

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10500 & 10520 St. Paul St., Kensington	Meeting Date:	3/14/18
Resource:	Primary Resource Kensington Historic District	Report Date:	3/7/18
Applicant:	McCaffery Interests	Public Notice:	2/28/17
Review:	Preliminary Review	Staff:	Dan Bruechert
Proposal:	New Construction and Building Rehabilitation		

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 & 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. The left building is a Folk Victorian 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 gable that has been boarded up.

The building on the right is a early 20th-century roadside commercial building, oriented for its high visibility along both St. Paul and Metropolitan Ave. with an asphalt shingled T-shaped gable roof. The Metropolitan Ave. façade has a side gable roof and with the principal entrance to the left and a large divided lite storefront window. The St. Paul 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 added on to and combined to operate as a single building. The connectors are frame construction with clapboard siding.

PROPOSAL

The applicant proposes rehabilitate the two historic buildings, to construct a five-story senior housing complex to the rear of the two historic buildings (immediately outside of the historic district, see Fig. 1 below), and create a new connection between the historic buildings and to 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

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 is case with the asphalt shingled roof. This work appears to meet Standards 2 and 6.

New Hyphen/Connector

After demolishing the non-historic additions, the applicant proposes new construction between the two historic buildings and the proposed new construction. The connector will allow for the creation of new interior space to be utilized as part of the new senior housing and to control access to these other locations. The connector will provide access between both historic buildings and to the new five-story building. The proposed connector is one story construction with large glass windows in a contemporary storefront configuration. This feature will be highly visible from both the north and east facades. The drawings show an opaque material covering the columns and frieze, however, that material was not identified in the application materials. Staff finds the size and scale of this proposal to be generally appropriate (per Standard 9), however, Staff believes that opaque material should relate to material found either on the historic buildings or to the proposed new construction.

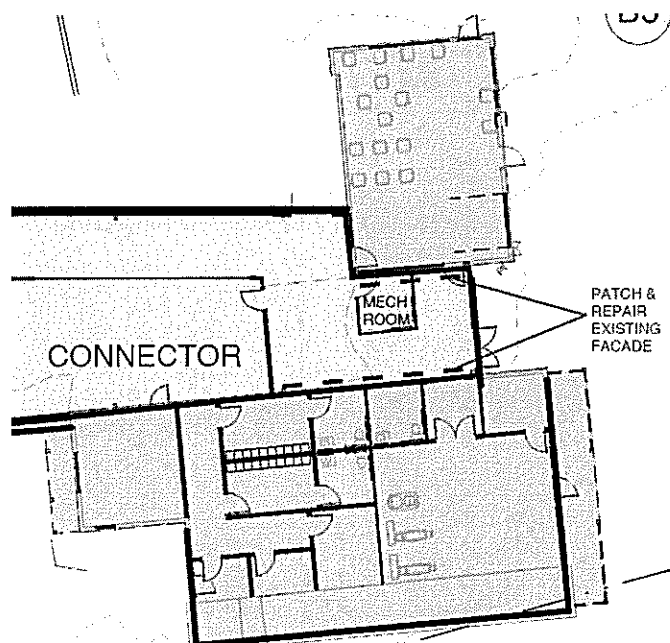


Figure 2: Location of repair and replacement of historic walls.

While HPC review does not typically review changes to the interior of buildings, in this instance Staff believes HPC review is appropriate because the applicant is proposing to convert historic exterior walls into interior space. Additionally, substantial portions of these newly created interior walls will be visible from the public right-of-way through the connector's large windows. Based on Staff's interpretation of the proposed site plan Staff finds that the proposed amount of wall retention appropriate, however, Staff also believes the HPC could allow the applicant to open some of these newly created interior spaces while still meeting Standards 2, 9, and 10.

Historic Sign

The historic free-standing, concrete sign (with the original Texaco logo) still exist on site. The sign historically was externally illuminated by lap lights projecting out of the top of the sign. The submitted site plan shows the sign still on the site, however, it does not detail the proposed treatment for the sign. Staff believes that this sign should stay and would like the HPC's input regarding the treatment of this historic feature with regards to signage for a new business (i.e. appropriate material for infill sign, lighting, etc.).

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. The lower levels of the new building will be clad in brick with some type of structural panel for the upper floors. The massing of the building is broken up by three, interspersed, front-facing gables with flat roofs and recessed balconies in the corners. This building is outside the historic district, however, as the current proposal calls for connecting the new construction to the historic buildings Planning Staff has asked the HPC to provide feedback regarding the design and its impact on the surrounding district. Planning Staff has asked the HPC to provide feedback on the relationship between the proposed building and associated hardscaping/landscaping to the

adjacent historic buildings and surrounding district.

Staff has developed several questions for the HPC regarding the proposed rehabilitation of 10500 and 10520 St. Paul St. and the proposed new development:

Proposed Connection

- Is it appropriate under the required guidance to connect these historic buildings to one another?
- Is it appropriate to connect these two historic buildings to the proposed five-story construction?

Design and Materials

- (If the HPC finds the connector acceptable) How much of the exterior structure must be retained in the newly created interior space?
- Is the design for the hyphen/connector appropriate? And if so/not, what changes does the HPC recommend?
 - Spandrel material? Etc.

Site and Surrounding District

- The applicant proposes to have food service provided at the building at the corner of Metropolitan Ave. and St. Paul St. Is there a preferred method of demarcating this area or is it preferable to leave this corner more open?
- Does the proposed rehab and new construction maintain the character of Kensington?
- Does the HPC have a preferred treatment for the hardscaping between the street and the building front (both the St. Paul St. and Metropolitan Ave. elevations)?
- Are there additional concerns regarding parking, ADA compliance, or public transportation that will have an impact on the historic buildings?

