

31/6-94B REVISED 3923 Baltimore St.
Kensington Historic District

(Letter from adjacent owner
submitted for Fisher case)
3923 Baltimore Ave,
Kensington

February 22, 1994

Historic Preservation Commission
51 Monroe Street, Suite 1001
Rockville, Md. 20850

Dear Chairman and Commissioners,

My name is Charles R. Hollowell, Sr. My wife Mary A. and
I have lived in Kensington since 1969.

We are in support of the wrap around porch and extension
of the kitchen and addition on top of the back of the
house at 3923 Baltimore Street.

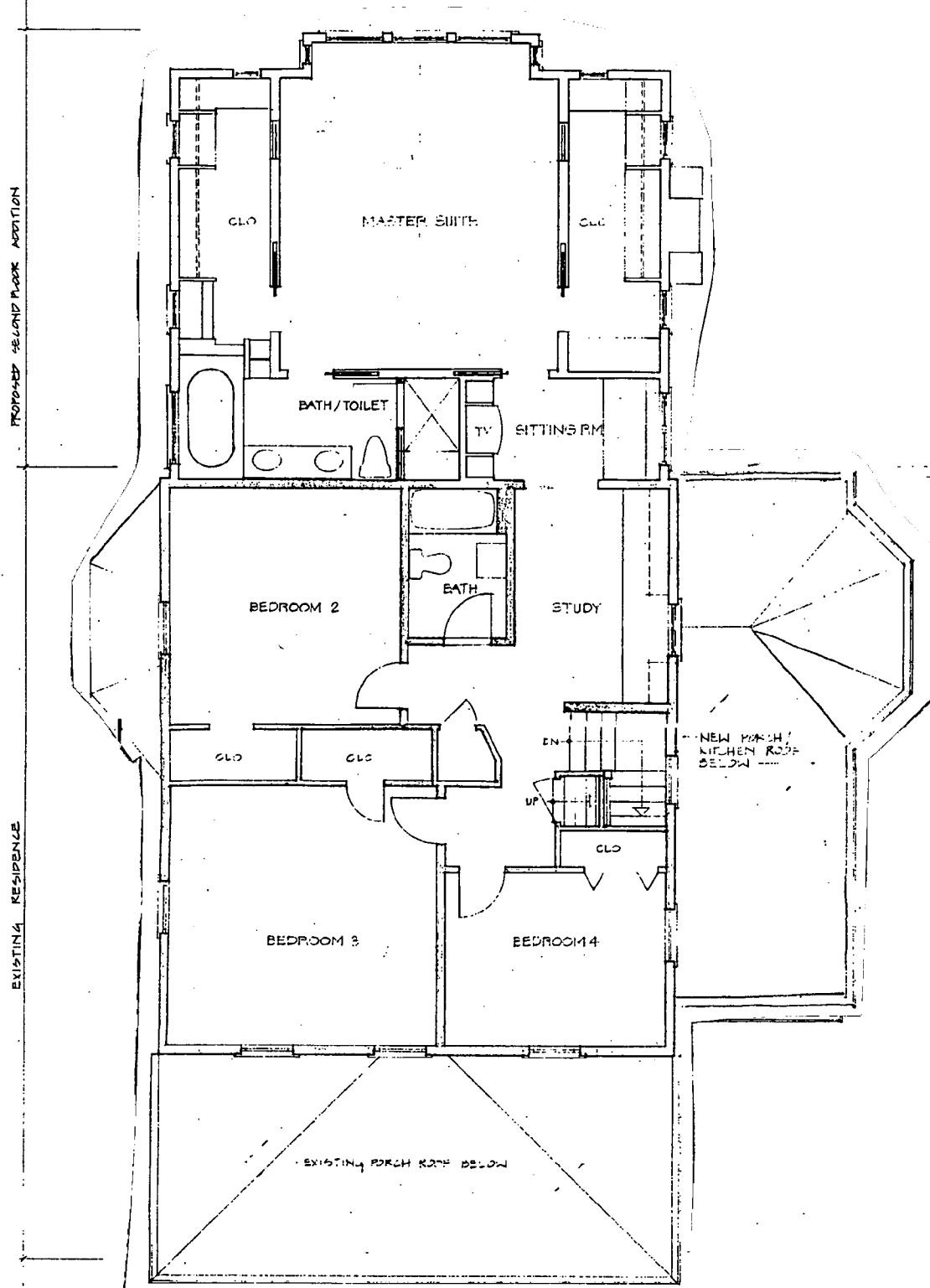
We feel that this will bring the whole house to conformity
of Victorian homes in this area.

Sincerely,
Charles R. Hollowell, Sr.
Charles R. Hollowell, Sr.

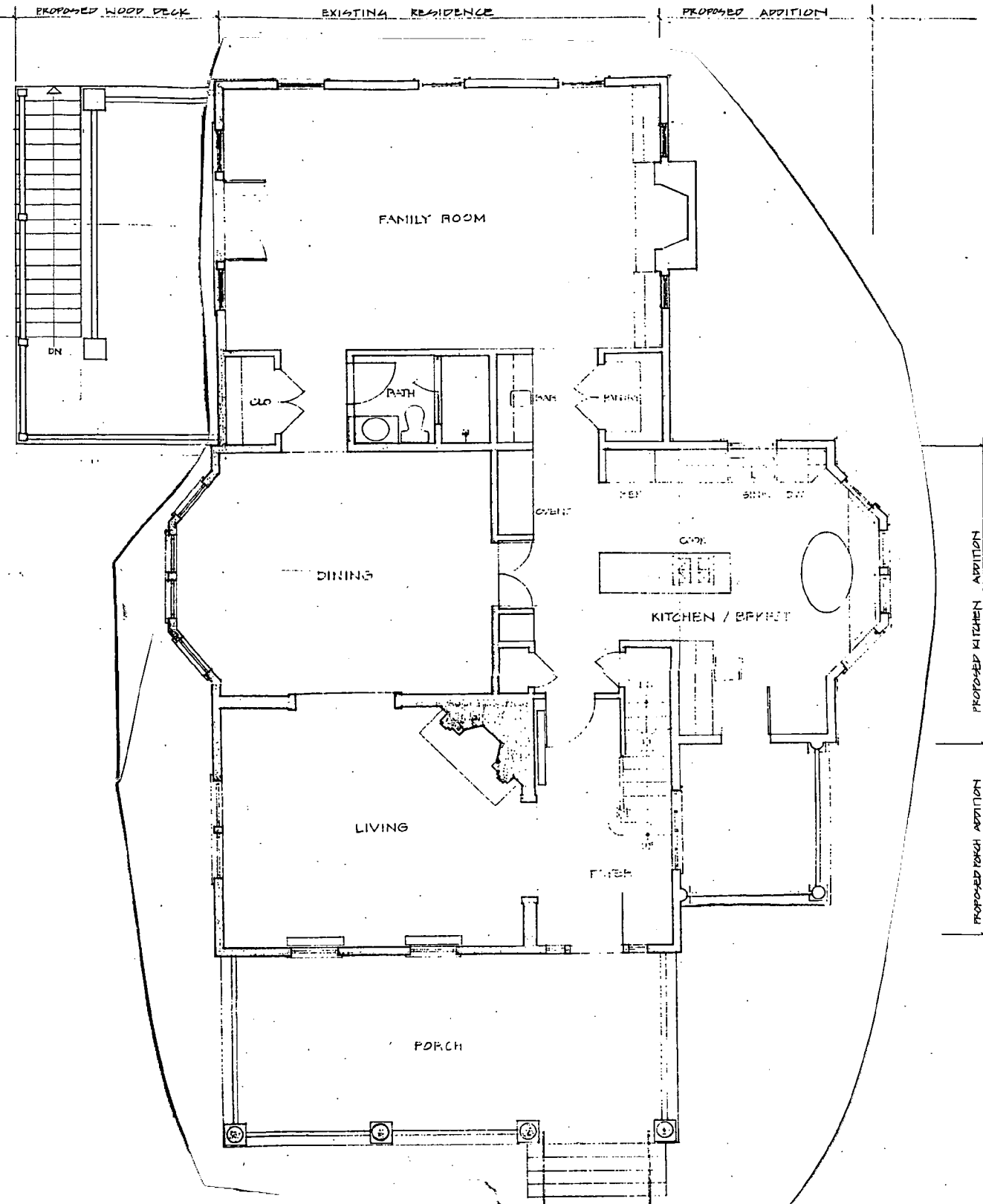
**GLORIA CAPRON
INTERIOR
DESIGN**

10304 MONTGOMERY AVENUE
KENSINGTON, MARYLAND
20895

(301) 933-0140



NEW SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



NEW FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

**PROPOSED
PLAN**

ISSUED	DATE
SCALE 1/4" = 1'-0"	DRAWN
DATE 3.21.94	APPROVED

SHEET TITLE
NEW FIRST AND
SECOND FL. PLANS

SHEET NUMBER
6

final Revised self following
HPLC vote (per submitted to DEP)

THOMAS F. and MARY JANE FISHER
9804 Kensington Parkway
Kensington, MD 20895

March 22, 1994

Dear Chairman and Commissioners

With this letter we are submitting our revised drawings for our application for a Historic Area Work Permit for 3923 Baltimore Street, Kensington. We are life long residents of Kensington and wish to buy my boyhood home which has been in the family for over 50 years.

Just as each of us as individuals are different each of us have certain needs. As we began to work with Mrs. Capron we listed those needs for the interior of the house. The kitchen was the biggest challenge. We feel the kitchen addition is neither minor nor grandiose but then again neither is the house. We felt the original plan of a wrap around porch, which is not unlike existing four square houses in the community, was the best solution to bringing the south (front) and east (kitchen side) elevations into harmony. In deference to your February denial of changing the front of the house we propose a covered side porch on the south side of the originally proposed kitchen. The size of the kitchen extension was not an issue until the wrap around porch was denied. We will not have the convenience of access under this revision because stairs to the yard would be overbearing considering the topography of the lot but we do feel it is the best alternative for transition to the kitchen addition as originally designed as well as allowing us to enjoy the azalea gardens and boxwoods on the southeastern portion of the property. Again, we are not changing anything on the front of the house.

We do have a great appreciation for the preservation of Kensington. That was why our original proposal included the changing of the 1950s aluminum siding to wood, changing the openings on this addition to be more compatible with the style of the house, and the removal of the screened partitions from the front porch. We still propose these changes but we still have needs as a family that we wish to meet, such as the kitchen. This is, after all, a family's home for living and growing up in, not a historic museum!

Aside from our revised proposal we would like to address/bring to your attention a few circumstances surrounding our first hearing in February. Nancy Witherall had told us at our first meeting that she would not recommend a wrap around porch but she noted she had also not recommended the same on two

other occasions in the past year and they were approved. We grabbed that ray of hope and went forward. After filing our application, we asked Nancy what we should expect in the three weeks before the hearing. She said we would probably receive a call from the LAP and be asked to attend their meeting prior to the hearing. We did not receive any call or notice of an LAP meeting but Mrs. Capron, our designer, who is also a resident of the Kensington Historical Area, heard about the scheduled meeting so we attended. During the course of the meeting there was great discussion of a project on Washington Street and how the builder had come to them with revised drawings and they had finally passed but by a very slim margin. The discussion went on to the HPC hearing of this builder and how he had yet again revised the drawings since the LAP meeting. What was their purpose if this was allowed to take place they asked. It was decided they would write a letter to the Commission with their complaints. When our proposal was brought to the table there was minimal discussion of the wrap around porch and kitchen and it was unanimously approved. There was more lengthily discussion of the massing but again it was approved but not unanimously. We left the LAP meeting with the feeling that we had their approval of our project.

On the night of our hearing there were four people who spoke on our application: Dr. Schulman, chairman of the LAP; Mrs. Wilkes, a member of the LAP; Mrs. O'Malley, a resident of Kensington but not an adjoining property owner; and Mr. Robinson, the Chairman of the Kensington Historical Society. After the LAP report was given and all four people spoke I looked at my husband and said, "They are not just talking about our application, they are angry and addressing the Washington Street issue!".

Did their passionate arguments have a part in one phase of our application being denied? We will never know! Why can members of the LAP come before the commission to argue what their group has already approved, even if it was not a unanimous approval? We the applicants get one voice, not two! If we had had any indication that there was opposition by townspeople we would have asked our supporters to attend. We were led to believe that the LAP was the spokesperson for the townspeople yet Mrs. O'Malley had copies of our drawings and perhaps the application as well. We sympathize with the LAP on the Washington Street issue but not when it is fought under cover of another application. We hope that the future will see changes that will enable all parties involved to be informed and forthright.

We are most anxious to move forward and to receive your approval on these revisions.

Sincerely,


Tom & Mary Jane Fisher

Minutes of the Kensington LAP Meeting

April 6, 1994

LAP Attendees: Little, Jones, Shulman, Dedes, Wolf, Thompson,
Basle, Gurney, Morris
Others: Mr. and Mrs. Fisher, C. Hollowell, J.O'Malley

1. Response to letter from Fishers to HPC:

Despite very favorable comments on their proposal by the LAP, the fact that the LAP Chairman sat at the same table at the HPC meeting as those opposed to aspects of their proposal, made the Fishers feel that all testimony would be considered unfavorable by the HPC. It was pointed out that LAP statements were also submitted in written form and that HPC Commissioners would not link these statements with those made by others. In fact, the HPC comments focused in large part on the wrap-around porch which was not mentioned in LAP comments. It was suggested that LAP testimony might be distinguished more clearly from testimony of individuals if the LAP representative sat separately.

2. Concerning a member of the LAP testifying separately at an HPC meeting

Little suggested that a member could recuse himself at the LAP meeting in favor of presenting opinions directly to the HPC as a private individual. Shulman suggested that a minority report or individual opinions as part of the LAP record would serve the purpose. Thompson indicated that an LAP member speaking as a private individual at an HPC meeting would confuse an applicant. Dedes thought a synopsis of opinions as presented at the meeting on the McHale proposed would be fairest. Shulman suggested that opinions of each LAP member could be submitted in written form for this purpose as had been done in past LAP meetings. Jones commented that HPC staff informed him that the format of individual opinions in the last LAP report was very helpful. Basle favored minority opinions in LAP reports. A motion was passed 8 in favor and 1 abstention that: On votes taken by the LAP, opinions of individual LAP members should be expressed in the minutes of the meeting containing the majority report as well as any minority report or reports representing divergent opinions.

3. Consideration of the revised Fisher application

The new application deletes the previously proposed back porch as well as all changes to the front porch including

kitchen and addition to the rear are the same. A side porch added in front of the kitchen and another porch at the rear west side.

These changes are considered as responses to HPC comments pending an appeal that the applicants hope will reverse the HPC decision to deny the wrap-around front porch. They want to start the kitchen while waiting for results of the appeal that may permit connecting the porches.

The matter considered for a vote were the kitchen and porches, the mass of the rear addition and differentiation of old from new construction. A motion to approve the application as drawn with the exception that screens would not be removed from the front porch passed 8 to 1.

The minority opinion was that the proposed additions, including the one already present at the rear, would more than double the size of the original, obscure the four-square appearance of the house and would have the same effect as infill.

4. Other matters

Discussants suggested that neighbors' comments on applications should be submitted to the LAP if available and that copies of the HPC staff report or a verbal communication should be available before LAP meetings. Others argued that LAP function is advisory, not to approve or disapprove HPC staff reports, and that the HPC does not always agree with its staff report.

Ray Shulman
Chairman



MONTGOMERY COUNTY
HISTORIC PRESERVATION COMMISSION
MEETING

Monday,
February 23, 1994

PRESENT:

ALBERT RANDALL, Chairman
WALTER BOOTH, Vice Chair
JOSEPH B. BRENNEMAN, Commissioner
ELLEN PRATT HARRIS, Commissioner
MARTHA LANIGAN, Commissioner
Gregg Clemmer, Commissioner

ALSO PRESENT:

Gwen Marcus, Historic Preservation Coordinator
Clare Lise Cavicchi, Staff
Patricia Parker, Staff
Nancy Witherell, Staff

JOHNSON & WARREN REPORTING
UPPER MARLBORO, MD 20772
(301) 952-0511

1 (Vote taken)

2 CHAIRMAN RANDALL: The motion carries
3 unanimately. Thank you very much. We appreciate your
4 cooperation.

5 Next case is Case C for alterations and an
6 addition in the Kensington Historic District.

7 MS. WITHERELL: This is a primary resource on
8 Baltimore Street. It is very generously sited on what
9 was originally two-and-a-half of the lots in Kensington.
10 And I'll show you the slides of the site. The house
11 faces south.

12 The proposal includes extending the front porch
13 around to the side, and it's that side of the elevation
14 that you see in this slide. Again, the kitchen
15 projection would extend from this side as well. It's a
16 two-and-a-half story four-square with hip roof. Here's a
17 front view. Apparently the porch is enclosed now, and
18 the applicants would like to take off the screen there
19 and restore the original open character of the porch.

20 This is the view looking down the left side of
21 the house. You will note the one-story later addition at
22 the rear. This is where they propose a second-story
23 addition, continuing the hip roof. The rear. And again
24 showing the nature of the yard.

25 There are more contemporary windows on the back

1 of the addition and it's the applicant's attention to
2 make all the fenestration on the back side more
3 compatible with the original windows of the house. And
4 toward the rear there of their yard. And then back up
5 again from the side to the -- up to Baltimore. Again,
6 the house is to the right and that's the side where the
7 porch and the kitchen are. And that's the view of that.

8 In general, I think this is an excellent
9 proposal. In particular, I was impressed with the way
10 the interior space is mostly reused. I thought it was a
11 very good design to reuse existing spaces with very
12 minimal changes. The kitchen extension is
13 understandable, if one looks at the existing kitchen
14 plan, and in the context of a wrap-around porch I think
15 it fits nicely.

16 My one concern that the applicants are aware
17 of, that I expressed to them when I first met with them,
18 and you all know from my staff report and from previous
19 similar cases that I am opposed to altering front porches
20 that I find to be character defining features on a house.

21 And so I've recommended in favor of the
22 project, but I can't recommend in favor of extending the
23 porch around to the side. And the result of that then
24 brings up the question of how far the kitchen projection
25 would be appropriate if it were not connected to a porch

1 to continue around the side.

2 With the exception of that, I recommended in
3 favor of the project. The LAP comments that you have,
4 there does not appear to be a distinction between the
5 continuation of the roof over the second -- proposed
6 second story. The original plans, there's a very slight
7 line, you will note, set in. That's the way I read the
8 plans. So that the line of the hip is retained. And
9 there's a slight change, and perhaps that's something you
10 would want to discuss. But I thought that the back ridge
11 -- two ridge lines of the hip would show.

12 And so I've recommended in favor of that aspect
13 of the project as well.

14 CHAIRMAN RANDALL: Thank you. Any questions of
15 staff? If not, if the applicant would like to introduce
16 yourselves and proceed?

17 MR. FISHER: I'm Tom Fisher.

18 MS. CAPRON: I'm Gloria Capron. I'm actually
19 the designer.

20 MS. FISHER: And I'm Mary Fisher.

21 CHAIRMAN RANDALL: If you would like to respond
22 to the staff report or provide whatever information you
23 feel useful?

24 MS. CAPRON: I think with respect to the side
25 porch, I would say there are a couple of points for it.

1 And that is that on this side of the house there is a
2 beautiful extensive side garden that the owners are not
3 able to enjoy because of the window fenestration on the
4 side. And the feeling is that wrapping the porch around
5 to be able to view the gardens. And, also, there is
6 extra circulation because it brings you back into the
7 kitchen area.

