

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10547 St. Paul St., Kensington	Meeting Date:	1/23/2019
Resource:	Primary Resource Kensington Historic District	Report Date:	1/16/2019
Applicant:	Casey & Conor Crimmins	Public Notice:	1/9/2019
Review:	Preliminary Review	Staff:	Dan Bruechert
Proposal:	Building Additions		

RECOMMENDATION

Staff recommends that applicant revise their design based on the feedback provided by the HPC and return for either a second preliminary consultation or for a Historic Area Work Permit.

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary resource to the Kensington Historic District
STYLE: Folk Victorian/Queen Anne/Eclectic
DATE: c. 1893

The house at 10547 St. Paul St. is a clapboard, two-story, house with a prominent front gable and a smaller half-width front porch to the right with a hipped roof matching the pitch of the gable. The house has several historic and non-historic side bays and projections that are consistent with houses of the Victorian Era. To the rear there is a large two-story, non-historic addition which includes a one-story projection to the left beyond the historic wall plane. The house is constructed on a double lot and placed toward the left property boundary. The house has been heavily modified from its historic appearance.

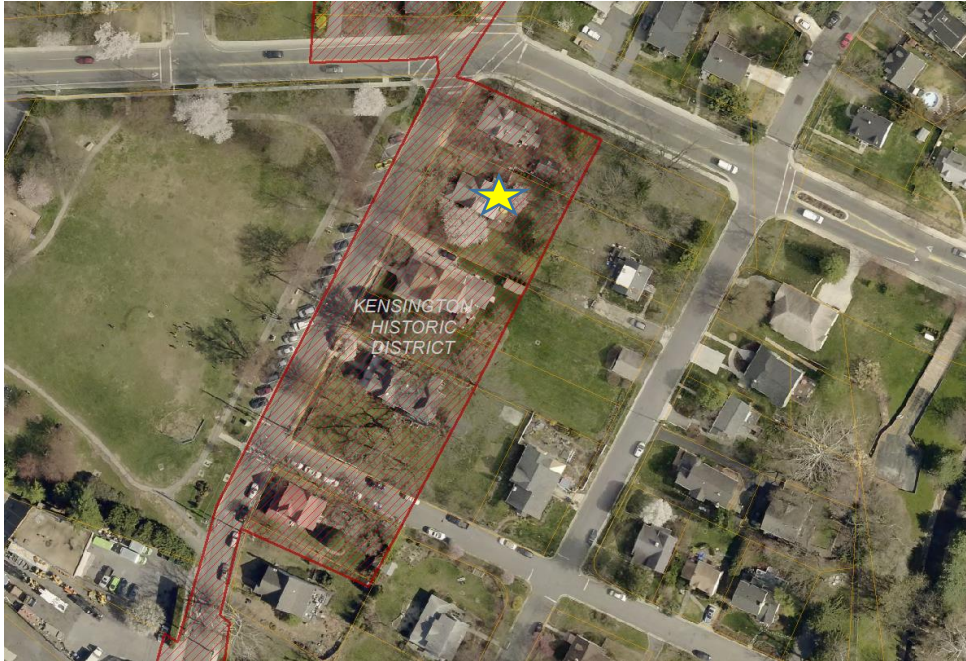


Figure 1: 10547 St. Paul St. is located at the north end of the Kensington Historic District, near the intersection of St. Paul St. and Plyers Mill Rd.

PROPOSAL

The applicant proposes construct a two-story addition at the rear that projects to the right of the house and a one-story addition and stair tower to the left.

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.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

(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;

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and 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 proposes to construct two additions; a two-story rear addition with the side-facing gable and a one-story addition on the left side of the house with a stair tower behind. The proposed construction has an 864 ft² (eight-hundred sixty-four square foot) footprint. The existing house is 2088 ft² for tax purposes. Though many of the details for the proposed additions are still to be worked out, the applicant is committed to using compatible materials and detailing. Staff has several questions for the HPC as to the preferred treatment for this historic building as revisions are developed for a future submission.