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.

Preliminary Design Consultation with Historic Preservation Committee

Solera Reserve **Kensington**

Antunovich Associates ©

7



DPS - #8

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: SCHRISTIAN@ANTUNOVICH.COM Contact Person: SHEILA CHRISTIAN
Daytime Phone No.: 703.224.1129
Tax Account No.: _____
Name of Property Owner: MCCAFFERY INTERESTS Daytime Phone No.: 703.351.9500
Address: 2200 CLARENDON BLVD SUITE 1125 ARLINGTON VA 22201
Street Number City State Zip Code
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 ☒ Alter/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/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimator: \$ _____
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: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

8

**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:

A NEW SENIOR HOUSING ESTABLISHMENT IS BEING PROPOSED FOR THE SITE, LOCATED BEHIND THE HISTORIC BUILDINGS. IT WILL HAVE A ONE STORY CONNECTOR FROM THE MAIN BUILDING TO THE HISTORIC BUILDINGS COMPRISED MOSTLY OF GLASS AS TO NOT DRAW ATTENTION AWAY OR COMPETE WITH THE HISTORIC ARCHITECTURE. THE INTERIORS OF THE HISTORIC BUILDINGS WILL BE CHANGED TO PRIVATE USE FOR THE SENIOR HOUSING AS WELL AS A PUBLIC COFFEE SHOP. THE EXTERIORS OF THE BUILDINGS WILL REMAIN INTACT ONLY TO RECIEVE NEW FINISHES IN KIND TO WHAT CURRENTLY EXISTS.

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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY DNTO MAILING LABELS.

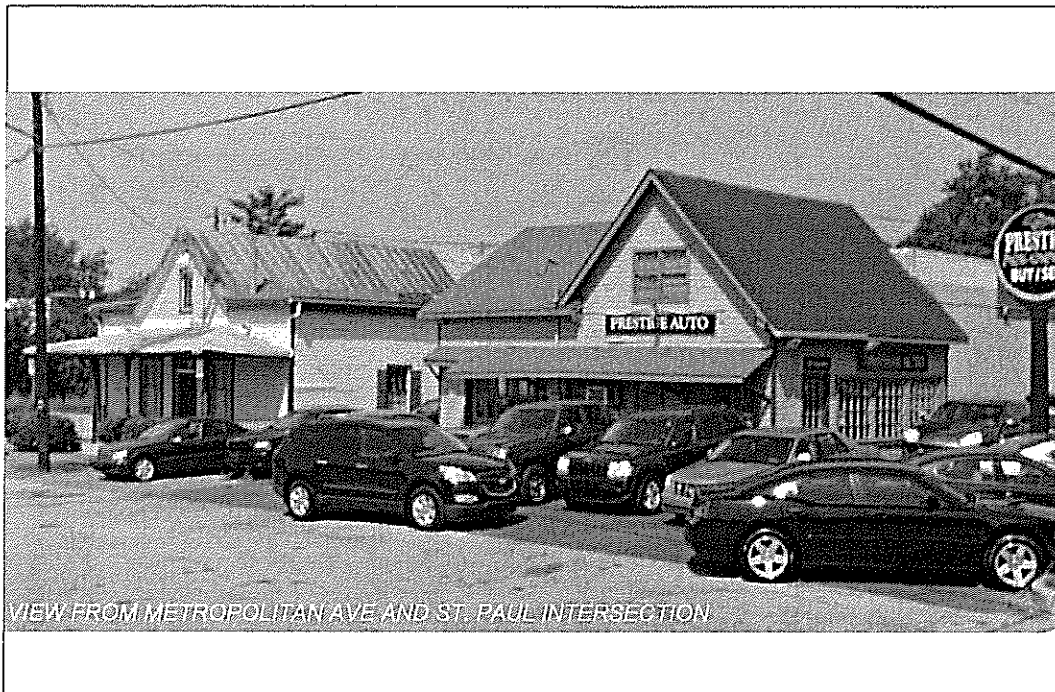
9

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

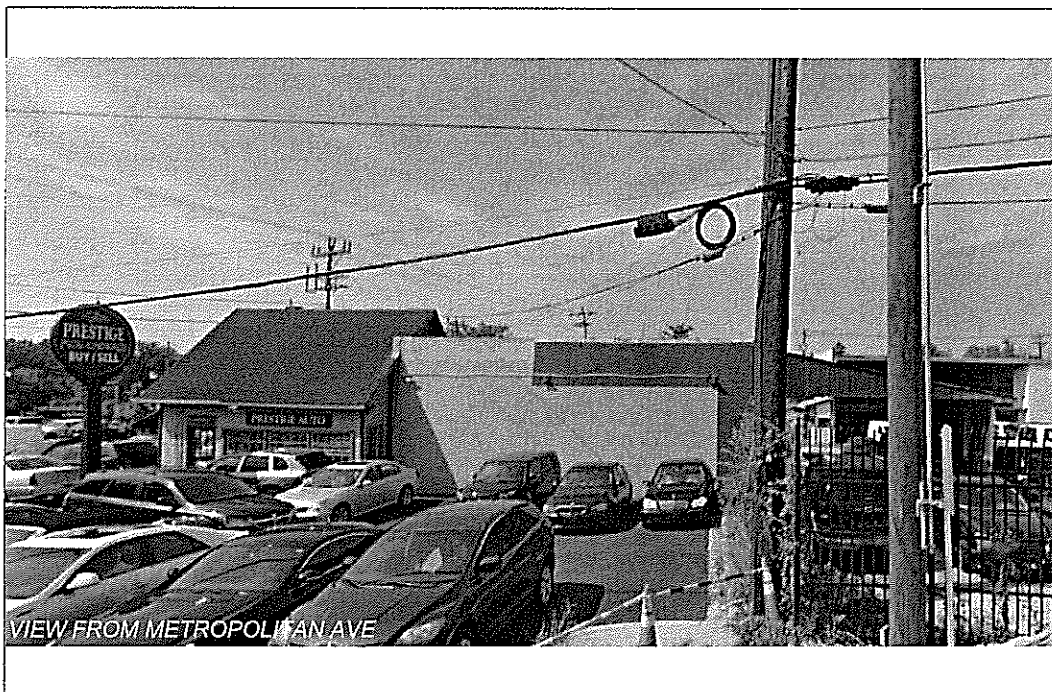
Owner's mailing address	Owner's Agent's mailing address
MCCAFFERY INTERESTS, INC. 2200 CLARENDON BLVD. STE 1125 ARLINGTON, VA 22201	ANTUNOVICH ASSOCIATES C/O SHEILA CHRISTIAN OR REI TAKATA 2200 CLARENDON BLVD. STE 1150 ARLINGTON, VA 22201
Adjacent and confronting Property Owners mailing addresses	
BERGMANN'S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