8 I feel that with the addition at the kitchen
9 it's very important to have that side porch because it
10 accesses the transition from front to rear. And, also,
11 it practically -- just get -- getting the parties back to
12 that space.

13 The bay offers lots of windows as well. This
14 is the kitchen bay, and again to be able to view that
15 side garden. And side gardens are a key element in
16 Kensington and it would be a shame if the owners -- and
17 actually it is Mr. Fisher's boyhood home. I think you
18 all have perhaps noted that in your plans. But it would
19 be nice to have them enjoy what's there.

20 Other than that, I feel that I feel that the
21 massing is correct. I feel that the topography of the
22 three lots, it drops back. If there's -- really aren't
23 able to see that roof extension, and actually back in
24 1987 -- I also live in an historic district and designed
25 a home on Montgomery Avenue that I live in. And you all

1 approved a roof that was very similar to this. I think
2 that this works as well.

3 We also have other pictures. We also have
4 pictures which indicate there are side porches on two
5 properties adjacent to this property across the street,
6 two of which were existing side porches on four-squares.
7 There also was an approval in 1987 on my property for a
8 side porch. And we understand that that approval is
9 still in effect. That side porch did not go in because
10 of the economy of the time. But we feel there's some
11 precedent enough to have you support us in that.

12 CHAIRMAN RANDALL: We have a number of
13 individuals from Kensington that would like the
14 opportunity to speak. We'll pass these things around.
15 If we can provide them the opportunity to make whatever
16 comments they have, and then we'll have you all come back
17 and respond to questions.

18 Dr. Shulman, Ms. Wilkes, Ms. O'Malley and Mr.
19 Robinson, would you all like to come forward, please?

20 DR. SHULMAN: My name is Ray Shulman. I'm
21 representing the Kensington LAP. You have the written
22 minutes of the meeting on 2/21 before you, and I won't
23 read them verbatim. Just to point out with respect to
24 the rear porch, I think there was some confusion in the
25 drawings. And Mrs. Fisher who was present at the meeting

1 indicated that the entire back porch is not to be
2 considered part of the present proposal. And this may be
3 a future submission.

4 With respect to the wrap-around extension of
5 the front porch, the LAP discussions brought out examples
6 of original wrap-around porches on some resource four-
7 square houses in Kensington, and also it was brought out
8 that such additions had been permitted previously.

9 Although as -- and it was pointed out also that
10 although most four-square houses have symmetrical window
11 distribution on the front, this house's windows are not
12 centered, making the asymmetric porch extension perhaps
13 less disruptive.

14 Our motion in favor of extending the porch as
15 shown was approved unanimously. Those voting for the
16 motion also approved the proposed new kitchen projection.

17 Our third major consideration was massing of
18 the rear addition with respect to height of the hip roof
19 and failure to discriminate between new and old
20 construction. One LAP member not present forwarded
21 comments read to the group favoring reducing the mass of
22 the rear addition to more clearly indicate new
23 construction.

24 There were five votes in favor of a motion to
25 approve the rear addition as is; one member present plus

1 the chairman and the member supplying written comments
2 favored a lower roof line.

3 Those were the major comments of the LAP
4 specifically with respect to the house. There was some
5 discussion what we really are preserving in Kensington,
6 and I don't know that any definition of what preservation
7 is was arrived at.

8 MS. WILKES: I'm Helen Wilkes. I'm speaking
9 tonight because I believe the issue of mass and scale in
10 Kensington has been glossed over in HPC decisions. I
11 reiterate to you the critical nature of the issue of
12 appropriate mass and scale in a district such as ours in
13 which the environmental setting, that is, the green space
14 between and around the house itself is an important,
15 critical historical source.

16 I urge you, the Preservation Commission, to
17 fully consider the implications of creating new forms in
18 our historic district which are of a mass and scale which
19 fail to respect the historic precedent in the community.
20 For example, an infill house built between two historic
21 resources on a 50-foot lot should respect the historic
22 precedent for houses built to 50-foot lots in Kensington
23 and should not be allowed to come in and exploit the very
24 historicity which its presence would undermine.

25 With respect to this proposal, the overall

1 effect of the additions to the house is to greatly
2 increase the mass of the house, in a highly visible way,
3 I might add, due to the prominent angle of view afforded
4 from the -- by the approach by the east on Baltimore
5 Street.

6 The net effect is a largely unbroken mass which
7 stands out pretty clearly as being significantly larger
8 than the other historic resources in the community. As
9 well, the design which I consider to be handsome in so
10 many regards does obliterate largely the distinctions
11 between what is old and what is new, so that the unified
12 mass truly stands out among its neighbors as a huge house
13 relative even to other added-onto historic resources in
14 the community.

15 Thank you.

16 MS. O'MALLEY: Julie O'Malley, Frederick
17 Avenue, Kensington. I'm speaking as an individual.

18 It was nice to get these plans in time to
19 review them in the community before the meeting. This is
20 a wonderful design and I'd love to live in a house like
21 this. This organization was called the architectural
22 review commission, there would be little to say. But
23 there is that phrase historic preservation.

24 What do the Department of Interior's guidelines
25 say? They certainly say don't obscure the original

1 fabric of the architectural features which are an
2 integral part of the resource. At the very least, that
3 strongly points to maintaining the front facade.

4 I think the staff report is directly on the
5 mark. The staff has been considering this issue over and
6 over and still states that the side should remain the
7 same. The massing should be smaller.

8 This is already part of an historic district.
9 And what exactly are we preserving in the historic
10 district? We have many different types of houses, some
11 of them with wrap-around porches and some that didn't
12 have them. And if we let everyone make changes to the
13 front, we've lost what was originally there.

14 MR. ROBINSON: John Robinson for the Historical
15 Society. As the representative of the Society, voted for
16 us on the LAP and I share her concerns and the concerns
17 expressed by Mrs. O'Malley. Here we have the issue as
18 changing the overall appearance of the street. Although
19 the design is excellent -- to gradually erode away the
20 difference in architectural styles that we have in that
21 single block.

22 I think that there is a fundamental issue that
23 block could go to. I mean, the arguments that have been
24 raised here make clear this is a -- from our point of
25 view, we have our concerns, but it's a reasonably close

1 case. This is not a situation where we're taking a large
2 three-story house and putting it on a 50-foot lot,
3 completely beyond the character of the neighborhood. But
4 we're concerned with mass in additions, just as we were
5 concerned with mass in additions on our avenue in the
6 previous case we discussed. This is at least within the
7 area of reasonable (inaudible).

8 CHAIRMAN RANDALL: Thank you. If the applicant
9 would return, please? Would you all like to respond to
10 the issues that were raised?

11 MS. CAPRON: I'd like to make three comments.
12 First is that the massing in this particular case, I
13 think, is not a problem because the property is comprised
14 of over two-and-a-half lots and supports the size of the
15 existing structure and the new addition.

16 I think that the overall design and scheme
17 maintains the spirit of the existing structure, although
18 it's just a slightly larger model. I think that the --
19 actually, the addition was dictated in its size. We
20 needed that second floor space for master bedroom area
21 which -- to bring the house up to 1990's standards. And
22 the point would be that the size was dictated by the size
23 of the lower addition which is existing. And the owners
24 are not interested in tearing down what's there.

25 The other is it's a small and of a practical

1 nature, and that is that the new owners -- three of the
2 family members are six feet or over and we would like to
3 get as much space as we can out of that attic. I think
4 that -- I'd also like to comment -- make this a fourth
5 one.

6 In 1987 the Commission approved a similar
7 property which requested a roof line height very similar
8 to this house at 10304 Montgomery Avenue. And the house
9 is there. That house also received a preservation award
10 in 1990 for an addition to an historic resource. And
11 part of the reason for winning that award was that the
12 overall structure and addition acted as one piece,
13 unified, not an historic house and an attached addition.
14 It was a quality addition.

15 MR. FISHER: I think Gloria has stated our
16 position very well.

17 MS. FISHER: The only other thing I might add
18 is I think it should be noticeable in our plans that we
19 want very much to be in keeping with the surrounding area
20 of Kensington, as my husband has grown up there, that was
21 his childhood home, I grew up in the area, we have many
22 family members there, and we want very much to keep it in
23 harmony with the historical district.

24 But we felt that some of the things that we
25 were doing here, such as the wrap-around porch and the

1 massing in the back, were the things that we had to do in
2 order to achieve what we needed on the interior of the
3 house.

4 CHAIRMAN RANDALL: Commissioners?

5 MS. HARRIS: I have a question of the
6 applicant. We've been told that the porch or deck, if
7 you will, on the rear of the house is to be future. But
8 do you intend the piece of that, that is to the west of
9 the house, to be a part of this project?

10 MS. FISHER: Yes. That's for the staircase to
11 come down. In the slides, if you notice, the short
12 little stoop type porch that is up there in the staircase
13 is quite dangerous. And the widening in there would make
14 it -- that way you can set the steps back further. This
15 porch only shows up on floor plan drawings, I believe.

16 CHAIRMAN RANDALL: I'm having a tough time
17 getting a sense of how much more --

18 MS. FISHER: Would you like to see the exact
19 blueprint?

20 (Simultaneous comments)

21 CHAIRMAN RANDALL: I mean, I would have hoped
22 it was in the packet.

23 MS. MARCUS: Circle 10 is probably the best.

24 MS. CAPRON: Page one of the plans gives you
25 some sense of the footprint in the addition.

1 MS. MARCUS: I think, again, on Circle 10 what
2 you see in patching is what's there and what you see in
3 the lines, the little arrows is what's proposed.

4 MS. HARRIS: I was just demonstrating to
5 Commissioner Randall what the new and the old was on the
6 elevation because it's not marked, so that everyone knows
7 what we're doing. Does anyone else want the same
8 explanation? I'd be happy to demonstrate.

9 MS. LANIGAN: You know, what would have been
10 really helpful is to have elevations of the existing
11 house. You can pretty clearly see what the proposal --
12 the proposal would be a lot clearer if you had that.

13 MS. HARRIS: I see why there's confusion.
14 There's a dimension line on the eastern side of the site
15 plan behind the kitchen.

16 (Simultaneous comments)

17 MS. MARCUS: It's only the things with the
18 arrows on Circle 10 that are new.

19 CHAIRMAN RANDALL: We don't have anything in
20 this package that really shows the length, the width of
21 the new addition, how far the new -- the side addition
22 projects.

23 MS. HARRIS: Yes, you do. It's just labeled --
24 it's not --

25 CHAIRMAN RANDALL: Okay. So that's 13 feet,

1 roughly, the side projection. And I have some interest
2 in this too because in the day we were concerned and
3 talking about we had a couple of people who bought a
4 house on a lot. This lot is what width?

5 MS. MARCUS: It would be 125 feet.

6 MS. WITHERELL: Gloria, do you have the
7 dimensions of the new addition?

8 MS. CAPRON: I would have to -- I think it's 38
9 by 22.

10 MS. HARRIS: Just for clarification, the
11 existing one-story rear addition, that previous addition
12 that includes the family room is the same footprint of
13 the proposed --

14 MS. CAPRON: That's correct.

15 MS. HARRIS: You're basically just putting a
16 second story --

17 MS. CAPRON: We're putting on a second story.
18 Amt we feel that in doing that we're cleaning up what is
19 a very poor addition to the rear. I think perhaps if
20 Nancy could flip back to that slide. It's a very poor
21 addition in that the materials were not maintained from
22 the existing, and trim boards and cornice and all of that
23 were not maintained. And we feel that this new addition
24 cleans up that whole mistake on materials, materials
25 used.

1 (Pause)

2 I might add, too, that there are several
3 adjacent properties which have similar massing.

4 MS. LANIGAN: I'd like to say that I agree with
5 the staff report. I agree that the front porch is a
6 character defining element and traditionally have allowed
7 them to make major alterations to the front of the house,
8 to the character defining elements.

9 MS. CAPRON: There are at least two properties
10 adjacent to this property which have existing side
11 porches on four-squares. So there's some argument for
12 that porch. And it was thought that perhaps in the day,
13 because of the economies of the people at that time,
14 maybe there are some models with front porches and some
15 folks that could afford front or side porches as well.

16 MS. HARRIS: Well, we understand that there's
17 certainly a lot of four-squares that do have wrap-around
18 side porches, but the point here is that this house
19 doesn't. And that's one of the interesting things about
20 an historic district, is that houses that are basically
21 in the same form do vary in their porches and their
22 decoration and somewhat in their configuration.

23 I am a little concerned about -- I notice it's
24 a large lot, and therefore the lot can hold more house
25 than some other sites might be able to. But I'm

1 concerned also that it's growing rather large, adding on
2 to it in several different places.

3 Having already said the piece about the front
4 porch, I would very much like to see it remain intact as
5 it is. And that brings up the other point in the staff
6 report, that if the side porch as proposed is not
7 constructed then the depth of the kitchen extension seems
8 to be rather large.

9 If you include the width of the bay, that would
10 be a part of the kitchen extension. It is almost --
11 well, you're adding on to the right-hand side of the
12 house is almost half of the width of the front facade of
13 the house, which seems to be a little bit much.

14 I understand from the plan that that space is
15 probably needed. I think without the porch there the
16 extension could be there, but I'd like to see it
17 sharpened up a little bit. And I think you could
18 probably do that without altering the kitchen
19 significantly, hopefully.

20 As to the rear addition, I don't have any
21 problem with that. I think it's nicely designed. I
22 think if you were starting from scratch I'd like to bring
23 in the side walls a little bit, bring the ridge down a
24 little bit more, but we're not dealing with that. So,
25 unfortunately, what is there is a little bit smaller.

1 That difference in the ridge lines in the
2 existing ridges of the hip roof are not going to read
3 very well, especially if you put a dark roof on. That
4 shadow line is not going to be seen much and that's the
5 reason why I'd like to pad a little more difference. But
6 that's not going to be possible here.

7 MS. CAPRON: Back to the side porch, there's
8 really no way of viewing that side garden which is the
9 larger yard. And it would really be nice to be able to
10 enjoy the outdoor spaces if one could work around that
11 side on the porch.

12 CHAIRMAN RANDALL: Commissioners, any comments,
13 observations, motions?

14 MR. CLEMMER: I'm trying to find some heartburn
15 about this, but I'm going to take the extreme on this
16 Commission with Kensington. In this case I just don't
17 find anything I disapprove of. It may sound peculiar,
18 but you've got a large lot. You don't have a 50-foot
19 lot, you have 125 feet of lot here and you can put a wide
20 house in there.

21 I don't have -- the architects on the
22 Commission would be able to conceptualize this. But I am
23 impressed by the fact that the applicants want to enjoy
24 the lot. They want to enjoy the garden-like community
25 that is Kensington's historic district, but you've got to

1 have a porch to do that.

2 If this was a 100-foot lot or an 85-foot lot,
3 no. But you've got 125 feet, I think, and we're not
4 confronting one of these 50-foot lots. You've got two-
5 and-a-half of these 50-foot lots, and I think it can
6 stand a house that big.

7 This flies in the face of what I sometimes
8 preach up here, but I just don't have any heartburn about
9 it. And I think you should be able to enjoy your house;
10 you have an appropriate amount of land to put a big house
11 on.

12 CHAIRMAN RANDALL: That reflects your
13 preference generally for doing this, or would it -- I've
14 got -- well, there's obviously a large amount of property
15 and it's not the massing as much that's of concern to me.
16 But I do have some concerns, as Commissioner Lanigan
17 raised about dealing with really the kind of front
18 elevation of the house with the projection coming off of
19 it and the wrap-around porch.

20 It seems to me that that is some of the
21 character defining element of the house. While other
22 homes may have it, similar porches, I think the point is
23 this one doesn't. And in some cases that would provide
24 some of the character to a district, the fact that you
25 have different homes.

1 If one were to follow the argument, well,
2 others have it, then pretty soon in historic districts
3 where there's some commonality then everybody could have
4 something that looks identical. And you might as well
5 have just one home in a district. So I do have some
6 concern about that aspect of it. I'm not concerned about
7 the rear addition as much.

8 Other Commissioners?

9 MR. BOOTH: Yes. I concur with some of the
10 thoughts that have been expressed by some of the other
11 Commissioners. I really can't see altering the front
12 facade. One of the things that is sort of -- one of our
13 directives is to preserve the streetscapes and preserve
14 these facades.

15 I've been on this Commission long enough to
16 know that we have rejected a considerable number of
17 Historic Area Work Permits that were going to alter the
18 fronts. I can think of one, and all they wanted to do
19 was to add a window because they wanted more light in the
20 front parlor. And we turned them down. We said no
21 because if you throw a window on the front of the house,
22 you change the front of the house and we can't let that
23 happen.

24 And it is character defining to this house, and
25 that's what makes it different from the house next door,

1 which is different from the house next door to that.

2 If you don't put the wrap-around porch on, then
3 you might want to think about how else one can appreciate
4 this side yard. And I would agree it would be nice to be
5 able to enjoy it.

6 I'm a little bit concerned about the size and
7 massing. I don't know quite the dimensions or the
8 footprint, but it does seem like you're almost doubling
9 the size of the house, at least the living space of the
10 house. I look at the plan in Circle 12 and it sort of
11 looks like a four-square stairways. I mean, it just kind
12 of got bulked up.

13 Now, I'm not sure if that was the original
14 intention of your plan or just the way the house came as
15 work was done. Because it's a big lot, I don't have
16 conceptually too many problems with the fact -- I think
17 it is a little bulky, it's a little bit too large in
18 massing, but I think the lot can take it. It is a nice
19 big lot, has some room around it. But I don't think I
20 could approve altering the front facade.

21 MS. CAPRON: We also want to take this
22 opportunity to wrap that porch around because some work
23 needs to be done to the front porch roof itself. At some
24 time over the years, if you look at the slide back to the
25 front porch, someone changed the original front porch.

1 And we have a picture here. Changed the roof materials
2 to a tin roof, standing seam. And we would like to put
3 roofing materials that are more in keeping with the upper
4 roof.

5 MR. BOOTH: What's the --

6 MS. CAPRON: Slate looking material.

7 CHAIRMAN RANDALL: Was that --

8 MS. CAPRON: This was -- pardon me?

9 CHAIRMAN RANDALL: That wasn't part of this
10 proposal, was it?

11 MS. WITHERELL: The proposal just stated that
12 they would keep materials --

13 MS. CAPRON: Right.

14 MS. WITHERELL: That they would not use tin on
15 the roof.

16 MR. BOOTH: Well, it currently is tin on the --

17 MS. CAPRON: Yes. So that someone came along
18 at some point and did some modification to this front
19 porch. And we felt that we would like to have the front
20 porch in keeping with the upper roof which seems --

21 MR. BOOTH: -- somebody did alterations to the
22 porch roof and somebody alterations to the house roof.
23 If the porch roof --

24 MS. CAPRON: We have a picture here from --
25 it's obviously a very early picture of the house, and you

1 can see that the materials were probably slate. The
2 thing is this would offer -- we're going to be -- we'd be
3 working in that area anyway, and it seemed like a good
4 opportunity to be able to redo any restructuring of the
5 interior framing and then also wrapping it around.

6 Aside from that, I'd also bring up the issue of
7 where the driveway and garage are, they're on the other
8 side of the house. If the owners don't plan to change
9 that, and bringing groceries into -- groceries or parcels
10 into the house, it would be very helpful to have an
11 outdoor space on that other side that you could delivery
12 parcels and things directly back to the kitchen area.

13 As an interior designer, it's important to have
14 good circulation and good adjacency issues covered. And
15 that's -- that was what I was looking at. Because if you
16 look at the existing plan -- I think it might be in the -
17 - it's in our set of blueprints here. The existing plan
18 of the house was not good for circulation issues.

