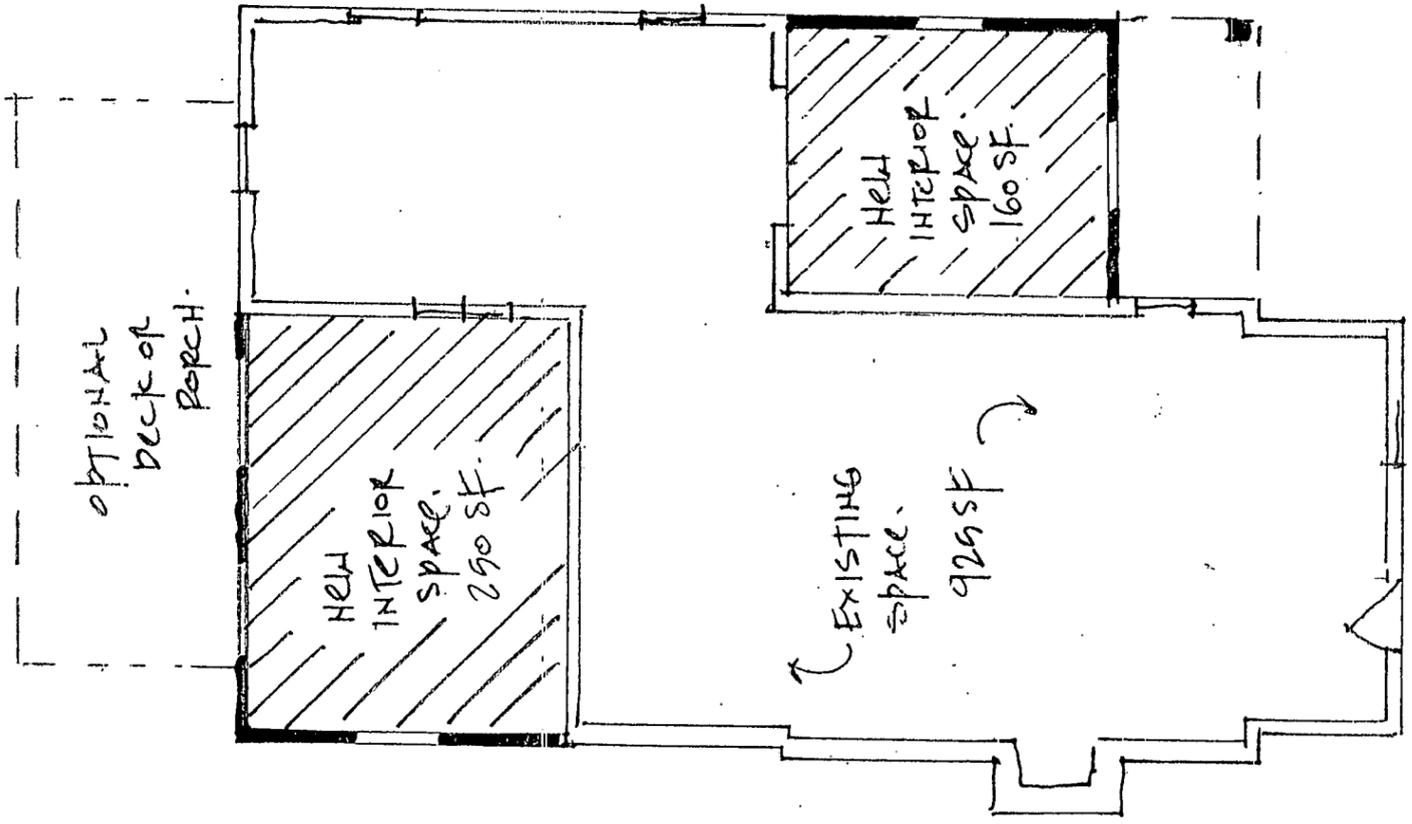
EXISTING RIGHT SIDE ELEVATION



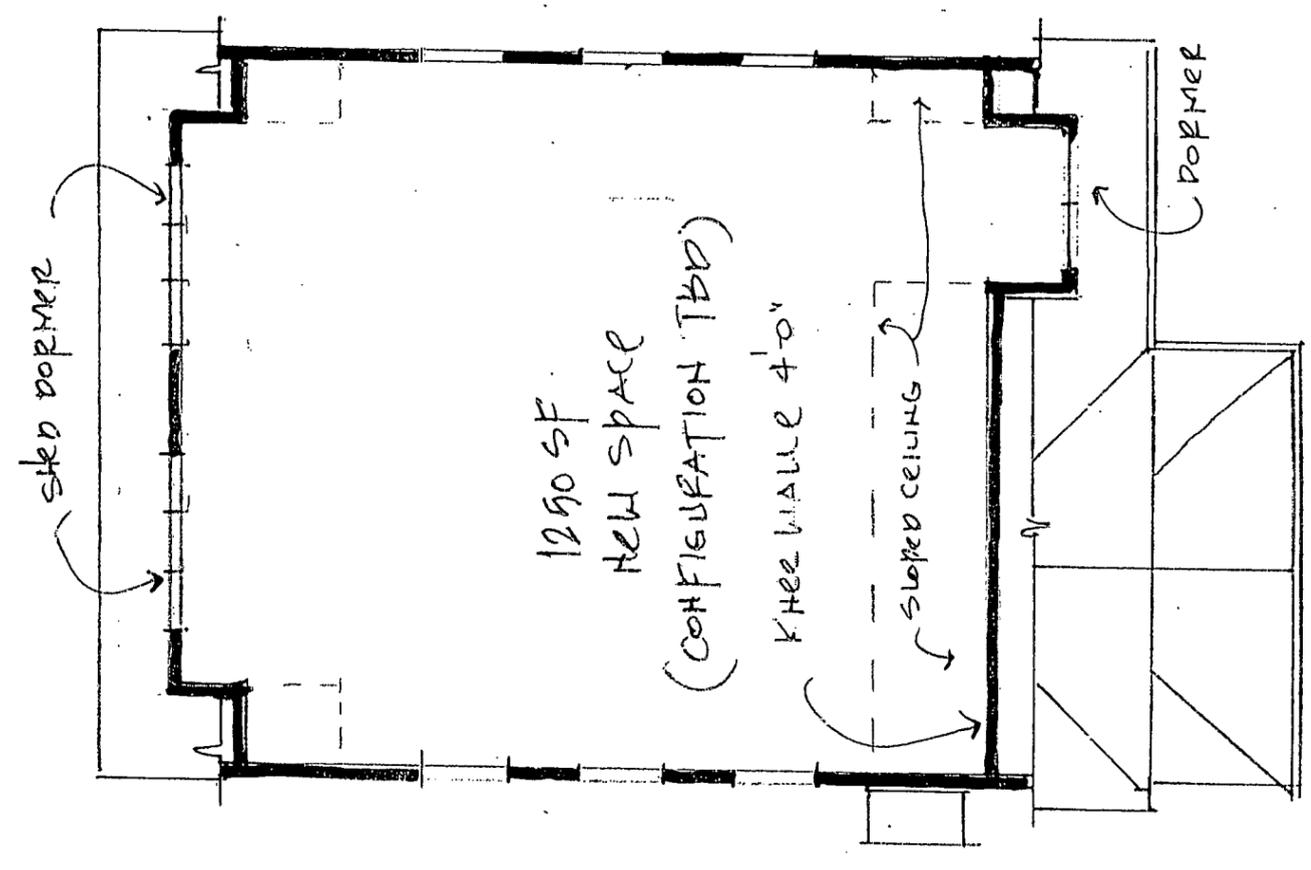
PROPOSED LEFT SIDE ELEVATION
 1/8" = 1'-0"



EXISTING LEFT SIDE ELEVATION
 1/8" = 1'-0"

