

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10500 & 10520 St. Paul St., Kensington	Meeting Date:	9/5/18
Resource:	Primary Resources Kensington Historic District	Report Date:	8/29/18
Applicant:	McCaffery Interests	Public Notice:	8/22/18
Review:	Preliminary Review	Staff:	Rebecca Ballo
Proposal:	Partial demolition, rehabilitation, new construction, and site work.		

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary Resources to the Kensington Historic District
STYLE: Folk Victorian & Commercial.
DATE: c. 1930

The property evaluated for this *Preliminary Consultation* consists of two historic buildings that have been combined to operate as a single business. Both structures are categorized as Primary Resources in the Kensington Historic District.

The southernmost building (10500 St. Paul Street) is a Folk Victorian commercial structure, with a steeply pitched front gable roof, clapboard siding, three bays wide, with a full-width hipped front porch, and a small window in the front gable end. This building is located at the intersection of St. Paul Street and the adjacent railroad tracks.

The second historic structure (10520 St. Paul Street), located to the north of the first building, is an early 20th-century roadside commercial building, oriented for its high visibility at the corner of St. Paul Street and Metropolitan Avenue. The Metropolitan Avenue façade has a side gable roof and with the principal entrance to the left, and a large divided lite storefront window. The St. Paul Street façade has a divided lite storefront window to the right, with a pair of casement windows an entrance door, and a vehicle door to the left.

Sometime in the late 20th-century the two buildings were combined with a connecting addition that allow them to operate and function as a single building. The connectors are frame construction with clapboard siding. Both buildings also have later additions to the rear; these additions are located within the historic district, but are not considered to contribute to the historical or architectural character of these buildings or the larger district. The remained of the site functions as an industrial storage yard. An historic gas station sign remains on the site adjacent to the Metropolitan Avenue frontage. This sign is a contributing element to the historic district; it is the only such site element or hardscape element that should also be considered for retention, in addition to the historic structures on site.

BACKGROUND

The applicant proposes to rehabilitate the two historic buildings, construct a five-story senior housing complex to the rear of the two historic buildings, and create a new connection between the historic buildings and to the adjacent new construction. New site work, curb cuts, and other improvements are also proposed.