19 The other thing is on the side where the -- the
20 west side where the porch is at, I think if you look very
21 closely at the picture, there was another side porch on
22 that side to give access to that garage area. And
23 obviously it had a white-painted rear on the one that's
24 there existing now. Something that was put in perhaps in
25 the '50s, with the first floor addition.

1 I think this picture shows the materials of the
2 porch roof more clearly like the upper roof. And today,
3 in the actual slides, you can see a tin roof on the
4 front.

5 CHAIRMAN RANDALL: Well, we need to come to
6 grips with this. We still have a good amount of business
7 left today. Any other Commissioners with other
8 questions, comments? Motions?

9 MS. CAPRON: Actually, there are also only two
10 or three houses that are adjacent to this property that
11 have side porches. Not all do. I'm just arguing my --
12 it's not that every house would be the same. And if I
13 could, I might defer to my folks from Kensington back
14 here. I think that they wholeheartedly agree that this
15 would be a good place and a nice addition for this
16 street.

17 MR. BRENNEMAN: I probably would prefer it stay
18 like it is as far as a four-square, but I think if it
19 were my home and I was looking at it, I would definitely
20 want to (inaudible) wrap it around. (Inaudible).

21 MS. HARRIS: Nancy, do we have a slide that's a
22 view from the street looking at the house?

23 MS. WITHERELL: I'm not sure -- that's from one
24 side and then --

25 (Simultaneous comments)

1 MS. HARRIS: Yes. I want to see if the
2 configuration of the roof matches what's in the
3 photograph, and it does.

4 MS. CAPRON: The other thing about this house,
5 Edith Ray Saul, who's the local historian or keeper of
6 the library, if you will, for the Historical Society, had
7 records of a study done on many four-squares in town.
8 And evidently this is not a typical four-square because
9 the window fenestration on the front is not symmetrical,
10 which would give reason to be able to have asymmetrical
11 front porches.

12 MS. HARRIS: I think one of the issues that we
13 need to resolve is roofing materials. And it's hard to
14 tell from this photograph exactly what they are. It
15 seems to me that a slate roof on a porch is probably
16 fairly unusual. Would you agree with that?

17 Although it's kind of hard to tell from this
18 photograph, this photograph is at least a little bit
19 accurate, the date of the original construction, although
20 I'm sure we're looking at original materials just because
21 there's dirt lines behind here, the shutters. You can
22 tell the photographs are at least a few years old, after
23 the house.

24 I'm not quite sure how to resolve that. You're
25 proposing to repeat this later slate-like material in the

1 addition as well?

2 MS. CAPRON: Yes, that's correct. And back to
3 the case of the Montgomery Avenue house, where you all
4 approved a side porch in 1987, that also has a slate roof
5 or a slate-looking roof. And you all approved that side
6 porch, and that's a four-square with symmetrical windows
7 on the front, and a porch that you all approved to one
8 side.

9 MS. HARRIS: Just from looking at that
10 photograph, if that roof has been there for any period of
11 time, it looks like that may be actually slate. But it's
12 hard to tell by looking at --

13 MS. CAPRON: Well, this is a tin roof. It was
14 existing --

15 (Simultaneous comments)

16 MS. HARRIS: -- the main roof, whether it's
17 real slate or substitute slate.

18 MS. CAPRON: Oh. The existing roof, of course,
19 is not there. I don't --

20 MS. HARRIS: -- the main house --

21 (Simultaneous comments)

22 MS. CAPRON: -- slate looking, asphalt.

23 MS. WITHERELL: It looked like slate to me. I
24 went out to look at it a few days ago. It's real thick
25 and chipping. Have you been up on the roof? Because I

1 was specifically looking to see if it was asphalt or
2 slate. And it looks like it's been there for quite a
3 while.

4 (Simultaneous comments)

5 MS. WITHERELL: The original. I would guess
6 that it actually is a slate roof.

7 MS. MARCUS: And I will throw in my two cents.
8 In having renovated a number of houses, I have generally
9 not seen either slate or even composition shingles on a
10 porch roof. And the reason for that is because the pitch
11 of the roof is so shallow it's more likely when there's
12 wind-blown rain for the rain to get pushed out under the
13 shingles. And when you have a sort of shallow pitched
14 porch roof to prevent leaks, people generally put metal
15 on that porch roof, or even -- if they don't have enough
16 money for metal, they put sort of rolled asphalt or tar
17 and gravel kind of stuff, which isn't as nice.

18 But, honestly, in terms of just practicality in
19 not having roof leaks, a metal roof on your porch would
20 probably prevent wind-blown rain from coming up under the
21 shingles there, more than a shingle roof would. That's
22 just purely a practical comment.

23 MS. HARRIS: It's a little bit difficult to
24 tell by looking at this photograph, but if I had to make
25 a guess the porch roof that's in this photograph looks

1 like it could possibly be an asphalt product and actually
2 like a triangular shingle, because there's no -- it's
3 more of a slotchy texture.

4 MS. WITHERELL: It looks like smoother, too.

5 MS. HARRIS: And it's smoother. It looks very
6 different from the roof on -- the main roof of the house
7 on the photograph. It's definitely got a lot of
8 horizontal lines, and it's definitely not a tin roof. So
9 the roof over the bay on the left-hand side of the house
10 does look like it may be slate.

11 But I would certainly check with the pitch.
12 First of all, I don't think that a slate roof is
13 necessarily appropriate for a porch, but I would also --
14 if it were to be on there, I would be concerned about the
15 technical aspects of that because you do have to have a
16 greater slope than with other roofing materials, and I'm
17 not sure that you have it. Although I don't know what
18 that requirement is exactly.

19 MS. CAPRON: I just wanted to add that there
20 are many instances in Kensington where there are asphalt
21 products used for roofing materials to match the upper
22 roofs. In my own home, and I live in the historic
23 district in a four-square, that is the case and was the
24 case. And there are many houses that are adjacent to
25 Morris Library, which is considered the core of the

1 historic district, which are also done that way.

2 CHAIRMAN RANDALL: All right.

3 MS. LANIGAN: I'll make a motion. I move that
4 that an Historic Area Work Permit be granted in the case
5 of Thomas and Mary Fisher, 3923 Baltimore Street,
6 Kensington Historic District, Case Number 31/6-94B.
7 However, the comment would include the staff
8 recommendation: which is, the staff recommends that the
9 Commission finds the proposal, including the rear second
10 story addition, window alterations on the rear elevation,
11 and the proposed deck consistent with the criteria in
12 Chapter 24A(8), provided the porch extension is not built
13 and the kitchen addition is shortened to be more
14 compatible with a four-square plan.

15 CHAIRMAN RANDALL: That would be shortened by
16 what degree?

17 MS. LANIGAN: I'd leave that up to staff.

18 MS. WITHERELL: Or the applicants.

19 MS. MARCUS: I think what that would mean is
20 there would have to be a re-design and a new elevation on
21 that side, would have to be prepared. And I guess what
22 you're saying, Commissioner Lanigan, is you're willing to
23 leave the approval of that elevation to staff rather than
24 having it come back to the HPC?

25 MS. LANIGAN: Correct.

1 CHAIRMAN RANDALL: Any discussion on the
2 motion?

3 MS. HARRIS: I second it the motion, with a
4 question to the motion-maker. Do you want to make any
5 comments regarding the roofing materials?

6 MS. LANIGAN: I'll leave that up to you.

7 MS. HARRIS: This is a tricky one. I would
8 like to amend the motion by saying that the roof on the
9 main part of the house should match the existing
10 material, indeed, if is slate. If it's not slate then
11 perhaps we need a review at the staff level. And the
12 material on the porch should either be standing seam
13 metal or an asphalt product.

14 MS. MARCUS: I want to make sure that that's
15 clear. The roof of the porch would match the existing
16 material on the upper roof? You're saying --

17 MS. HARRIS: No. The main roof of the addition
18 would match the existing material of the existing main
19 roof. Even if it's slate. That's what they're
20 proposing.

21 MR. FISHER: We proposed a slate -- similar
22 slate, slate-appearing.

23 MS. HARRIS: It could be a slate product. But
24 if it's not, if it doesn't match the existing material,
25 we need to have staff review. If there's real slate up

1 there, we want to use the slate. If it's a slate-
2 substitute product, we need to have staff's review
3 because it could be very different.

4 MS. MARCUS: And then the porch roof would be?

5 MS. HARRIS: The porch room would either be
6 standing steam metal, as it is now, or it could stay as
7 it is now or an asphalt shingle product, which could be
8 (inaudible).

9 MR. FISHER: I'm confused. Are you approving
10 the wrap-around porch?

11 MS. HARRIS: No.

12 CHAIRMAN RANDALL: That's not in the motion, so
13 I'm not even sure why we would be --

14 MS. HARRIS: Okay. You're correct.

15 CHAIRMAN RANDALL: I don't think --

16 MS. HARRIS: There's not.

17 MR. FISHER: We wouldn't alter that porch roof
18 at all.

19 MS. HARRIS: Right. I -- you're correct. I'll
20 strike that part of the amendment to the motion
21 concerning the porch roof.

22 CHAIRMAN RANDALL: Is there discussion on the
23 motion?

24 (Simultaneous comments)

25 CHAIRMAN RANDALL: She seconded, but then you

1 added -- you effectively amended it. Is that an
2 acceptable --

3 MS. HARRIS: Is the amendment acceptable to the
4 motion-maker?

5 MS. LANIGAN: The amendment is acceptable.

6 MS. HARRIS: And it's obviously acceptable to
7 the seconder.

8 CHAIRMAN RANDALL: Okay.

9 MRS. FISHER: Could we say one more thing?

10 CHAIRMAN RANDALL: Go ahead.

11 MS. CAPRON: The fact that if you look at the
12 floor plan on this addition, with respect to the kitchen
13 bay addition, if we shorten that extension you might
14 deprive us of an adequate eating area and space that,
15 again, we'd be able to enjoy that side yard. And we hope
16 that you would not do that.

17 And we know that it's very important in order
18 to get that -- to have that bay at 13 feet, it's very
19 important to have that wrap-around porch to make the
20 whole addition work. And I think even in your staff
21 report it says just exactly that. I think you would be
22 depriving the owner of that ability. And I think you
23 should search your souls for that.

24 CHAIRMAN RANDALL: Okay. Any discussion on the
25 motion?

1 (No response)

2 CHAIRMAN RANDALL: No discussion on the motion.
3 I close the public record. Those in favor of the motion
4 as read, please signify by raising your hand.

5 (Vote taken)

6 CHAIRMAN RANDALL: One, two, three, four in
7 favor of the motion. Those opposed to the motion?

8 (Vote taken)

9 CHAIRMAN RANDALL: Commissioner Clemmer and
10 Commissioner Brenneman. Okay, so the motion carries in
11 this case.

12 Staff and you, I guess, will need to have some
13 discussions as to the roofing materials, to get that
14 sorted out. That doesn't have to come back before the
15 Commission. And if you have concerns with the HAWP that
16 was granted and the conditions and so forth that were
17 placed on it, you do have the ability to appeal that,
18 should you choose to, to the Board of Appeals. And staff
19 will provide you details of that.

20 Is that 30 days or 45 days?

21 MS. MARCUS: Thirty.

22 CHAIRMAN RANDALL: Thirty days after the
23 issuance of the HAWP. So there is an ability to do that
24 if you wish to pursue that avenue.

25 Thank you. We're running late. We're going to

Minutes of the 2/21/94 Meeting of Kensington LAP

Members attending were: Shulman (chairman), Dedes, Thompson, Basle, Wagner, Little, and Gurney.

I. Case# 31/6-930

Most of the discussion concerning proposed changes in structure of 10415 Armory Ave. indicated agreement with the HPC staff report. The changes appear to complement the primary resource and preserve more trees, plantings, and open space. In particular, the applicants proposal to construct one driveway with two-way traffic rather than a U-shaped driveway was supported. A motion to approve the plan passed 5 to 1.

II. Case# 31/6-94B

The proposal for alterations at 3923 Baltimore St. raised several considerations.

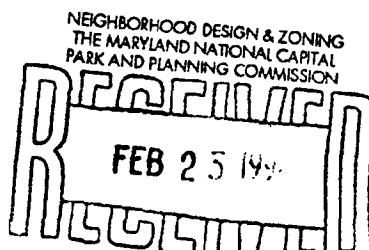
1. Details and drawings of a proposed rear deck and area beneath it are not clearly presented because the precise construction has not been settled on. The back porch is shown extending approximately 9 feet past the west side of the house and would extend across the back of the house where it is not shown. Mrs. Fisher, present at the meeting, indicated that the entire back porch is not to be considered part of the present application, but may be a future submission.

2. A wrap-around extension of the front porch was considered inappropriate by the HPC staff. LAP discussants brought out examples of original wrap-around porches on some resource 4-square houses in Kensington. Also, such additions have been permitted previously. It was pointed out that although most 4-square houses have symmetrical window distribution on the front, this house's windows are not centered, making the asymmetric porch extension less disruptive. A motion in favor of extending the porch as shown was approved unanimously. Those voting for the motion also approved the proposed new kitchen projection.

3. Massing of the rear addition with respect to height of the hip roof and failure to discriminate between new and old construction were discussed. One LAP member not present forwarded comments, read to the group, favoring reducing the mass of the rear addition to more clearly indicate new construction. There were 5 votes in favor of a motion to approve the rear addition as is. One member present plus the chairman and the member supplying written comments favored a lower roof line.

III.

Discussion of the Fleming application brought out the fact that the HPC reviewed a different set of plans on 2/14/94 than those reviewed at the 2/3/94 LAP meeting. New plans with major changes were submitted to the HPC the day of its meeting despite Mr. Fleming's assurance to the LAP that the 2/3/94 plans were final. A motion was passed unanimously to write to the Chairman of the HPC (with copies to the County Government) expressing our dismay that the HPC permitted consideration of the new plans and in so doing bypassed and ignored the LAP in this important case.



DESCRIPTION OF WORK:

- PHASE I: EAST ELEVATION**
- First Level Kitchen Addition (Extension with Bay) Porch Addition Windows
- PHASE II: NORTH ELEVATION (REAR)**
- First Level West Side Porch
 - Second Level Master Bedroom Addition (Above Existing First Floor Addition built in 1950's)
 - Upper Level Attic Addition and Rear Dormer
 - Lower Level Enclosed Porch (Rear)

MATERIALS:

- SIDING:** The unsympathetic materials, aluminum siding of the 50's addition will be removed and replaced with wood siding and trim to match the original structure.
- WINDOWS & DOORS:** Windows, doors and trim details will match existing, added as per the drawings. Door and Window trim details from the original design are to be used throughout the new additions with transoms and additional detail as shown in the plans. Window & door head and sill details are to be maintained unless otherwise specified by the elevations.
- ROOF:** New Roofing materials for the new roof plan will be shingles selected to closely match the color of the existing main roof. The red standing seam tin roof (research shows this roof material is not original) will be removed.

THE WORK

The work includes proposed changes to the structure, existing alterations and additions in accordance with the The Secretary of the Interior's, Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. These plans reflect the changes requested by HPC Staff after a wrap a round porch design was not approved at the March HPC meeting. This design is a modification of our initial design. It addresses most the owners needs for an updated, enlarged efficient kitchen and breakfast area with adjacent outdoor porch, service entry. Master Bedroom and Bath area with adequate closets and storage. However, it does not include the access to the kitchen from the front porch.

The owner is willing to go ahead with this design because of the loss of time and money associated with holding up the project. Although, there is still some confusion as to why they are being asked to preserve a porch which has been so significantly altered.

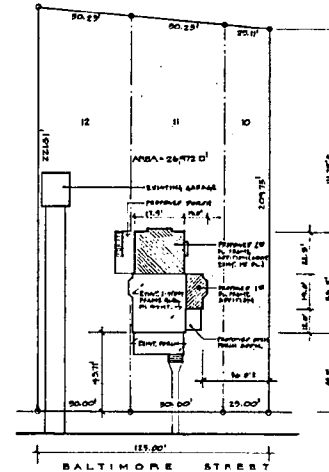
After closer review of the guidelines it should be noted that on page 57 (Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, (under Not Recommended), Health and Safety Code Requirements, Entrances and Exits), it reads that the enclosure of porches on character defining elevations of historic buildings to create passive solar collectors or airtight vestibules are not recommended because they can damage and destroy the historic appearance and character defining features. If this is so, the integrity of the character-defining features of this structure have been destroyed or been compromised due to extensive alterations such as: the enclosure of the front porch with glazing and screens, material substitutions to the front porch roof and the inappropriate material choice for the existing rear addition and rear stairs. The question for the HPC is: Should the owners be expected to preserve what has been dramatically damaged or destroyed? Furthermore, this compromise design does not fulfill all of the owner's needs.

The goal of the overall new design is to add new additions which address the owners needs and design the new work in the spirit of the original structure (before it was altered), with a fresh approach that makes clear what is historic from what is new.

To address the owners needs, on the first floor, the program includes: updated kitchen appliances, a table space kitchen, barrier free turn around space, and a much needed service entry to give direct access to the kitchen from the covered side porch. Maximum functionality of the kitchen interior is obtained by adding a bay extension to the East side of the house (PHASE I) which echoes the shape of the bay window on the West side and gives the owner adequate space for making the interior changes. Since there are few windows due to the existing location stairs on the east side of the house, the attached porch addition gives the owner the ability to view the side garden and have an outdoor area for multi-use on the East Side.

The second floor addition and attic extension to the rear is slightly set back to distinguish the original structure from the addition. The set back is dictated by the original first floor addition.

The new design and overall plan of the interior spaces also improves the traffic pattern and adjacency issues that are problems with the original plan of the first and second floors.



PLOT PLAN
SCALE 1" = 30'-0"

In keeping with the Guidelines the styling of the proposed new work is different but in the spirit of the original structure, however the new materials are consistent and blend with the original structure and the neighborhood. The new material choices resolve the need for a better transition between the original structure and its 1950's addition currently finished with aluminum siding. (See photographs of existing house).

GLORIA CAPRON
INTERIOR
DESIGN

10304 MONTGOMERY AVENUE
KENSINGTON, MARYLAND
20895

(301) 933-0140

Fisher
Residence

3923 Baltimore Street · Kensington, Maryland 20895

ISSUED	DATE
SCALE 1" = 30'-0"	DRAWN
DATE 9.21.94	APPROVED
SHEET TITLE	PLOT PLAN
SHEET NUMBER	1



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCDUNT # 1020481

NAME OF PROPERTY OWNER Franks & M D Fisher TELEPHONE NO. (301) 933-7001
 (Contract/Purchaser) Thomas F & M J Fisher (Include Area Code)

ADDRESS 2804 KENSINGTON PKWY, KENSINGTON MD 20895
 CITY STATE ZIP

CONTRACTOR Fisher & Strachan, Inc TELEPHONE NO. (301) 654-8513
 CONTRACTOR REGISTRATION NUMBER HOME IMP #9389 BUS #495961

PLANS PREPARED BY GLORIA PATRON TELEPHONE NO. (301) 933-0140
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 3923 Street Baltimore Street

Town/City Kensington Election District _____

Nearest Cross Street CONNECTICUT AVENUE

Lot 128 Block 10 Subdivision KENSINGTON PARK

Libert 109 Folio 805 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|---|----------------|----------|---------------------------------|-------------------|---------------|
| Construct | <input checked="" type="radio"/> Extend/Add | Alter/Renovate | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revision | Porch | Deck | Fireplace |
| | | Revocable | | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | Woodburning Stove | Dther |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 10,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | |
|---|------------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Septic |
| 03 <input type="checkbox"/> Other _____ | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|---|----------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Well |
| 03 <input type="checkbox"/> Dther _____ | |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches
- 4B. 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 _____ (Revocable Letter Required).