1D

Existing Property Condition Photographs (duplicate as needed)



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



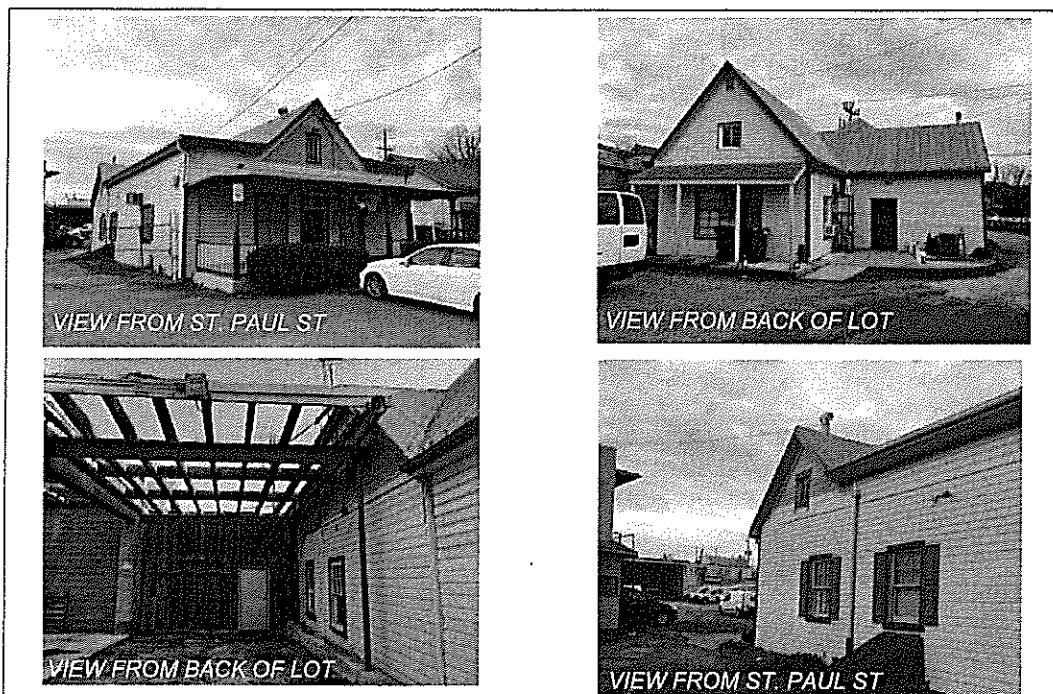
Detail: OVERALL VIEW FROM METROPOLITAN RIGHT OF WAY

Applicant: _____

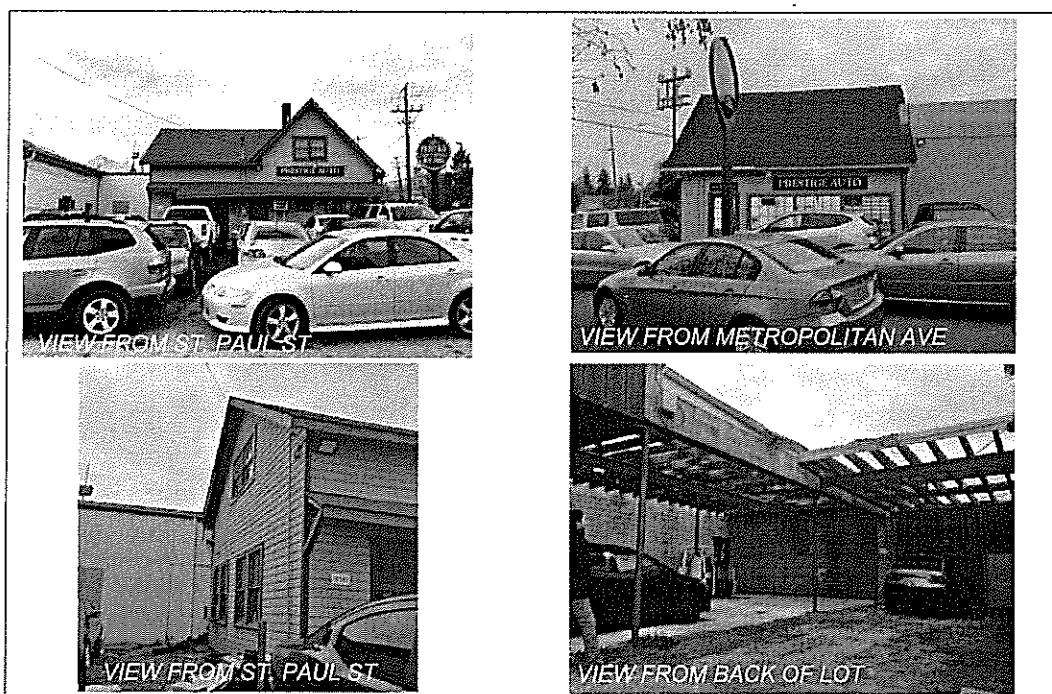
11

Page: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: EXTERIOR ELEMENTS - 10500 ST PAUL STREET