Two-Story Addition

Behind the main massing of the house the applicant proposes to construct a two-story side gable addition with a new one-story bay. The first floor of this addition will be a screened-in porch, with a bedroom in the second floor. The portion of the addition that projects to the right of the historic wall plane will be constructed with a Craftsman gable roof with a large shed dormer. This roof will match the height of the principle front gable ridge, which will be continued all the way to the rear. The addition will be clad in either wood or Hardi in a larger reveal than the historic clapboard to differentiate the new construction from the historic. The proposed windows will be two-over-two windows which matches the configuration of the historic, though the proposed windows do not maintain the same proportion as the historic windows. The proposed one-story bay will have a larger footprint than the existing bay window on the south (right) elevation.

Staff finds that the proposed rear addition in its current configuration is too large for the existing, historic house and needs to be reduced or reoriented. Specifically, the proposed construction will introduce a new cross gable that is taller than the other cross gables. Staff finds that at a maximum the cross gable of a new addition should be no taller than the existing cross gable in the historic massing of the house. Second, Staff finds that the side projection will dramatically alter the orientation of the house which runs afoul of the *Vision's* aim of preserving the “directional expression of buildings.” This building is narrow with a wide opening to the right. Staff finds that any large additions should project towards the rear rather than out to the right. Staff further finds that the projection to the right will dramatically alter the massing of the

building that is inconsistent with the *Standards* and 24A-8(b)(2). Staff recommends the design be revised with a rearward orientation to preserve the open side lot and the expression of the building.

As several elements of the new construction remain, Staff request input from the HPC in determining whether:

- Is the size of the addition acceptable if it were reoriented toward the rear?
- Wood as the required cladding for the rear additions or would an alternative material be acceptable?
- Do the windows need to match the proportions or if different proportions is a matching configuration and material are preferable?

Left Addition

On the left side of the building there is a side-gable bay window with a one-story, shed roof projection behind it. The one-story addition is a contemporary addition that utilizes a different cladding. The applicant proposes to demolish this non-historic addition and construct a new addition in its place. The left addition will project three or four feet further than the existing projecting side addition. Demolition plans and plans showing measurements were not submitted as part of this preliminary consultation, Staff request that future submissions contain this information to better evaluate the proposal.

The new addition will contain a one-story mud room with a front-facing shed roof and a two-story stair tower behind. The roof of the stair tower will have a pyramidal roof. The architectural details will match the addition on the right, with two-over-two windows and horizontal siding in a larger reveal than on the historic massing of the house.

Staff finds that the left side of the house can better accommodate an addition that projects beyond the historic wall plane than the right for several reasons. First, there is a precedent for construction in this location. Second, the house is placed closer to the right property boundary, so this won't have as dramatic of an impact on the "rhythm of spacing between buildings" (per the *Vision*). Finally, the one-story portion of the addition will not have a significant impact on the historic massing of the house.

Staff finds that the stair tower design needs to be revised and potentially re-located where it will not have as significant of a visual impact. At a minimum, Staff finds that the eaves of the new construction match the historic. While the height of the stair tower is consistent with the historic cross gables, the proposed eave height is a few feet taller than the historic roof eave. Staff finds that for the design of new construction to be consistent with the historic construction, the new roof eaves should match the existing. Additionally, the roof shape proposed for the stair tower is a new type not found on the historic house and Staff recommends drawings from the architectural forms found on the historic house rather than introducing new ones.

The HPC could find that the placement of the stair tower is far enough to the rear (it appears that the stair tower will be approximately 75' (seventy-five feet) from St. Paul St.) that it will not have a significant impact on the character of the historic building or the surrounding district. However, Staff recommends revisions to the roof height and construction at this location.

- Is it appropriate to extend the existing side projecting addition to the left?
- Is the placement of the stair tower acceptable or does it need to be placed toward the interior of the house?

Staff finds that there is significant room to the rear of the lot and recommends any new construction be placed behind the historic massing of the house rather than significantly enlarging the side projections.