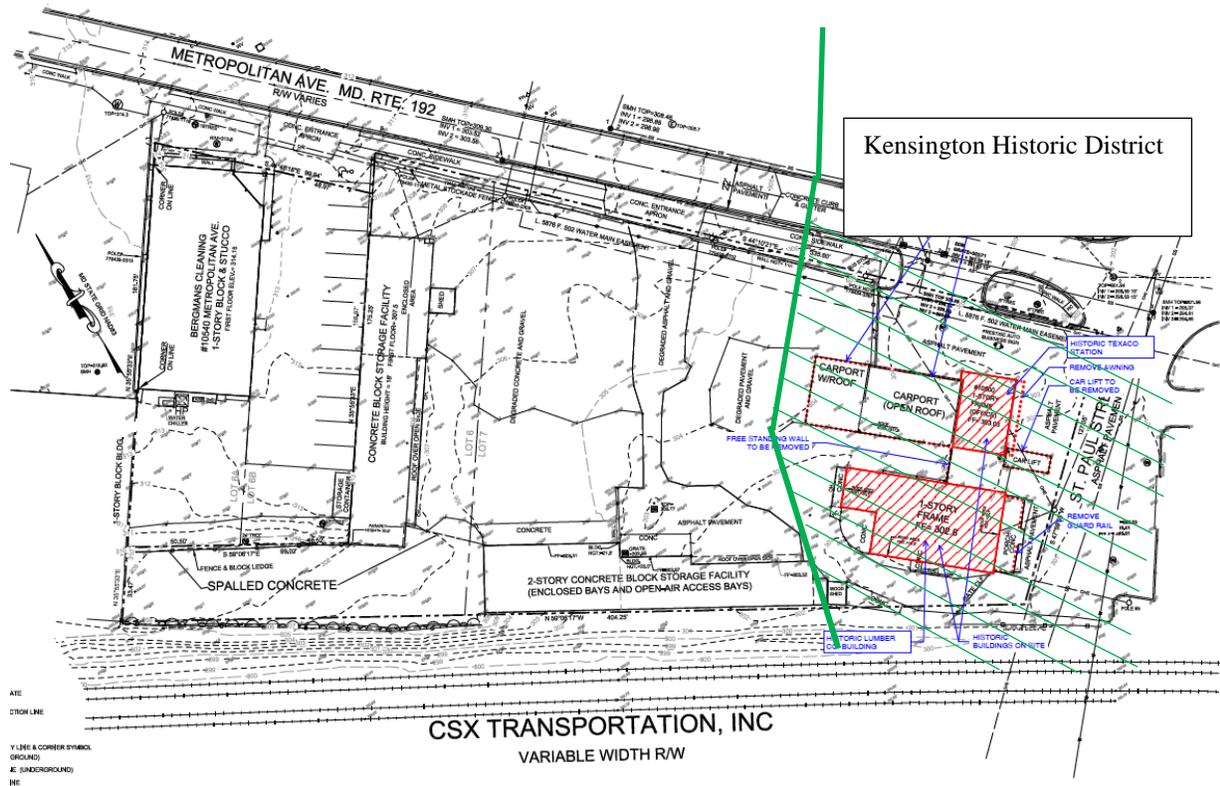


Figure 1: The proposed building site. The portion of the lot to the right of the green line is within the Kensington Historic District.

This case was previously heard as a Preliminary Consultation at the March 14, 2018 HPC meeting. The feedback from the HPC at that time included concerns about the massing and design of the new construction, questions and concerns regarding the proposed rehab of the historic buildings, and other issues. The Commissioners present were unanimous in their concerns regarding the scale and height of the proposed glass connector linking the historic properties to the new building proposed on the adjacent parcel. Commissioners’ recommendations in the hearing record include lowering the height of the connector and shifting it south on the site to connect only to the historic structure to the south while allowing the historic structure to the north to be free standing. Commissioners felt that connecting both structures to the new building overwhelmed the historic resources to a degree that threatened their continued significance as important interpretations of Kensington’s past. The Commission also agreed that the connector as it extends between the historic structures covers too many of the original window openings.

Commissioners were also concerned about the degree to which the proposed development impacted the environmental setting of the resources. Most notable of the concerns expressed focused on the entrance driveway and how it is currently proposed to cross onto the historic site and be the exit for vehicles from

the entrance to the new building. Commissioners felt that the hardscape and landscape features proposed for the historic properties should be dedicated to the future uses of the renovated historic structures and not to the functional needs of the entrance to the new adjacent building.

The HPC offered several ideas for the new building design to be modified to be a better neighbor to the historic structures in order to reduce the “looming” feel of the current design upon the one-story historic resources. These ideas included moving the main entrance further away from the historic properties along Metropolitan Avenue to reduce the impact the entrance has being placed adjacent to the properties; reducing the scale and height of the proposed building at the property line shared with the historic properties, then stepping up towards the westerly direction of the site; and reducing the height of the building at its entrance as this is seen unnecessary way to convey the location of the entrance given the context of Metropolitan Avenue.

These concerns were shared with the Planning Board as part of the public testimony for the Sketch Plan hearing on April 5, 2018. The Planning Board directed the applicant to continue to work the HPC to resolve these issues concerning historic compatibility and site design prior to subsequent Planning Board hearings on the Preliminary Plan and Site Plan.

In July 2018 the applicant submitted their Preliminary Plan and Site Plan applications to the Planning Department. Those revised plans are presented within this *Preliminary Consultation* application for HPC review and comment.

APPLICABLE GUIDELINES

Kensington Historic District Guidelines

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

The *Vision* identifies the following, as those features that help define the character of Kensington’s built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm of Spacing between Buildings
- Geographic and Landscape Features

- Scale and Building Height
- Directional Expression of Building
- Roof Forms and Material
- Porches
- Dominant Building Material
- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

The *Amendment* notes that:

The district is architecturally significant as a collection of late 19th and early 20th century houses exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district's streetscapes. This uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

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

STAFF DISCUSSION

The applicant is proposed to demolish the non-historic additions to the rear, rehabilitate the two subject buildings, create a new interior connection, and integrate them with the larger proposed five-story senior housing facility.

Demolition of Non-Historic Additions

Staff finds the proposal to remove the non-historic additions should be approved when this proposal is at the Historic Area Work Permit (HAWP) stage. They do not contribute to the historic character of the buildings or surrounding district.

Building Rehabilitation/Gas Station Sign

The applicant proposes to utilize the two historic buildings as part of the new development. Staff finds that the work the applicant is proposing for the two historic buildings focuses on the repair and retention

of the historic fabric (i.e. retention of windows and doors, clapboard replacement as needed). Where features are too deteriorated to be repaired, the applicant proposes to replace them in-kind. As plans are refined, detailed elevation drawings that note specific items that will be repaired or replaced will be required for the final HAWP.

Additional information regarding the retention, rehabilitation, and reuse of the historic gas station sign are pending further refinement of the overall plan for redevelopment and will be addressed at a later time with the final HAWP.