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 (agent must have signature notarized on back) _____ Date _____

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. P... Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

dimension of the porch length is slightly under 16'; the overall footprint of the proposed porch addition (excluding the kitchen) is approximately 54 square feet.

In the staff's judgment, the porch extends too far forward on the side elevation, and should be pulled back approximately 3 feet so that the front edge of the porch aligns with the front edge of the side window. (In an elevation drawing, the front corner column would be superimposed over part of the window; in reality, the window and column would not be in the same plane.) The staff's reasons for recommending the reduction are that it would provide for a greater separation between the two porches, for greater separation between the new side porch roof and the second story window above it, and for a more emphatic sense of the side porch as being part of the new kitchen element.

The kitchen addition is shown the same size as before because the applicants believe they cannot reduce the dimensions. The staff continues to find it large for a Four Square plan, but finds (as discussed in the previous staff report) that, in conjunction with another element on the side elevation serving as a transition, it could be acceptable. The staff finds the side porch satisfactory as such a transitional element because it is mostly open, it overlooks a generous side yard, and it improves the connection between the side elevation and the front wall of the kitchen addition.

The proposed side porch has columns that are more slender in diameter than those on the front porch, that are full length rather than half columns on piers, and that are connected by simple square balusters rather than the panelled balustrade used on the front porch. The new porch should look ancillary to the front porch. The plans state that both porches will have a shingled roof to match the color of the main roof. (The standing metal of the front porch, not an original roof, will be replaced.)

STAFF RECOMMENDATION

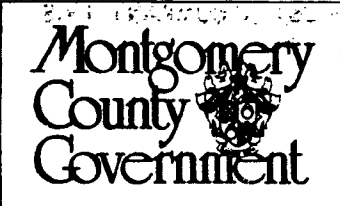
The staff recommends that the Commission find the proposal an acceptable alteration and consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with Standard #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.

REVISION APPLICATION



Historic Preservation Commission
51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1020481

NAME OF PROPERTY OWNER Franks & HD Fisher TELEPHONE NO. (301) 933-7021
 (Contract/Purchaser) Thomas F. & M.J. Fisher (Include Area Code)

ADDRESS 9804 KENSINGTON PEWY, KENSINGTON MD 20895
CITY STATE ZIP

CONTRACTOR Fisher & Strachan, Inc TELEPHONE NO. (301) 654-8515
CONTRACTOR REGISTRATION NUMBER HOME/IMP #9358 BUS #498857

PLANS PREPARED BY GLORIA CAPRON TELEPHONE NO. (301) 933-0140
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 3923 Street Baltimore Street

Town/City Kensington Election District _____

Nearest Cross Street CONNECTICUT AVENUE

Lot 10, 11, 12 Block 10 Subdivision KENSINGTON PARK

Liber 1089 Folio 205 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | | | |
|------------|---|----------------|----------|---------------------------------|------|---------------|-------|-------|-------------------|
| Construct | <input checked="" type="radio"/> Extend/Add | Alter/Renovate | Repair | Circle One: A/C | Slab | Room Addition | | | |
| Wreck/Raze | Move | Install | Revision | Porch | Deck | Fireplace | Shed | Solar | Woodburning Stove |
| | | Revocable | | Fence/Wall (complete Section 4) | | | Other | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 100,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | |
|---|---------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 () Septic |
| 03 () Other _____ | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|---|-------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 () Well |
| 03 () Other _____ | |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches
- 4B. 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 _____ (Revocable Letter Required).

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.

Thomas F. Fisher
Signature of owner or authorized agent (agent must have signature notarized on back)

2/2/94 (1)
Date

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

- b. the relationship of this design to the existing resource(s):

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Georgia Alford 949-0129
 Address 3919 Baltimore Street
 City/Zip Kensington, MD 20895

2. Name Dr. & Mrs. John Lessing 949-0717
 Address 3924 Baltimore Street
 City/Zip Kensington, MD 20895

3. Name ~~3927~~ Terry Franklin & Douglas Ferguhar
Address 3927 Baltimore Street 946-5227
City/Zip Kensington, MD 20895

4. Name Charles & Mary Hollowell 933-7739
Address 10311 Freeman Place
City/Zip Kensington, MD 20895

5. Name ~~3919~~ Mr. and Mrs. Seaborn M. McCurry III
Address 3919 Baltimore Street
City/Zip Kensington, MD 20895

6. Name Iain C. Richardson
Address 3927 Baltimore Street
City/Zip Kensington, MD 20895

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

(K)

THOMAS F. and MARY JANE FISHER
9804 Kensington Parkway
Kensington, MD 20895

March 22, 1994

Dear Chairman and Commissioners

With this letter we are submitting our revised drawings for our application for a Historic Area Work Permit for 3923 Baltimore Street, Kensington. We are life long residents of Kensington and wish to buy my boyhood home which has been in the family for over 50 years.

Just as each of us as individuals are different each of us have certain needs. As we began to work with Mrs. Capron we listed those needs for the interior of the house. The kitchen was the biggest challenge. We feel the kitchen addition is neither minor nor grandiose but then again neither is the house. We felt the original plan of a wrap around porch, which is not unlike existing four square houses in the community, was the best solution to bringing the south (front) and east (kitchen side) elevations into harmony. In deference to your February denial of changing the front of the house we propose a covered side porch on the south side of the originally proposed kitchen. The size of the kitchen extension was not an issue until the wrap around porch was denied. We will not have the convenience of access under this revision because stairs to the yard would be overbearing considering the topography of the lot but we do feel it is the best alternative for transition to the kitchen addition as originally designed as well as allowing us to enjoy the azalea gardens and boxwoods on the southeastern portion of the property. Again, we are not changing anything on the front of the house.

We do have a great appreciation for the preservation of Kensington. That was why our original proposal included the changing of the 1950s aluminum siding to wood, changing the openings on this addition to be more compatible with the style of the house, and the removal of the screened partitions from the front porch. We still propose these changes but we still have needs as a family that we wish to meet, such as the kitchen. This is, after all, a family's home for living and growing up in, not a historic museum!

Aside from our revised proposal we would like to address/bring to your attention a few circumstances surrounding our first hearing in February. Nancy Witherall had told us at our first meeting that she would not recommend a wrap around porch but she noted she had also not recommended the same on two

(5)

other occasions in the past year and they were approved. We grabbed that ray of hope and went forward. After filing our application, we asked Nancy what we should expect in the three weeks before the hearing. She said we would probably receive a call from the LAP and be asked to attend their meeting prior to the hearing. We did not receive any call or notice of an LAP meeting but Mrs. Capron, our designer, who is also a resident of the Kensington Historical Area, heard about the scheduled meeting so we attended. During the course of the meeting there was great discussion of a project on Washington Street and how the builder had come to them with revised drawings and they had finally passed but by a very slim margin. The discussion went on to the HPC hearing of this builder and how he had yet again revised the drawings since the LAP meeting. What was their purpose if this was allowed to take place they asked. It was decided they would write a letter to the Commission with their complaints. When our proposal was brought to the table there was minimal discussion of the wrap around porch and kitchen and it was unanimously approved. There was more lengthily discussion of the massing but again it was approved but not unanimously. We left the LAP meeting with the feeling that we had their approval of our project.

On the night of our hearing there were four people who spoke on our application: Dr. Schulman, chairman of the LAP; Mrs. Wilkes, a member of the LAP; Mrs. O'Malley, a resident of Kensington but not an adjoining property owner; and Mr. Robinson, the Chairman of the Kensington Historical Society. After the LAP report was given and all four people spoke I looked at my husband and said, "They are not just talking about our application, they are angry and addressing the Washington Street issue!".

Did their passionate arguments have a part in one phase of our application being denied? We will never know! Why can members of the LAP come before the commission to argue what their group has already approved, even if it was not a unanimous approval? We the applicants get one voice, not two! If we had had any indication that there was opposition by townspeople we would have asked our supporters to attend. We were led to believe that the LAP was the spokesperson for the townspeople yet Mrs. O'Malley had copies of our drawings and perhaps the application as well. We sympathize with the LAP on the Washington Street issue but not when it is fought under cover of another application. We hope that the future will see changes that will enable all parties involved to be informed and forthright.

We are most anxious to move forward and to receive your approval on these revisions.

Sincerely,

Tom & Mary Jane Fisher
Tom & Mary Jane Fisher

6

DESCRIPTION OF WORK:

PHASE I:	EAST ELEVATION
First Level	Kitchen Addition (Extensionwith Bay) Porch Addition Windows
PHASE II:	NORTH ELEVATION (REAR)
First Level	West Side Porch
Second Level	Master Bedroom Addition (Above Existing First Floor Addition built in 1950's)
Upper Level	Attic Addition and Rear Dormer
Lower Level	Enclosed Porch (Rear)

MATERIALS:

SIDING:	The unsympathetic materials, aluminum siding of the 50's addition will be removed and replaced with wood siding and trim to match the original structure.
WINDOWS & DOORS:	Windows, doors and trim details will match existing, added as per the drawings. Door and Window trim details from the original design are to be used throughout the new additions with transoms and additional detail as shown in the plans. Window & door head and sill details are to be maintained unless otherwise specified by the elevations
ROOF:	New Roofing materials for the new roof plan will be shingles selected to closely match the color of the existing main roof. The red standing seam tin roof, (research shows this roof material is not original) will be removed.

THE WORK

The work includes proposed changes to the structure, existing alterations and additions in accordance with the The Secretary of the Interior's, Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. These plans reflect the changes requested by HPC Staff after a wrap a round porch design was not approved at the March HPC meeting. This design is a modification of our initial design. It addresses most the owners needs for an updated, enlarged efficient kitchen and breakfast area with adjacent outdoor porch, service entry, Master Bedroom and Bath area with adequate closets and storage. However, it does not include the access to the kitchen from the front porch.

The owner is willing to go ahead with this design because of the loss of time and money associated with holding up the project. Although, there is still some confusion as to why they are being asked to preserve a porch which has been so significantly altered.

After closer review of the guidelines it should be noted that on page 57 (Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, (under Not Recommended). Health and Safety Code Requirements, Entrances and Porches, it reads that the enclosure of porches on character defining elevations of historic buildings to create passive solar collectors or airlock vestibules are not recommended because they can damage and destroy the historic appearance and character defining features. If this is so, the integrity of the character-defining features of this structure have been destroyed or been compromised due to extensive alterations such as: the enclosure of the front porch with glazing and screens, material substitutions to the front porch roof and the inappropriate material choice for the existing rear addition and rear stairs. The question for the HPC is: Should the owners be expected to preserve what has been dramatically damaged or destroyed? Furthermore, this compromise design does not fulfill all of the owner's needs.

The goal of the overall new design is to add new additions which address the owners needs and design the new work in the spirit of the original structure (before it was altered), with a fresh approach that makes clear what is historic from what is new.

To address the owners needs, on the first floor, the program includes: updated kitchen appliances, a table space kitchen, barrier free turn around space, and a much needed service entry to give direct access to the kitchen from the covered side porch. Maximum functionality of the kitchen interior is obtained by adding a bay extension to the East side of the house (PHASE I) which echoes the shape of the bay window on the West side and gives the owner adequate space for making the interior changes. Since there are few windows due to the existing location stairs on the east side of the house, the attached porch addition gives the owner the ability to view the side garden and have an outdoor area for multi-use on the East Side.

The second floor addition and attic extension to the rear is slightly set back to distinguish the original structure from the addition. The set back is dictated by the original first floor addition.

The new design and overall plan of the interior spaces also improves the traffic pattern and adjacency issues that are problems with the original plan of the first and second floors..

Fisher
Residence

3923 Baltimore Street

2



HISTORY:

The Fisher Residence is a circa 1910 Four Square House located on two and a half lots, #10, 11, and 12 at 3923 Baltimore Street in Kensington, Maryland.

It has been owned by the current Mr. Fisher's father and family since 1947. The son and current new owners will be Mr. Thomas Fisher and his wife Mary Jane. They plan to purchase the house from his father's estate and are very excited about renovating it for the needs of their family. Because of their many family ties to several homes in Kensington, the Fishers have a great appreciation for the community. They also have a great appreciation for the town's history and architecture.

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

Fisher Residence

3923 Baltimore Street

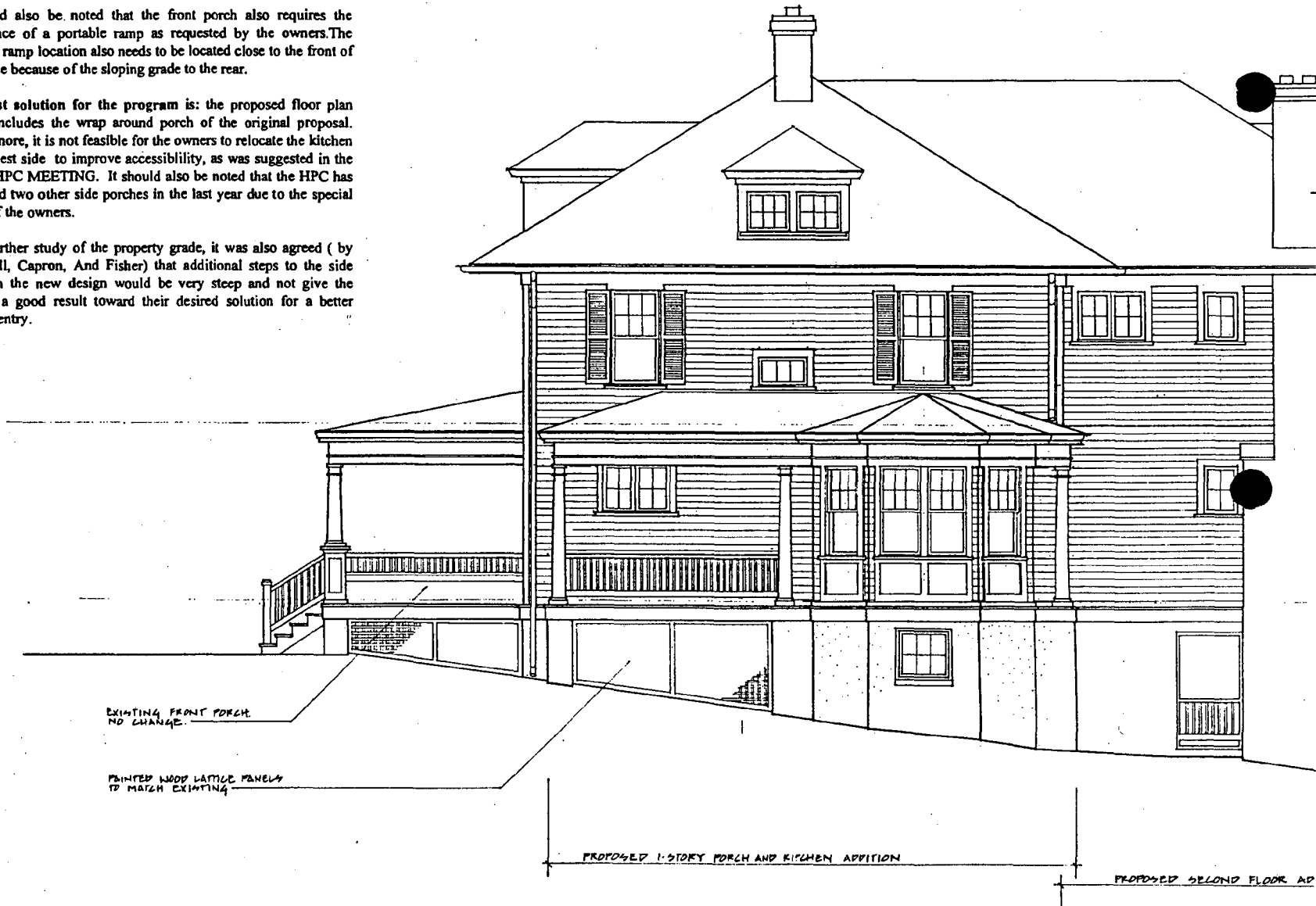
(a)

NOTE: There is a strong concern with the revised plan which includes modifications suggested by HPC Staff, Ms. Nancy Witherall. This plan is considered a compromise to give the owner the ability to begin the project without loss of any more time or money. This plan does not give the owners their original program request for a service entry to the kitchen. This need was addressed by the original proposal of a covered wrap a round side porch which are typically found on Four Square Houses in Kensington. The owners will not have direct access to the kitchen from the front street side of the house for taking in groceries and parcels. The original floor plan of this house is an example of poor planning when it was designed because of the remote location of the kitchen to the driveway.

It should also be noted that the front porch also requires the acceptance of a portable ramp as requested by the owners. The portable ramp location also needs to be located close to the front of the house because of the sloping grade to the rear.

The best solution for the program is: the proposed floor plan which includes the wrap around porch of the original proposal. Furthermore, it is not feasible for the owners to relocate the kitchen to the west side to improve accessibility, as was suggested in the March HPC MEETING. It should also be noted that the HPC has approved two other side porches in the last year due to the special needs of the owners.

After further study of the property grade, it was also agreed (by Witherall, Capron, And Fisher) that additional steps to the side porch in the new design would be very steep and not give the owners a good result toward their desired solution for a better service entry.