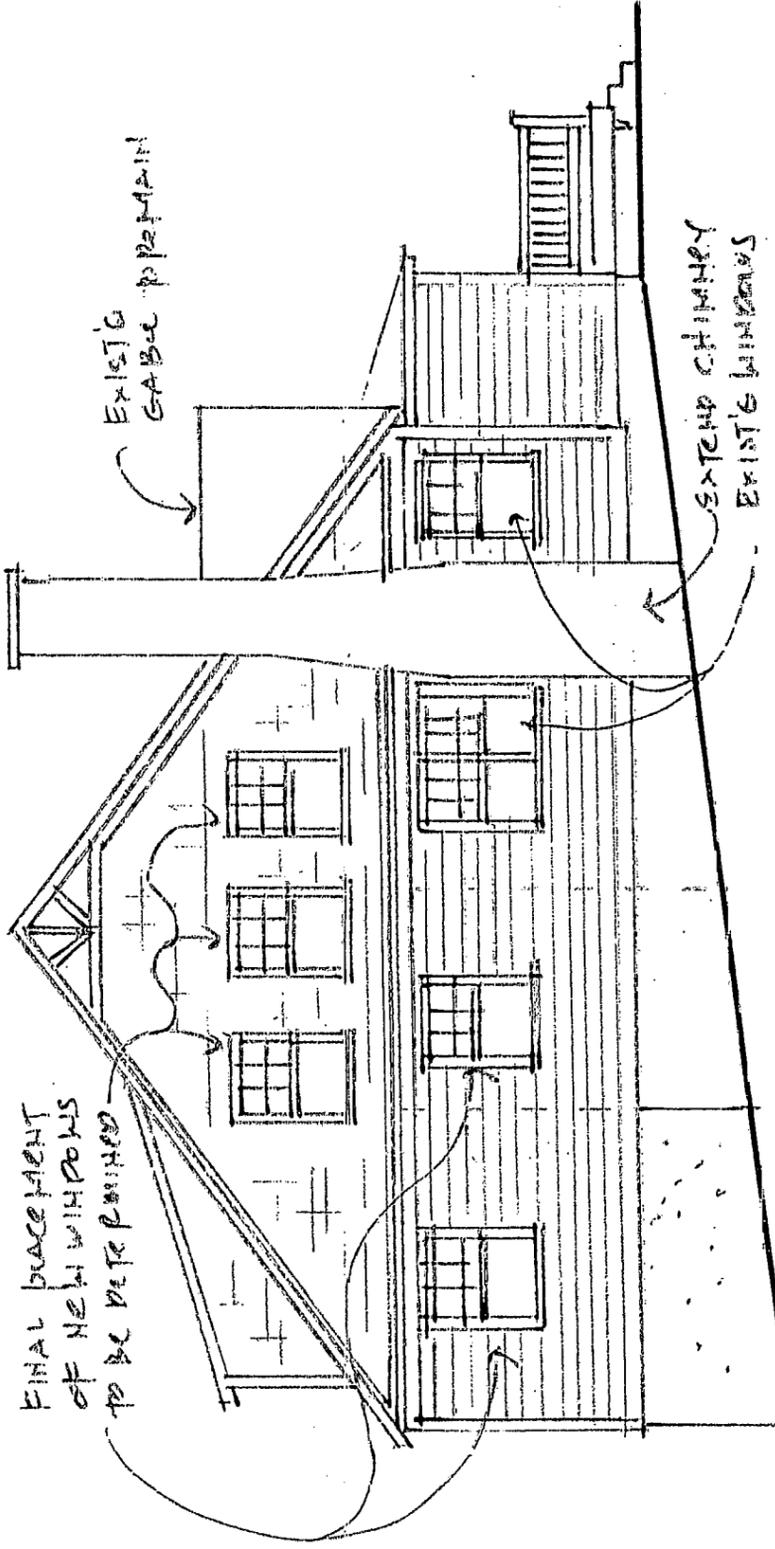


FIRST FLOOR PLAN 1/8" = 1'-0"
 TOTAL AREA 1395 SF (NEW + OLD)

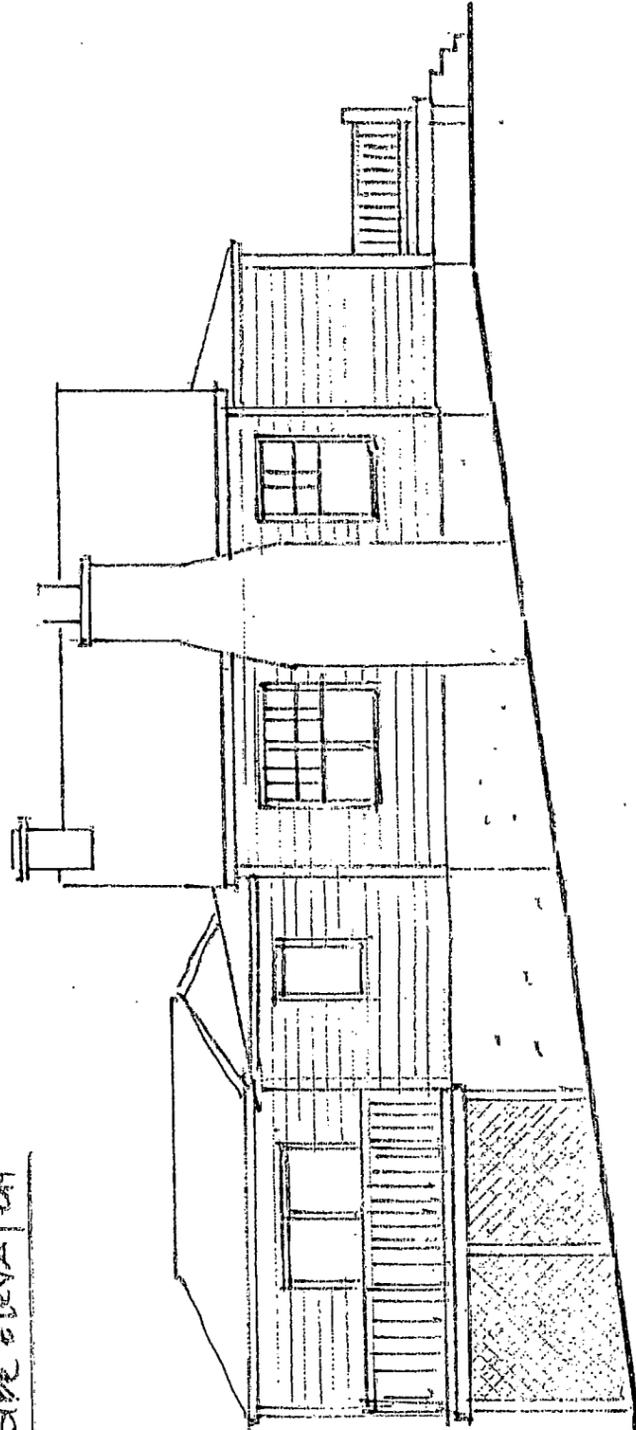


SECOND FLOOR PLAN 1/8" = 1'-0"
 TOTAL AREA (NEW)