New Hyphen/Connector

After demolishing the non-historic additions, the applicant proposes new construction between the two historic buildings and the proposed new construction. This connector piece has been greatly reduced in size from the last iteration. In particular, the connection to 10520 St. Paul Street has been almost entirely removed and reduced so that it consists of a small hyphen that will connect to 10520 St. Paul Street to the south in much the same way that the existing hyphen does. The entire connector has been set back considerably from Metropolitan Avenue, creating a larger hardscape/courtyard area that allows for an enhanced pedestrian setting and plaza within the environmental setting. The connector has also been set back further from St. Paul Street. Details about the materials and design element of the connector have not been discussed in detail, and comments from the HPC regarding appropriate materials should be discussed.

Sitework

The applicant proposes to construct a five-story senior housing building to the rear of the historic buildings. The applicant has provided renderings of this proposed new construction to the HPC. Based on direction from HP and Planning Department staff, the applicant has chosen to redesign the portion of the building located within and adjacent to the historic district. The new design takes cues from the industrial related history of Kensington as a turn-of-the-century, Victorian railroad suburb. The new design reduces the massing at the corner within the historic district, and has largely reconfigured the fenestration patterns and material palette to better reflect a traditional design vocabulary that does not overwhelm the historic buildings, but that can also be a bridge to the new construction that will span the remainder of the block.

The HPC should provide feedback regarding the design and its impact on the surrounding district. In particular, feedback from the HPC as to whether these design changes and changes to the site plan have been responsive to the comments given in March and April to the applicant and Planning Board.

The applicant has chosen a material palette that consists of traditional masonry elements (brick, metal, precast concrete), mixed with modern materials (rainscreen metal panels, veneers) in some highly visible locations on the new building. Feedback from the HPC as to whether this material palette is appropriate, or whether all traditional building materials should be used within the environmental setting would be appropriate at this consultation.

STAFF RECOMMENDATIONS

Staff finds that the design and site changes have greatly improved the proposal since the last *Preliminary Consultation* in March. Reducing the footprint and location of the connector, removing and reducing the new building massing at the corner within the environmental setting, revising and enhancing the courtyard, and choosing a more traditional material palette that fundamentally relates to the history and architectural tradition of Kensington are all notable improvements. At this time, staff would seek consensus from the HPC as to whether further alterations to the size, massing, and material palette are necessary for further compatibility of this new construction. Understanding that more renderings and full elevations are necessary to make a final decision as to architectural compatibility, staff finds that the

information provided at this stage is sufficient to make preliminary recommendations to the applicant for these limited items.

Staff recommends that applicant revise their design based on the feedback provided by the HPC and return for an additional preliminary consultation.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: RTAKATA@ANTUNOVICH.COM Contact Person: REI TAKATA
Daytime Phone No.: 703.224.1127
Tax Account No.:
Name of Property Owner: MCCAFFERY INTERESTS Daytime Phone No.: 703.351.9500
Address: 2200 CLARENDON BLVD SUITE 1125 ARLINGTON VA 22201
Contractor: WOLHSEN CONSTRUCTION Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 10500 & 10520 Street: ST. PAUL STREET
Town/City: KENSINGTON Nearest Cross Street: METROPOLITAN AVE
Lot: P6 Block: Subdivision:
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

TWO HISTORIC BUILDINGS STAND ON THE SITE; ONE IS AN OLD LUMBER COMPANY STORE, THE OTHER WAS A GAS STATION THAT HAS BEEN RENOVATED TO AN USED CAR RETAILER. BOTH BUILDINGS ARE SITUATED ON PAVED LOTS AND ARE CONNECTED TO NEWER NONHISTORIC ADDITIONS. THE OLD GAS STATION LOT STILL CONTAINS ITS HISTORIC TEXACO SIGN BASE AND THE OLD LUMBER COMPANY BUILDING HAS MAINTAINED ITS ORIGINAL FRONT PORCH WITH A NEW HANDRAIL.