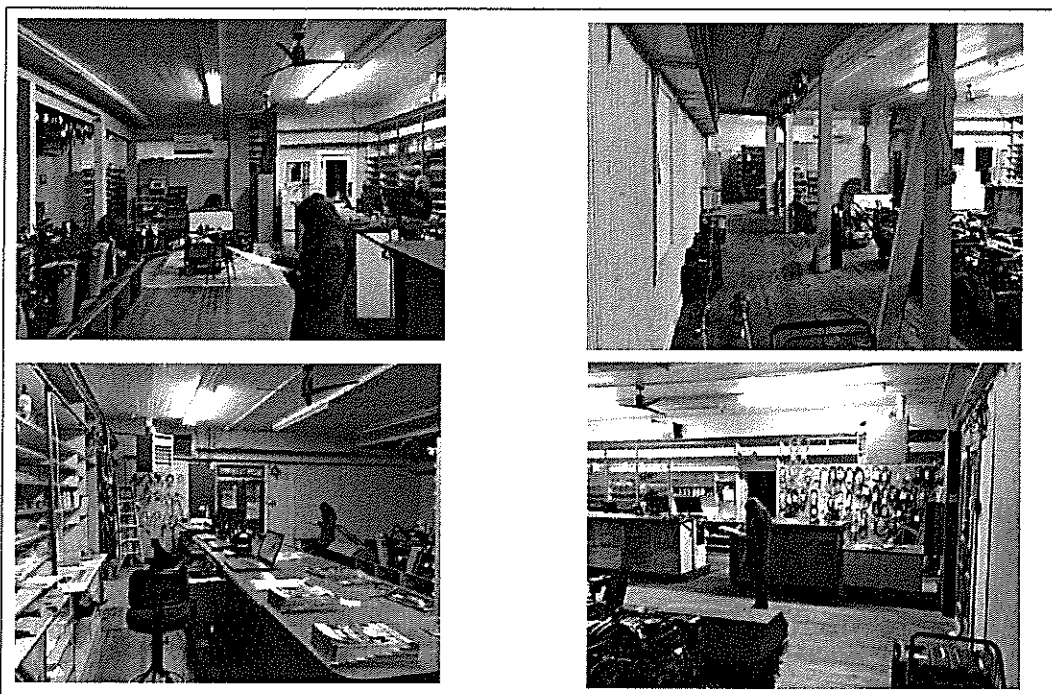
Detail: EXTERIOR ELEMENTS - 10520 ST PAUL STREET

Applicant: _____

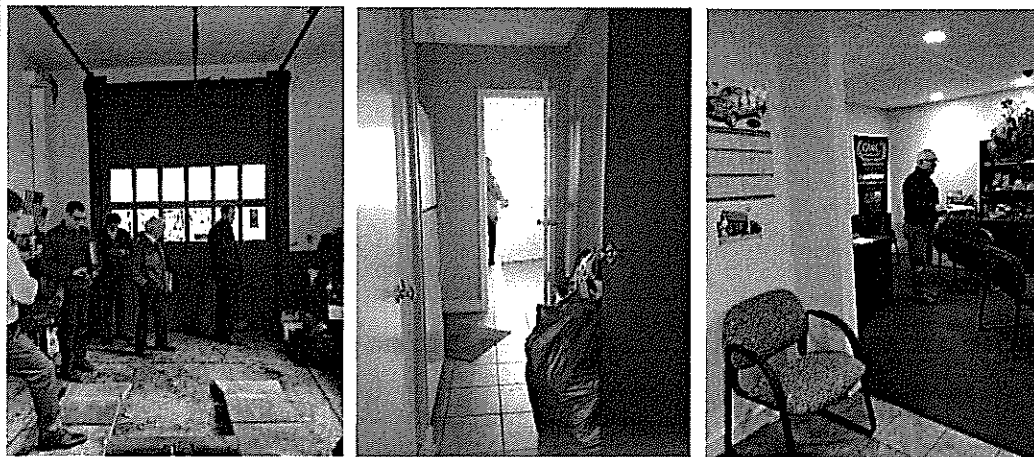
Page: _____

12

Existing Property Condition Photographs (duplicate as needed)



