

31/6-92L 3919 Washington Street  
Kensington Historic District

see prelim. cons.  
file for slides  
and photographs



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER MICHAEL KNECHT TELEPHONE NO. 301-496-7430 (W)  
(Contract/Purchaser) (Include Area Code)

ADDRESS 3919 WASHINGTON ST. KENSINGTON MD 20895  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY STUDIO PARTNERSHIP ARCHITECTS TELEPHONE NO. 301-270-0990  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 3919 Street WASHINGTON ST.

Town/City KENSINGTON Election District \_\_\_\_\_

Nearest Cross Street CONNECTICUT AVE.

Lot 10 and 25 of 9 Block 12 Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 125,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco

1E. IS THIS PROPERTY A HISTORICAL SITE? No, BUT IN HISTORIC DISTRICT (KENSINGTON)

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY

01  WSSC 02  Septic 01  WSSC 02  Well  
03  Other \_\_\_\_\_ 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:

1. On party line/Property line \_\_\_\_\_

2. Entirely on land of owner \_\_\_\_\_

3. 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.

Michael Knecht Signature of owner or authorized agent (agent must have signature notarized on back) 12/22/92 Date

APPROVED J For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date 1-13-93

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

DATE FILED: \_\_\_\_\_ PERMIT FEE \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3919 Washington Street                      Meeting Date: 1/16/93  
Resource: Kensington Historic District              Review: HAWP/Alteration  
Case Number: 31/6-92L                                      Tax Credit: Partial  
Public Notice: 12/31/92                                      Report Date: 1/9/93  
Applicant: Michael & Lou Knecht                      Staff: Nancy Witherell  
PROPOSAL: Rear addition                                      RECOMMEND: Approve

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The applicants appeared before the Commission for a preliminary consultation on this proposal on August 12, 1992. The plans call for adding a two-story addition, including a one-story porch, at the rear of a contributing Queen Anne-style structure. A small, one-story shed-roofed porch at the rear would be removed in order to accommodate the addition. The new construction would be clad with wood lap siding to match the original. The historic house is now clad with aluminum, although the original wood siding was retained underneath. Windows in the new addition would be wood.

The applicants also propose removing sections of the aluminum siding on the west (side) and north (rear) elevations and reversing some inappropriate window alterations made during the 1960s. The staff recommends that this work be eligible for the county's historic preservation property tax credit.

The HAWP proposal is the same as the preliminary consultation, although more fully defined. At the August meeting, the project received positive comments from the members of the Commission; the one issue raised concerned the replication of the front porch columns on the rear porch. Some commissioners, citing the principle embodied in Standard #9, suggested that the new work be more clearly differentiated from the old by the use of simpler columns.

STAFF DISCUSSION

A simpler or smaller porch post (or a simpler rear door) would be a way of not only differentiating the new from the old, but the rear of the house from the front. The proposed porch posts (matching those on the front) are 8" on a side, articulated with a Doric capital, and properly proportioned for the new rear porch. However, the front porch columns are not original to the house; the original columns, as shown in a photo owned by the applicants, were round. In that light, it seems reasonable to

use square columns for the rear porch, especially if the front columns will be replaced someday based on the photograph. The applicants also feel strongly about the desirability of the proposed rear door with the oval glass opening.

STAFF RECOMMENDATION

The staff finds the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Standards #2, 9, and 10:

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.

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.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# Historic Preservation Commission

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(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

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Town/City KENSINGTON Election District \_\_\_\_\_

Nearest Cross Street CONNECTICUT AVE.

Lot 2 of 9 Block 12 Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

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### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OADITIONS

2A. TYPE OF SEWAGE DISPOSAL

01  WSSC 02 ( ) Septic

03 ( ) Other \_\_\_\_\_

2B. TYPE OF WATER SUPPLY

01  WSSC 02 ( ) Well

03 ( ) Other \_\_\_\_\_

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

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line \_\_\_\_\_

2. Entirely on land of owner \_\_\_\_\_

3. 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.

Michael Knecht \_\_\_\_\_ 12/22/92 (3)

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:

THE HOUSE IS A 2-STORY QUEEN ANNE VICTORIAN BUILT IN 1895. PROMINENT FEATURES INCLUDE A STEEPLY-PITCHED, GABLED ROOF, OCTAGONAL-SHAPED TURRET AND AN EXTENSIVE FRONT PORCH. THE FOOTPRINT OF THE HOUSE IS APPROXIMATELY 1170 SQUARE FEET. THE HOUSE HAS UNDERGONE VARIOUS CHANGES INCLUDING WINDOW MODIFICATIONS, AN ADDITION INCORPORATING THE WRAP-AROUND PORCH AND THE APPLICATION OF 8" EXPOSURE CLAPBOARD ALUMINUM SIDING.

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

THE PROJECT INVOLVES A 2-STORY ADDITION (KITCHEN AND EAT-IN EXPANSION AT 1ST FLOOR AND MASTER BEDROOM AT 2d FLOOR) WITH HIP ROOF AND A 1-STORY PORCH AT THE REAR OF THE HOUSE. THE NEW WINDOWS WITH TRUE DIVIDED LIGHTS AND STORM SASHES WILL BE SIMILAR TO THE 2 OVER 2 EXISTING DOUBLE-HUNG WINDOWS. THE NEW SIDING WILL BE 5" EXPOSURE GERMAN LAP WOOD SIDING TO MATCH THE EXISTING BELOW THE ALUMINUM SIDING. A SMALL 1-STORY PORCH WITH SHED ROOF WILL BE REMOVED TO ACCOMMODATE THE NEW ADDITION. SOME EXISTING WINDOWS FROM A 1960'S ALTERATION WILL BE REMOVED AND REPLACED WITH DOUBLED-HUNG WINDOWS (SIMILAR TO THE ORIGINAL WINDOWS) ON THE GABLE END OF THE EXISTING WEST ELEVATION AND THE 1" ALUMINUM SIDING THERE WILL ALSO BE REMOVED, EXPOSING THE ORIGINAL WOOD SIDING. (4)

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:

THE FOOTPRINT OF THE NEW ADDITION IS APPROXIMATELY 300 SQUARE FEET. A RECTANGULAR TURRET AT THE ADDITION RECALLS THE TURRET AT THE FRONT OF THE HOUSE BUT DOES NOT MIMIC IT, BEING SMALLER AND LESS PROMINENT LEAVING NO QUESTION AS TO THE HIERARCHY. SIMILARLY A REAR PORCH IS SMALLER THAN THE FRONT PORCH. WOOD DOUBLE-HUNG WINDOWS AND WOOD SIDING WILL BE

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

THE REAR OF THE EXISTING HOUSE IS FLAT AND FEATURELESS IN COMPARISON WITH THE HOUSE'S OTHER ELEVATIONS. THIS ADDITION WILL SERVE TO COMPLETE THE FORM OF THE HOUSE (AS WELL AS THE FUNCTIONAL REQUIREMENTS WITHIN). THE HIP ROOF FORM ENDS AND INTEGRATES THE ADDITION INTO THE HOUSE; THE HIP ROOF IS ALSO REPEATED IN THE NEW PORCH ROOF, ALSO SERVING TO TIE THE ADDITION TO

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

THE CONSTRUCTION IS AT THE REAR OF THE HOUSE LEAVING THE VIEW FROM THE STREET UNCHANGED. THE ADDITION IS IN KEEPING WITH THE GENERAL NEIGHBORHOOD CONTEXT AND WILL HAVE A NEGLIGIBLE IMPACT ON THE NEIGHBORHOOD'S GREEN SPACE. SOME OF THE WORK INVOLVED IS A FIRST STEP TOWARD RESTORING THE HOUSE TO ITS ORIGINAL FEATURES SUCH AS ITS GERMAN LAP WOOD SIDING AND

3. Project Plan: DECORATIVE FISH SCALE WOOD SHINGLES.

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).