STAFF RECOMMENDATIONS

Staff recommends that applicant revise their design based on the feedback provided by the HPC and return for either a second preliminary consultation or for a Historic Area Work Permit. Additionally, staff recommends that the applicant submit existing building drawings including an existing site plan and as-built drawings to scale so that the proposed new construction can be properly compared with the size, scale, and massing of the existing house.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Joany@uptonarchitecture.com mg@uptonarchitecture.com Contact Person: Margaret Upton
Daytime Phone No.: 301 696 3606

Tax Account No.: 01019892

Name of Property Owner: Casey & Conor Crimmins Daytime Phone No.: _____

Address: 10547 St Kensington St Paul 20895
Street Number City State Zip Code

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: Joany Janicki Daytime Phone No.: 301-346-8985
upton architecture

PART ONE: LOCATION OF PROPOSED WORK

House Number: 10547 Street: St Paul

Town/City: Kensington Nearest Cross Street: Pyers Mill Rd

Lot: 2 Block: _____ Subdivision: PT 3 Wheatleys

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT FACTOR AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|---|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ N/A

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

PART TWO: SANITATION AND WATER SUPPLY

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETELY FENCED OR 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.

Joan Janicki Signature of owner or authorized agent
1-7-2019 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Application page 2

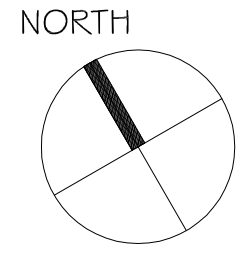
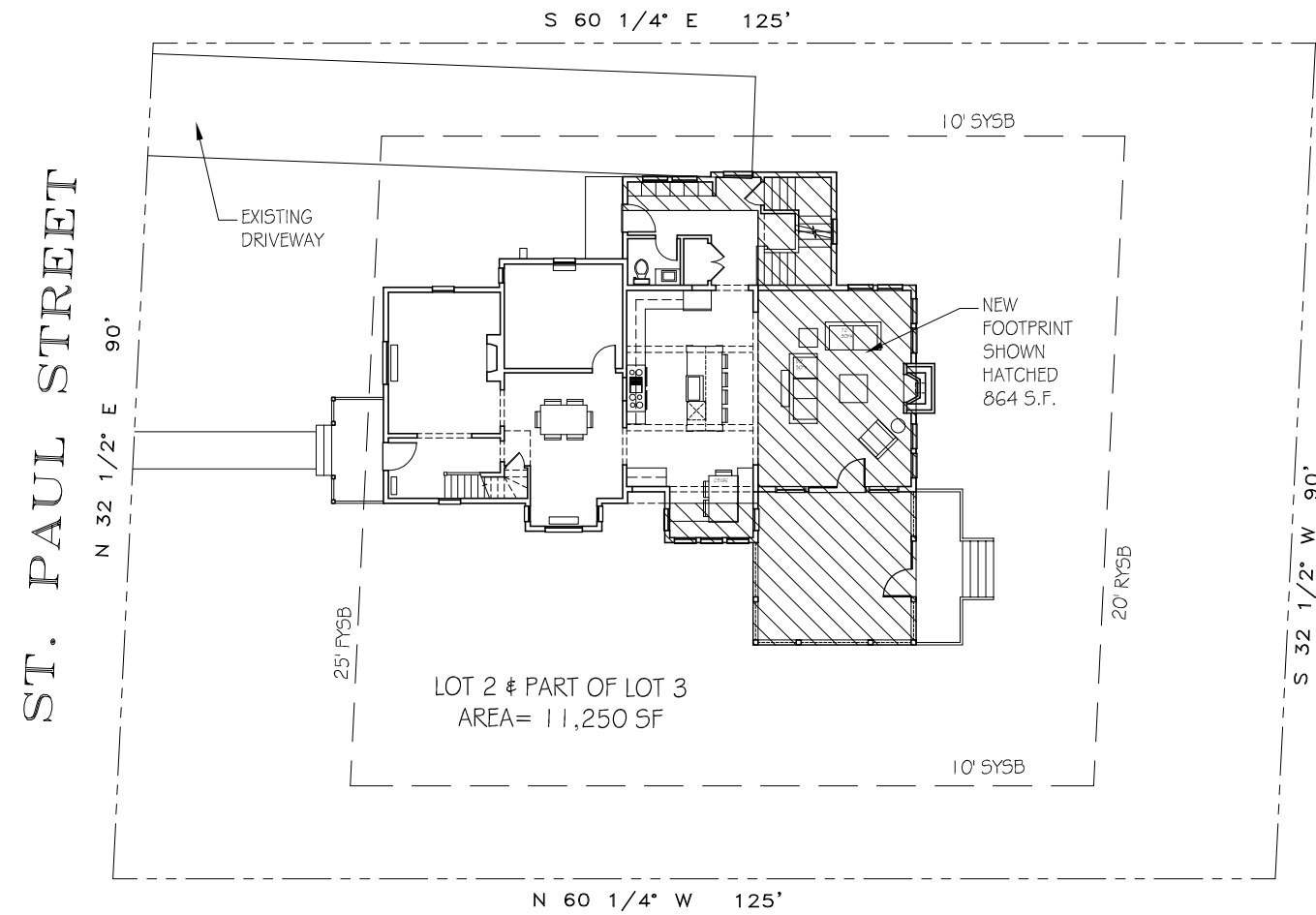
10547 St. Paul Street