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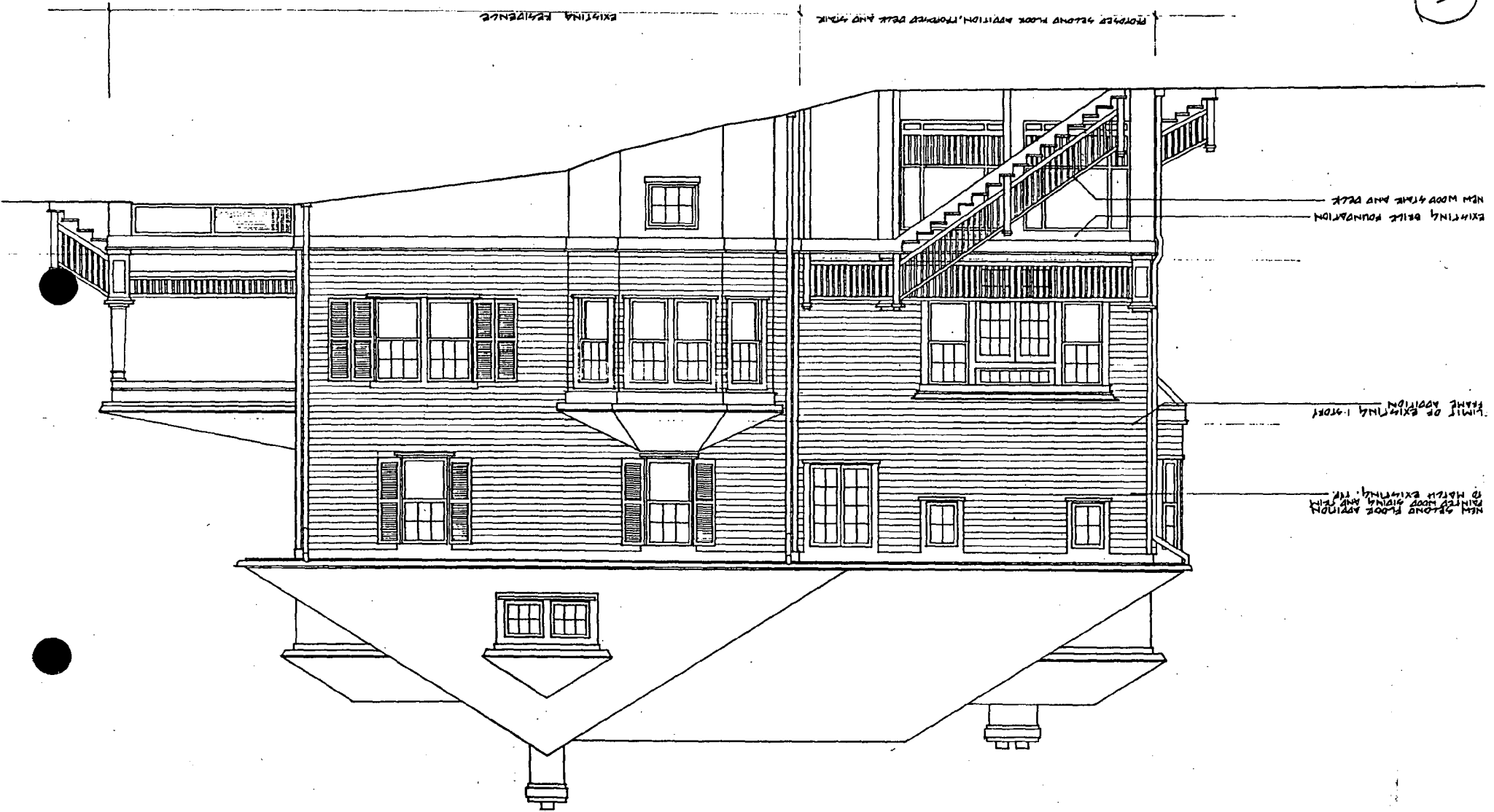
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EAST ELEVATION
SCALE 1/4" = 1'-0"

12

51



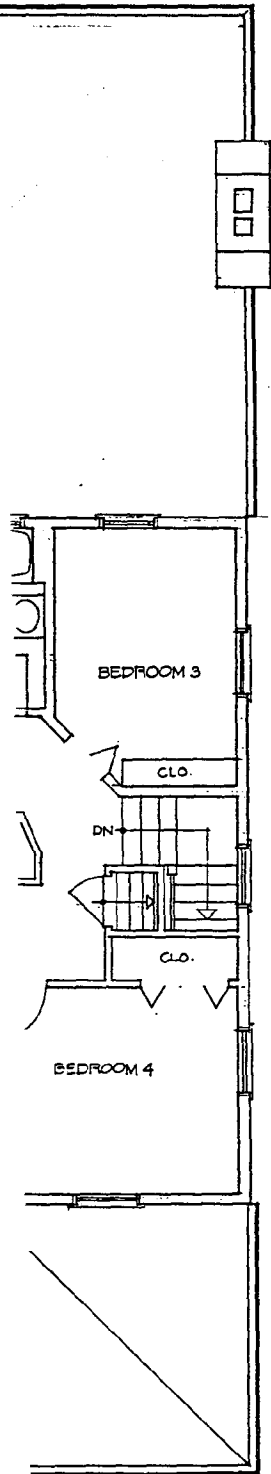
EXISTING RESIDENCE

REMOVE SECOND FLOOR APPOINTMENT, FORMER DECK AND PORCH

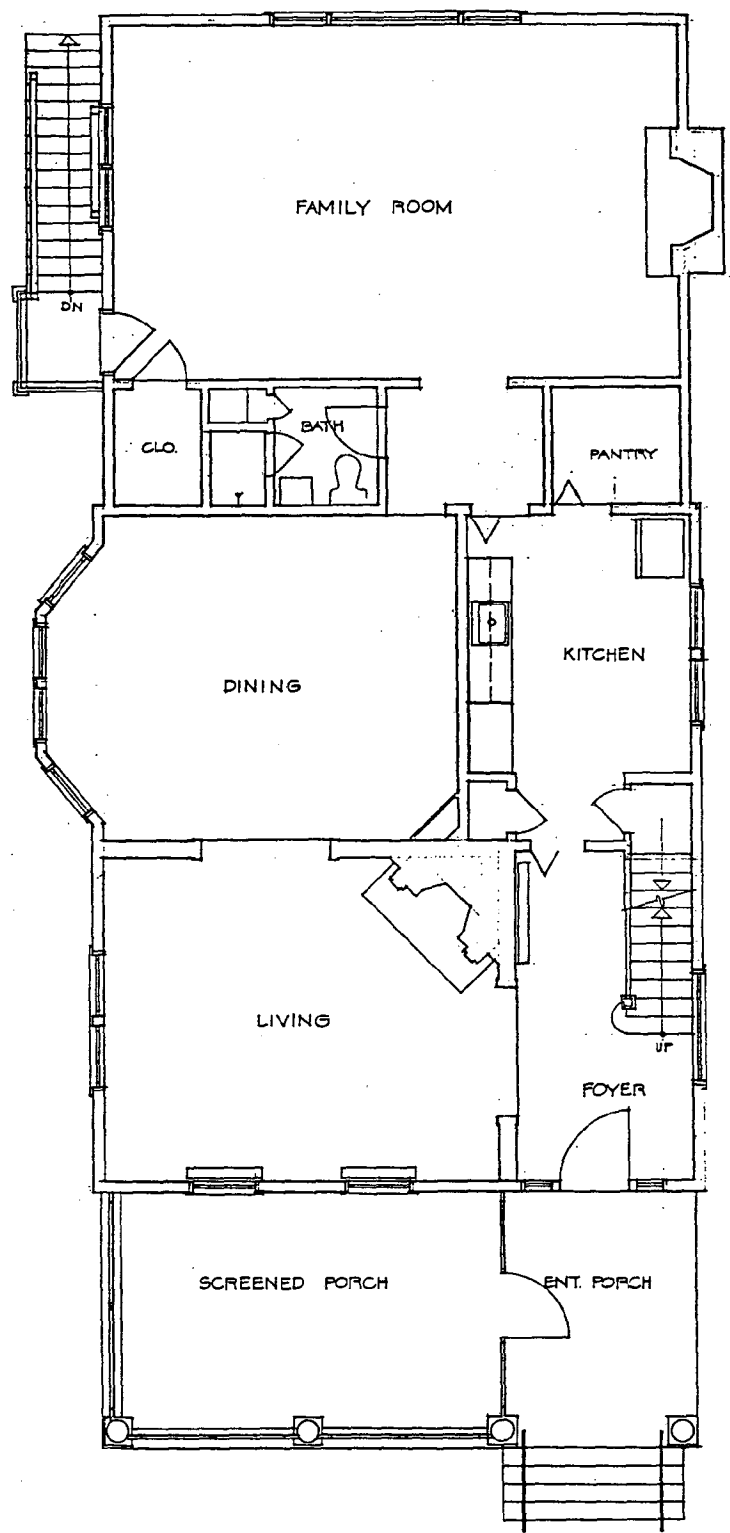
EXISTING BRICK FOUNDATION
NEW WOOD FRAME AND DECK

FRAME OF EXISTING 1-STORY

NEW SECOND FLOOR APPOINTMENT
TO MATCH EXISTING 1ST FLOOR
PAINTED WOOD SHINGLES AND TRIM

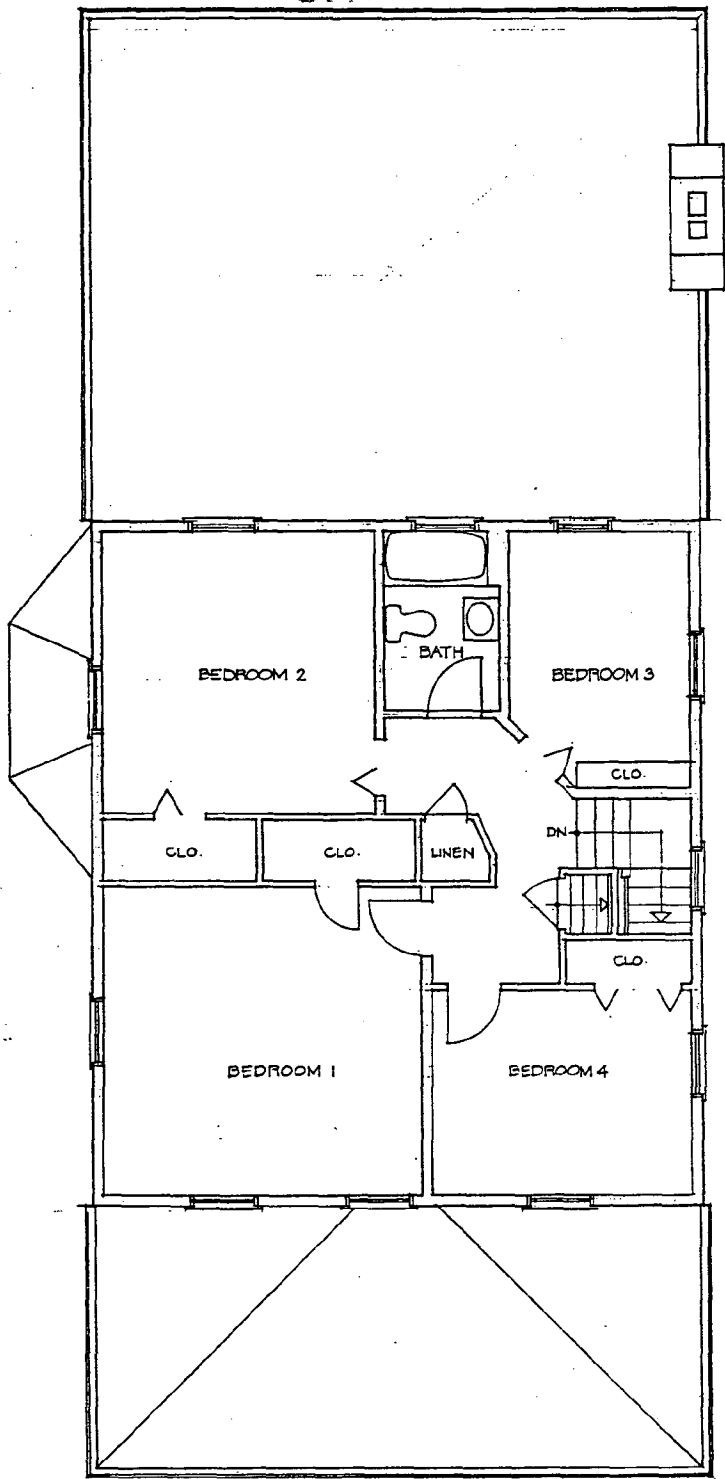


PLAN
1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

14

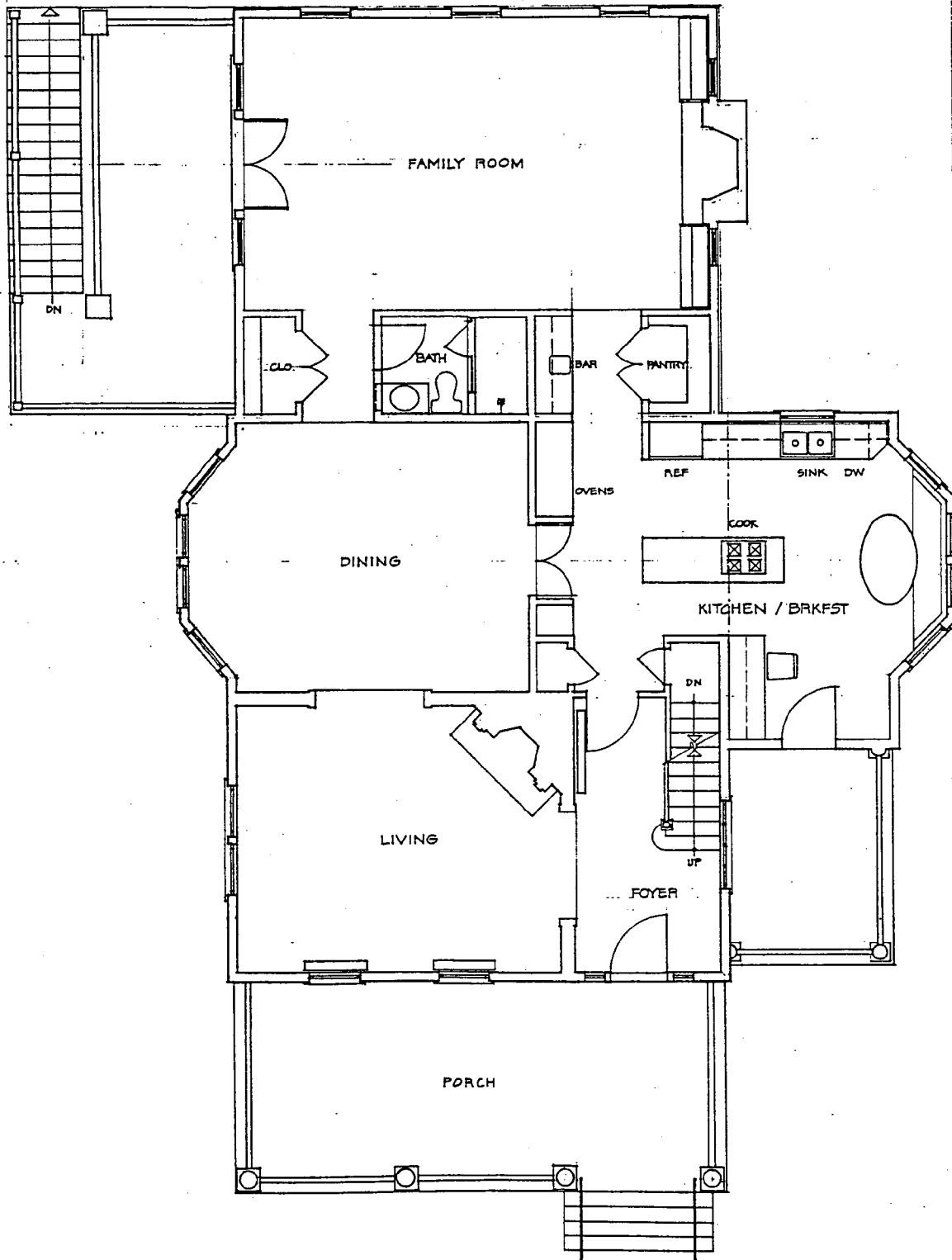


EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

PROPOSED WOOD DECK

EXISTING RESIDENCE

PROPOSED ADDITION



PROPOSED KITCHEN ADDITION

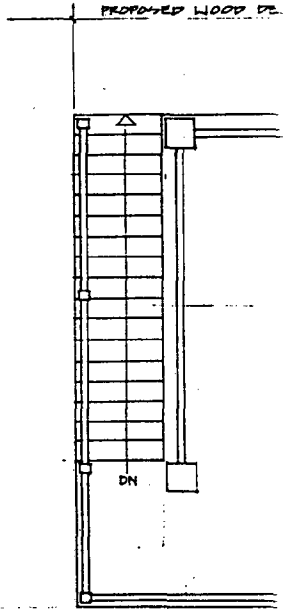
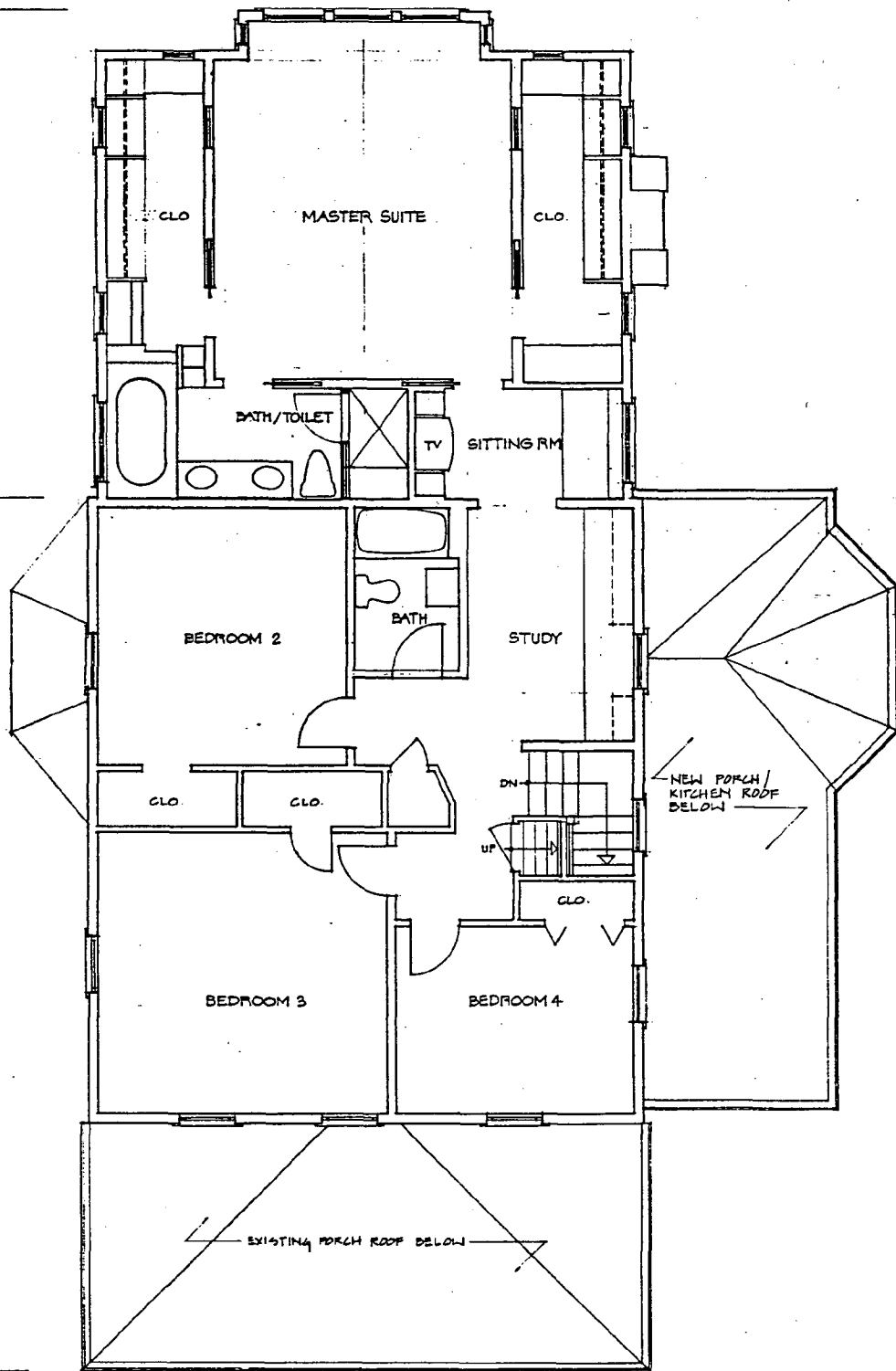
PROPOSED PORCH ADDITION