No existing trees are affected by this project.

ON →  
ARCHITECT  
DRAWINGS



ON ARCHITECT DRAWINGS

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.

Submitted for preliminary consultation on 8-12-92.

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 LOUISE RIEDEL (PROPERTY TO EAST)  
Address 3915 WASHINGTON ST.  
City/Zip KENSINGTON, MD 20895

2. Name WALTER MAKSIMOVICH (PROPERTY TO WEST)  
Address 3923 WASHINGTON ST.  
City/Zip KENSINGTON, MD 20895

3. Name SCOTT MATTINGLY (PROPERTY TO NORTH)  
Address 3918 PROSPECT ST.  
City/Zip KENSINGTON, MD 20895

4. Name MS. SUCHART MURRAY (PROPERTY TO SOUTH,  
Address 3920 WASHINGTON ST. DIRECTLY ACROSS THE  
City/Zip KENSINGTON, MD 20895 STREET)

5. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E



FOR OFFICE USE ONLY

ZONING

Classification R-60  
Sheet Number 213NW  
Board of Appeals \_\_\_\_\_  
Checked By DD

*Historic*

# Building Permit Application

NAME OF APPLICANT Michael Knecht DAYTIME TELEPHONE NO. 301-496-7430  
(Include Area Code)

ADDRESS 3919 Washington St. Kensington MD ZIP 20895  
CITY STATE

CONTRACTOR \_\_\_\_\_ CONTRACTOR REG. NO. CALL

CONTRACTOR ADDRESS \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

PLANS PREPARED BY Studio Partnership Architects REGISTRATION NO. \_\_\_\_\_ TELEPHONE NO. 301-270-0990

LOCATION OF BUILDING/PREMISE \_\_\_\_\_

HOUSE NUMBER 3919 STREET Washington St.

TOWN/CITY Kensington ELECTION DISTRICT \_\_\_\_\_

NEAREST CROSS STREET Connecticut Ave

LOT 10, 1/2 of 9 BLOCK 12 OR LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

PART ONE:

1A. TYPE OF PERMIT ACTION

- Construct  Extend/Add  Alter/Renovate
- Demolish  Move  Install  Repair

1B. ACTIVITY: (Circle as many as apply)

- Finish Basement  Room Addition  Pool  Hot Tub
- Spa  Porch  Deck  Fireplace  Shed  Slab
- Woodburning Stove  Fence/Wall (complete Part Three)
- Other Patio NEW-\$75,000 ALTER \$50,000

1C. CONSTRUCTION COST ESTIMATE \$ 125,000

1D. IS THIS A SINGLE FAMILY HOME? Yes IS THIS A TOWNHOUSE? No

1E. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT GIVE PERMIT NO. No

1F. IS THIS PROPERTY IN A MUNICIPALITY, SPECIAL TAXING DISTRICT OR HOMEOWNER'S ASSOCIATION?  Yes  No  
IF YES, PLEASE SPECIFY Kensington

1G. IS THIS PROPERTY A HISTORICAL RESOURCE?  Yes  No IF YES:  Master Plan  Atlas

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

- 01 (  ) WSSC
- 02 (  ) Septic
- 03 (  ) Other \_\_\_\_\_

2B. TYPE OF WATER SUPPLY

- 01 (  ) WSSC
- 02 (  ) Well
- 03 (  ) Other \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3C. TYPE OF FENCE/RETAINING WALL

3A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/property line \_\_\_\_\_
  2. Entirely on land of owner \_\_\_\_\_
  3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

TO BE READ BY APPLICANT

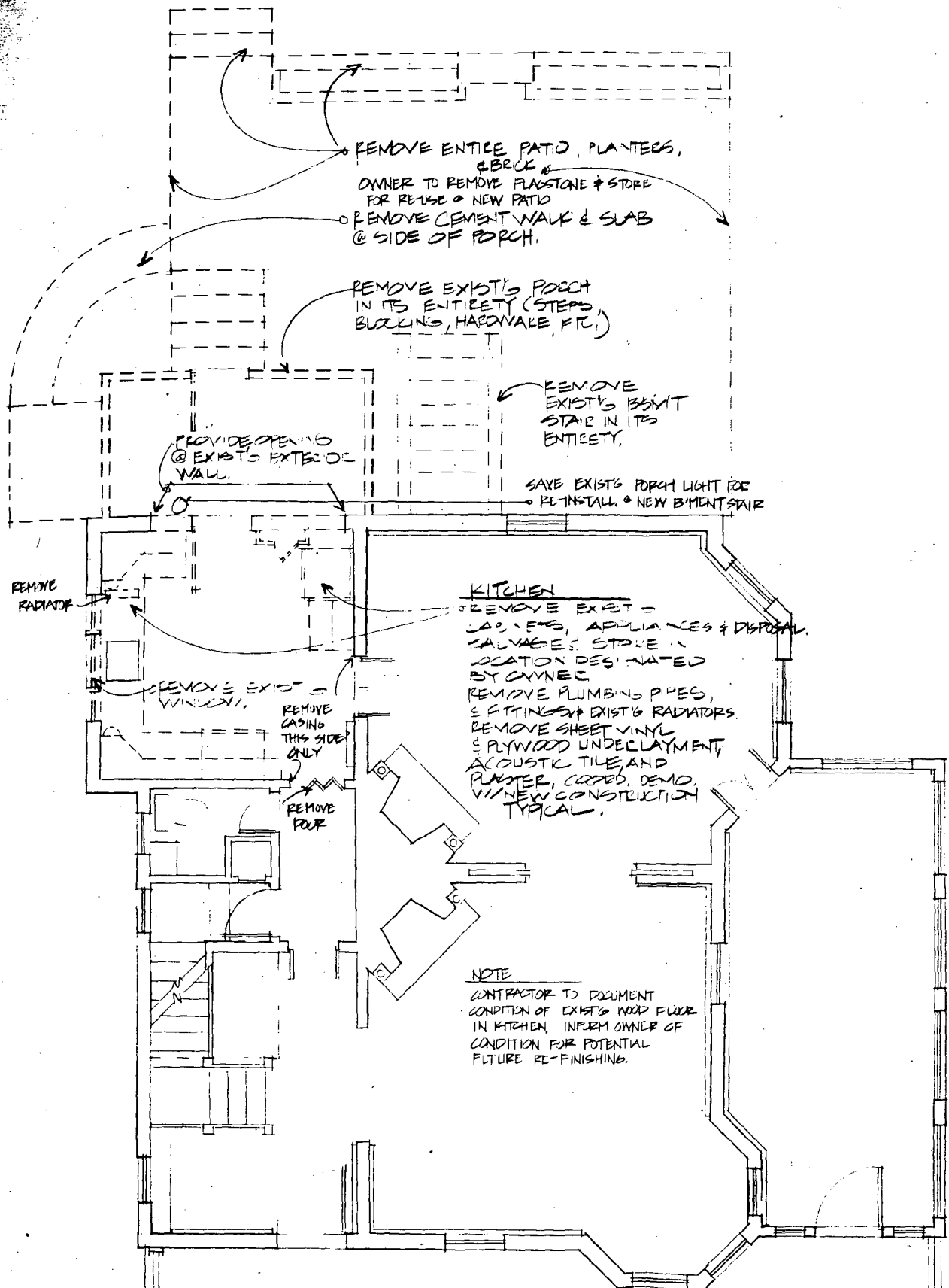
Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of this application. A condition for the issuance of this permit is that the proposed construction will comply at all times with the plans as approved by all applicable government agencies.