1. Written description of project:
 - a. Description of existing structure and environmental setting, including their historical features and significance.

The existing structure is a single family detached house built in 1893. It is wood frame with horizontal siding and has an older 1-story addition to the left side and an older 2-story addition at the back of the house. The style of the house is a modest Victorian with Queen Anne styling that demonstrates cutout fretwork at the porch and delicate rake boards on the gables. The house is in the Kensington Historic District that exemplifies late 19th and early 20th century residential architecture in a garden like setting of curving streets.

- b. General description of project and its effect on the historic resource, the environmental setting, and where applicable, the historic district.

New 2-story addition at the back of the house and a new 1-story/ stair tower at the left side of the house that replaces an existing older addition. The new additions have been designed so that that there is minimal impact, if any, to the intricate historic character of the existing Victorian features of the house. The scale of the new construction is in keeping with the existing house and will have an exterior horizontal siding that is different but complementary to the historic house.

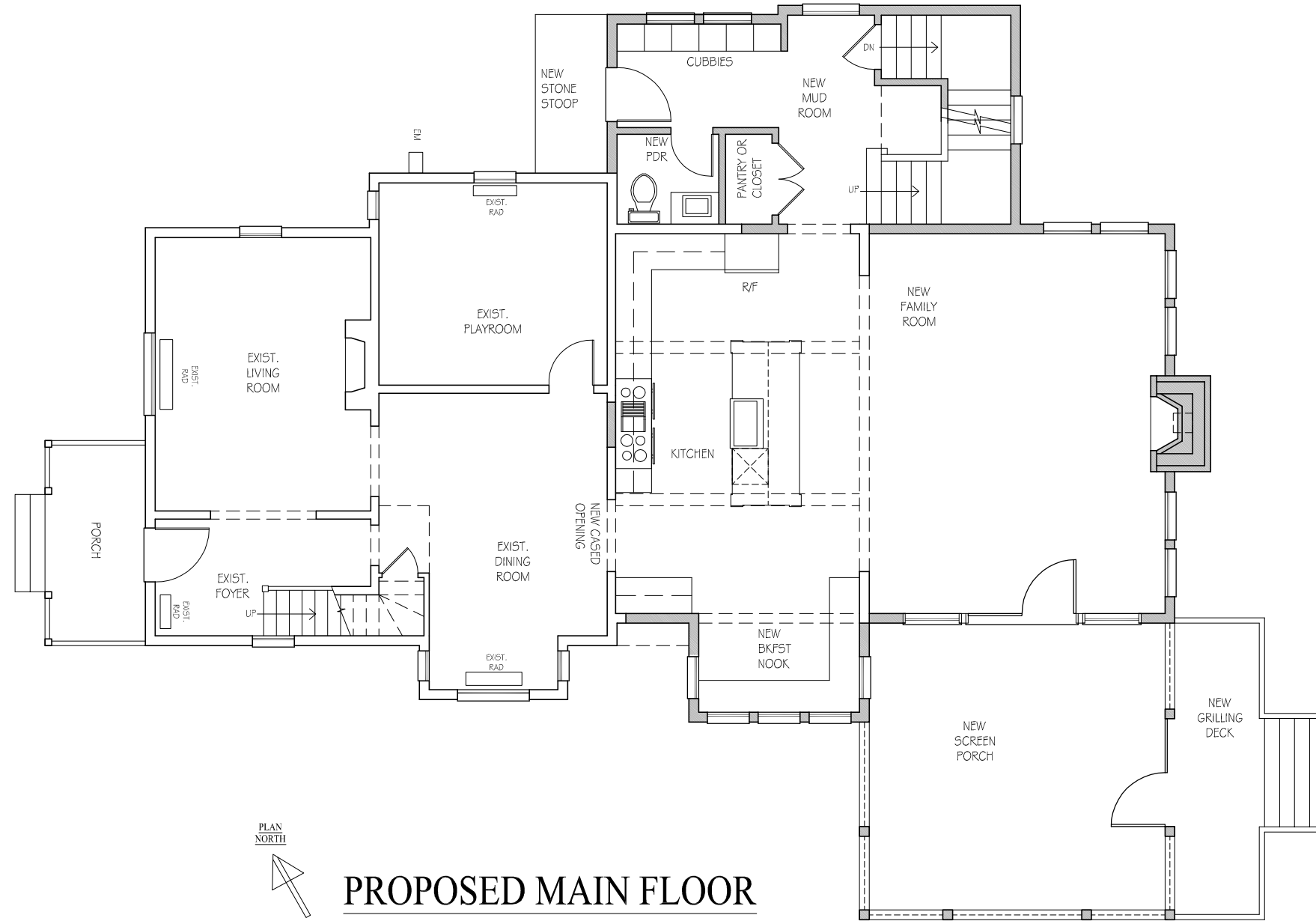


PROPOSED SITE PLAN

PROJECT: 18.086
 SCALE: 1"=20'-0"
 DATE: 1-7-19

CRIMMINS HOUSE
 10547 ST. PAUL STREET KENSINGTON, MD

upton
 ARCHITECTURE
 4524 Saul Road
 Kensington, MD 20895
 301-646-3606
 mgu@uptonarchitecture.com

