

31/6.

3919 Washington St.

prelim.

Kensington H.D.

cons.

preliminary
consideration -
all comments or
suggestions -
8.12.92

Studio Partnership Architects
25 Pine Avenue
Takoma Park, Maryland 20912
301 270-0890

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3919 Washington Street Meeting Date: 8/12/92
Resource: Kensington Historic District Preliminary Consultation
Case Number: N/A Tax Credit: No
Public Notice: 7/29/92 Report Date: 8/5/92
Applicants: Michael and Lou Knecht Staff: Nancy Witherell

The applicants propose constructing a two-story, hip-roofed addition and a one-story porch at the rear of their Queen Anne-style house built in 1895. The house is a primary resource in the historic district. A small, shed-roofed enclosed porch on the rear elevation would be removed in order to accommodate the addition.

The proposed rear addition, including the one-story open porch, extends the width of the house. A rectangular bay projecting at 45 degrees is proposed for the northwest corner of the rear addition.

The house is now clad with aluminum siding. The applicants propose cladding the addition with 5" German lap wooden siding (to match the existing underneath the aluminum siding), in anticipation of the eventual removal of the aluminum siding. New roof shingles would match the existing. True-divided, 2/2, wood sash would be installed in the addition, and minor modifications and alterations of other window openings would be made. The proposed porch at the rear would look similar, but not identical, to the front porch.

STAFF RECOMMENDATION

Due to the size of the rear yard and the distance and placement of the adjacent houses, the staff finds the addition would be suitable to the neighborhood context and would have a minimal effect on the open character of the neighborhood's green space. In addition, the staff finds the new addition to be well-designed, and of an appropriate scale and massing for the house.

MEMO

To: Nancy Witherell and Montgomery County HPC
From: Joan Duncan and Chas Poor, Studio Partnership Architects
Date: July 16, 1992
Ref: Description of Proposed Alterations to the Knecht Residence at
3919 Washington St., Kensington, Md. 20895

Existing Structure:

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.

Proposed Alterations:

The proposed rear 2-story addition (kitchen and eat-in expansion at first floor and master bedroom at second floor) is in keeping with the design of the existing house. The rear of the existing house is flat and featureless in comparison with the house's other elevations. This rear elevation is the natural location to "complete" the design of the house. A small 1-story porch with shed roof would be removed and an addition with a footprint of approximately 300 square feet would be added. This addition would serve to complete the form of the house and the functional requirements within.

A rectangular turret at the addition recalls the turret at the front of the house but does not mimic it. The new turret is smaller and less prominent than the front turret so there is no question as to the hierarchy. Similarly a rear porch is smaller than the front porch, but will be conveniently located near the kitchen and will serve as the Owner's entry from the rear yard detached garage. The hip roof form ends and integrates the addition into the house. The hip roof is also repeated in the new porch roof which also serves to tie the addition to the house.

The majority of the new windows would be similar to the 2 over 2 existing double-hung windows. They would be wood windows, with true-divided lights and storm sashes. The siding of the material would be 5" exposure German lap siding to match the existing siding below the aluminum siding. If the Owner decides to restore the entire house to the original siding as another phase of the work, the siding would match the new addition. The roof shingles of the addition will match the existing shingles.

The windows at the gable-end projection of the existing house at the west elevation will be modified due to interior alterations in the existing house. The first floor kitchen windows (from a 60's alteration) would be removed and 2 double-hung windows similar to the original windows would be added. An existing double-hung window at the second floor will be relocated in the same gable and two small fixed windows will be added in a new bath area.