I hereby declare and affirm, under the penalty of perjury, that all matters and facts set forth in this building permit application are true and correct to the best of my knowledge, information and belief.

12/23/92

*Michael Knecht* (9)





REMOVE ENTIRE PATIO, PLANTERS,  
 & BRICK  
 OWNER TO REMOVE FLAGSTONE & STORE  
 FOR REUSE & NEW PATIO  
 REMOVE CEMENT WALK & SLAB  
 @ SIDE OF PORCH.

REMOVE EXIST'G PORCH  
 IN ITS ENTIRETY (STEPS,  
 BULKING, HARDWARE, ETC.)

REMOVE  
 EXIST'G BSMNT  
 STAIR IN ITS  
 ENTIRETY.

SAVE EXIST'G PORCH LIGHT FOR  
 REINSTALL. & NEW B'MENT STAIR

PROVIDE OPENING  
 @ EXIST'G EXTERIOR  
 WALL.

REMOVE  
 RADIATOR

KITCHEN  
 REMOVE EXIST'G  
 CABINETS, APPLIANCES & DISPOSAL.  
 SALVAGE & STORE IN  
 LOCATION DESIGNATED  
 BY OWNER  
 REMOVE PLUMBING PIPES,  
 & FITTINGS & EXIST'G RADIATORS.  
 REMOVE SHEET VINYL  
 & PLYWOOD UNDERLAYMENT,  
 ACOUSTIC TILE AND  
 PLASTER, CORERS, DEMO.  
 V// NEW CONSTRUCTION  
 TYPICAL.

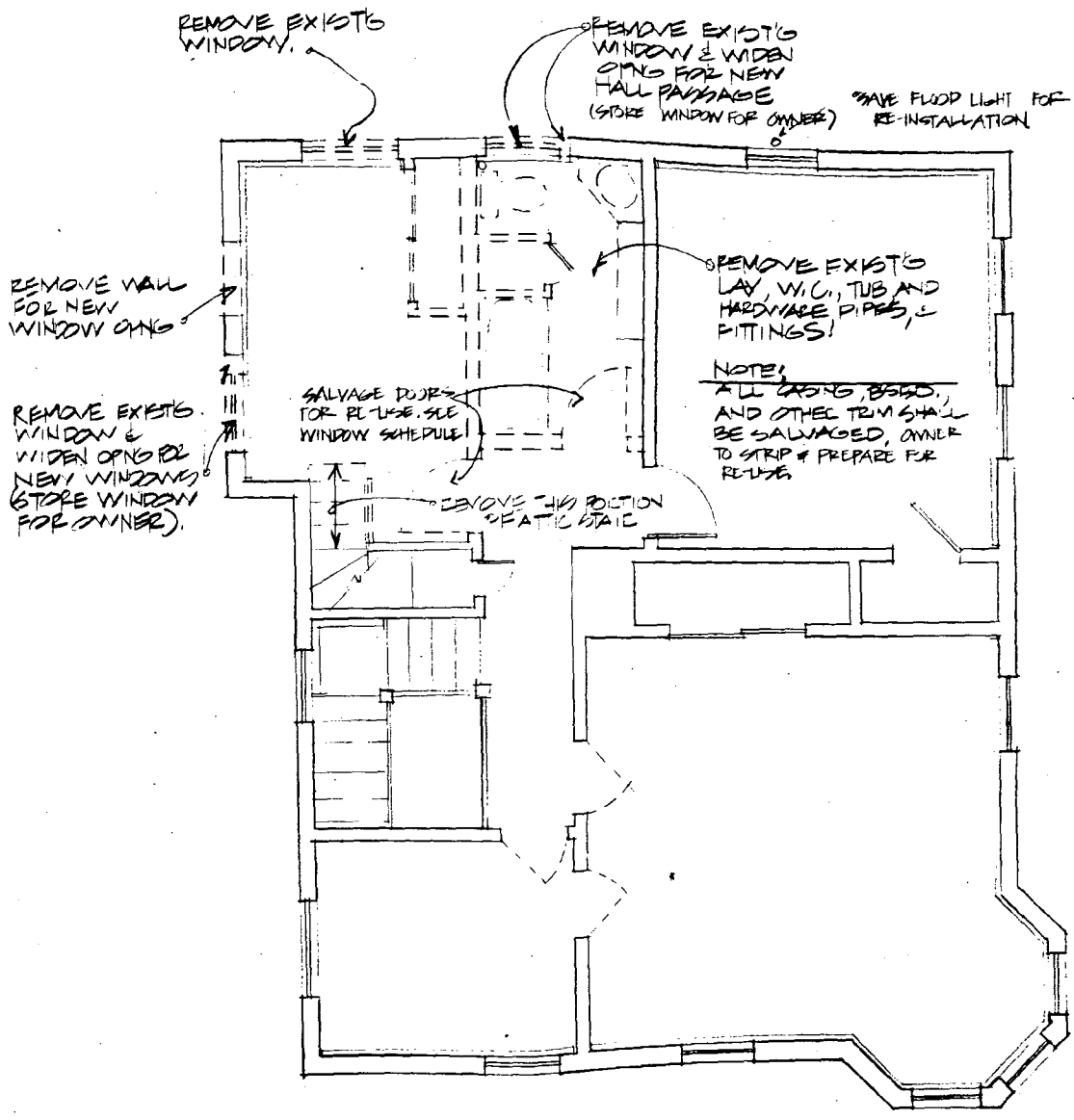
REMOVE EXIST'G  
 WINDOW.

