

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10401 Armory Ave., Kensington	Meeting Date:	6/14/2017
Resource:	Secondary (Non-Contributing) Resource Kensington Historic District	Report Date:	6/7/2017
Applicant:	St. Paul's United Methodist Church	Public Notice:	5/31/2017
Review:	HAWP	Tax Credit:	No
Case Number:	31/06-16O REVISION	Staff:	Michael Kyne
PROPOSAL:	Construction of mechanical enclosure		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary (Non-Contributing) Resource within the Kensington Historic District
DATE: c. 1952 w/ 1956 & 1967 Additions

BACKGROUND:

The Commission previously approved the applicants' proposal for courtyard infill, accessibility improvements, and other alterations at the October 5, 2016 HPC meeting.

PROPOSAL:

The applicant proposes the following work items:

- Construct a mechanical enclosure at the right side (Mitchell Street side) of the subject property.

APPLICABLE 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 *Amendment to the Master Plan for Historic Preservation: Kensington Historic District (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

In accordance with Section 1.5 of the Historic Preservation Rules, Guidelines, and Procedures (Regulation

No. 27-97), the Commission in developing its decision when reviewing a Historic Area Work Permit application for an undertaking involving a resource within the Kensington Historic District may use the *Vision* to determine the appropriateness of a proposal. The goal of the *Vision* “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.”

In addition, the *Vision* provides a specific physical description of the district as it was at the time of the study, 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 and Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Buildings
- Roof Forms and Materials
- 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 that 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.

Sec. 24A-8. Same-Criteria for issuance.

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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; or

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(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 Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
10. 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.

STAFF DISCUSSION

The mechanical enclosure is being proposed to shield a new transformer from view. The transformer is necessary for the new electrical service, which is required to support the previously approved addition and alterations. Due to the transformer's proximity to the building, Pepco requires the enclosure.

The enclosure will be a maximum of 6'-5" tall and will be removed 4" from the wall of the building. The enclosure will be constructed from brick to match the existing enclosure at the Octagon Courtyard (at the front/right side of the building). The enclosure will have an architectural concrete cap, and there will be a louvered metal gate with powder coat finish at the front of the enclosure. The gate's color will be selected to be complimentary to the brick enclosure walls.

The enclosure will be on the right side (Mitchell Street side) of the subject property, where it will be clearly visible from the public right-of-way of Mitchell Street. The preferred location for the mechanical would be entirely at the rear or on the left side (parking lot side) of the building, where it would be less visible from the public right-of-way. The applicants explored the possibility of placing the transformer at the rear or left side of the building, but, because there is no existing electrical service in those locations (the existing pole mounted transformer is on the right side of the building), it is not feasible. The applicants also explored a below grade vault to house the transformer, but found it cost prohibitive, as it would add approximately \$100,000 to the cost of the at grade transformer.

The proposed enclosure is also closer to the front of the building than the rear. The proposed location was selected to be in front of a solid wall and avoid blocking existing windows.

Staff supports the proposed enclosure, finding that it is a necessary feature and that the applicants have done their due diligence to make the proposed enclosure compatible with the existing building and have attempted to minimize its visual impact on the streetscape. Regarding materials, staff finds it appropriate to match the brick of the existing enclosure at the Octagon Courtyard, which is near the proposed enclosure. Although a wooden gate might be preferred at many of the Primary (Outstanding and Contributing) Resources within the historic district, staff suggests that the proposed louvered metal gate with powder coat finish is more appropriate at this Non-Contributing Resource.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation, Amendment to the Master Plan for Historic Preservation: Kensington Historic District*, and *Vision of Kensington: A Long-Range Preservation Plan* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: DCMMI@COMCAST.NET Contact Person: SUSAN MULLINEAUX
 Daytime Phone No: (301) 208-0100
 Tax Account No.: 01024238
 Name of Property Owner: ST. PAUL'S METHODIST CHURCH BO. OF TRUSTEES Daytime Phone No.: (301) 933-7933
 Address: 10401 ARMORY AVE., KENSINGTON, MD. 20895
Street Number City Street Zip Code
 Contractor: TBD Phone No.: TBD
 Contractor Registration No.: TBD
 Agent for Owner: REV. ADAM SNELL Daytime Phone No.: (301) 933-7933