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

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

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

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

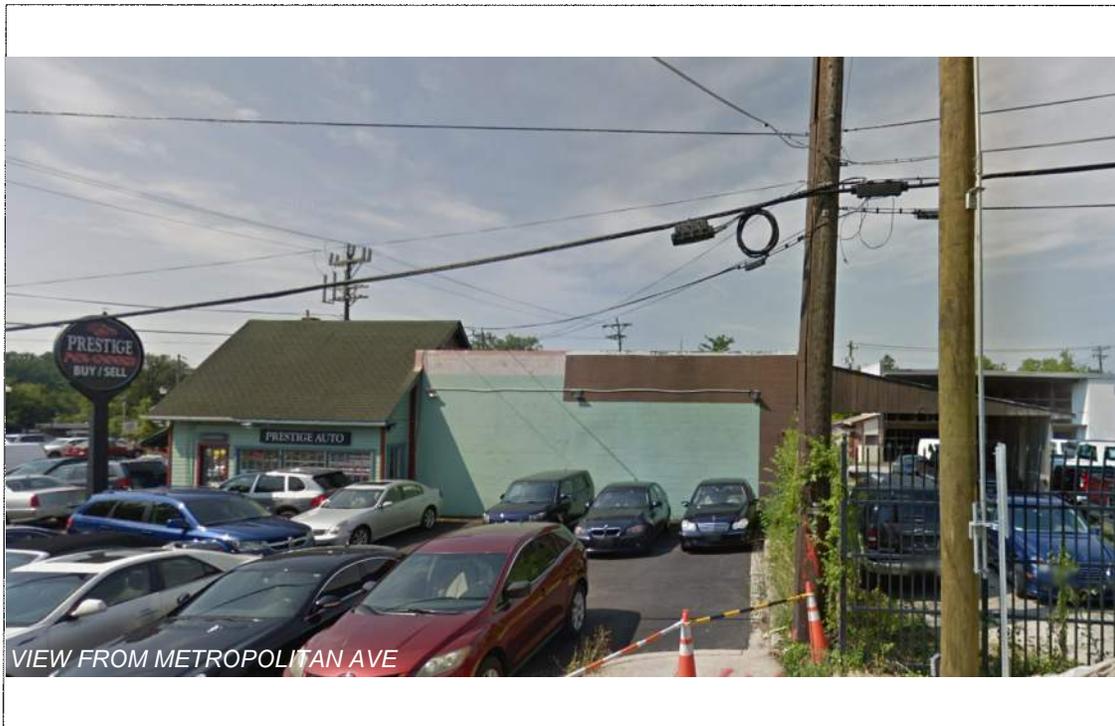
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>MCCAFFERY INTERESTS, INC. 2200 CLARENDON BLVD. STE 1125 ARLINGTON, VA 22201</p>	<p>Owner's Agent's mailing address</p> <p>ANTUNOVICH ASSOCIATES C/O SHEILA CHRISTIAN OR REI TAKATA 2200 CLARENDON BLVD. STE 1150 ARLINGTON, VA 22201</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>BERGMANN'S CLEANING INC. 10540 METROPOLITAN AVE. KENSINGTON, MD 20895</p> <p>POTOMAC ELECTRIC POWER CO 7019TH ST NW WASHINGTON, DC 20001</p> <p>CHESAPEAKE REAL ESTATE HOLDING LLC 10563 METROPOLITAN AVE KENSINGTON, MD 20895</p>	<p>3700 PLYERS MILL ROAD LLC 3700 PLYERS MILL ROAD KENSINGTON, MD 20895</p> <p>JOHN S STUBBS & ASSOCIATES LLC 8218 WISCONSIN AVE., STE. 402 BETHESDA, MD 20814</p> <p>NORTH CHARLES STREET LLC 3760 HOWARD AVE KENSINGTON, MD 20895</p>
<p>HAMM METROPOLITAN AVE. LLC 10531 METROPOLITAN AVE KENSINGTON, MD 20895</p> <p>TBF LLC 4416 BROOKFIELD DR KENSINGTON, MD 20895</p> <p>KARIKA LLC 10547 METROPOLITAN AVE KENSINGTON, MD 20895</p>	<p>JANET W HENNEBERRY ET AL PO BOX 7272 ARLINGTON, VA 22207</p> <p>VICTOR ASSOCIATES 7200 WISCONSIN AVE., STE 1100 BETHESDA, MD 20814</p> <p>CSX TRANSPORTATION INC. 500 WATER ST. JACKSONVILLE, FL 32202</p>
<p>SANG S CHOI 10824 BURBANK DR POTOMAC, MD 20854</p> <p>ZOE REALTY LLC 432 W. BOYNTON BEACH BLVD BOYNTON BEACH, FL 33435</p> <p>GRANTS MANAGEMENT SYSTEMS INCORP 3700 PLYERS MILL ROAD KENSINGTON, MD 20895</p>	<p>KONTERRA LIMITED PARTNERSHIP 14401 SWEITZER LN, STE 200 LAUREL, MD 20895</p> <p>NABEL AYAUB 3902 FOX VALLEY DR. ROCKVILLE, MD 20853</p> <p>HING W LEW ET AL 11807 GAINSBOROUGH RD POTOMAC, MD 20854</p>

Existing Property Condition Photographs (duplicate as needed)