Detail: INTERIOR ELEMENTS - 10500 ST PAUL STREET



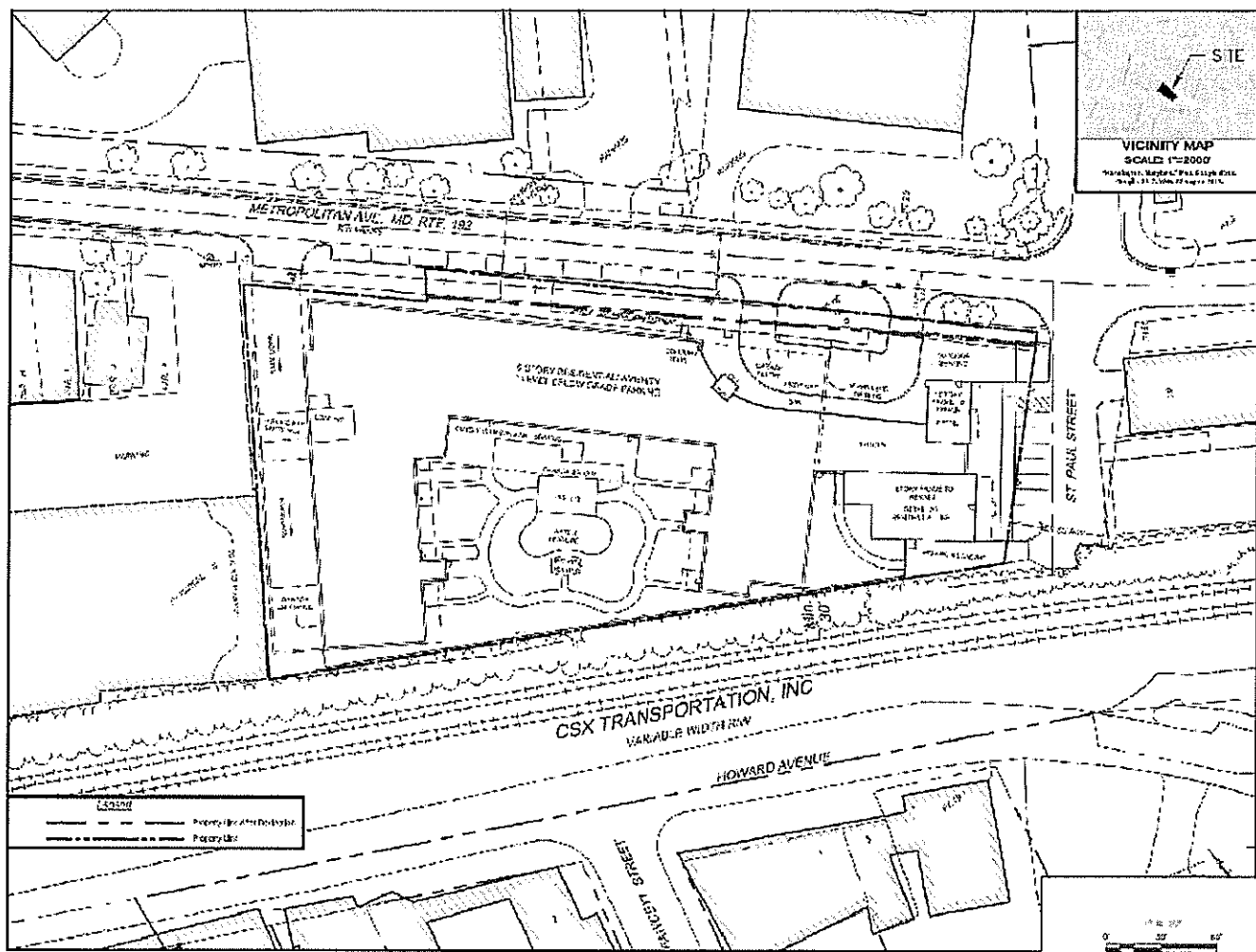
Detail: INTERIOR ELEMENTS - 10520 ST PAUL STREET