LOCATION OF BUILDING/PREMISE

House Number: 10401 Street: ARMORY AVE.
 Town/City: KENSINGTON Nearest Cross Street: MITCHELL ST.
 Lot: 10 Block: _____ Subdivision: WOOD & PAUL ADDITION TO KENSINGTON
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMITS ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable. Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 2,826,000
 1C. If this is a revision of a previously approved active permit, see Permit # N.A.

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 2 feet 3 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.

Susan Mullineaux DCMM ARCHITECTS 8-10-16
 Signature of owner or authorized agent FOR ST. PAUL'S METHODIST CHURCH Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

772058

6

Kyne, Michael

From: Kyne, Michael
Sent: Tuesday, June 06, 2017 12:47 PM
To: Kyne, Michael
Subject: FW: SPUMC- RE: Staff Item Revision
Attachments: 5.24.17-St - Sheet - A1 - REVISED TRANSFORMER ENCLOSURE.pdf; 5.24.17-St - Sheet - A5 - REVISED TRANSFORMER ENCLOSURE.pdf; 5.24.17- South Side Transformer Enclosure Wall Sketch.pdf

From: Susan Y. Mullineaux [mailto:dcm1@comcast.net]
Sent: Wednesday, May 24, 2017 11:37 AM
To: Kyne, Michael <michael.kyne@montgomeryplanning.org>
Cc: 'Adam Snell' <absnell@stpaulsk.org>; 'Rick Bond' <architarmy79@yahoo.com>; 'Mike Barnes' <s_mbarnes@verizon.net>
Subject: SPUMC- RE: Staff Item Revision

5.24.17

Good morning Michael,

As requested in your email below, we are forwarding the following:

1. Drawing A1- Revised 5.24.17
2. Drawing A5- Revised 5.24.17
3. Perspective Sketch of the Transformer Enclosure Wall from Mitchell Street dated 5.24.17

We have revised the design to reflect the following:

1. The transformer enclosure wall height has been reduced to 6'-5" (max) above grade.
2. The transformer enclosure "gates" are louvered screens to block the view of the transformer.
3. The transformer enclosure wall is brick, similar to the existing brick enclosure wall at the Octagon Courtyard (see perspective sketch)

We note that per your email below, SPUMC will be scheduled to present the project at the HPC meeting on Wednesday, June 14, 2017.

Please advise us as to the time for our presentation once the agenda is established.

Thanks!

Sue

Kyne, Michael

From: Kyne, Michael
Sent: Tuesday, June 06, 2017 12:48 PM
To: Kyne, Michael
Subject: FW: SPUMC- RE: Staff Item Revision
Attachments: 5.23.17- Full page photo.pdf of Shadow style gate.pdf; Photo - Mitchell Street side looking west.pdf; 5.23.17- AmetcoPowderCoatColorChart.pdf

From: Susan Y. Mullineaux [mailto:dcm1@comcast.net]
Sent: Wednesday, May 24, 2017 12:19 PM
To: Kyne, Michael <michael.kyne@montgomeryplanning.org>
Cc: 'Adam Snell' <absnell@stpaulsk.org>; 'Rick Bond' <architarmy79@yahoo.com>; 'Mike Barnes' <s_mbarnes@verizon.net>
Subject: RE: SPUMC- RE: Staff Item Revision

5.24.17
Michael,

As discussed with you by phone just now, attached please see the following additional information:

1. Photograph of the existing Mitchell Street view (basis of the perspective sketch showing the transformer enclosure wall). We would match the brick color of the Octagon enclosure wall.
2. Photograph of a similar louvered gate (Ametco). The steel gate system has a powder coat finish. We will request actual color samples from the manufacturer and select a color that is complementary to the brick walls- there are multiple colors available. See the attached Ametco Color chart.