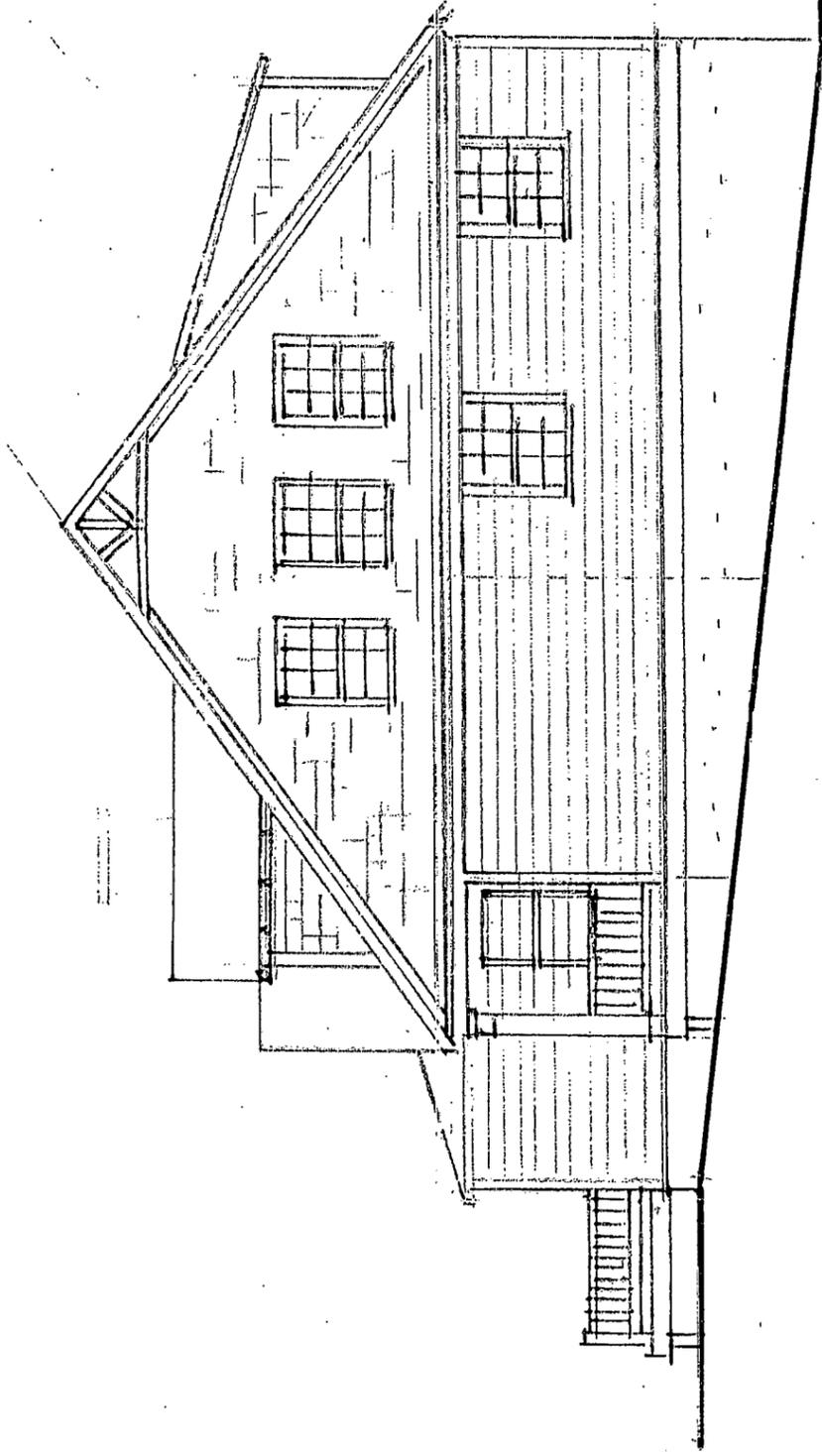
GTM ARCHITECTS, INC.
 10415 Armory Ave.
 KENSINGTON, MD 20895
 301 942-9062



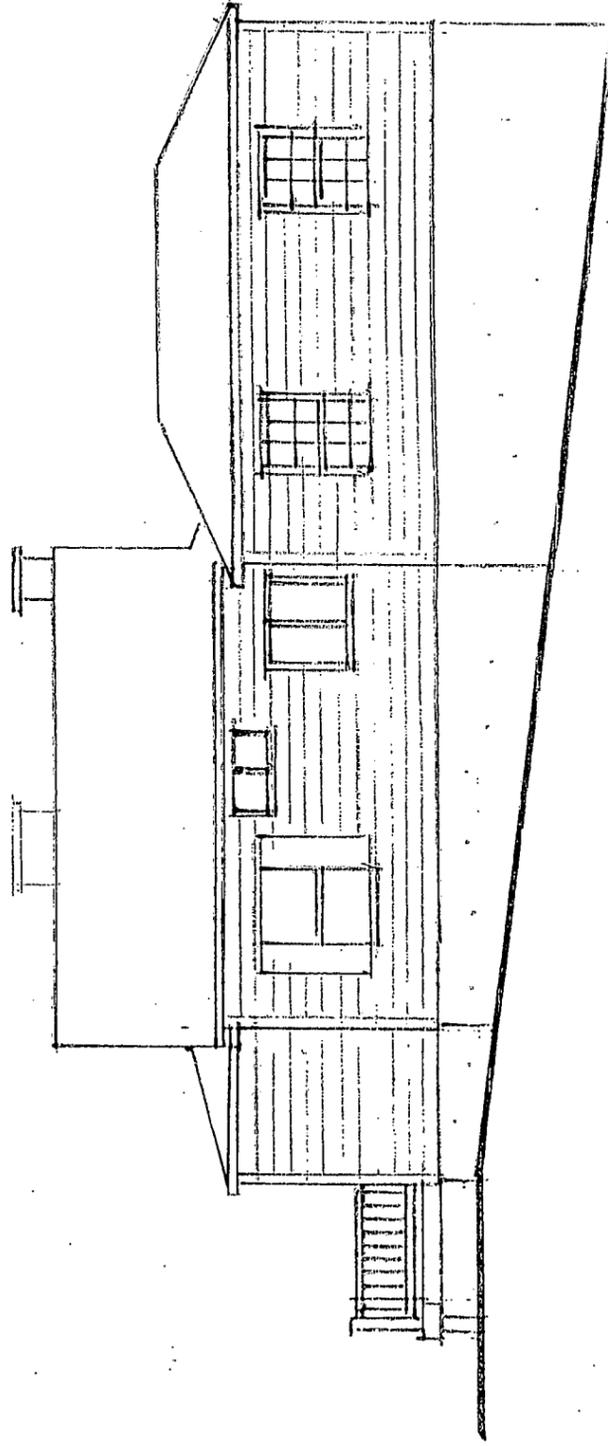
PROPOSED LEFT SIDE ELEVATION
 1/8" = 1'-0"