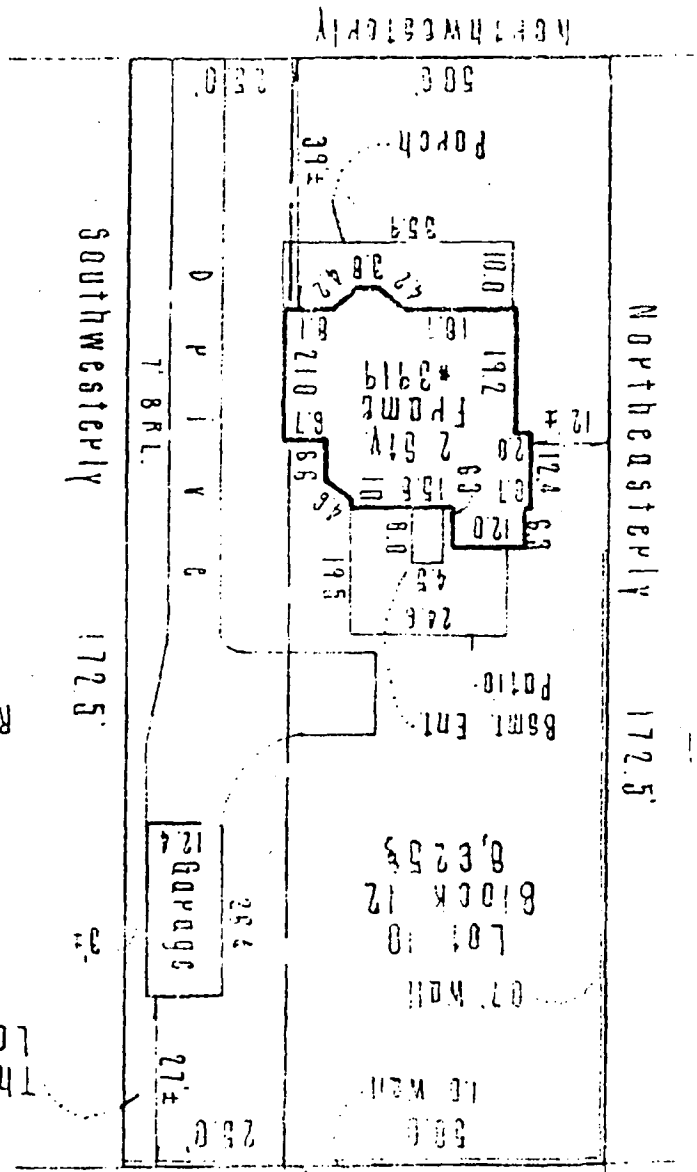
CERTIFICATE
 I HEREBY CERTIFY THAT THE POSITION OF ALL THE
 EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED
 PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A
 TRUSTED LAND SURVEYOR

PLAT NO.	4
PLAT BK.	B
REFERENCES	

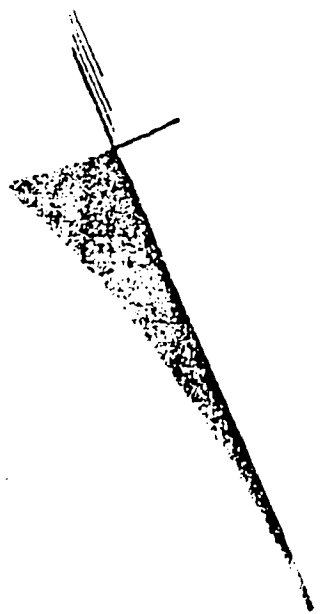
Bill & Associates
 LAND SURVEYORS CONSULTANTS