REMOVE  
 CASING  
 THIS SIDE  
 ONLY

REMOVE  
 DOOR

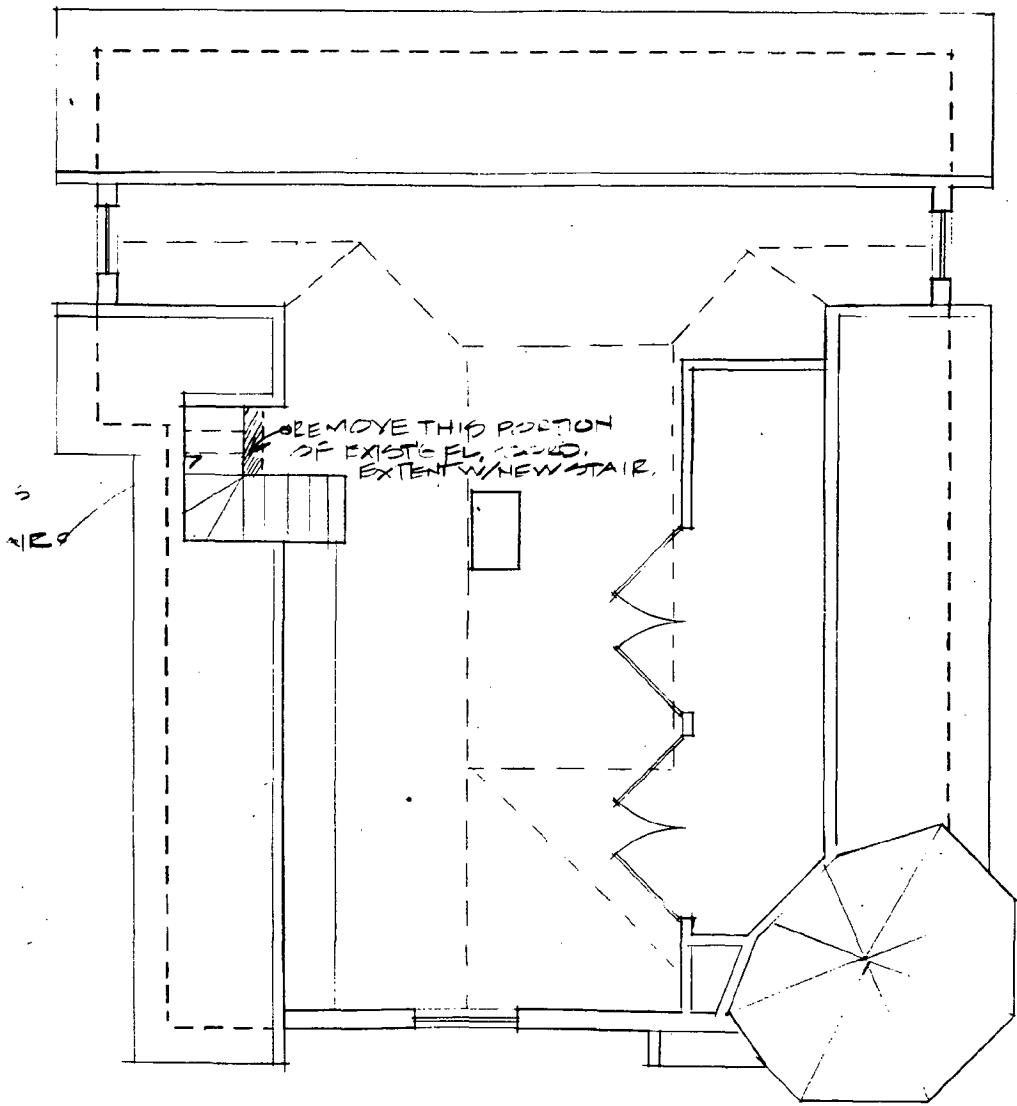
NOTE  
 CONTRACTOR TO DOCUMENT  
 CONDITION OF EXIST'G WOOD FLOOR  
 IN KITCHEN. INFORM OWNER OF  
 CONDITION FOR POTENTIAL  
 FUTURE RE-FINISHING.

FIRST FLOOR  
 exist. cond. / demo.