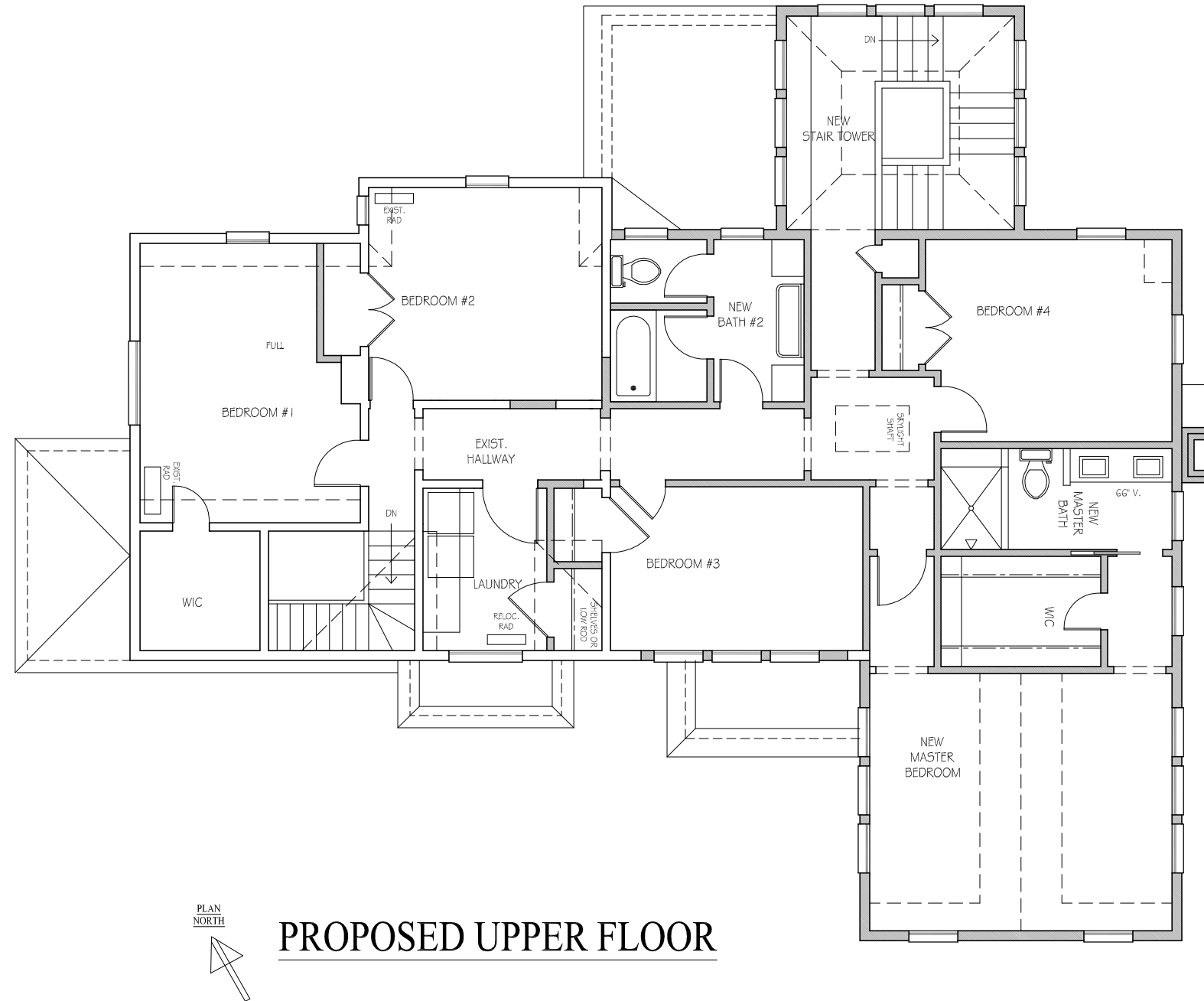


PROPOSED MAIN FLOOR

PROJECT: 18.086
 SCALE: 1/8"=1'-0"
 DATE: 1-7-19

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PROJECT: 18.086
 SCALE: 1/8"=1'-0"
 DATE: 1-7-19

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PROPOSED FRONT ELEVATION

PROJECT: 18.086
SCALE: 1/8"=1'-0"
DATE: 1-7-19

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PROPOSED LEFT ELEVATION

PROJECT: 18.086
 SCALE: 1/8"=1'-0"
 DATE: 1-7-19

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 4524 Saul Road
 Kensington, MD 20895
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PROPOSED REAR ELEVATION

PROJECT: 18.086
SCALE: 1/8"=1'-0"
DATE: 1-7-19

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4524 Saul Road
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PROPOSED RIGHT ELEVATION

PROJECT: 18.086
SCALE: 1/8"=1'-0"
DATE: 1-7-19

CRIMMINS HOUSE
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Casey & Conor Crimmins 10547 St. Paul St Kensington, MD 20895	Owner's Agent's mailing address Upton Architecture 4524 Saul Rd Kensington, MD 20895
Adjacent and confronting Property Owners mailing addresses	
Jose & Stephanie Ramirez 10549 St. Paul St Kensington, MD 20895	Jacqueline Jones 10543 St. Paul St Kensington, MD 20895
April & Patrick O'Connor 10546 Wheatley St Kensington, MD 20895	



NO
PARKING
ANY
TIME
←

PERMIT
PARKING
ONLY
7:30 AM-5:00 PM
MON-FRI
→

Small green sign with illegible text.