WASHINGTON STREET



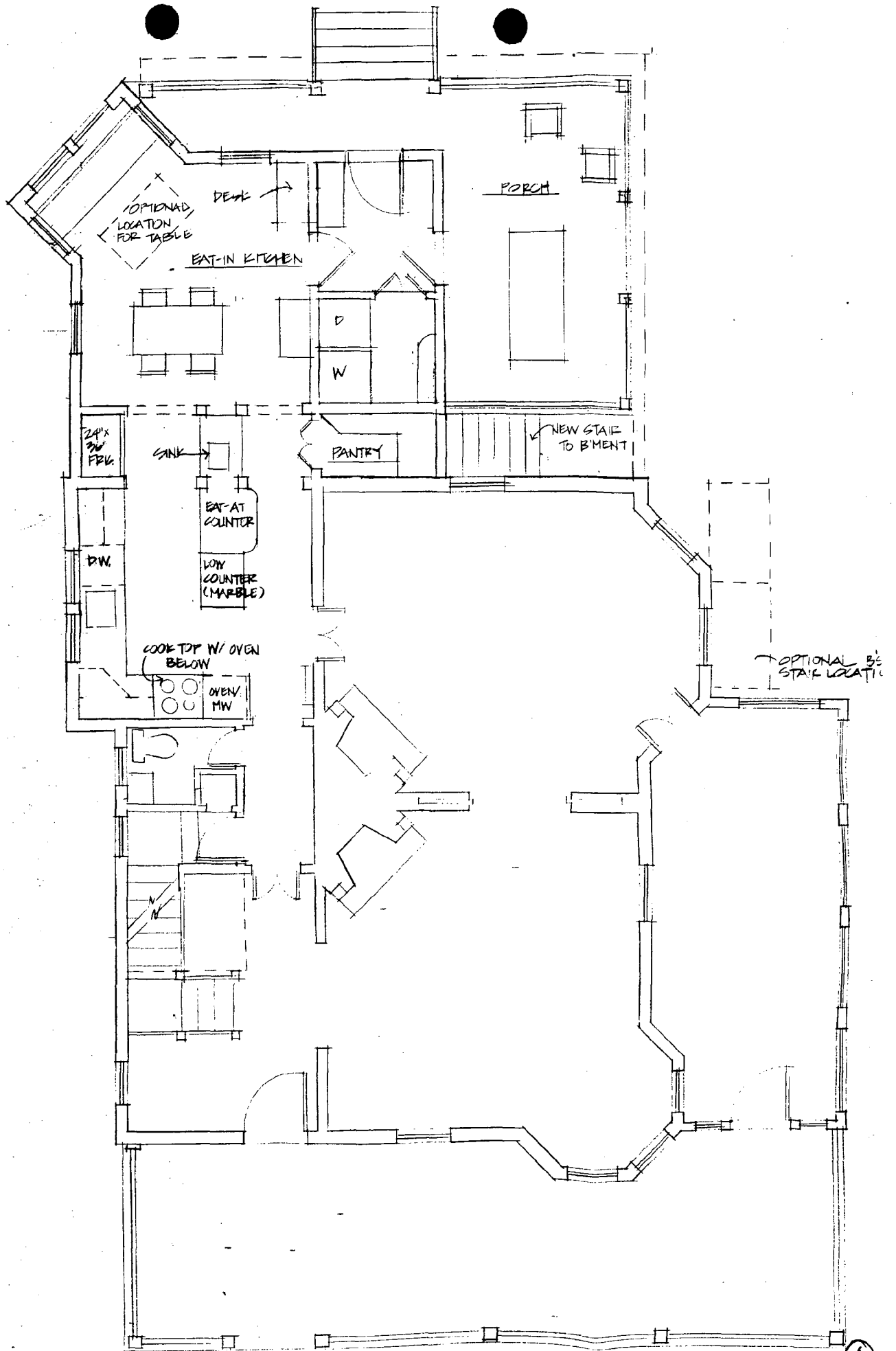
HOUSE LOCATION
 LOT 10 AND THE WESTERLY ONE HALF
 OF LOT 9 BLOCK 12
 KENNINGTON PARK
 MONTGOMERY COUNTY, MD