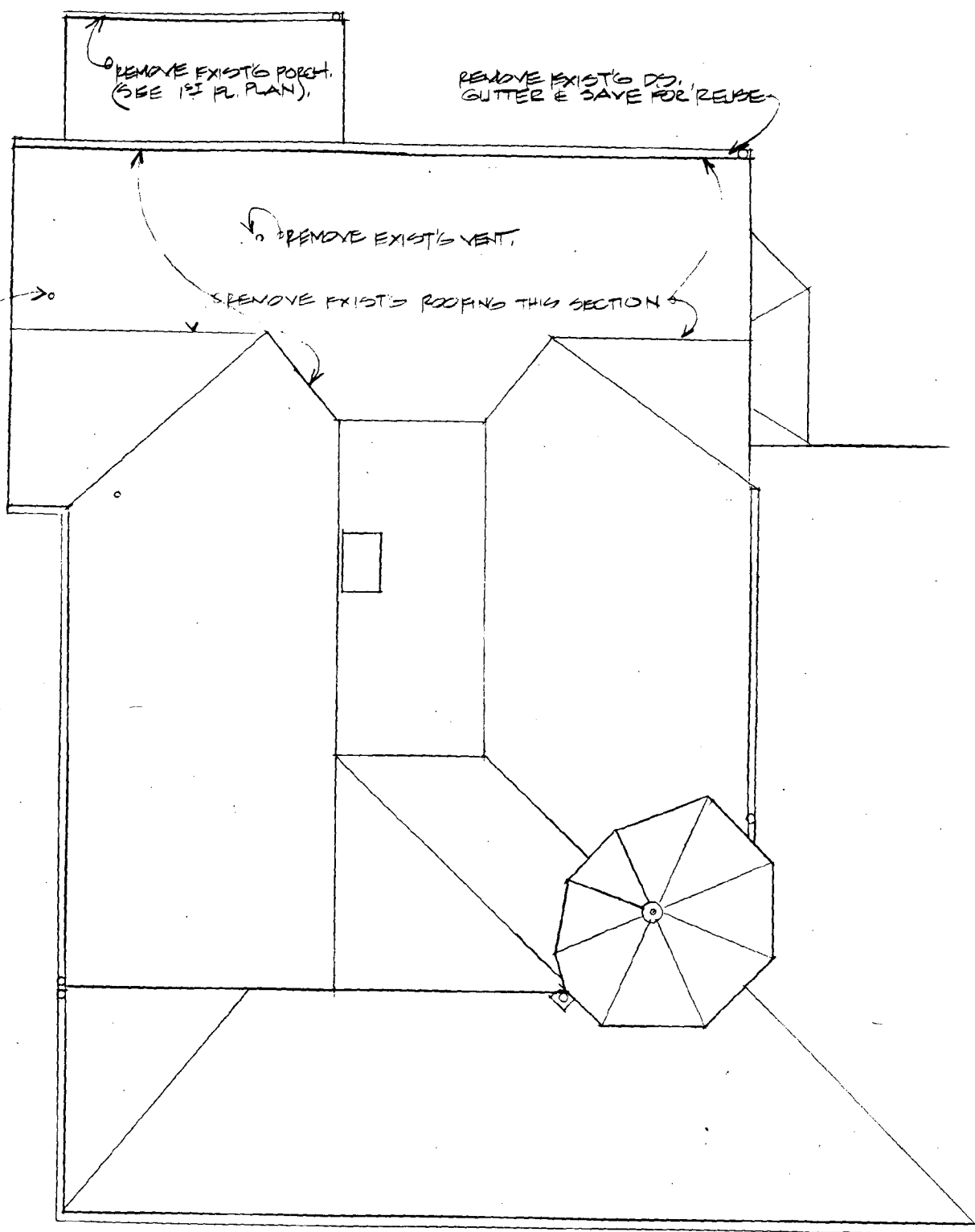
SECOND FLOOR PLAN

Exst' card. / demo. 11



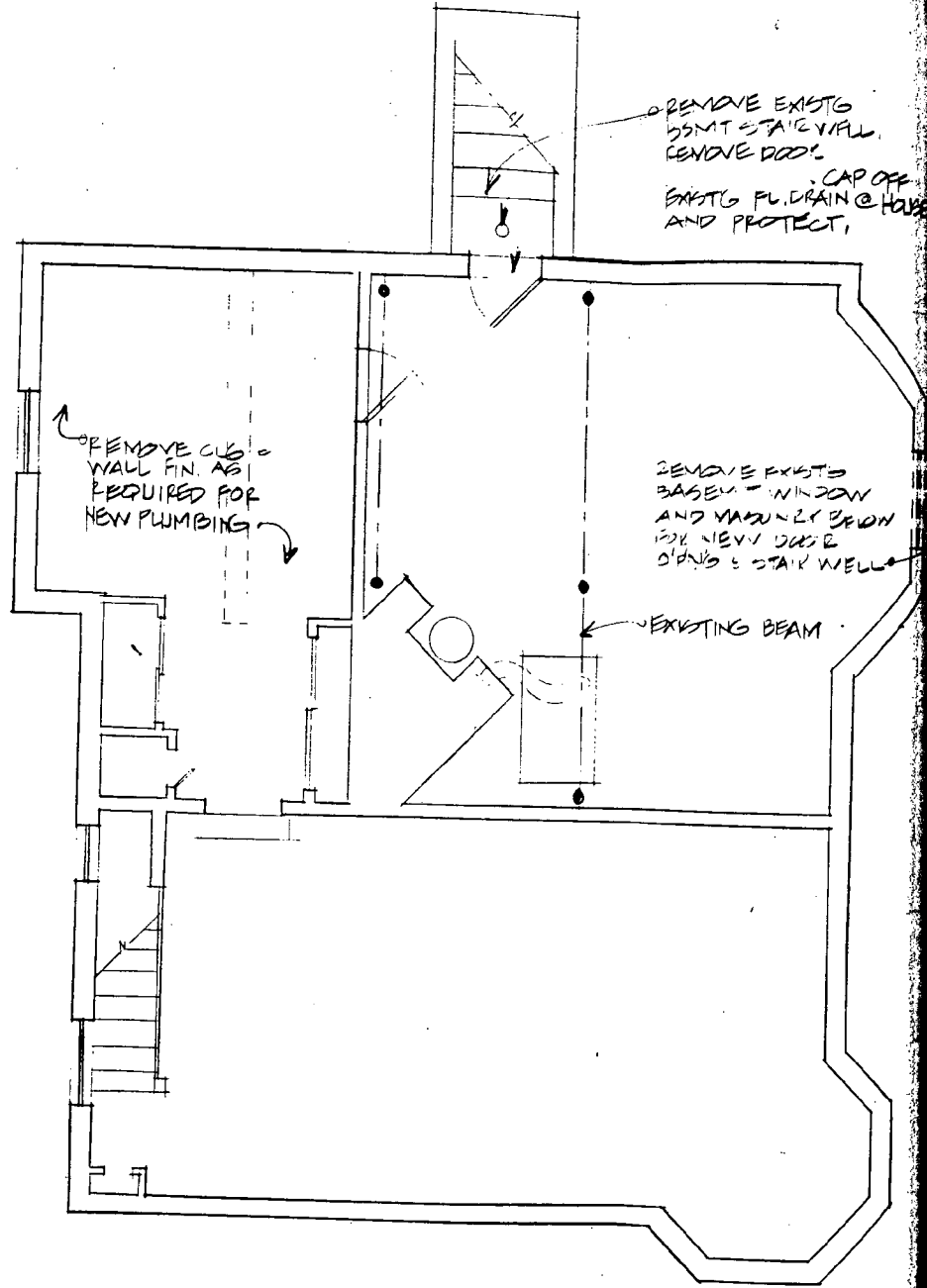
ATTIC FLOOR PLAN

exist. cond. forms.