EXISTING LEFT SIDE ELEVATION
 1/8" = 1'-0"

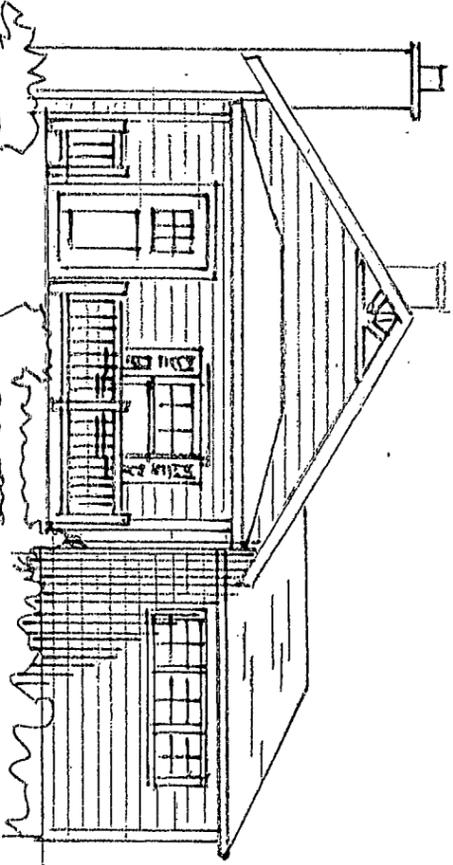


PROPOSED RIGHT SIDE ELEVATION

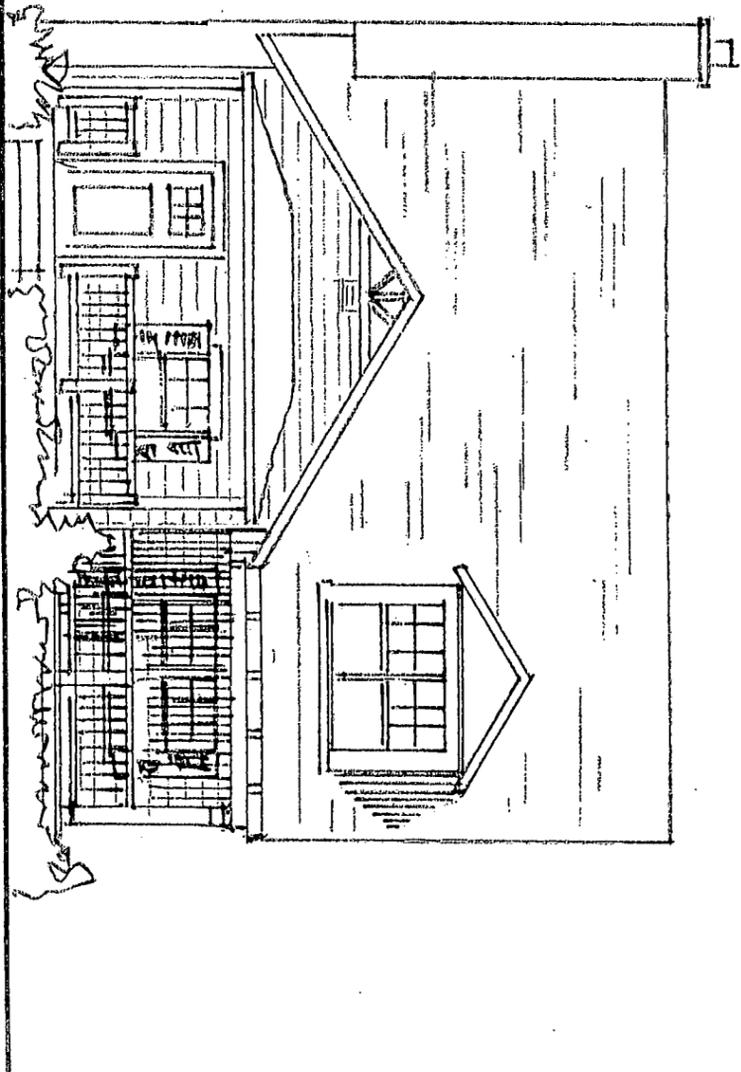