Let me know if you have any further questions.

Thanks!
Sue

From: Susan Y. Mullineaux [mailto:dcm1@comcast.net]
Sent: Wednesday, May 24, 2017 11:37 AM
To: 'Kyne, Michael' <michael.kyne@montgomeryplanning.org>
Cc: 'Adam Snell' <absnell@stpaulsk.org>; 'Rick Bond' <architarmy79@yahoo.com>; 'Mike Barnes' <s_mbarnes@verizon.net>
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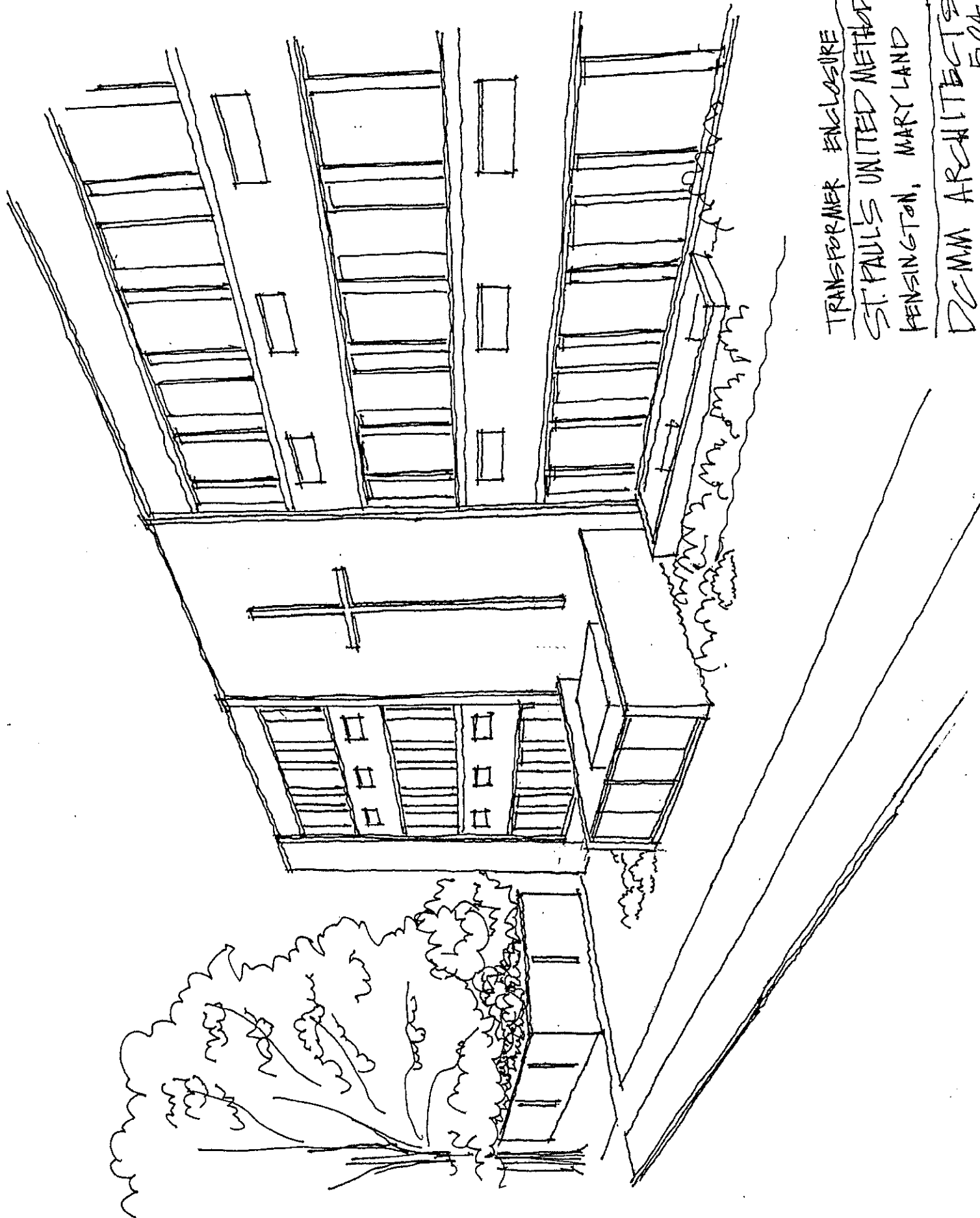
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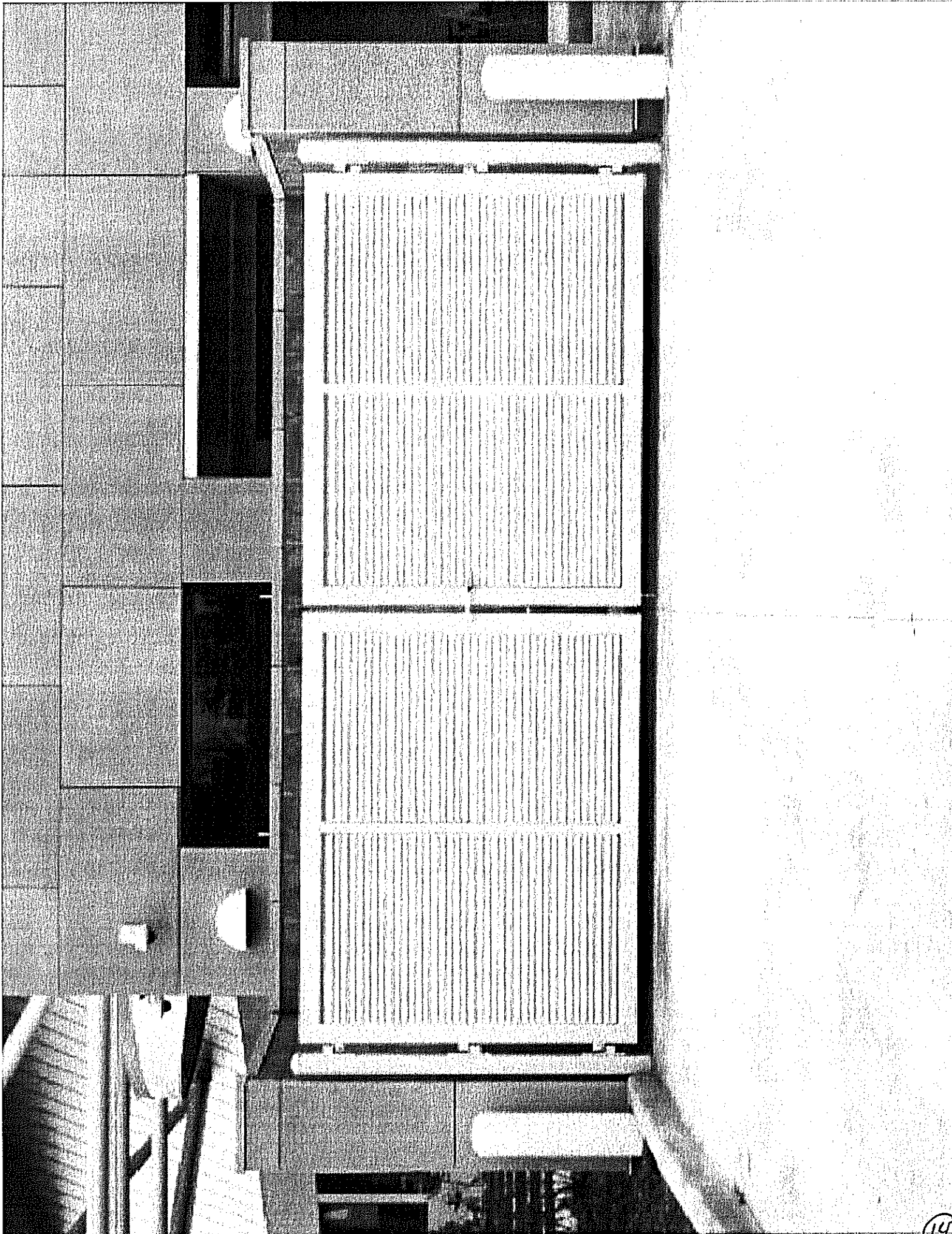
Thanks!