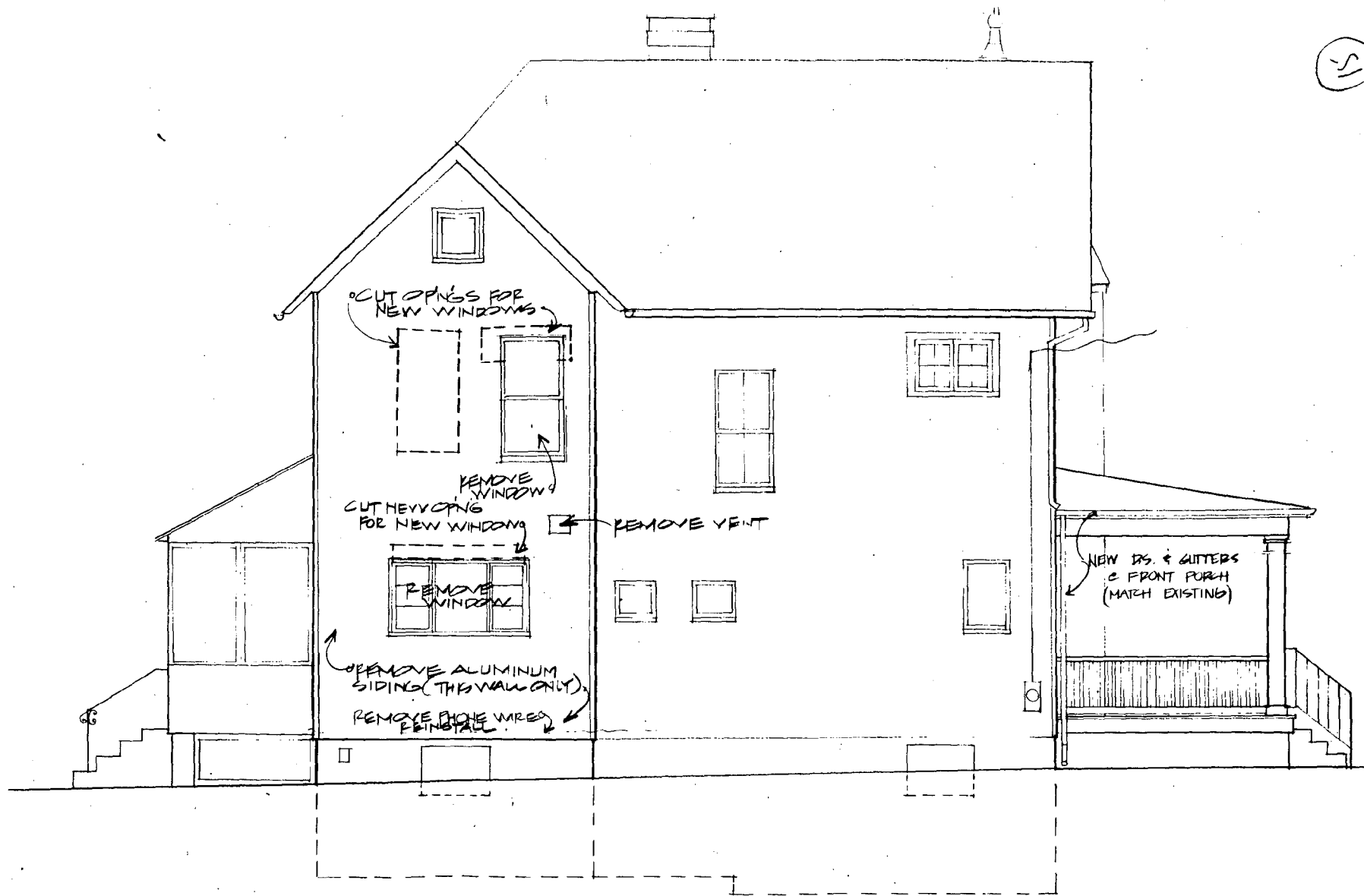


ROOF PLAN





**BASEMENT FLOOR PLAN**



WEST ELEVATION

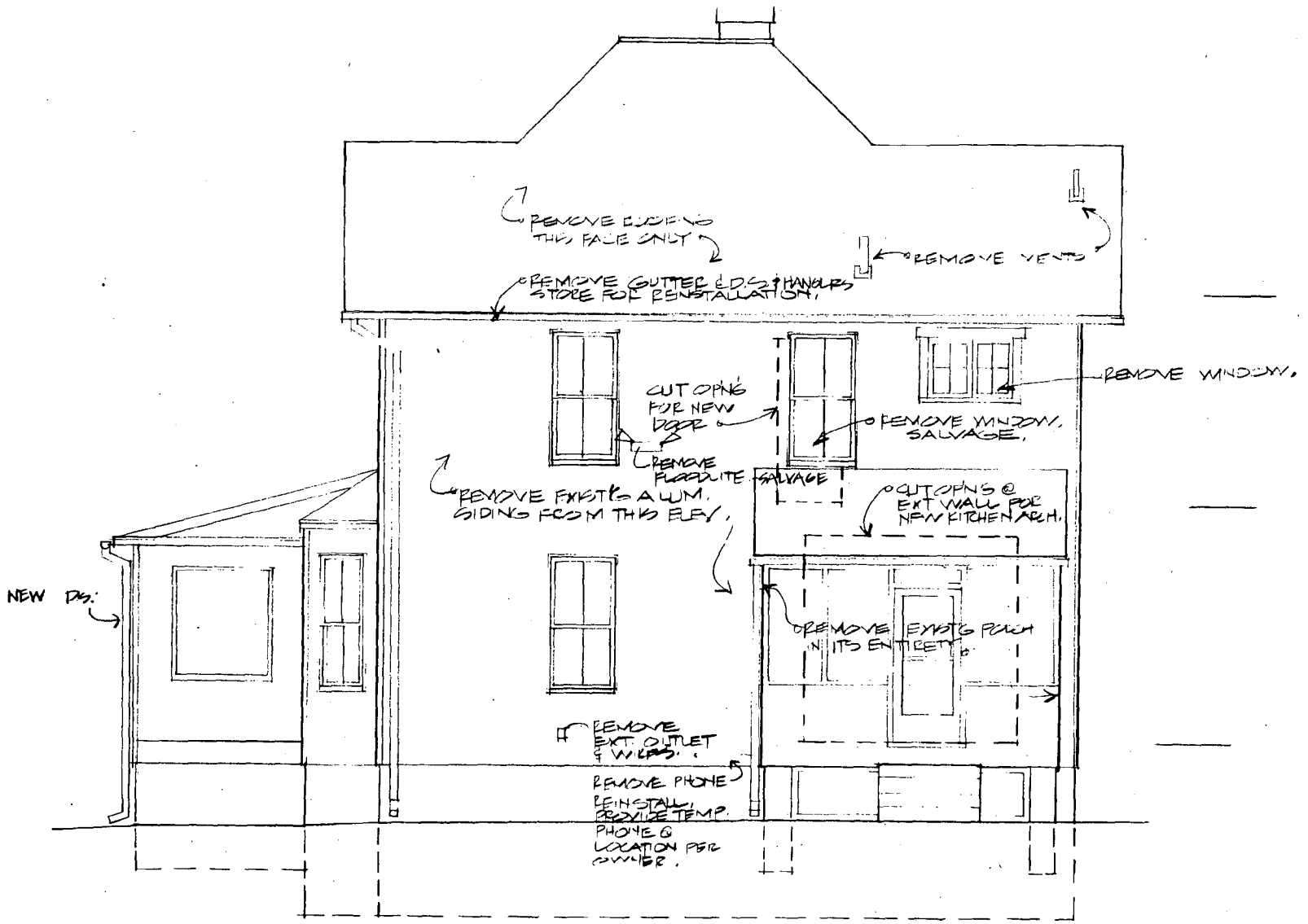


SOUTH (FRONT) ELEVATION