EXISTING RIGHT SIDE ELEVATION

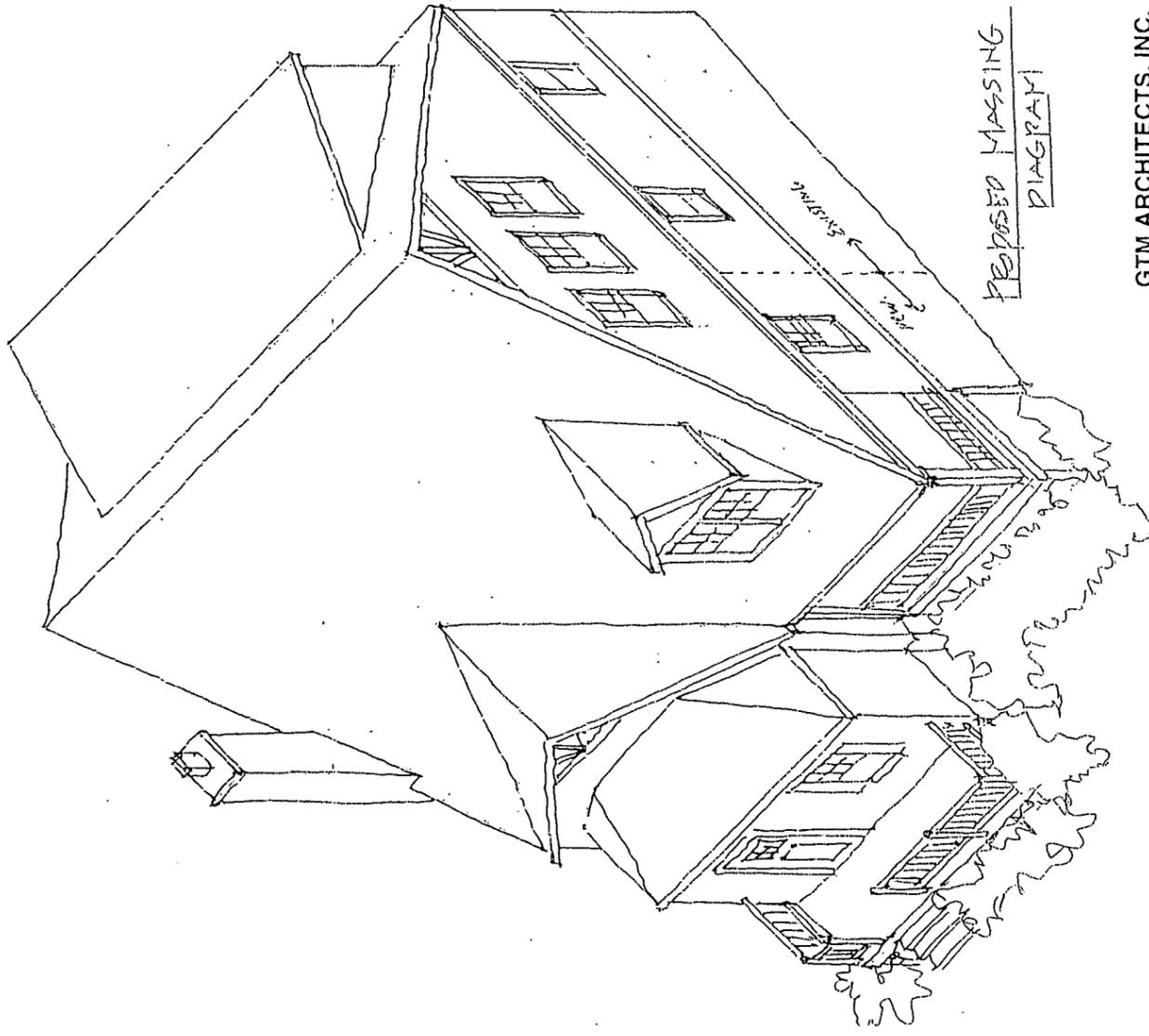
EXISTING FRONT ELEVATION
1/8" = 1'-0"



PROPOSED FRONT ELEVATION
1/8" = 1'-0"