Applicant: _____

Page: _____

13

Site Plan



SOLERA | RESERVE KENSINGTON

SKETCH PLAN



11.03.2017

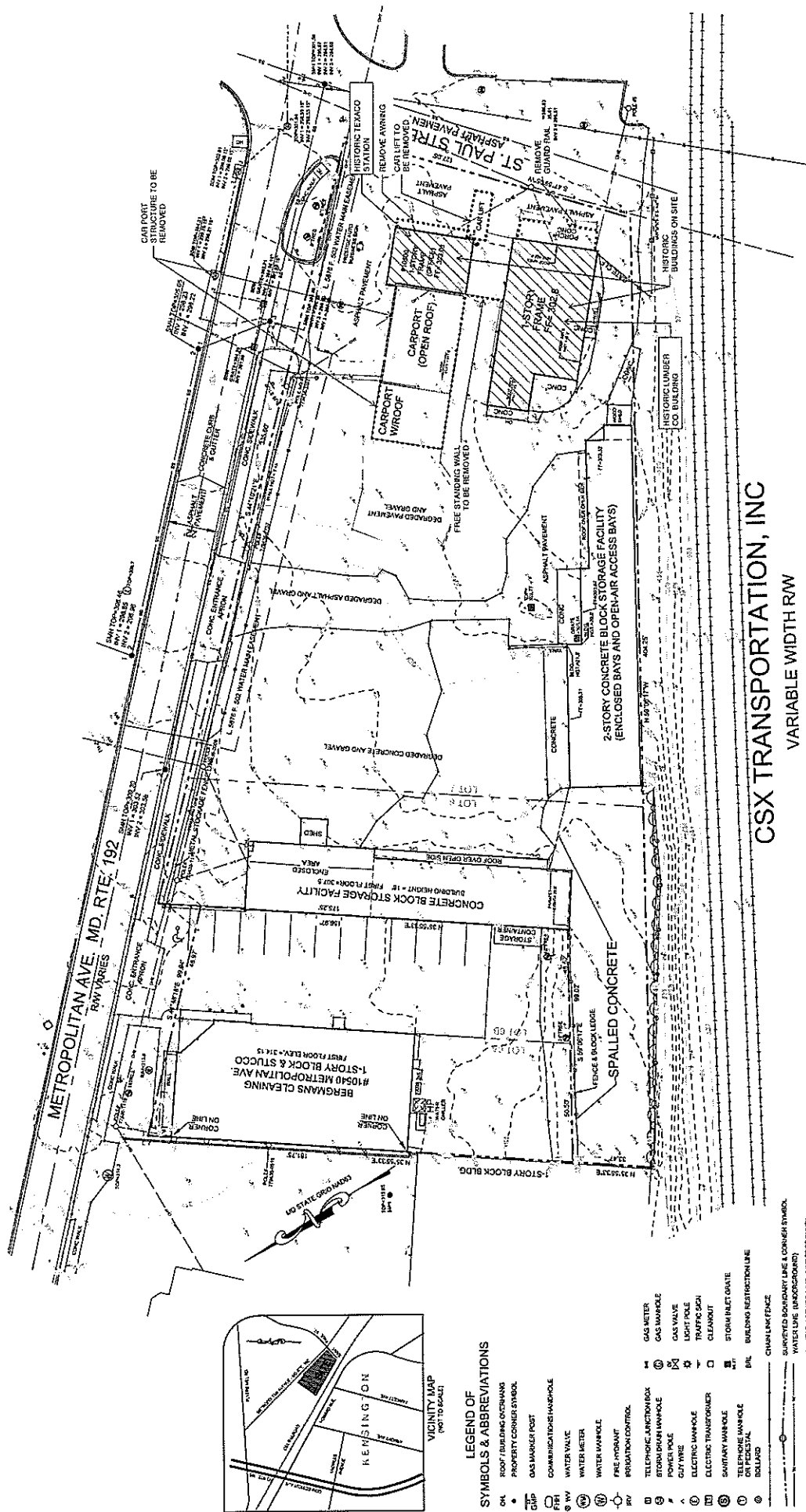


Shade portion to indicate North

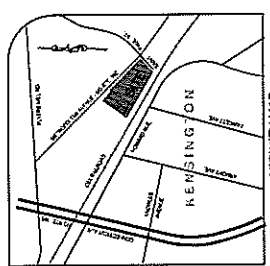
Applicant: _____

Page: ____

14



CSX TRANSPORTATION, INC
VARIABLE WIDTH RW



LEGEND OF SYMBOLS AND ABBREVIATIONS

- OK ROOF / BUILDING EXTERIORS
- PROPERTY CORNER SYMBOL
- CLIP GAS MARKER POST
- COMMUNICATIONS HOLE
- WATER VALVE
- WATER METER
- WATER MANHOLE
- FIRE HYDRANT
- PERMITS CONTROL
- TELEPHONE JUNCTION BOX
- STORM DRAIN MANHOLE
- POWER POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- CLEANOUT
- SANITARY MANHOLE
- STORM INLET GRATE
- TELEPHONE MANHOLE
- TELEPHONE MANHOLE
- CHURN LANCE
- SURVEYED BOUNDARY LINE & CORNER SYMBOL
- WATERLINE (UNDERGROUND)
- SANITARY SEWER LINE (UNDERGROUND)
- OVERHEAD POWERLINE
- OVERHEAD TELEPHONE WIRE
- STORM DRAIN LINE (UNDERGROUND)

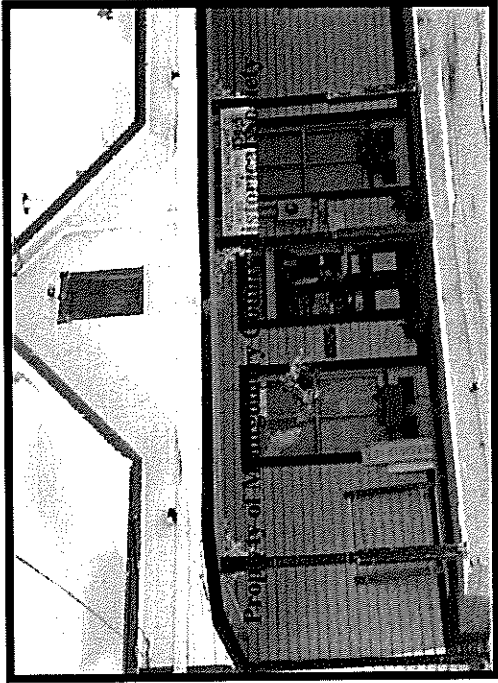
Solera Reserve Kensington

Antunovich Associates

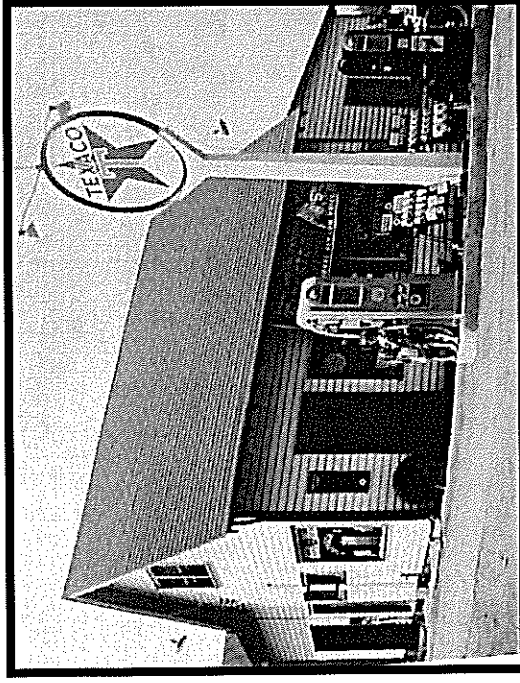
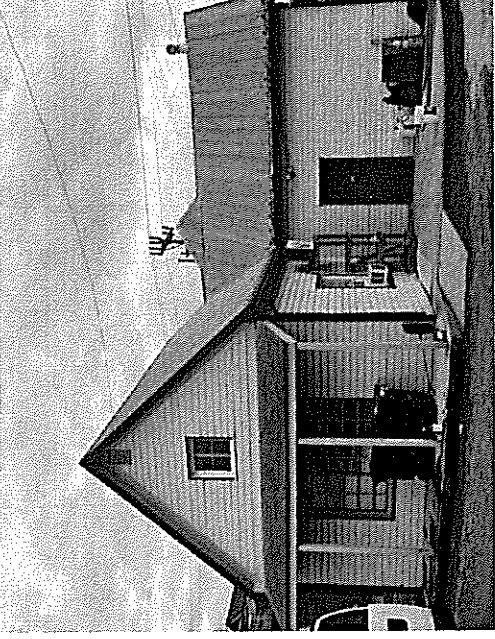
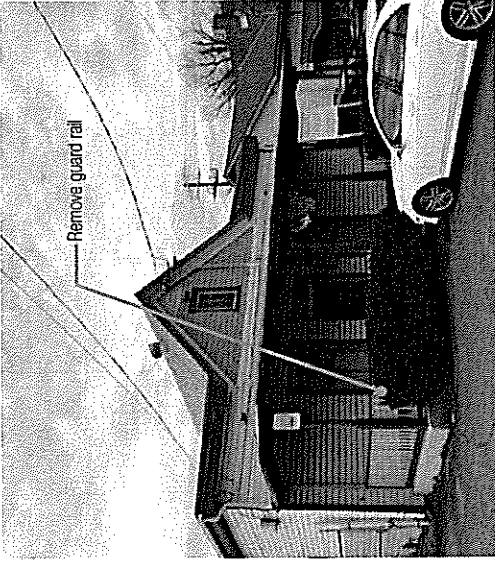
Proposed Selective Demolition/Site Plan