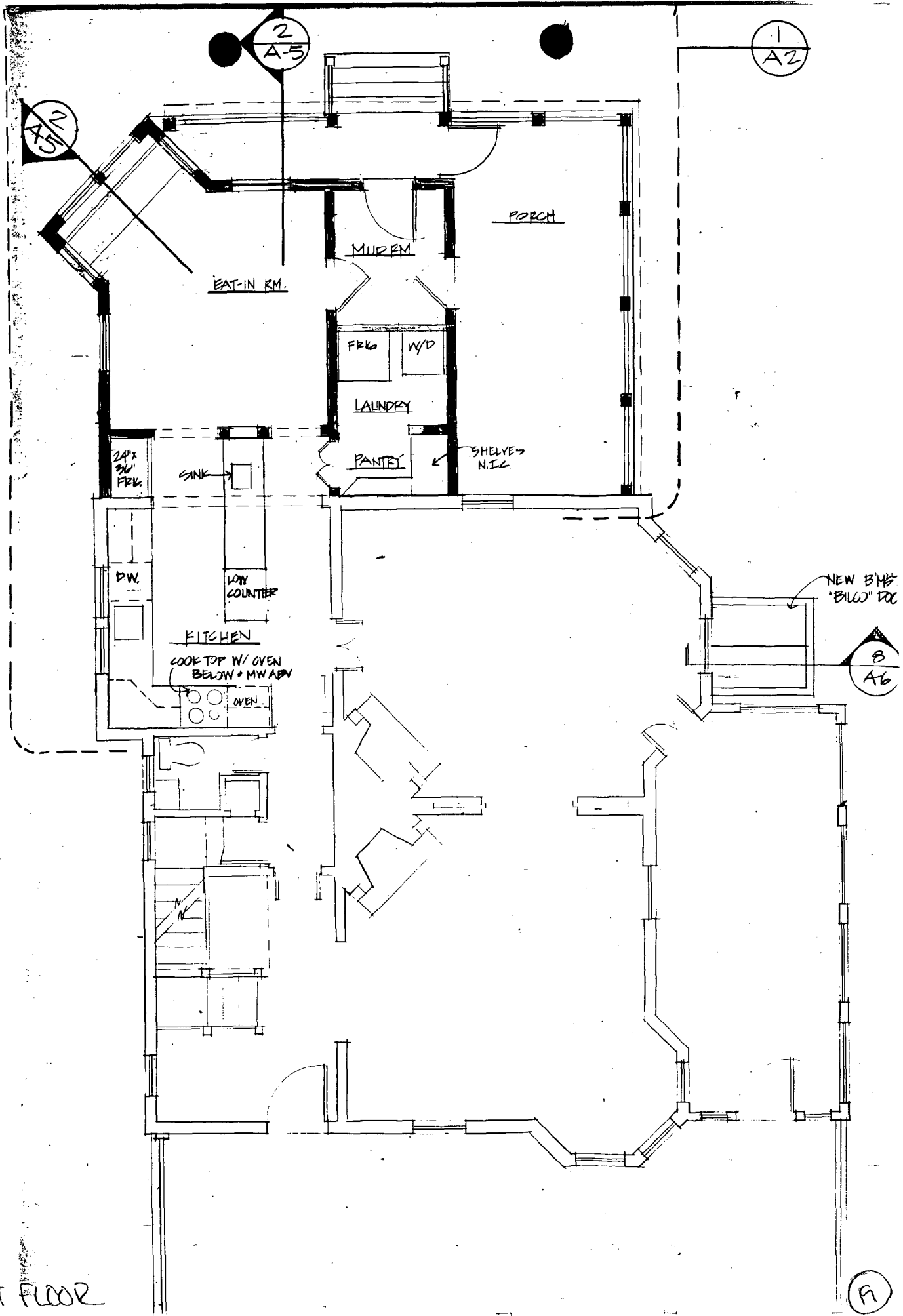
5



EAST ELEVATION

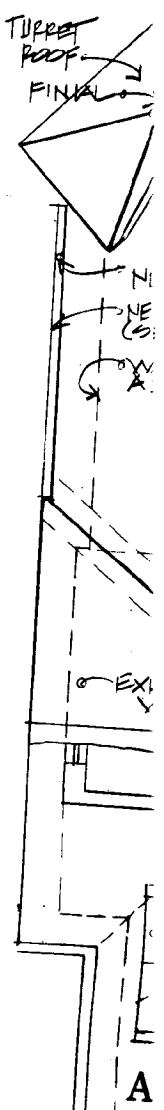
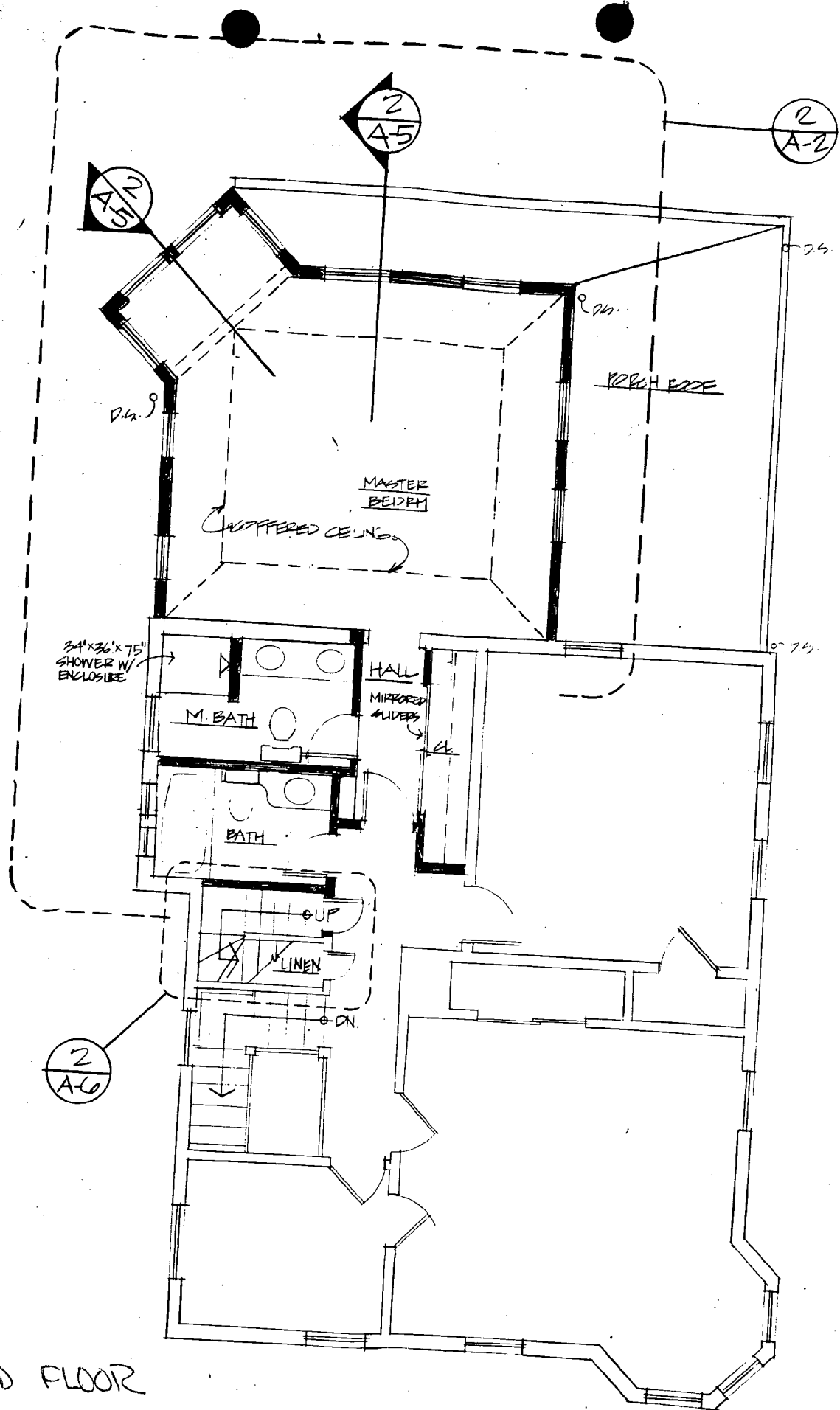