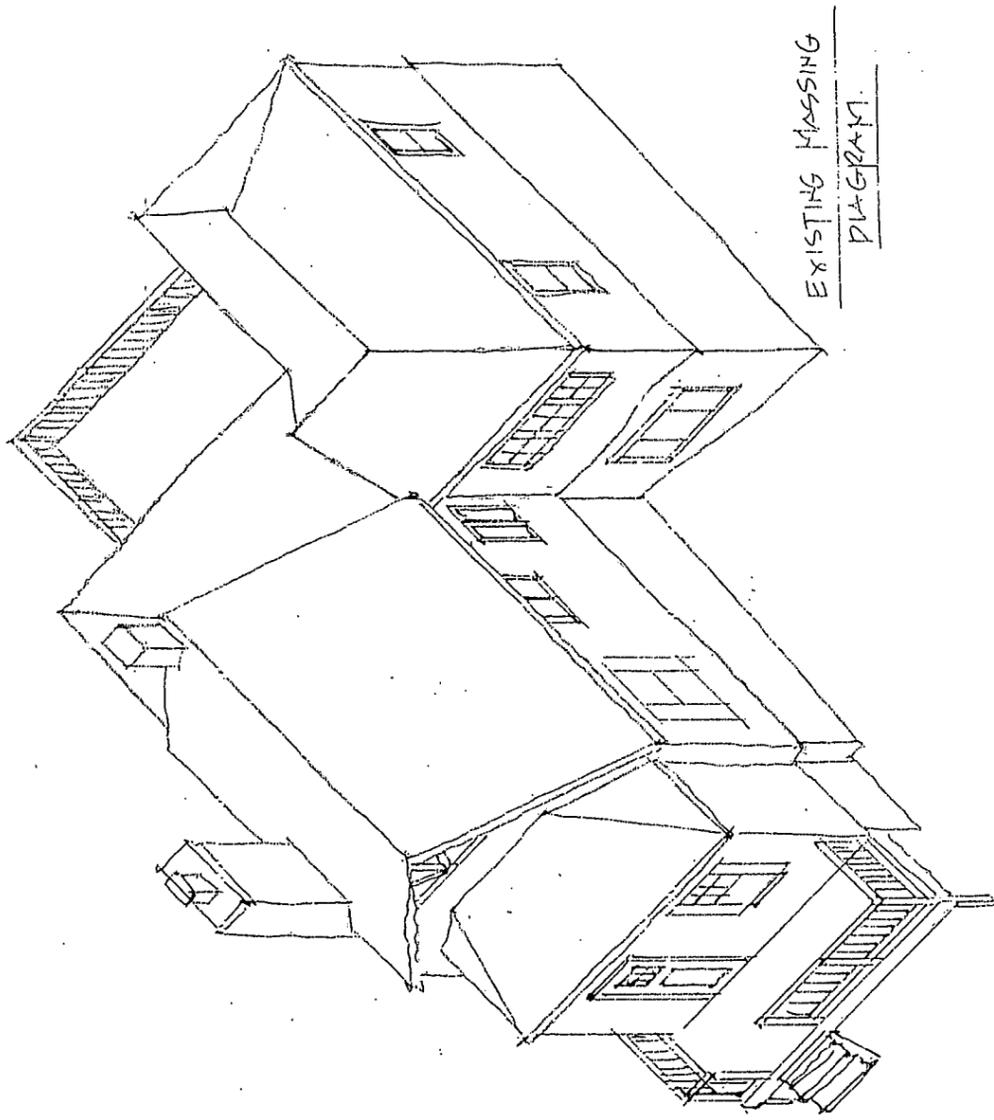
GTM ARCHITECTS, INC.
10415 Armory Ave.
KENSINGTON, MD 20895
301.942.9062