Detail: OVERALL VIEW FROM METROPOLITAN AND ST PAUL ST RIGHT OF WAYS

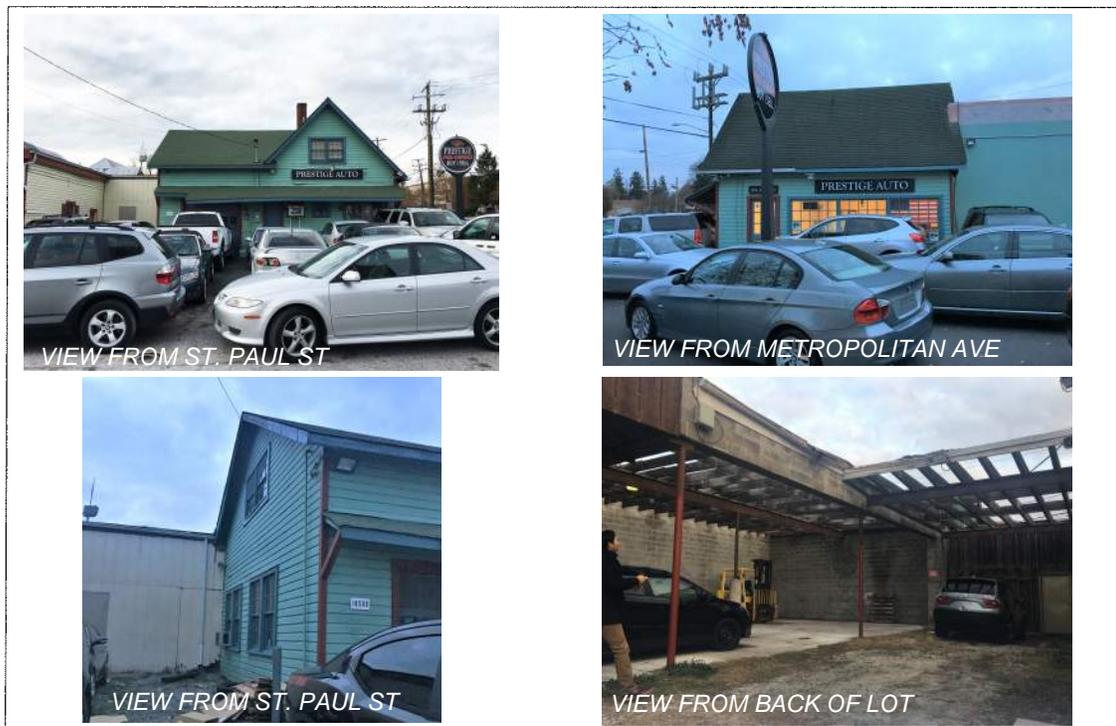


Detail: OVERALL VIEW FROM METROPOLITAN RIGHT OF WAY

Existing Property Condition Photographs (duplicate as needed)