NORTH (REAR) ELEVATION



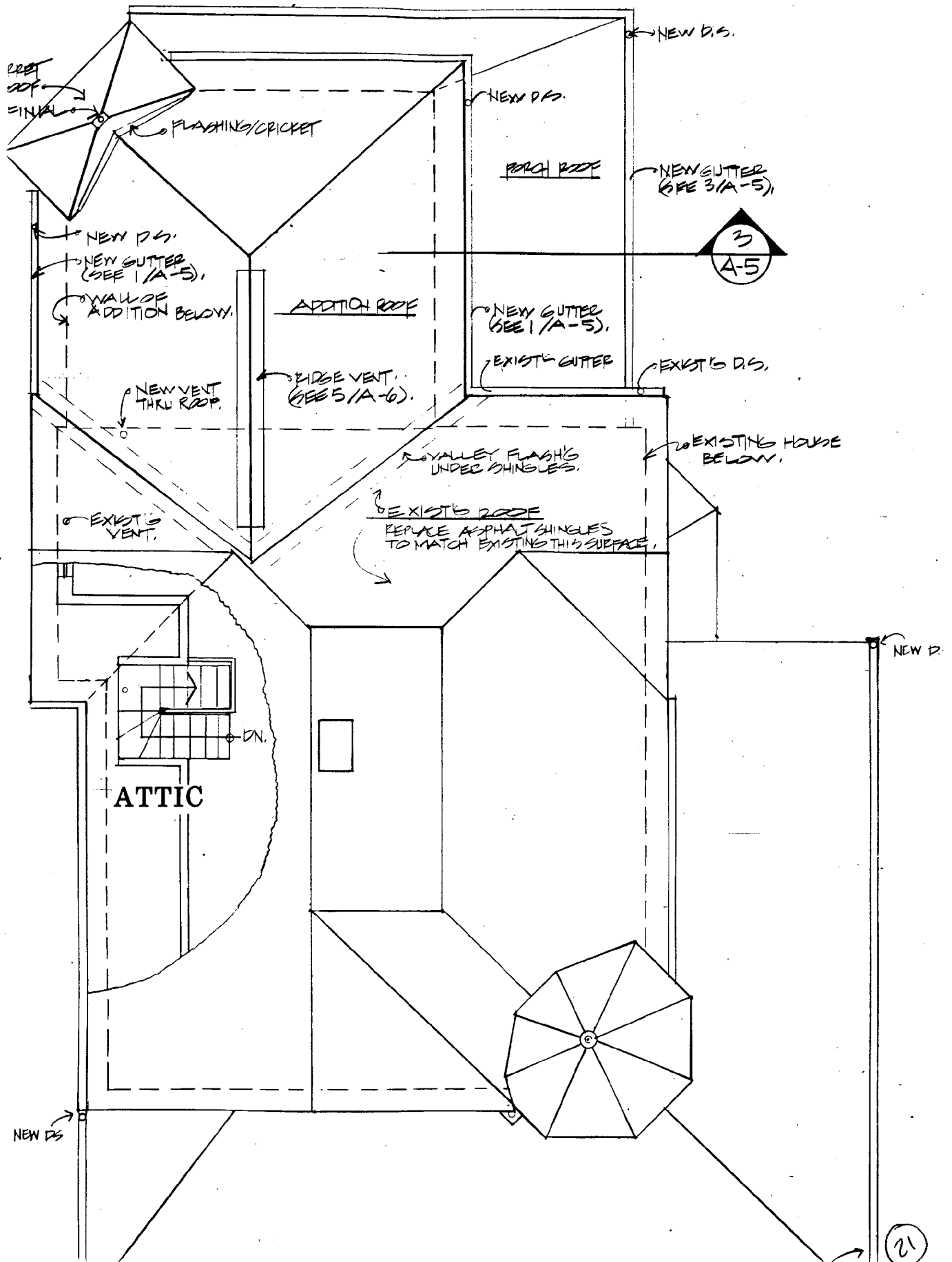
FIRST FLOOR

(A)

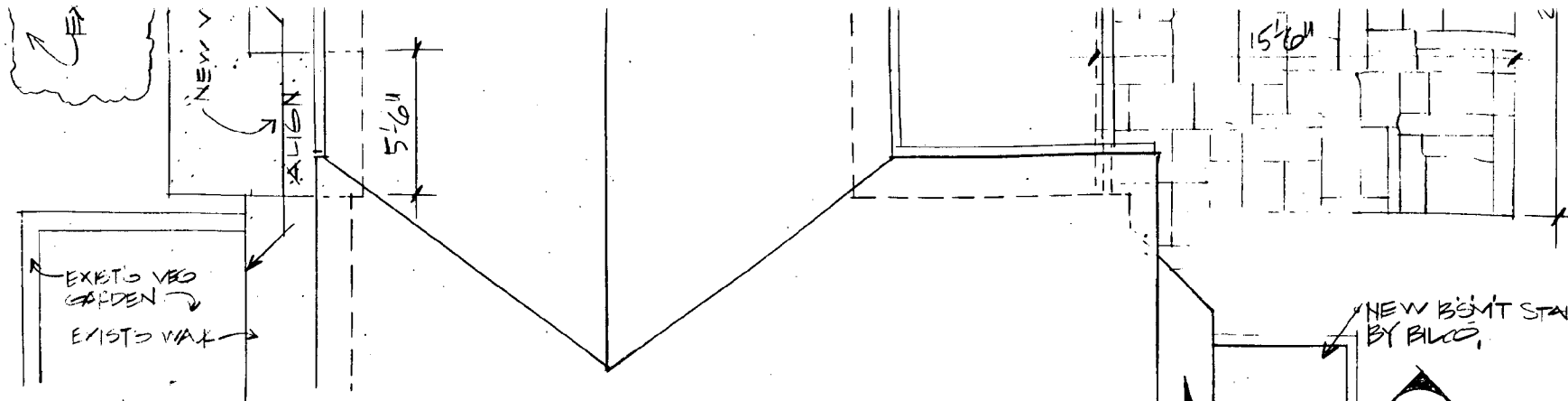


SECOND FLOOR

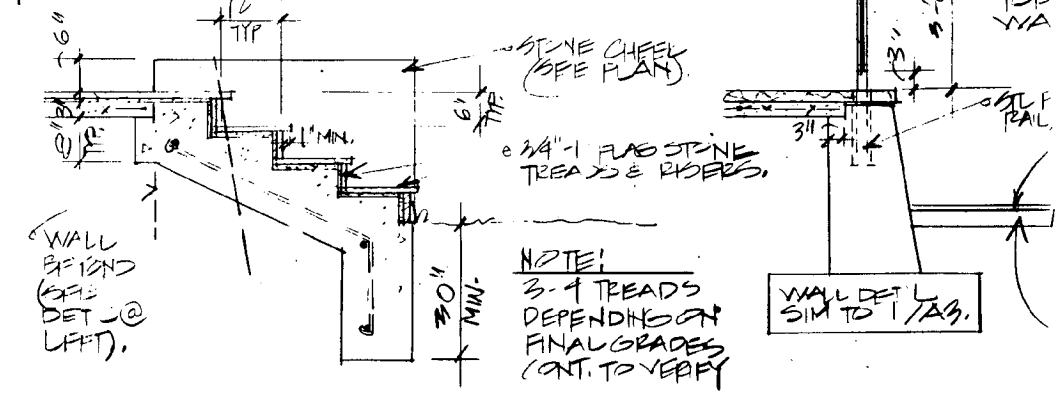
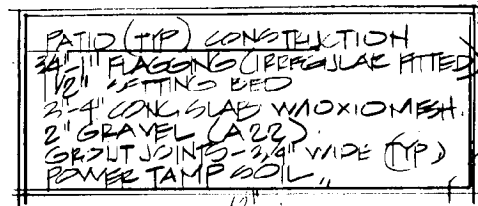
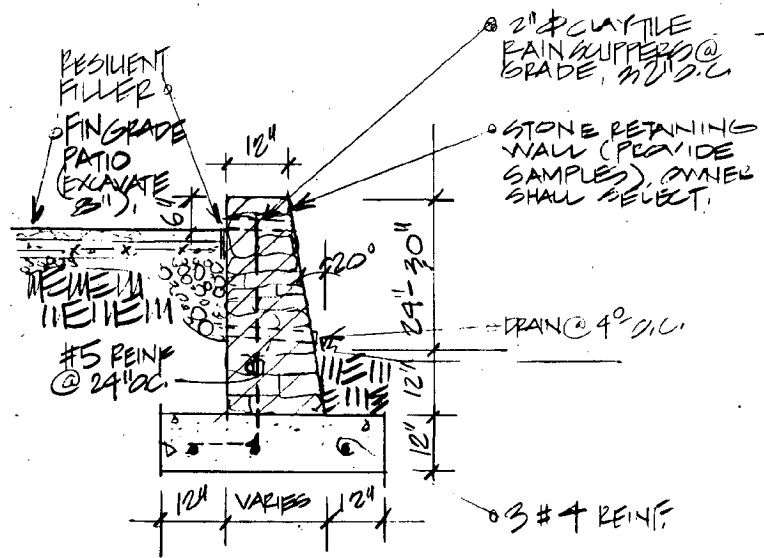
NEW DS  
10







**PATIO PLAN**



**NOTE!**  
3-4 TREADS  
DEPENDENT ON  
FINAL GRADES  
(CONT. TO VERIFY)

1 GARDEN RETAINING WALL  
A-3 1/2"=1'-0"

2 GARDEN STEPS  
A-3 1/2"=1'-0"

3 RETAININ  
A-3 1/2"=1'-0" RAI

PAVING PLAN