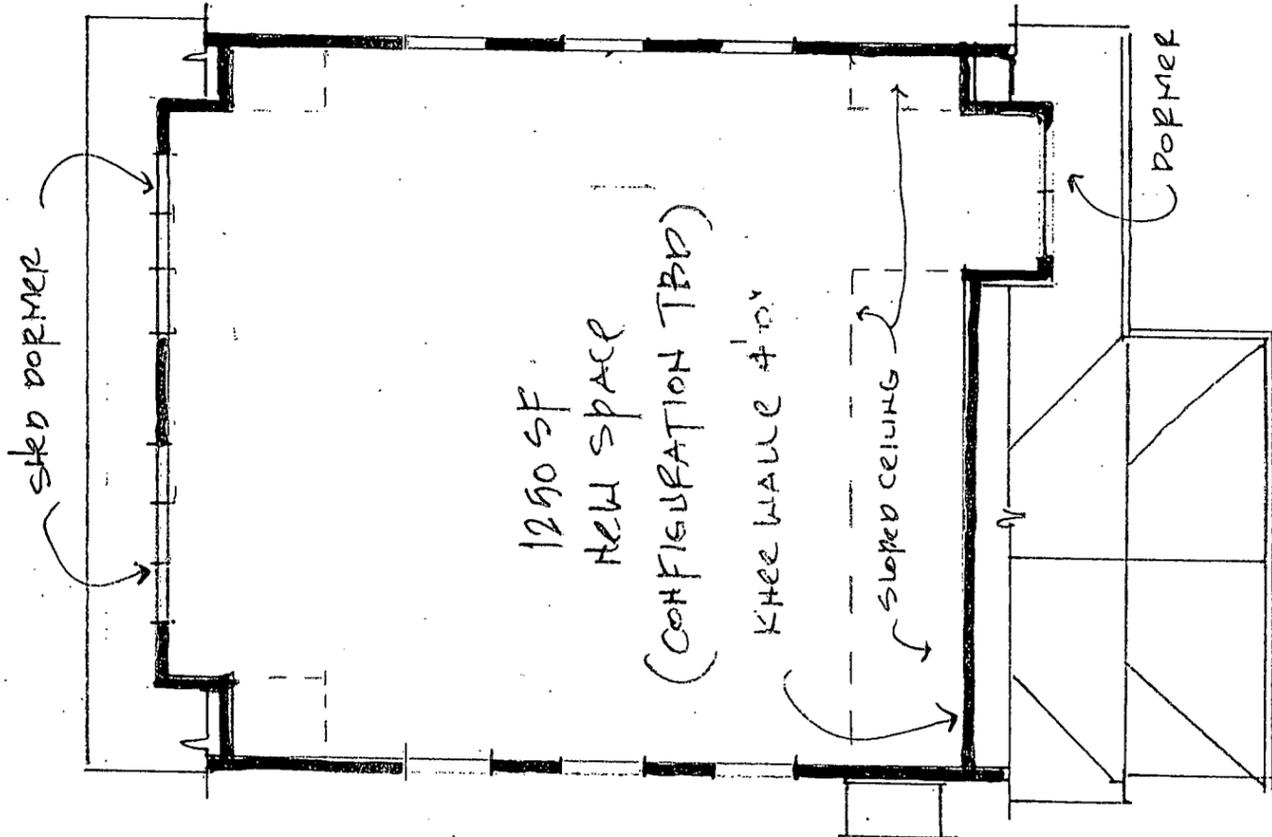
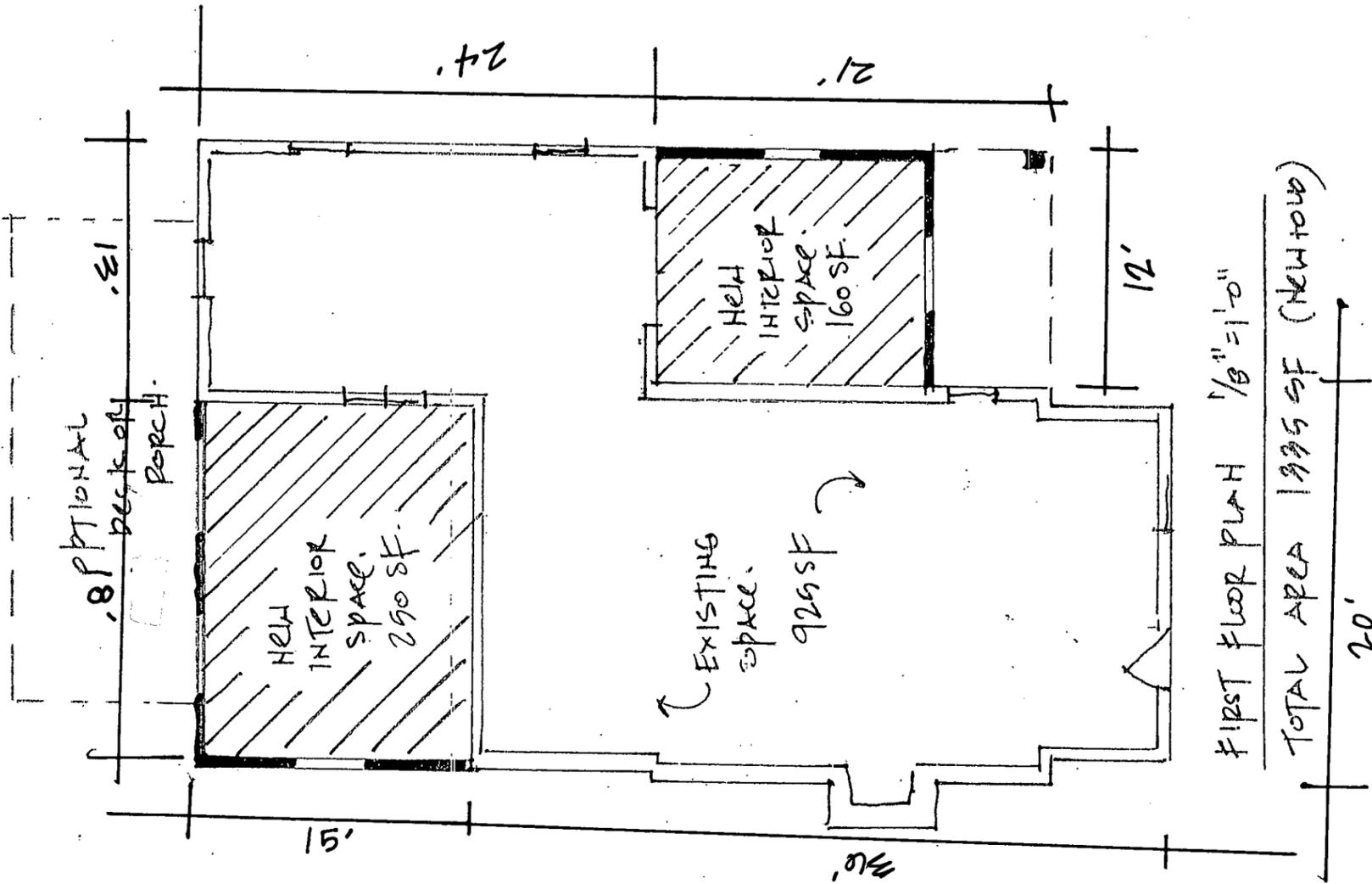
PROPOSED MASSING
DIAGRAM

GTM ARCHITECTS, INC.
10415 Arliby Ave.
KENSINGTON, MD 20895
301.942.9062

3914 WASHINGTON ST.



EXISTING MASSING
DIAGRAM



GTM ARCHITECTS, INC.
 10415 Armory Ave.
 KENSINGTON, MD 20895
 301-942-9062