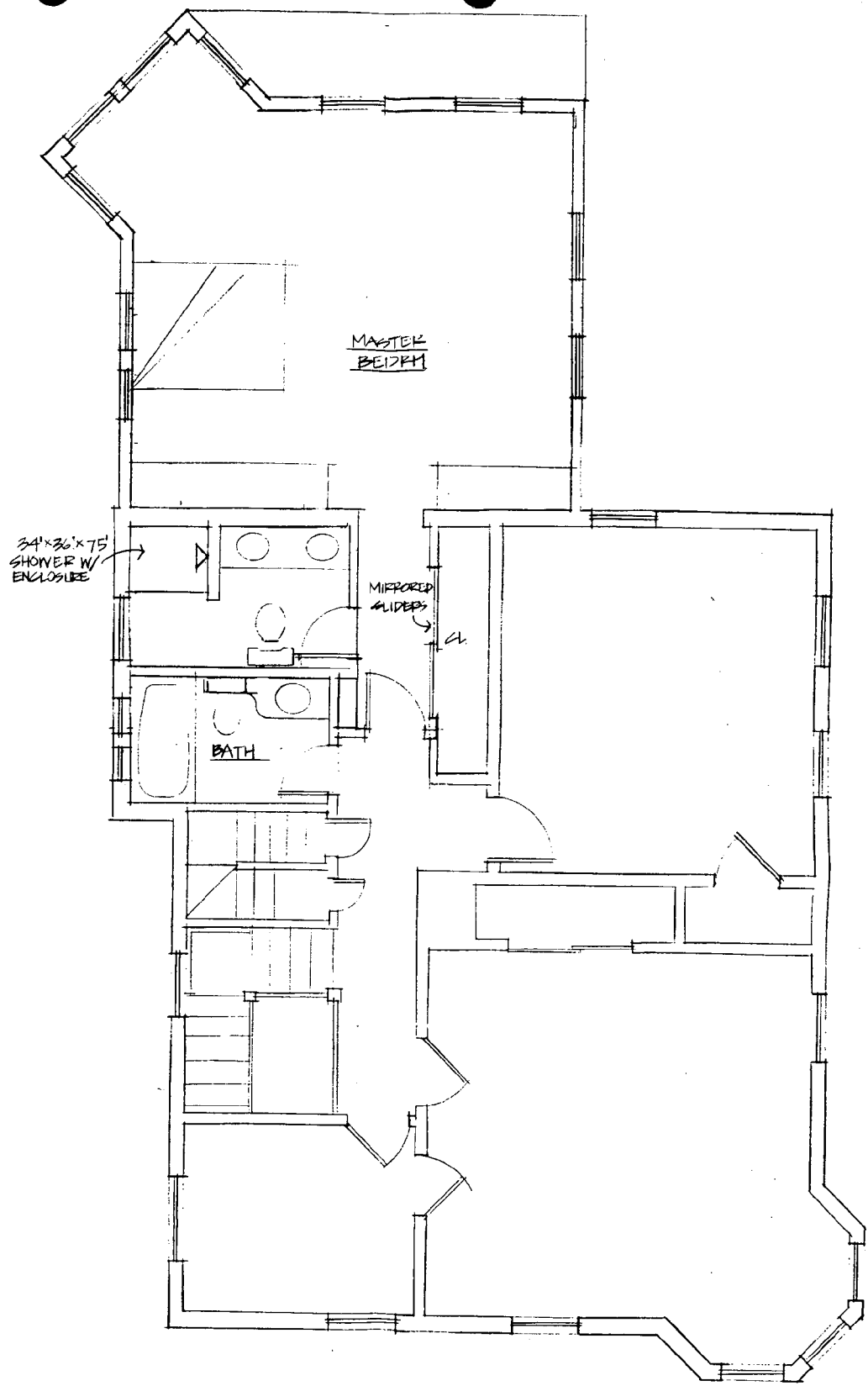


The Westerly One Half of
 Lot 9 Block 12
 4,312.54
 Remainder of
 Lot 9

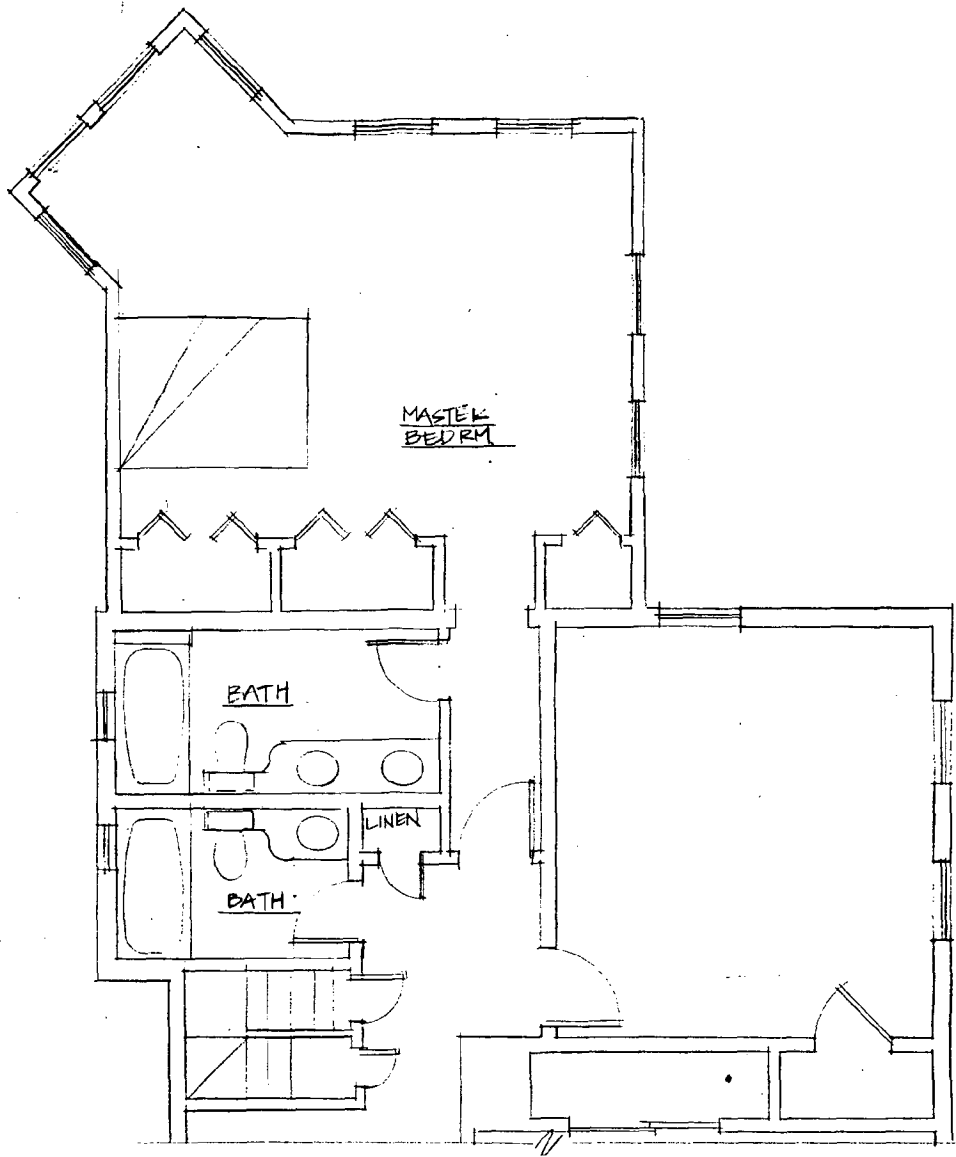
North House Building - 10' x 12' 6"

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 08-11-2010 BY 60322 UCBAW/STP