Sue



TRANSFORMER ENCLOSURE
ST. PAUL'S UNITED METHODIST
PENSINGTON, MARYLAND
DCMM ARCHITECTS
5.24.17



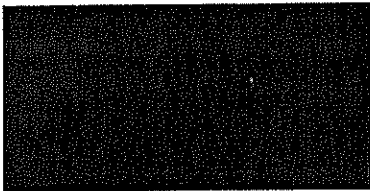




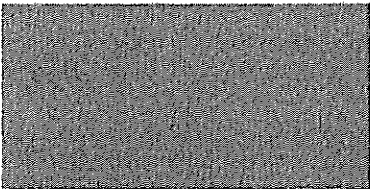
POWDER COAT COLOR CHART

STANDARD COLORS

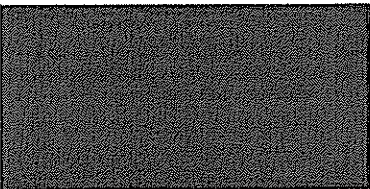
WHITE



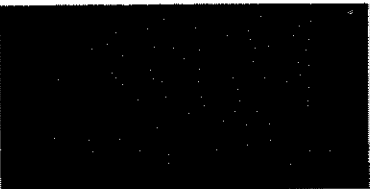
MOSS GREEN



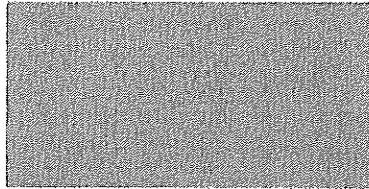
CHAMPAGNE



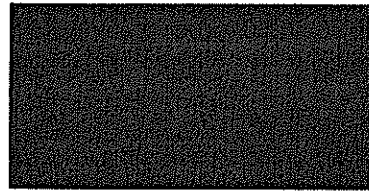
LIGHT BLUE



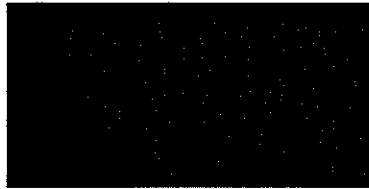
CHARLIE BROWN



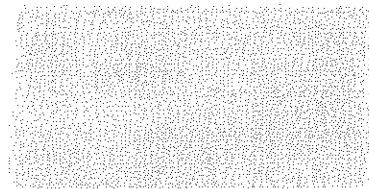
CAL GRAY



RED BARON



BLACK VELVET

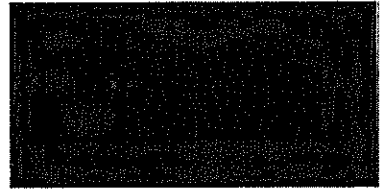


SAFETY YELLOW

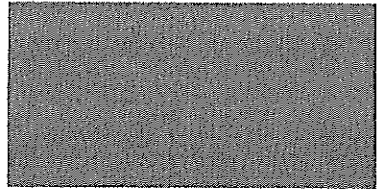


LIGHT IVORY

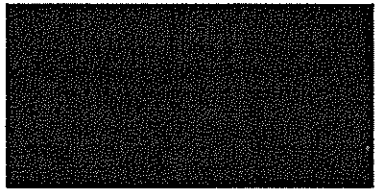
CREAM



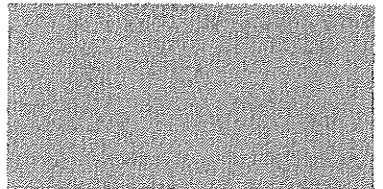
BRONZE MAT



PALE GREEN



BLUE STREAK



SILVER

Custom color match available at additional cost.

NOTE: These are color reproductions and approximate the actual color as closely as possible.



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