NEW FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

16

PROPOSED SECOND FLOOR ADDITION

EXISTING RESIDENCE



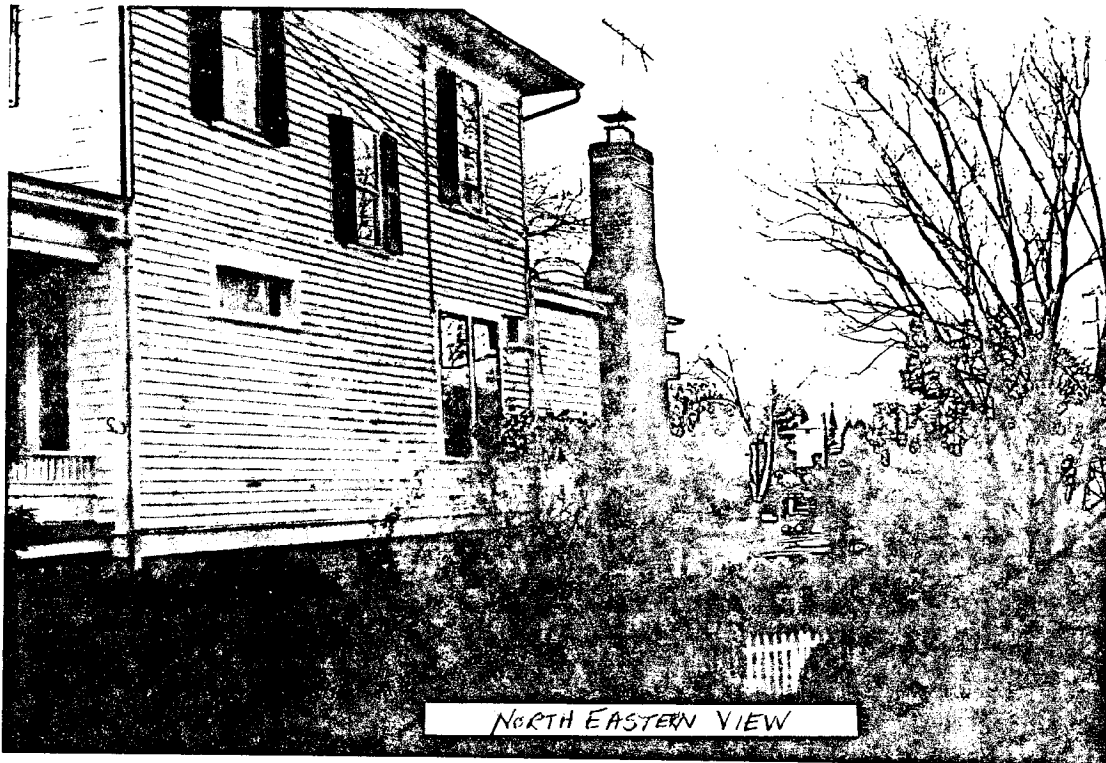
NEW SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

(M)

FISHER RESIDENCE



SOUTH - EAST VIEW (FRONT)

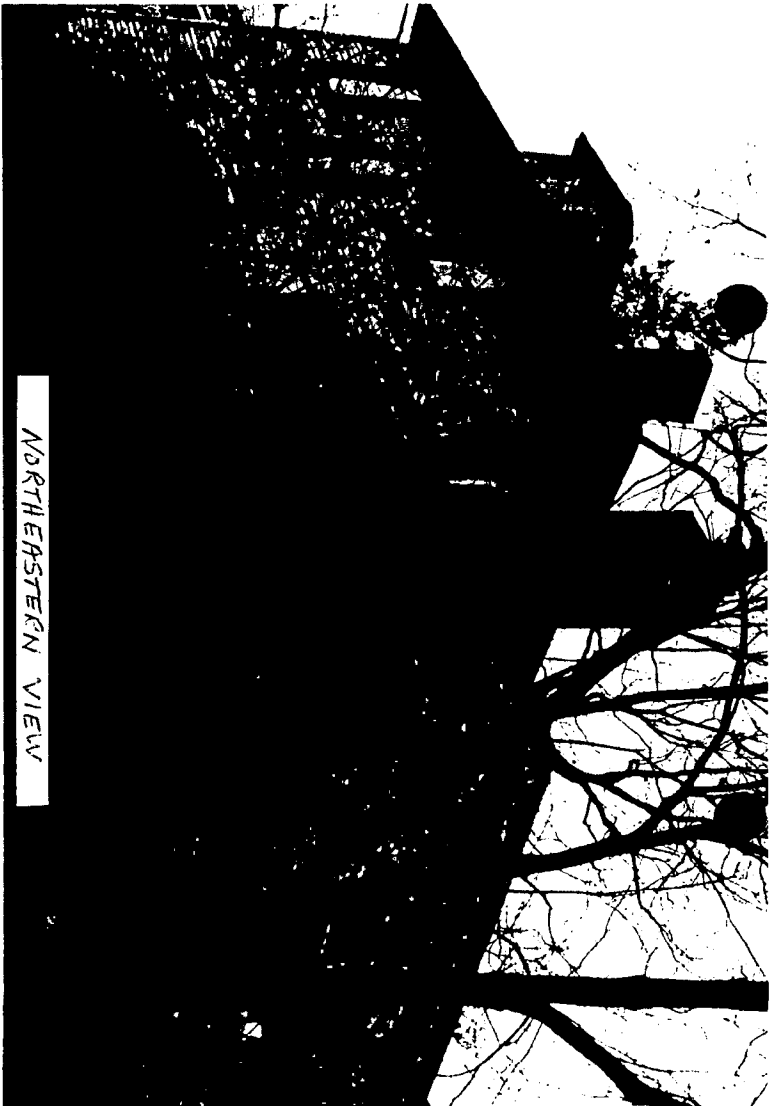
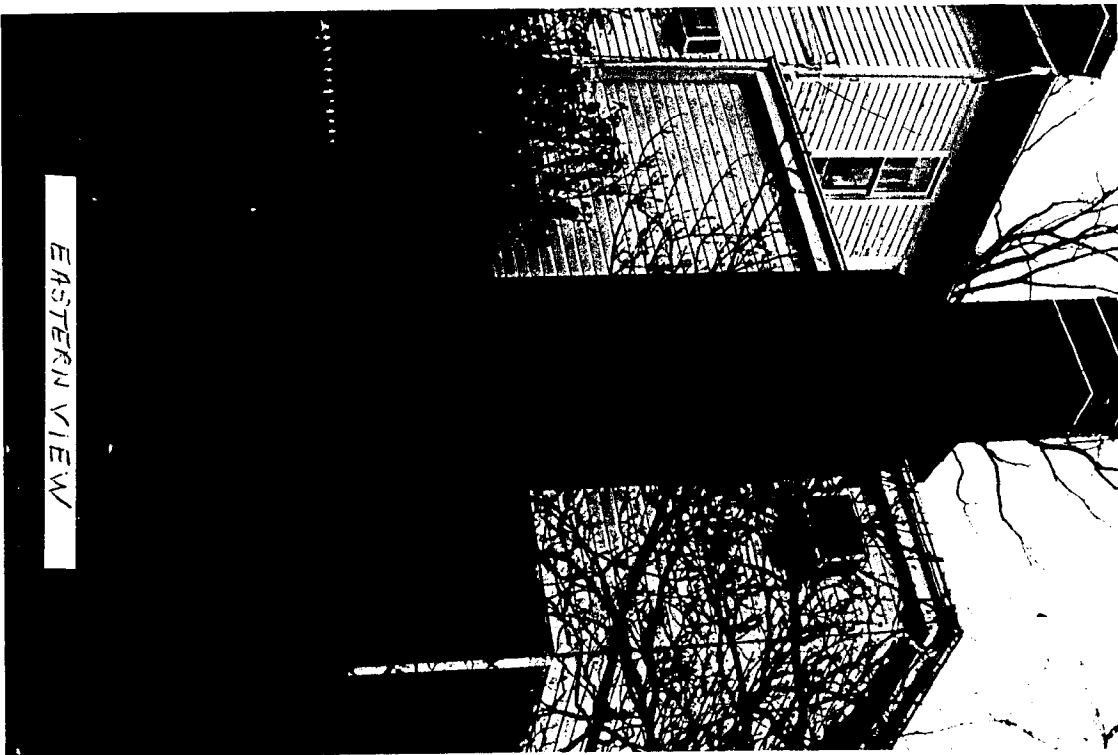


NORTH EASTERN VIEW

3923 Baltimore Street

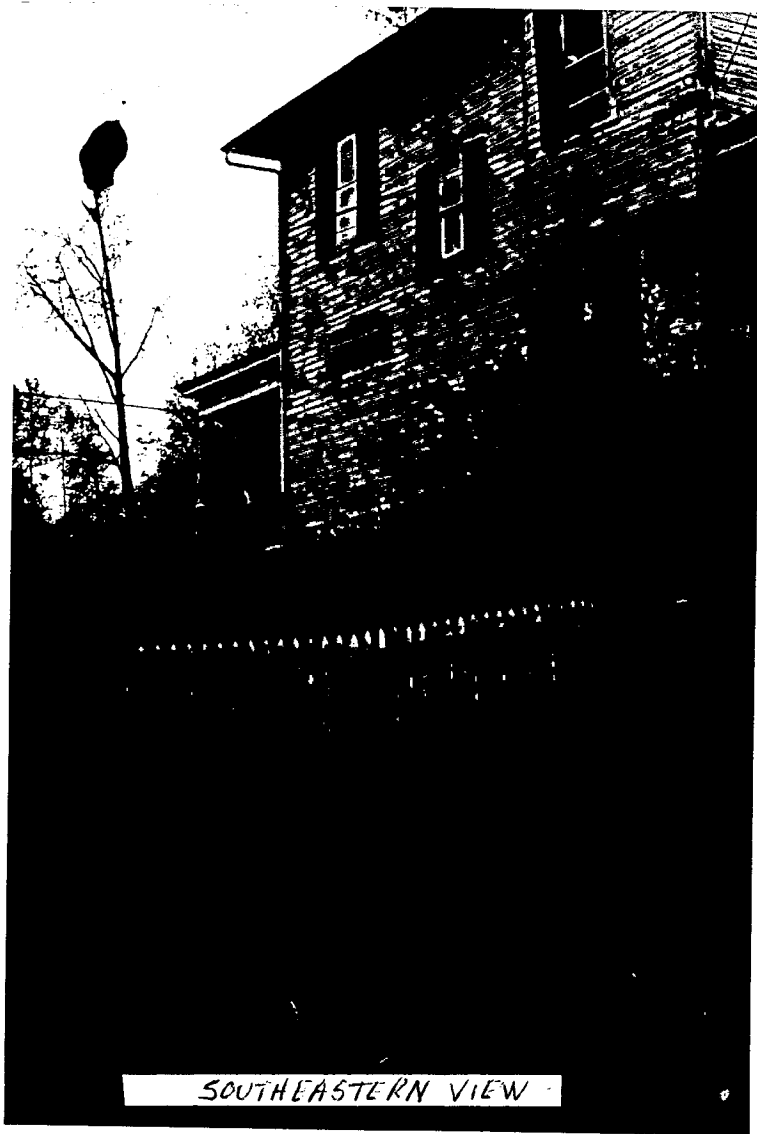


0000 P-14: January 2008



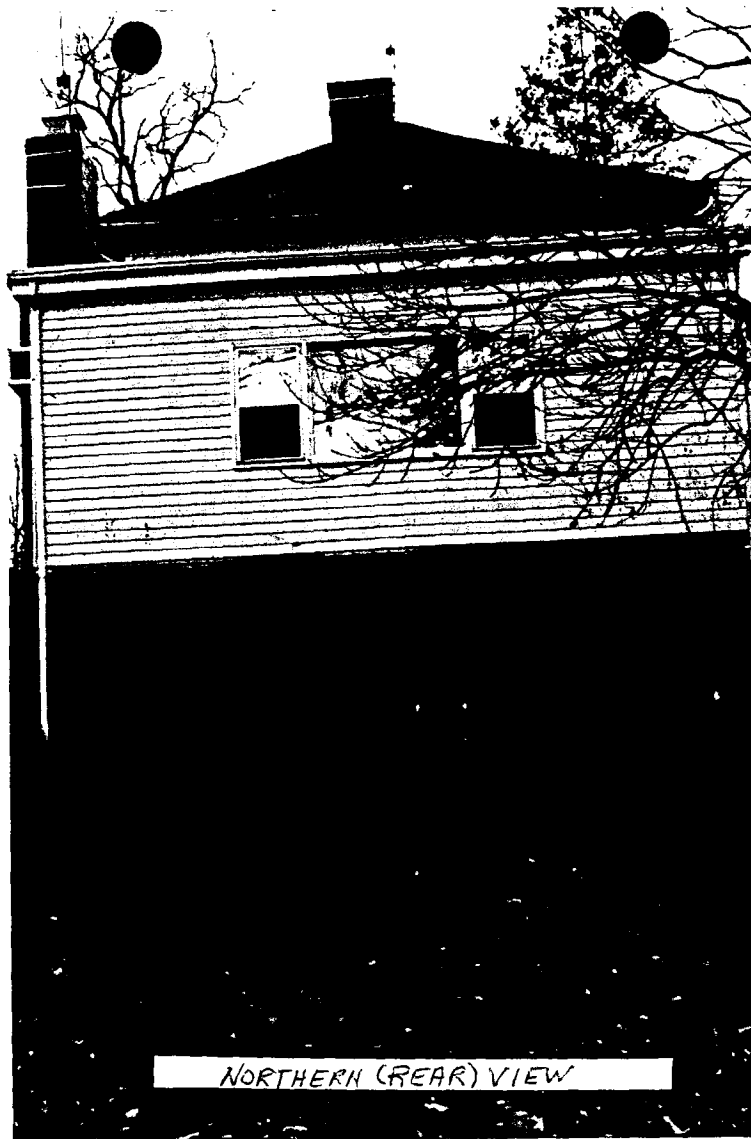
19

FISHER RESIDENCE

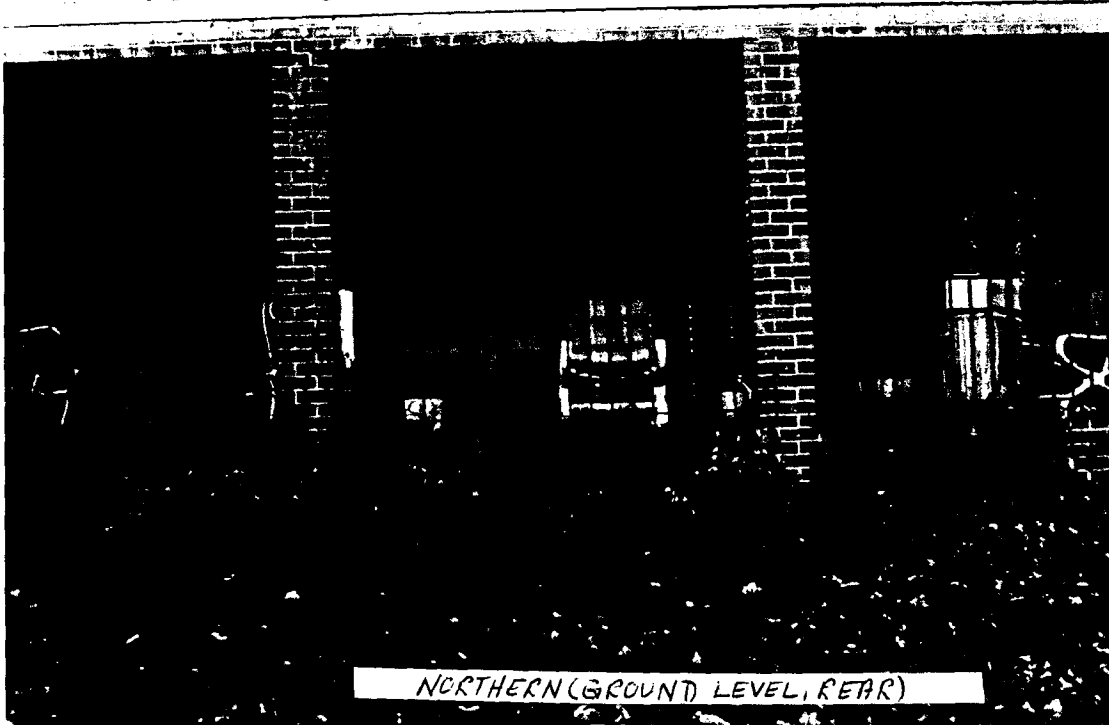


3923 Baltimore Street

20
AP



NORTHERN (REAR) VIEW



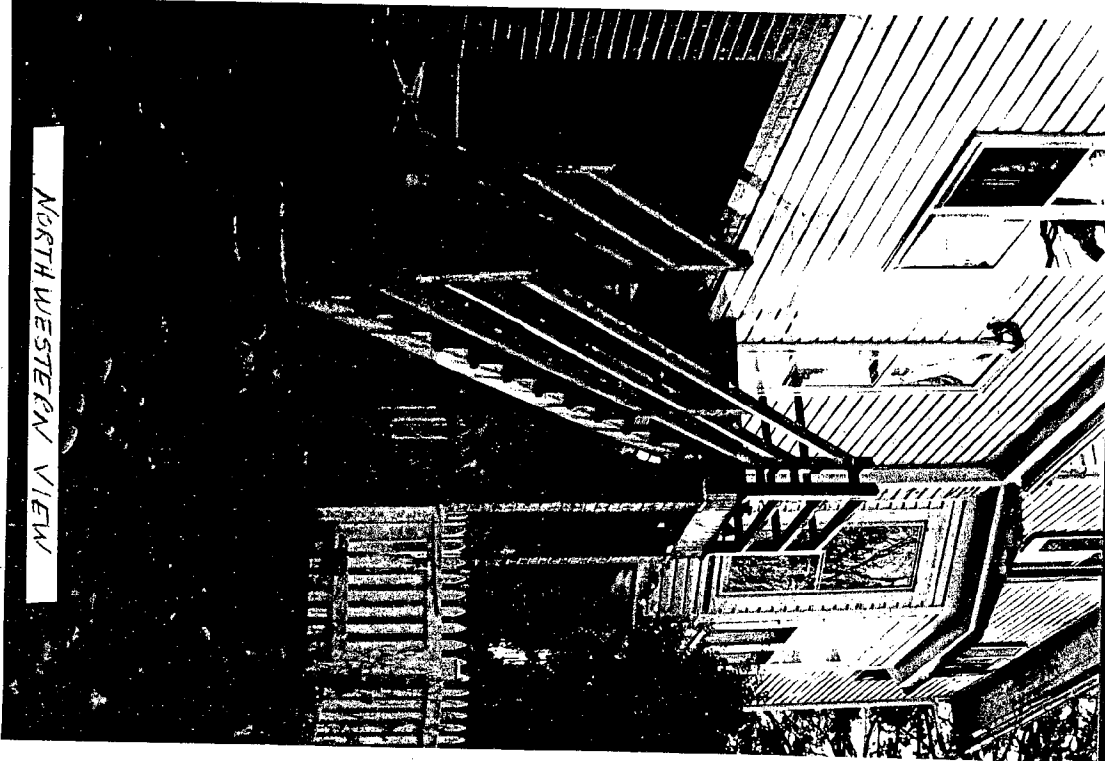
NORTHERN (GROUND LEVEL, REAR)