February 21, 2018

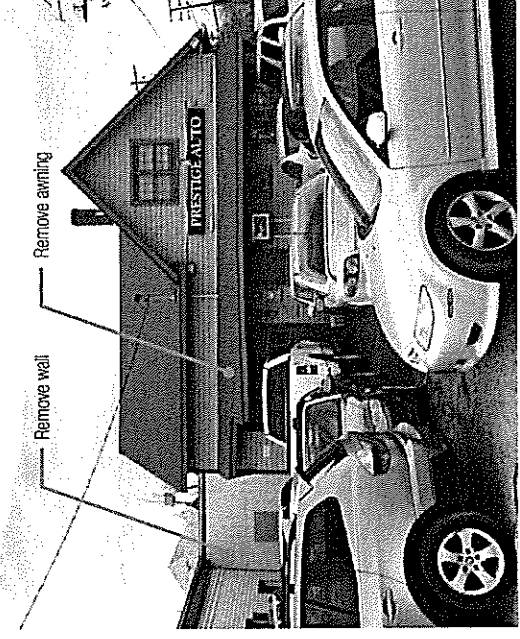
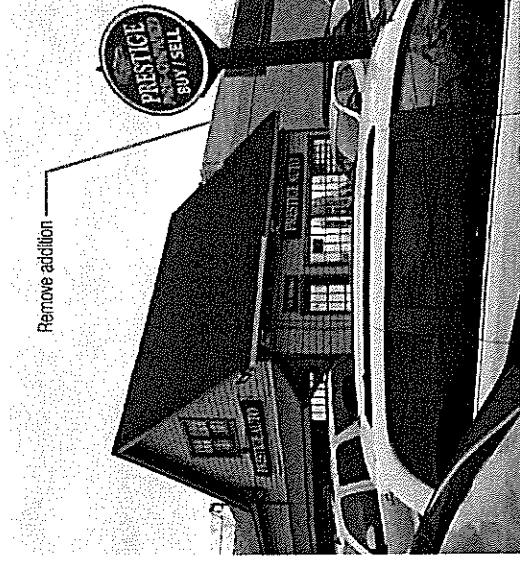
15