SECOND FLOOR



SECOND FLOOR ALT



NORTH ELEV



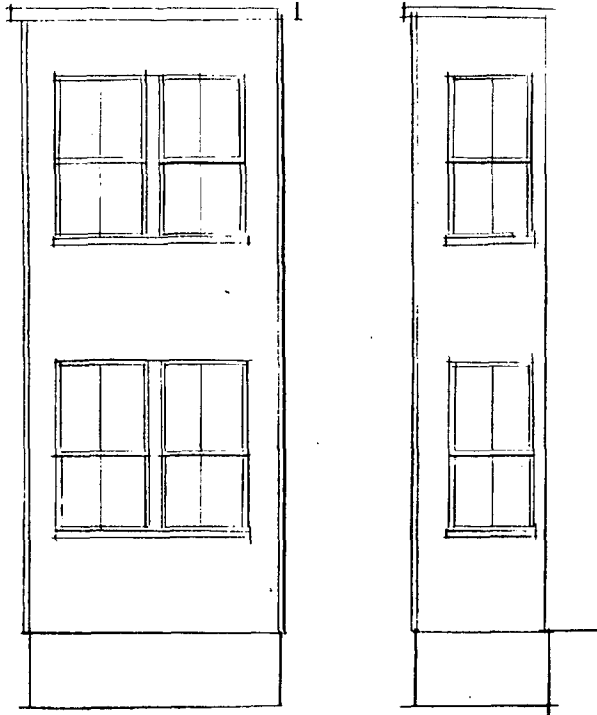
EAST ELEV



5



WEST ELEV



KNECHT RESIDENCE
3919 WASHINGTON STREET
KENSINGTON, MD. 20895

DRAWING TITLE:

ELEVATIONS 1/4" = 1'-0"

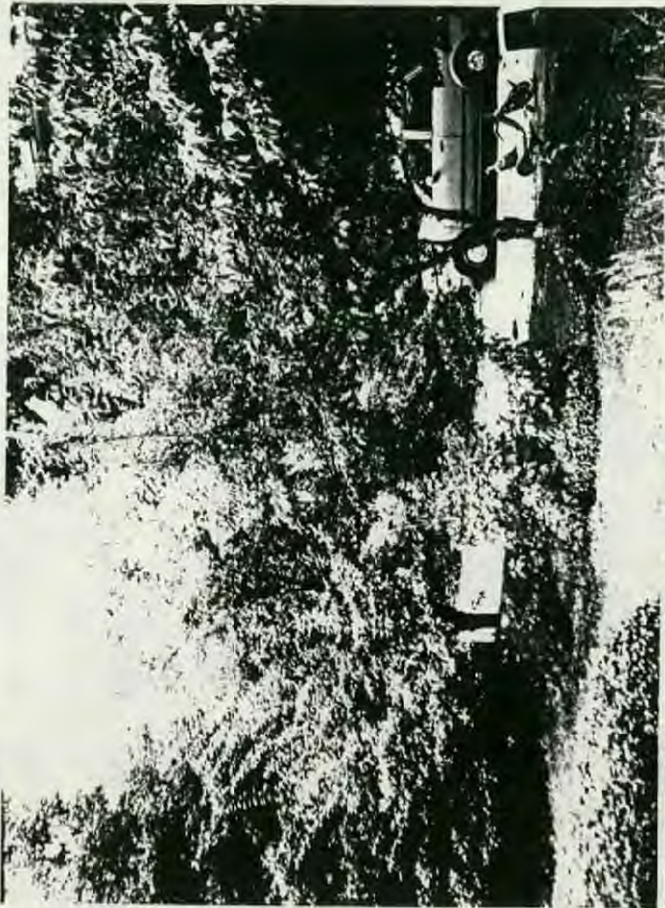
DATE:

7.14.92









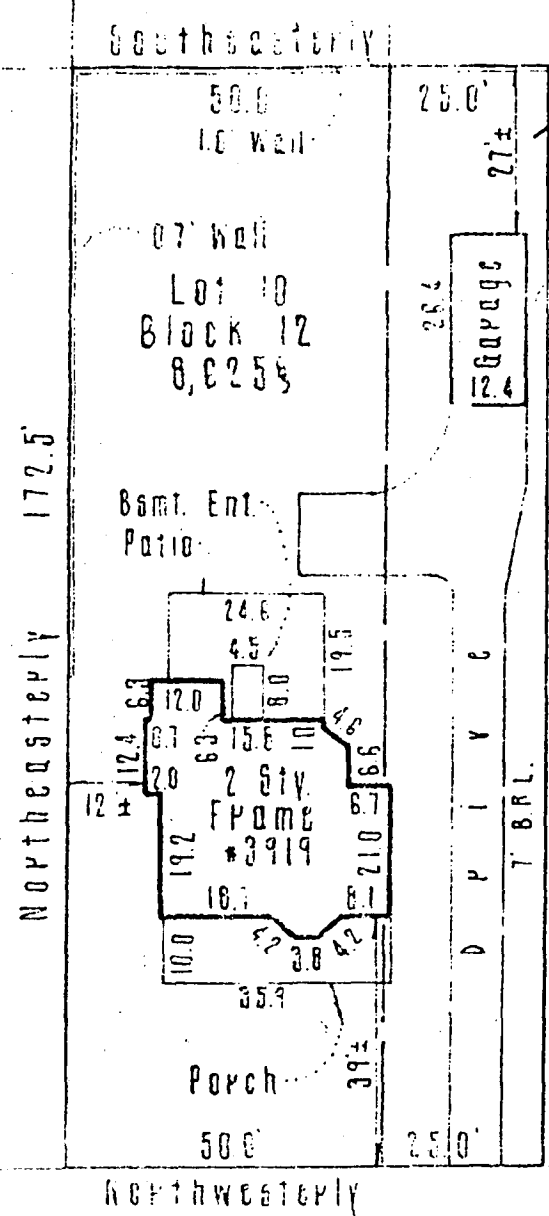


KNIGHT RESIDENCE - 3919 WASHINGTON STREET, ICENINGTON, MD.

(15)

10. To locate for the purpose of determining property lines. Property owner Markers not guaranteed by this location.

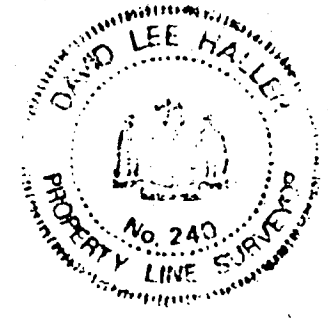
Notice: Notice published to give 70 day notice. Legal description



The Westerly One Half of Lot 9 Block 12 4,312.54

Remainder of Lot 9

HOUSE LOCATION
LOT 10 AND THE WESTERLY ONE HALF OF LOT 9 BLOCK 12
KENSINGTON PARK
MONTGOMERY COUNTY, MD.



WASHINGTON STREET

CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.