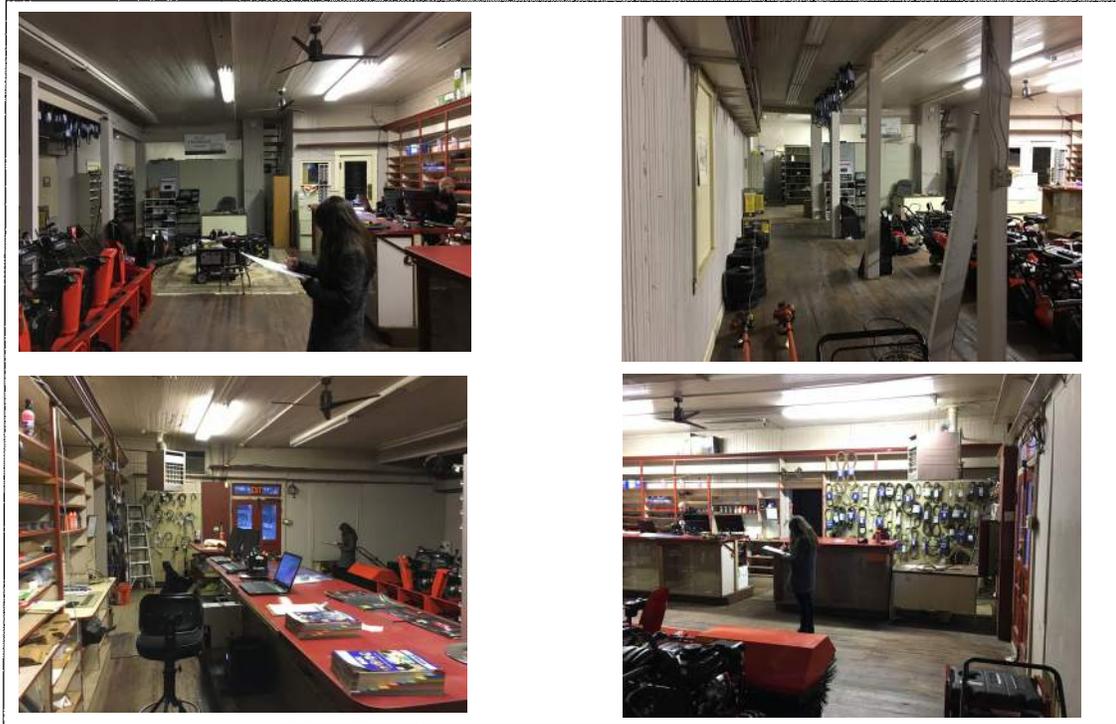


Detail: EXTERIOR ELEMENTS - 10500 ST PAUL STREET

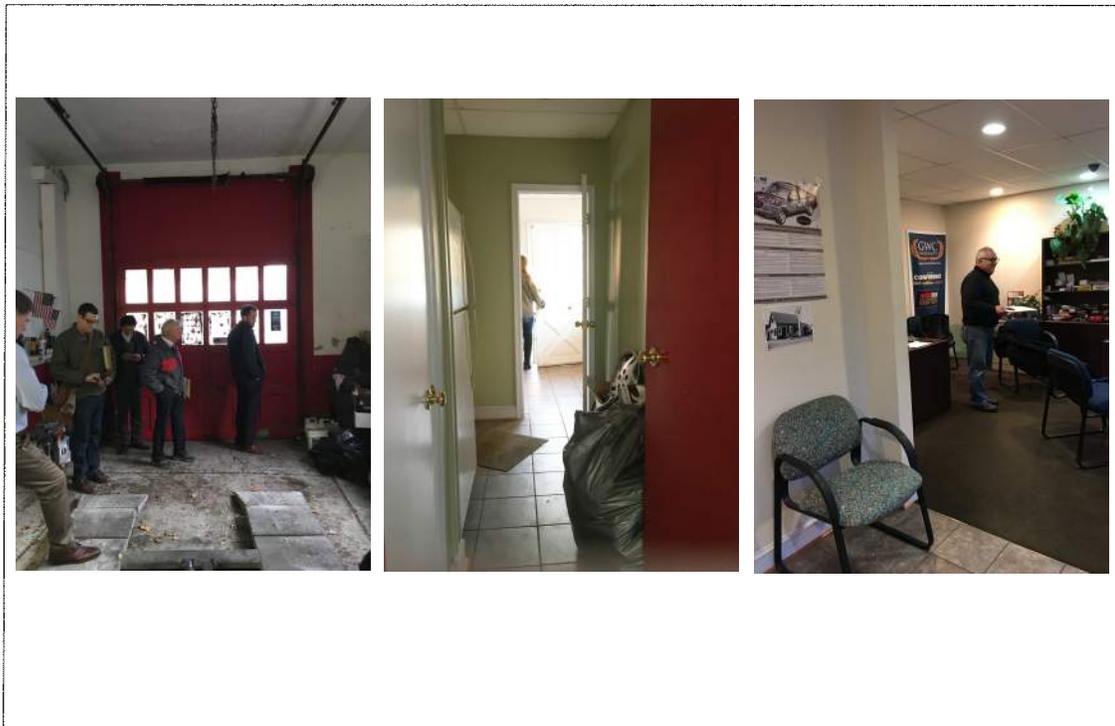


Detail: EXTERIOR ELEMENTS - 10520 ST PAUL STREET

Existing Property Condition Photographs (duplicate as needed)