3923 Baltimore Street

FISHER RESIDENCE



NORTH WESTERN VIEW

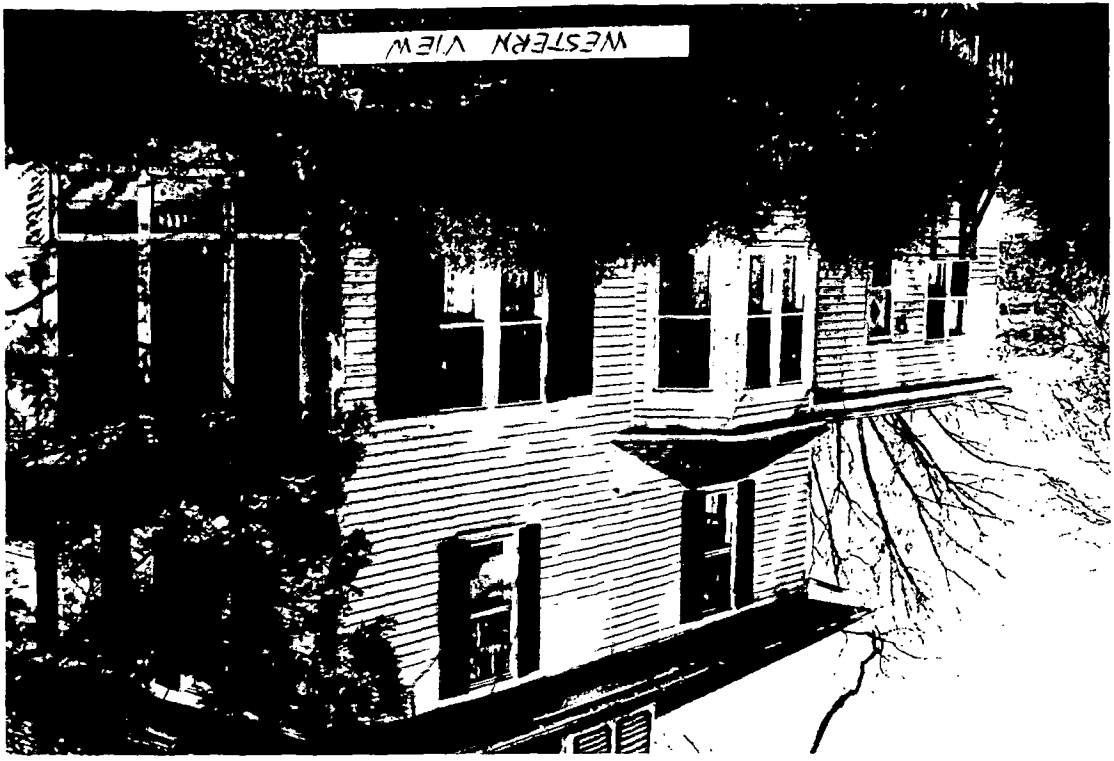


NORTH WESTERN VIEW

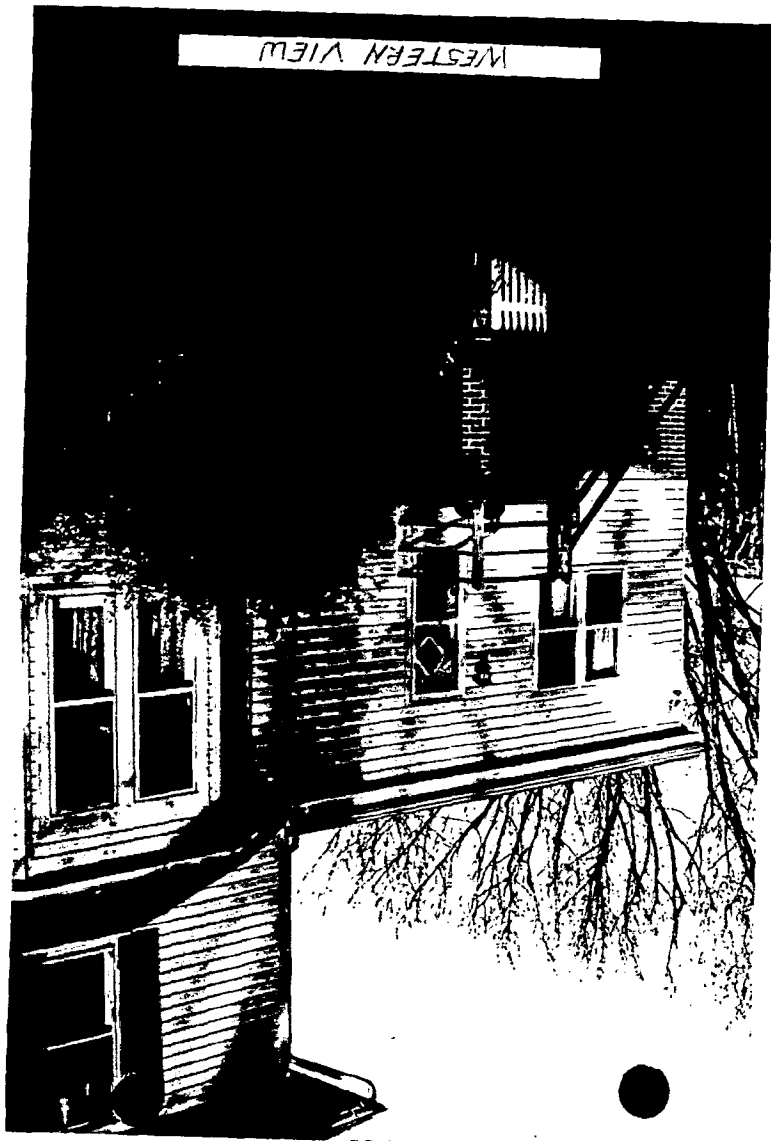
2000 Baiting and Control

22
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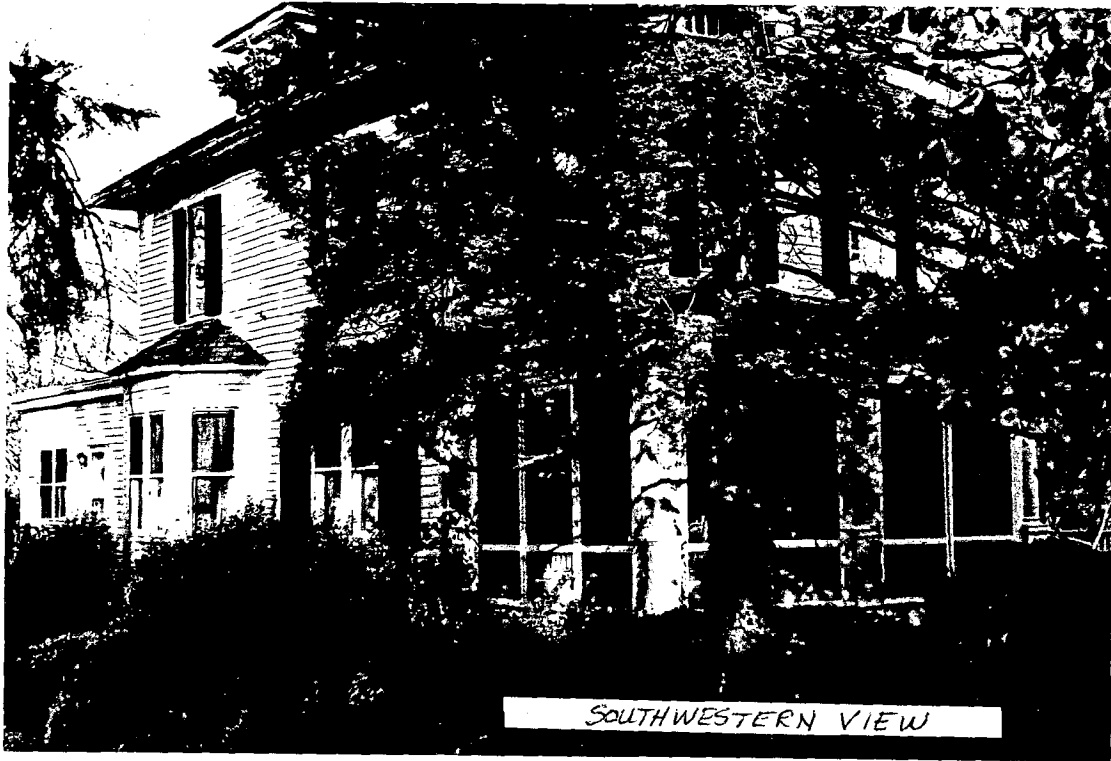
WESTERN VIEW



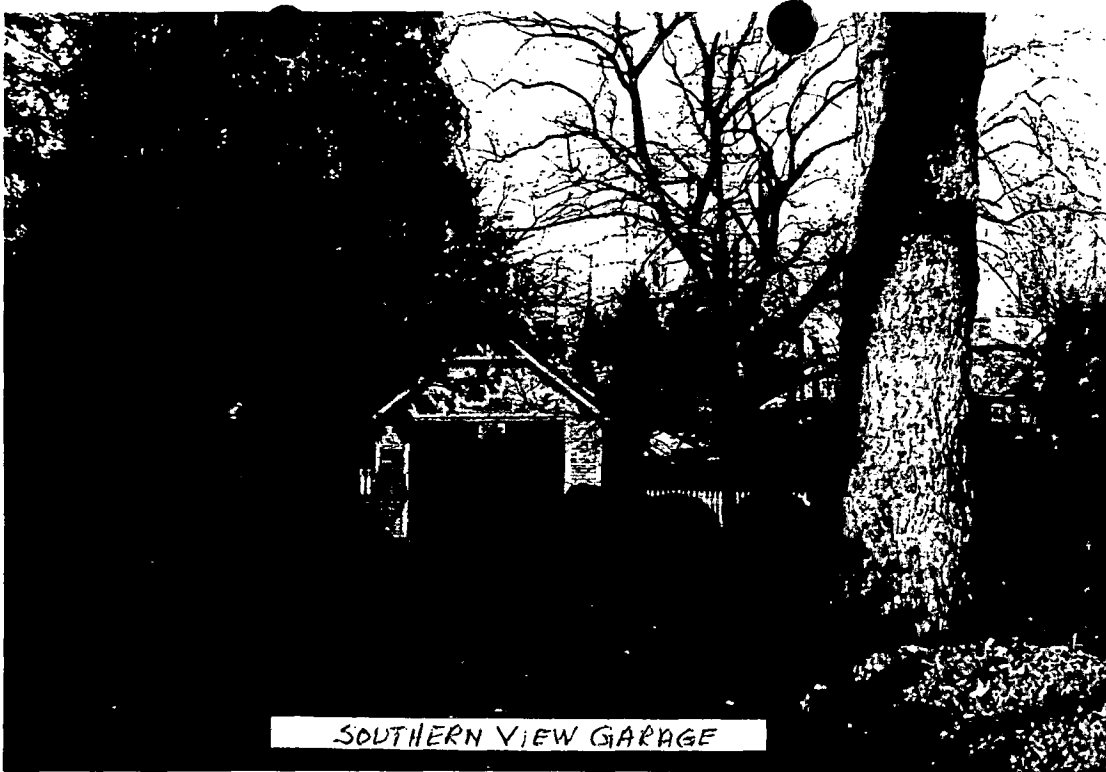
WESTERN VIEW



FISHER RESIDENCE



3923 Baltimore Street



SOUTHERN VIEW GARAGE



NORTHERN (REAR) GARAGE

3923 Baltimore Street

31/6

Figure

LOCAL KENSINGTON HISTORIC DISTRICT

Primary Resources:

1880-1910
(Revival Styles)



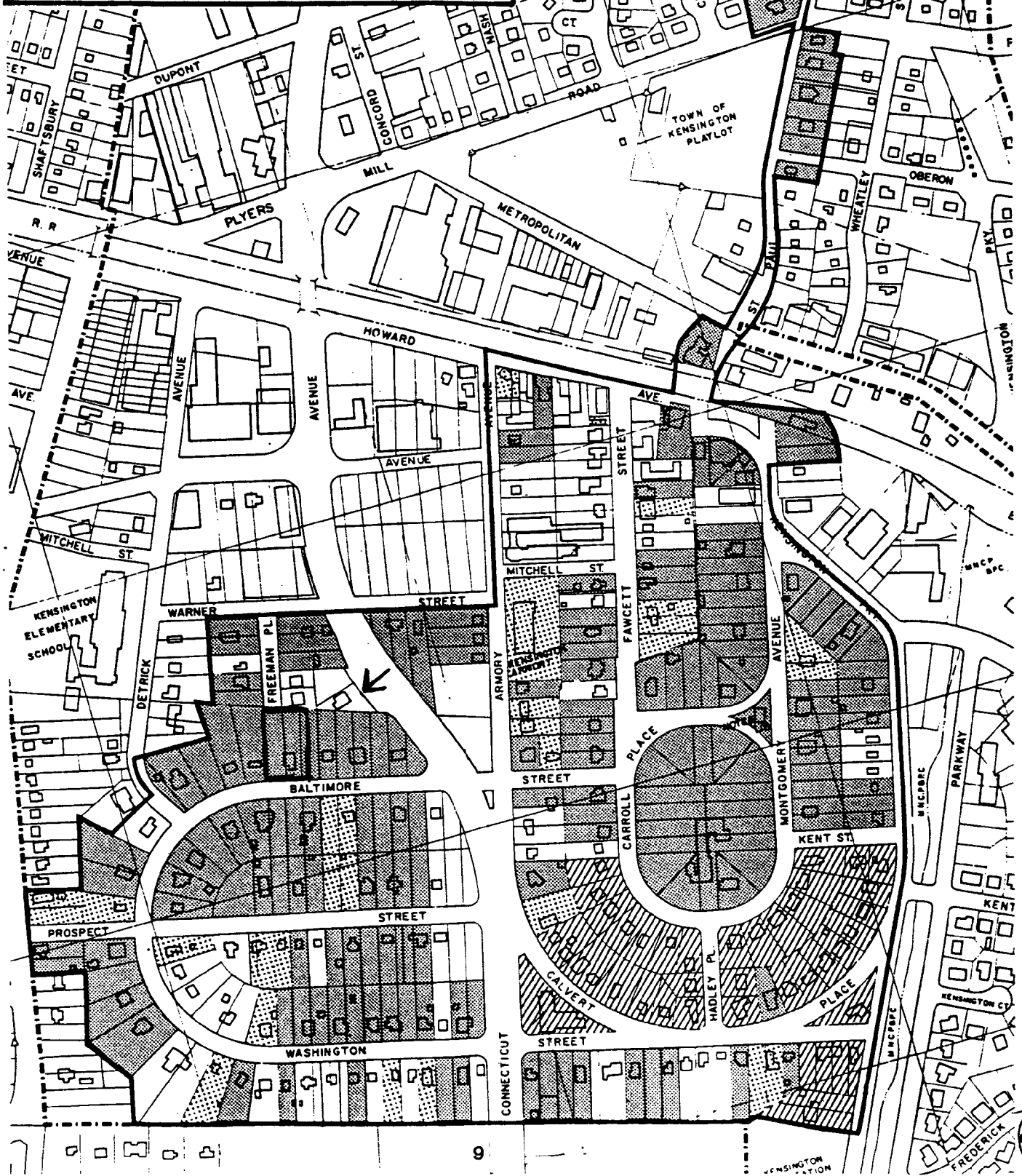
1910-1930



Secondary Resources:



Subarea Excluded from District Regulation:



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3923 Baltimore Street	Meeting Date: 2/23/94
Resource: Kensington Historic District	Review: HAWP/Alteration
Case Number: 31/6-94B	Tax Credit: Partial
Public Notice: 2/9/94	Report Date: 2/16/94
Applicant: Thomas and Mary Fisher	Staff: Nancy Witherell
PROPOSAL: Alterations and additions	RECOMMEND: Approval with conditions

The applicants propose modifications and additions to a house that is designated a primary resource in the Kensington Historic District. The house is identified in the earliest category of houses (1880-1910), although Mr. Fisher, who was raised in the house, states that it was built after 1910. The house is a Four Square-type house, with its original wood siding, a hipped roof, and a three-bay facade. The centered front porch, typical for its time and house type, has a hip roof and round columns on paneled wooden piers. The house has a generous yard comprising more than two of the original 50' lots.

From the front, the house retains its historic character, despite minor alterations such as the screens on part of the porch and the metal stair railing. The house has a one-story addition at the rear (clad with aluminum siding) that the applicants and staff agree is not compatible with the architectural character of the house.

The proposal includes removing the screened partitions from the front porch and the aluminum siding from the rear addition (both eligible for the tax credit). The openings at the rear would also be made more compatible with the style of the house. The metal front stair railings would be removed and replaced with wooden railings with capped posts.

Additions to the house include:

- 1) a wrap-around extension to the front porch with a resulting broadening of the center hipped section of the porch roof;
- 2) building a kitchen addition ending with an additional bay extension on the side (east) elevation of the house behind the proposed porch extension (a door would enter the kitchen from the far end of the new porch section);

3) constructing a second story addition above the one-story 1950s rear addition, thereby extending the hipped roof;

4) constructing a deck on the northwest corner of the addition (a future porch is indicated on the first floor plans and a second-story porch is indicated on the site plan, but the elevations show only a proposed first-floor open side deck).

STAFF DISCUSSION

The staff finds the second story addition and the rear/side deck generally consistent with the purposes of the ordinance. The staff notes the slight reduction in the size of the hip faces for the second story rear addition, thereby retaining the line, however faintly, of the existing hip roof. The addition of the second story does eliminate the original fenestration pattern at the rear, but the Commission has approved similar alterations on numerous occasions. The character of the generous yard would not be affected adversely by the construction of a second story room.

The staff finds the extension of the porch to be inconsistent with the principal that major alterations are to be concentrated toward the rear of the house if at all possible. Since the street facade of the house is virtually intact (except for the screens, which are to be removed), the staff recommends that the porch design and roof shape not be altered.

The staff has recommended against the same kind of front porch alterations twice within the past year on houses in the Kensington Historic District (the Myers property at 10415 Armory Avenue, and the Andreason property at 3927 Washington Street). In both cases, the HPC approved the porch alteration. The staff continues to raise the same objection that it did with the Andreason case: that the typical Four Square porch is centered on the front facade.

If the HPC approves the porch, the 13' projection of the kitchen addition is more acceptable. (The kitchen projection--and the porch width--is approximately 9'; the bay projection is an additional 4'.) However, if the porch alteration is not approved, the HPC should consider a kitchen projection of less than 13', as that is a very large side addition for a Four Square-plan house.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal, including the rear second story addition, the window alterations on the rear elevation, and the proposed deck consistent with the criteria in Chapter 24A-8, provided the porch extension is not built and the kitchen addition is shortened to be more compatible with the Four Square plan.

Criterion 8(b)1:

The proposal will not substantially alter the exterior

features of an historic site, or historic resource
within an historic district;

and, Standard #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.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1020481

NAME OF PROPERTY OWNER Franks & HD Fisher TELEPHONE NO. (301) 933-7021
 (Contract/Purchaser) Thomas F. & M.J. Fisher (Include Area Code)

ADDRESS 9804 KENSINGTON PKWY, KENSINGTON MD 20895

CONTRACTOR Fisher & Strachan, Inc CITY STATE TELEPHONE NO. (301) 654-8515 ZIP

PLANS PREPARED BY GLORIA CAPRON CONTRACTOR REGISTRATION NUMBER HOME IMP #9358 Bus # 498857 TELEPHONE NO. (301) 933-0140
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 3923 Street Baltimore Street

Town/City Kensington Election District _____

Nearest Cross Street CONNECTICUT AVENUE

Lot 10, 11, 12 Block 10 Subdivision KENSINGTON PARK

Liber 1089 Folio 205 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
			Revision	Fence/Wall (complete Section 4)			Other _____		

1B. CONSTRUCTION COSTS ESTIMATE \$ 100,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL	2B. TYPE OF WATER SUPPLY
01 <input checked="" type="checkbox"/> WSSC	01 <input checked="" type="checkbox"/> WSSC
02 <input type="checkbox"/> Septic	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	03 <input type="checkbox"/> Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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.

Thomas F. Fisher
Signature of owner or authorized agent (agent must have signature notarized on back)

2/2/94
Date 1

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

See page 1 of Plans

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

Thomas F. & Mary Jane Fisher

9804 Kensington Parkway
Kensington, Maryland 20895
(301) 933-7021

Historic Preservation Commission
51 Monroe Street, Suite 1001
Rockville, MD 20850

Dear Chairman and Commissioners,

My name is Thomas F. Fisher. I am 46 years old and a life long resident of Kensington. My wife Mary Jane has lived in Kensington for 40 years. The Fisher family can be traced back over 90 years in the Kensington area.