REFERENCES

PLAT BK.	B
PLAT NO.	4

Bill & Associates
LAND SURVEYORS CONSULTANTS

DATE OF SURVEY	SCALE 1" = 20'
DATE OF SURVEY	DRAWN BY
DATE OF SURVEY	FILE NO. 81477



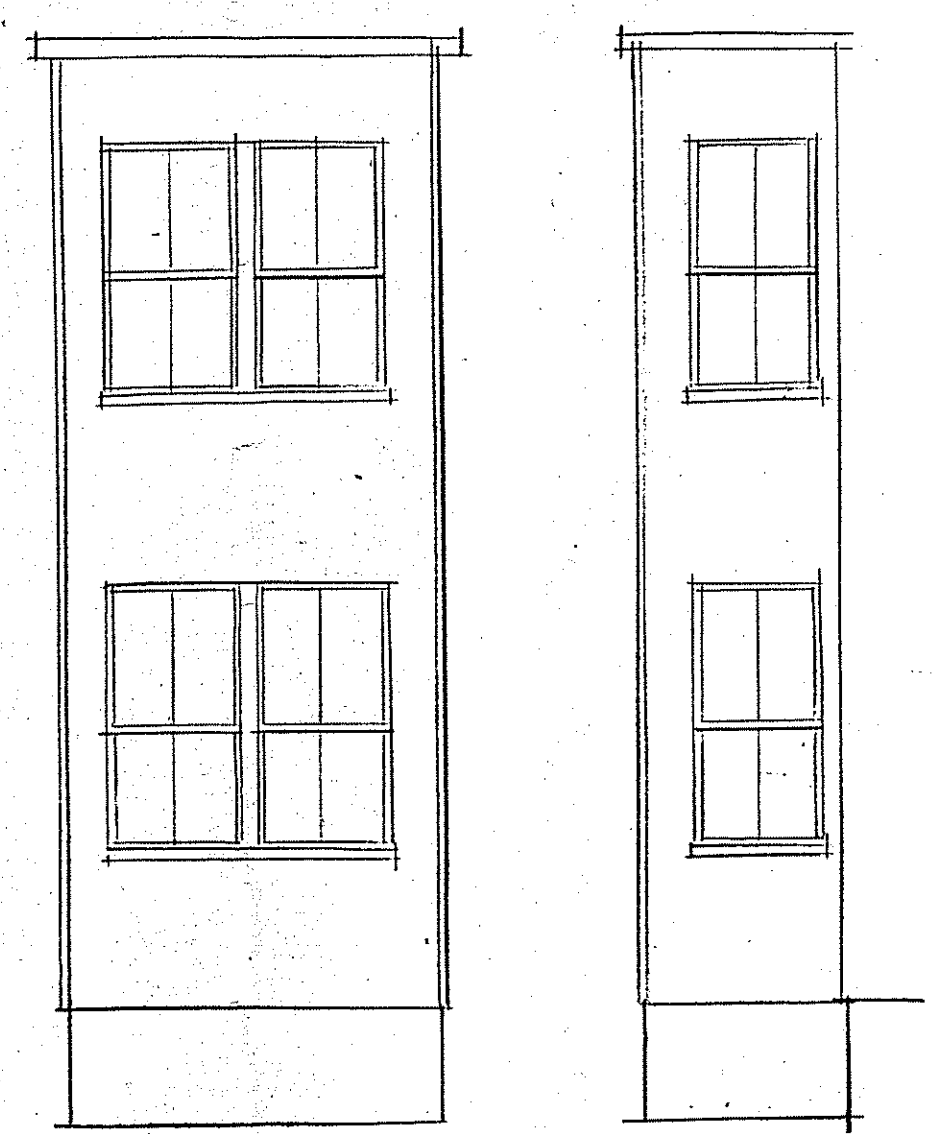
EAST ELEV



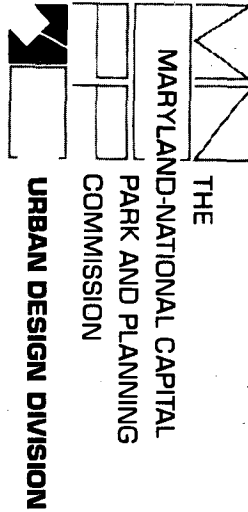
WEST ELEV



NORTH ELEV

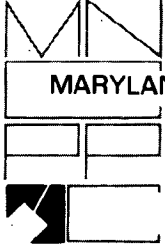


8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



3919 Washington St,
Kensington (31/6)
preliminary consultation
8/12/92

8787 Virginia Avenue • Silver Spring, Maryland 20910-3760



THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

URBAN DESIGN DIVISION

3919 Washington St.
Kensington





55g 100001 10027 374





1115 22+01 111111 565



MIS 22+01 NNNNN 565







View from Backyard of 3915 Washington St
onto Addition Site of 3919 Washington St
Kensington

Knecht

11 26 01

11 26 01



West View from
Center of Addition

3919 Washington St
Kensington, MD

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View from Rear Porch of
3923 Washington St
onto Addition Site for
3919 Washington St
Kensington, MD

Kaechel

JUL 26 1911

JUL 26 1911



Southwest View from
Tower of Addition

3919 Washington St
Kensington

Knecht

01 20 100

01 20 100



East View from
Center of Addition
3919 Washington St
Kensington
Kuecht

10/1

11 24 101

11 24 101