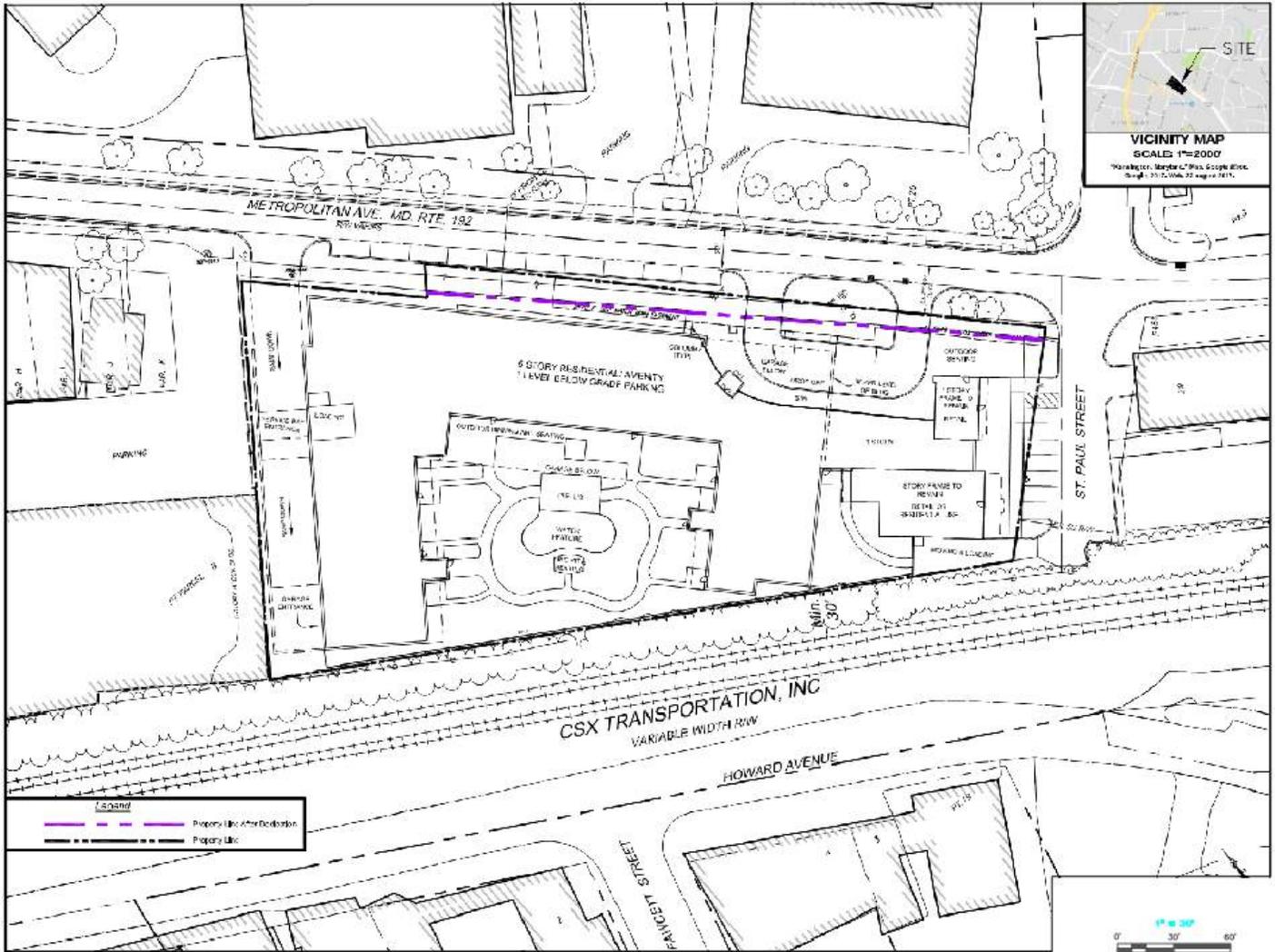


Detail: INTERIOR ELEMENTS - 10500 ST PAUL STREET



Detail: INTERIOR ELEMENTS - 10520 ST PAUL STREET

Site Plan

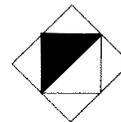


SOLERA | RESERVE KENSINGTON

SKETCH PLAN



11.03.2017



Shade portion to indicate North

Applicant: _____

Page: ____



SOLERA RESERVE KENSINGTON

Historic Area Work Permit Application – HPC Preliminary Design Consultation

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

Antunovich Associates and Lantz-Boggio Architects are collaborating with McCaffery Interests and Solera Senior Living on a new senior housing development in Kensington, Maryland. The building will house 135 residential units featuring a mixture of assisted living, independent living, and memory care, alongside a wide spectrum of amenity and service spaces.

The development will include the adaptive re-use of two existing single-story retail buildings located on the eastern edge of the site. These existing structures will be incorporated into approximately 28,000 square feet of new construction on the ground floor, which will comprise the amenity spaces and back-of-house needs of the entire community, as well as a small number of Independent Living residential units. Four levels of elevated senior residential units will bring the total height of the building to five stories and approximately 60 feet. The U-shaped plan of the new building will enclose an extensively landscaped courtyard with additional outdoor amenities for the residents. A single-level below-grade parking garage will provide 87 parking spaces for the development site which will be accessed via dedicated ramp at north east corner of the site. The main entrance and vehicular drop, outfit with special pavers, off are located further down Metropolitan Ave towards the existing historical building to provide adequate separation from the parking ramp for pedestrian safety. The grade drops down 12FT (EL 314' to 302') from northeast corner to the southeast corner of the site along Metropolitan Avenue. The entrance and 1st floor elevations are set at EL 307.5 to provide a smoother connection to the existing buildings and submerge back-of-house spaces.

The exterior facade has been re-designed in a railroad/industrial aesthetic, due to its adjacency to a functioning commercial rail as well as the history of the site itself and immediate neighborhood. The design is refined, not to imitate historic buildings but using traditional materials respectfully to enhance the diversity of architecture in Kensington.

Full brick veneer at the northeast corner not only anchors the building but also promotes permanence and solidity to the building. Smaller individual balconies and the strong, clean cornice line on the 3rd floor reduces the scale of the building as it relates to the two existing historic buildings. Finishes on the upper floors include brick and cementitious siding, to provide a lighter feel. Three bay projections with balconies along Metropolitan Avenue break down the scale and horizontality to the building. Fenestrations are sized and located along the Metropolitan Avenue to create a welcoming quality, engaging pedestrians along the sidewalk.