My mother, Helen Davidson, was born in a house on Dietrick Street. As a child she helped lay the corner stone on the Kensington Elementary School where she went to school and later, myself, my brother, and two sisters. My father, Frank S. Fisher came to the Kensington area in the 1920's. Both of my sisters and my brother continue to own homes in Kensington.

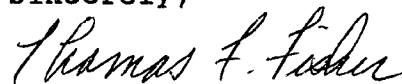
My wife and I intend to purchase 3923 Baltimore Street, Kensington, from my fathers estate. My father purchased this house in 1947 and it is the home in which I was raised. We want to live the rest of our lives here and pass the house on to our children.

As you can see our roots go very deep in Kensington. Having grown up here we have a great appreciation for preserving the historical features of Kensington.

This house was just fine for living and raising a family in the 1950's. To comfortably raise a family in the 1990's we feel that some alterations would be needed. The alterations we are proposing are the enlargement of the kitchen, adding a bedroom and bath over an existing addition and increasing the size of the porch. We are happy to make these alterations with the intent of preserving the look, feel, and historical accuracy of our neighbor's homes.

We look forward to receiving our HWAP and getting underway for our trip back "home".

Sincerely,



Thomas F. Fisher

Minutes of the 2/21/94 Meeting of Kensington LAP

Members attending were: Shulman (chairman), Dedes, Thompson, Basle, Wagner, Little, and Gurney.

I. Case# 31/6-930

Most of the discussion concerning proposed changes in structure of 10415 Armory Ave. indicated agreement with the HPC staff report. The changes appear to complement the primary resource and preserve more trees, plantings, and open space. In particular, the applicants proposal to construct one driveway with two-way traffic rather than a U-shaped driveway was supported. A motion to approve the plan passed 5 to 1.

II. Case# 31/6-94B

The proposal for alterations at 3923 Baltimore St. raised several considerations.

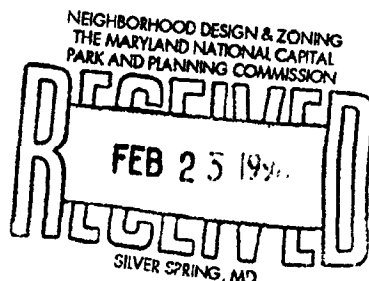
1. Details and drawings of a proposed rear deck and area beneath it are not clearly presented because the precise construction has not been settled on. The back porch is shown extending approximately 9 feet past the west side of the house and would extend across the back of the house where it is not shown. Mrs. Fisher, present at the meeting, indicated that the entire back porch is not to be considered part of the present application, but may be a future submission.

2. A wrap-around extension of the front porch was considered inappropriate by the HPC staff. LAP discussants brought out examples of original wrap-around porches on some resource 4-square houses in Kensington. Also, such additions have been permitted previously. It was pointed out that although most 4-square houses have symmetrical window distribution on the front, this house's windows are not centered, making the asymmetric porch extension less disruptive. A motion in favor of extending the porch as shown was approved unanimously. Those voting for the motion also approved the proposed new kitchen projection.

3. Massing of the rear addition with respect to height of the hip roof and failure to discriminate between new and old construction were discussed. One LAP member not present forwarded comments, read to the group, favoring reducing the mass of the rear addition to more clearly indicate new construction. There were 5 votes in favor of a motion to approve the rear addition as is. One member present plus the chairman and the member supplying written comments favored a lower roof line.

III.

Discussion of the Fleming application brought out the fact that the HPC reviewed a different set of plans on 2/14/94 than those reviewed at the 2/3/94 LAP meeting. New plans with major changes were submitted to the HPC the day of its meeting despite Mr. Fleming's assurance to the LAP that the 2/3/94 plans were final. A motion was passed unanimously to write to the Chairman of the HPC (with copies to the County Government) expressing our dismay that the HPC permitted consideration of the new plans and in so doing bypassed and ignored the LAP in this important case.



Thomas F. & Mary Jane Fisher

9804 Kensington Parkway
Kensington, Maryland 20895
(301) 933-7021

Historic Preservation Commission
51 Monroe Street, Suite 1001
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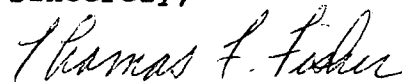
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We look forward to receiving our HWAP and getting underway for our trip back "home".

Sincerely,



Thomas F. Fisher

DESCRIPTION OF WORK:

PHASE I:

EAST ELEVATION

First Level	Kitchen Addition (Extensionwith Bay) Porch Addition Windows
-------------	---

PHASE II:

NORTH ELEVATION (REAR)

First Level	Rear and West Porches
Second Level	Master Bedroom Addition
Upper Level	Attic Addition and Rear Dormer
Lower Level	Enclosed Porch

The work includes proposed changes to 3923 Baltimore Street to address the new owners needs for an updated and more efficient kitchen and breakfast area, enlarged Master Bedroom and Bath area with adequate closets and storage. The goal of the design concept is to look at this project as a single piece rather than an altered piece with an extension. The design is achieved by adding a bay extension to the East side of the house (PHASE I) which echos the bay window on the West side and adding a section of porch which continues around the East Side to meet the Kitchen. An addition of a second floor and attic extension to the rear unifies the original structure with the new addition. The new design and plan of the interior spaces also improves the traffic pattern and adjacency issues that were problems with the original plan of the first and second floors.. New details and materials are consistent with the original structure, adjacent and neighborhood structures and resolve the current issue of need for a better transition between the original structure and its 1950s addition. (See photographs of existing house).

MATERIALS

SIDING:

The aluminum siding of the 50's addition will be removed and replaced with wood siding and trim to match the original

WINDOWS & DOORS:

Windows, doors and trim details will match existing added as per the drawings. Door and Window trim details from the original design are to be used throughout the new additions with transoms and additional detail as shown in the plans. Window & door head and sill details are to be maintained unless otherwise specified by the elevations

ROOF:

New Roofing materials for the new roof plan will be shingles selected to closely match the color of the existing main roof. The red standing seam tin roof, (not original) will be removed.

Fisher Residence

DESCRIPTION OF WORK:

PHASE I: EAST ELEVATION

First Level Kitchen Addition
(Extension with Bay)
Porch Addition
Windows

PHASE II: NORTH ELEVATION (REAR)

First Level Rear and West Porches
Second Level Master Bedroom Addition
Upper Level Attic Addition and Rear Dormer
Lower Level Enclosed Porch

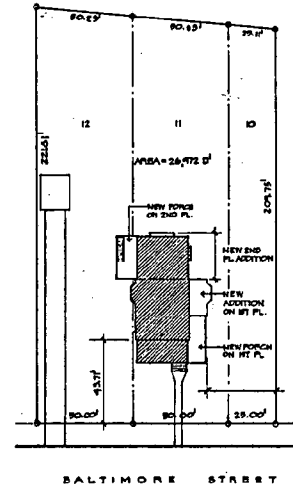
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PLOT PLAN
SCALE



GLORIA CAPRON INTERIOR DESIGN

10304 MONTGOMERY AVENUE
KENSINGTON, MARYLAND
20895

(301) 933-0140

ISSUED	DATE

SCALE	1" = 5'-0"	DRAWN
DATE	2.1.94	APPROVED

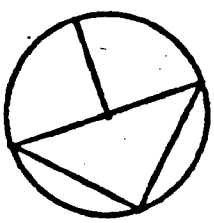
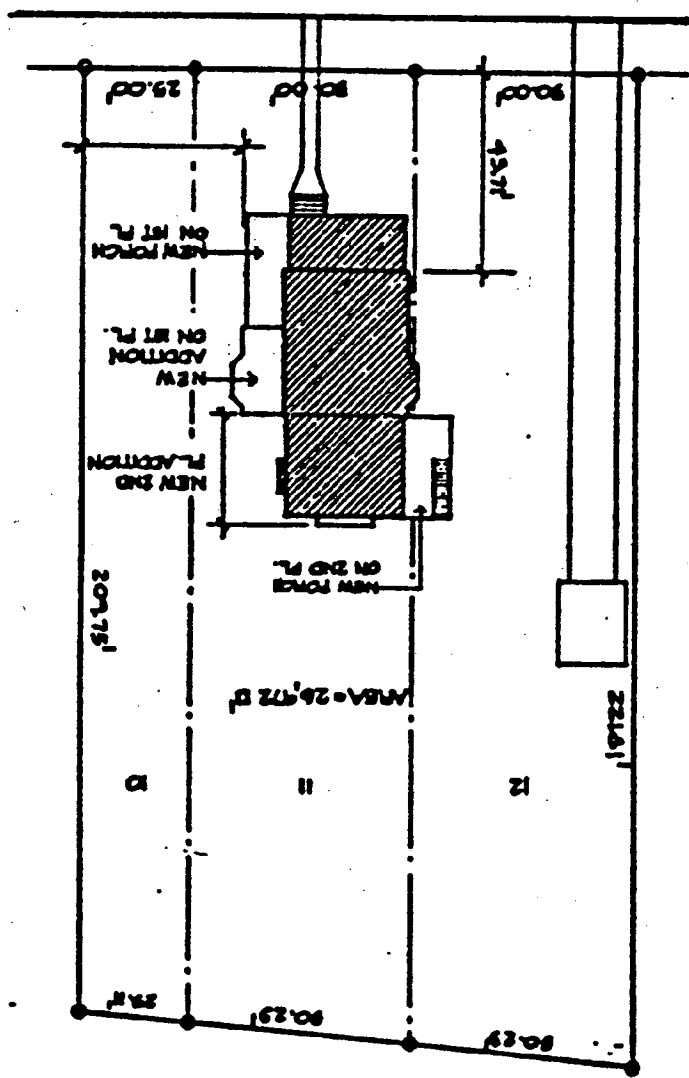
SHEET TITLE	PLOT PLAN
SHEET NUMBER	1

Fisher Residence

3923 Baltimore Street · Kensington, Maryland 20895

PLOT PLAN
SCALE 1" = 20'-0"

BALTIMORE STREET



10

**GLORIA CAPRON
INTERIOR
DESIGN**

10304 MONTGOMERY AVENUE
KENSINGTON, MARYLAND
20895

(301) 933-0140



HISTORY:

The Fisher Residence is a circa 1910 Four Square House located at 3923 Baltimore Street in Kensington, Maryland. It has been owned by Mr. Fisher's father and family since 1947. The new owners, Thomas Fisher (son of previous owner) and his wife Mary Jane, plan to purchase the house for their family from the father's estate. Because of their many family ties to several homes in Kensington, the Fishers have a great appreciation for the history and architecture of the town. (Mr. Fisher included background in his letter attached).

SOUTH ELEVATION - proposed
SCALE 1/4" = 1'-0"



NORTH ELEVATION - proposed
SCALE 1/4" = 1'-0"

**Fisher
Residence**

3923 Baltimore Street · Kensington, Maryland 20895

ELEVATIONS

ISSUED	DATE

SCALE 1/4" = 1'-0"	DRAWN
DATE 2.1.99	APPROVED

SHEET TITLE	NORTH & SOUTH ELEVATIONS
SHEET NUMBER	2



**GLORIA CAPRON
INTERIOR
DESIGN**

10304 MONTGOMERY AVENUE
KENSINGTON, MARYLAND
20895

(301) 933-0140



EAST ELEVATION - *proposed*
SCALE 1/4" = 1'-0"

Fisher

Residence

3923 Baltimore Street

Kensington, Maryland

20895

ELEVATIONS

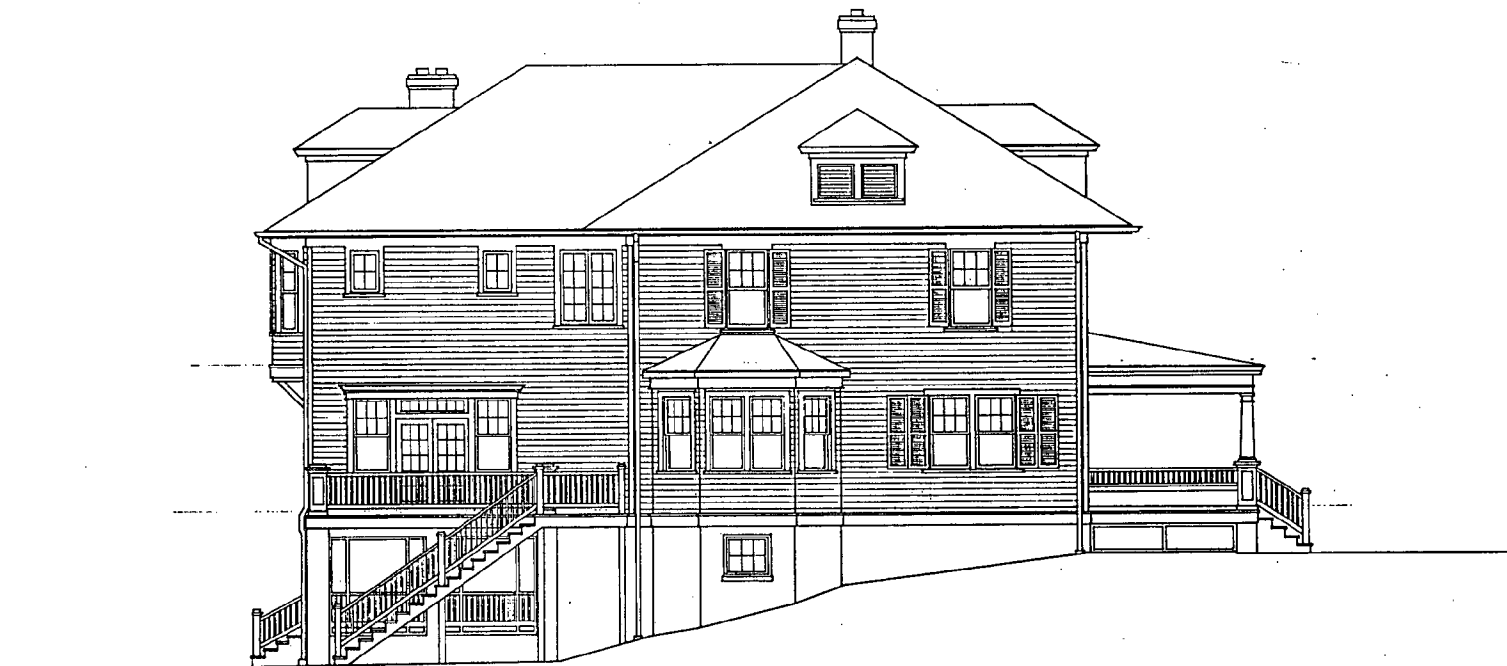
ISSUED	DATE
SCALE 1/4" = 1'-0"	DRAWN
DATE 2.1.94	APPROVED

SHEET TITLE	EAST ELEVATION
SHEET NUMBER	3

GLORIA CAPRON
INTERIOR
DESIGN

10304 MONTGOMERY AVENUE
KENSINGTON, MARYLAND
20895

(301) 933-0140



Fisher *WEST ELEVATION - proposed*

Residence • 3923 Baltimore Street • Kensington, Maryland 20895

ISSUED	DATE
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SCALE	DRAWN
DATE	APPROVED

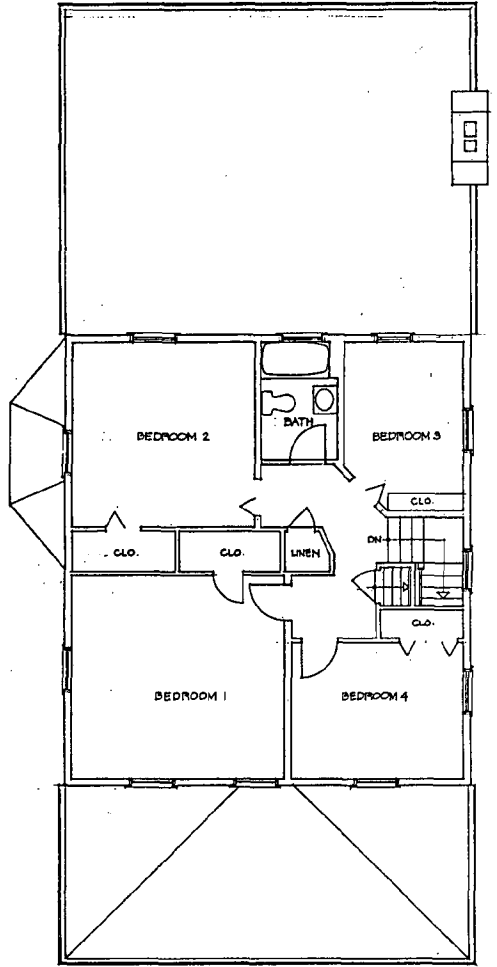
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SHEET NUMBER	4
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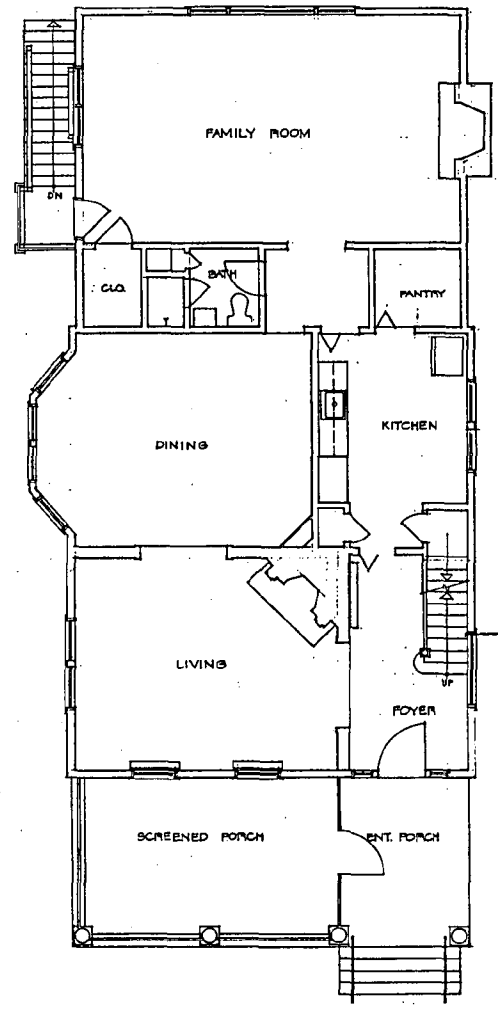
13

**GLORIA CAPRON
INTERIOR
DESIGN**

10304 MONTGOMERY AVENUE
KENSINGTON, MARYLAND
20895
(301) 933-0140



EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

PLAN

ISSUED	DATE

SCALE 1/4" = 1'-0"	DRAWN
DATE 2.1.94	APPROVED

SHEET TITLE	EXIST. FIRST AND SECOND FL. PLANS
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SHEET NUMBER	5
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FISHER RESIDENCE



SOUTH - EAST VIEW (FRONT)



NORTH EASTERN VIEW

3923 Baltimore Street



3923 Baltimore Street

FISHER RESIDENCE



3923 Baltimore Street



NORTHERN (REAR) VIEW



NORTHERN (GROUND LEVEL, REAR)

3923 Baltimore Street

FISHER RESIDENCE



NORTH WESTERN VIEW



NORTH WESTERN VIEW

3923 Baltimore Street





3923 Baltimore Street

FISHER RESIDENCE



3923 Baltimore Street



SOUTHERN VIEW GARAGE



NORTHERN (REAR) GARAGE

3923 Baltimore Street

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**