The one-story connector from the main building to the historic buildings has been set back considerably from Metropolitan Avenue to maximize the public open space and minimize pressure on the historic buildings. Though comprised mostly of glass, the connector has been designed as part of the main building. The exteriors of the historical buildings will remain intact only to receive new finishes in kind to what currently exists.

Preliminary Design Consultation with Historic Preservation Committee



Solera Reserve **Kensington**

Antunovich Associates ©

Proposed Design - Street View: From NE Corner

August 15, 2018



Solera Reserve **Kensington**

Antunovich Associates ©

Previous Design

August 15, 2018



Solera Reserve **Kensington**

Proposed Design - Street View: From NE Corner w/ Historic Structure



Solera Reserve **Kensington**

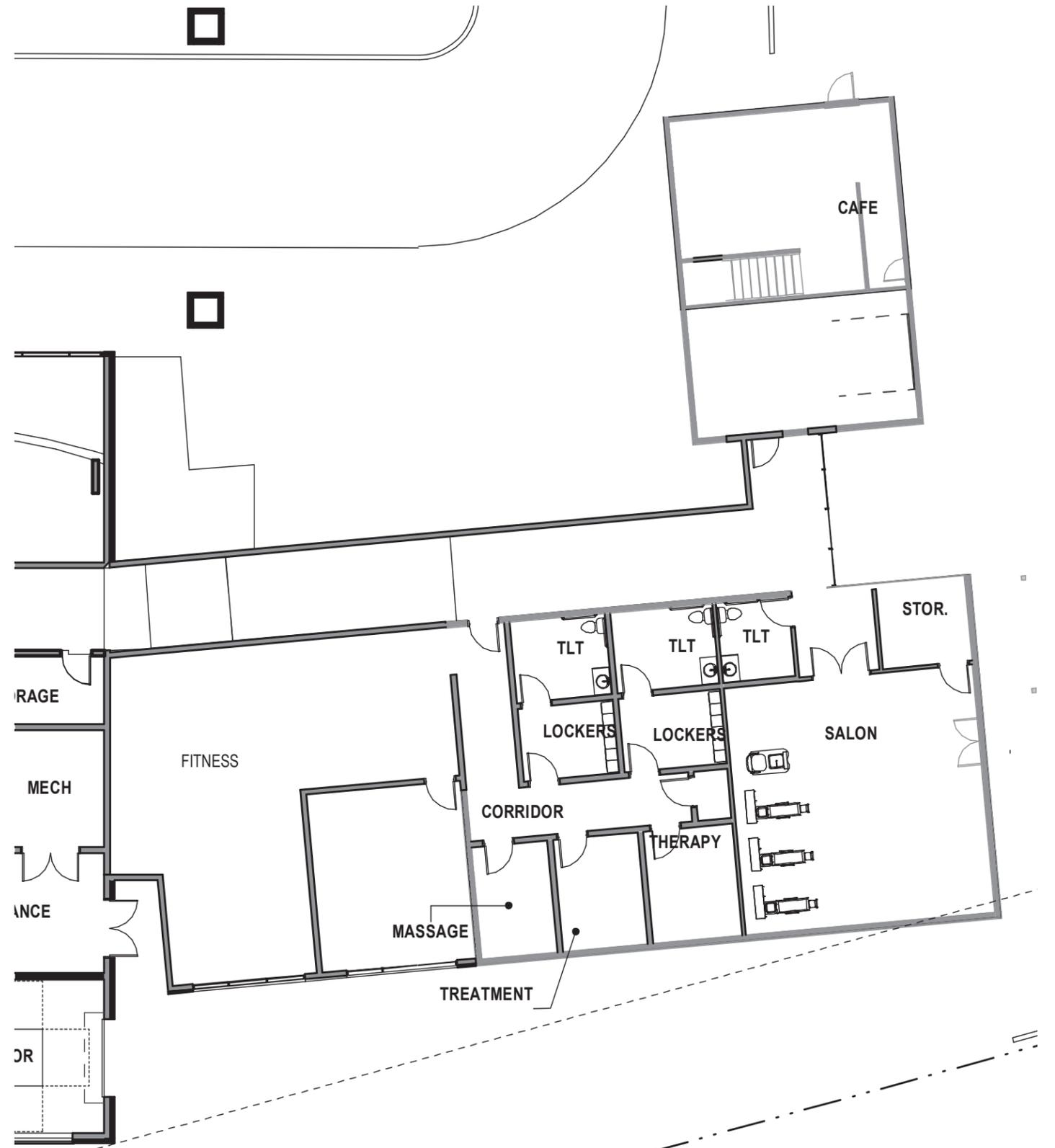
Antunovich Associates ©

Previous Design

August 15, 2018



Previous Plan



Current Plan

Solera Reserve **Kensington**