Historic Photo - Lumber Co. Building



Historic Photo - Texaco Station



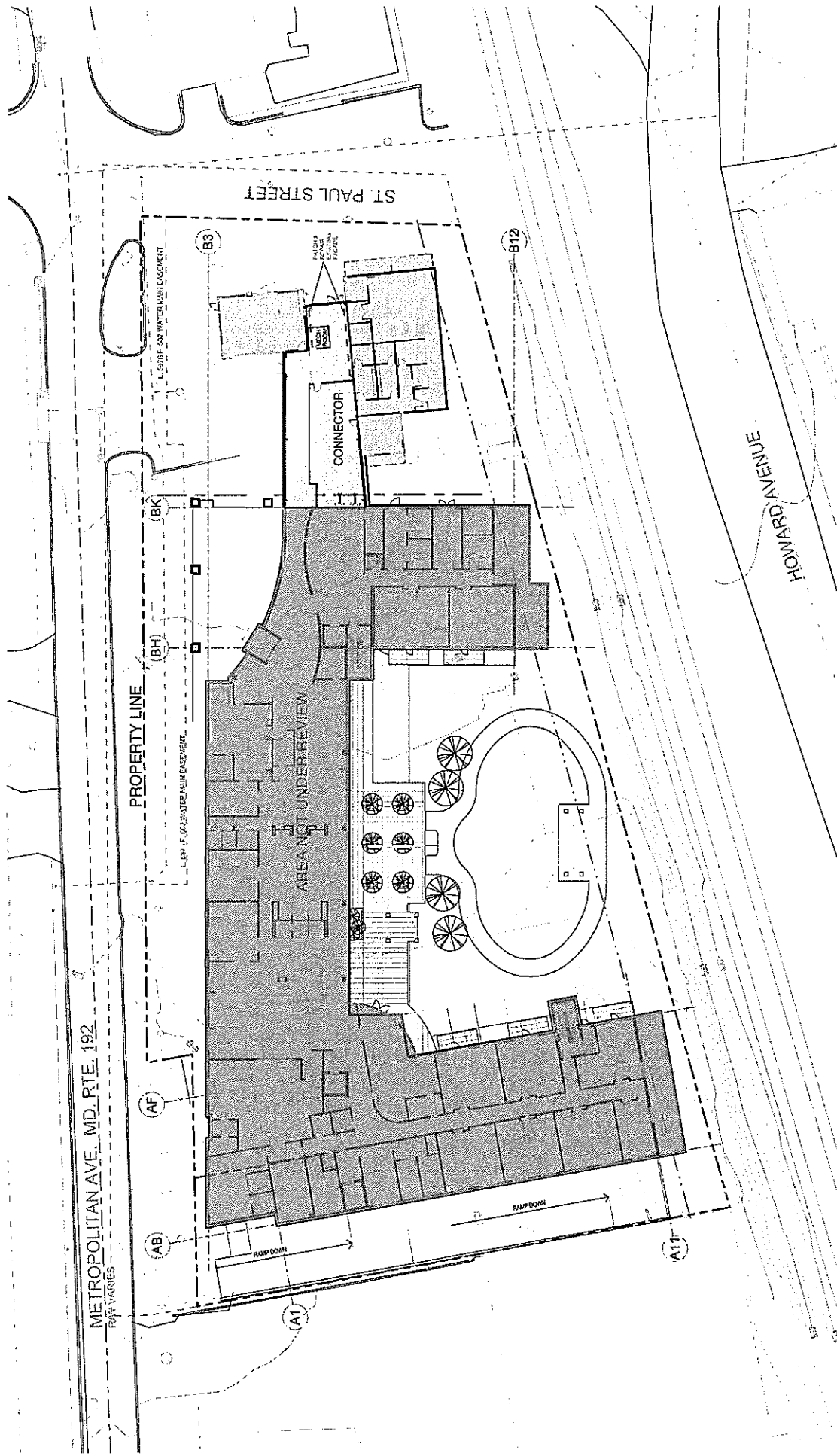
Solera Reserve **Kensington**

Artunovich Associates ©



Historic Buildings

February 21, 2018



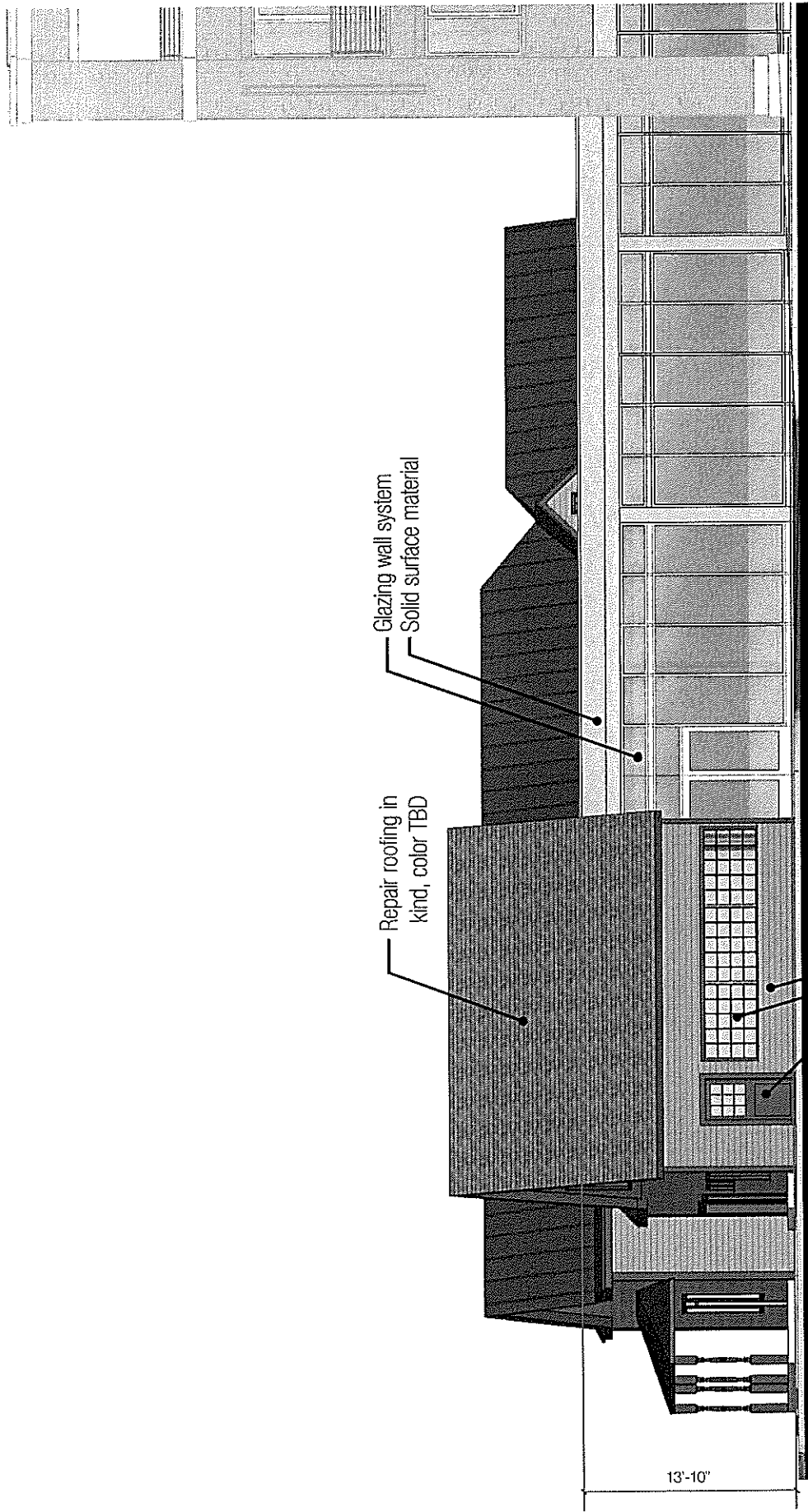
Solera Reserve **Kensington**

Antunovich Associates ©

Proposed 1st Floor Plan

February 21, 2018

17

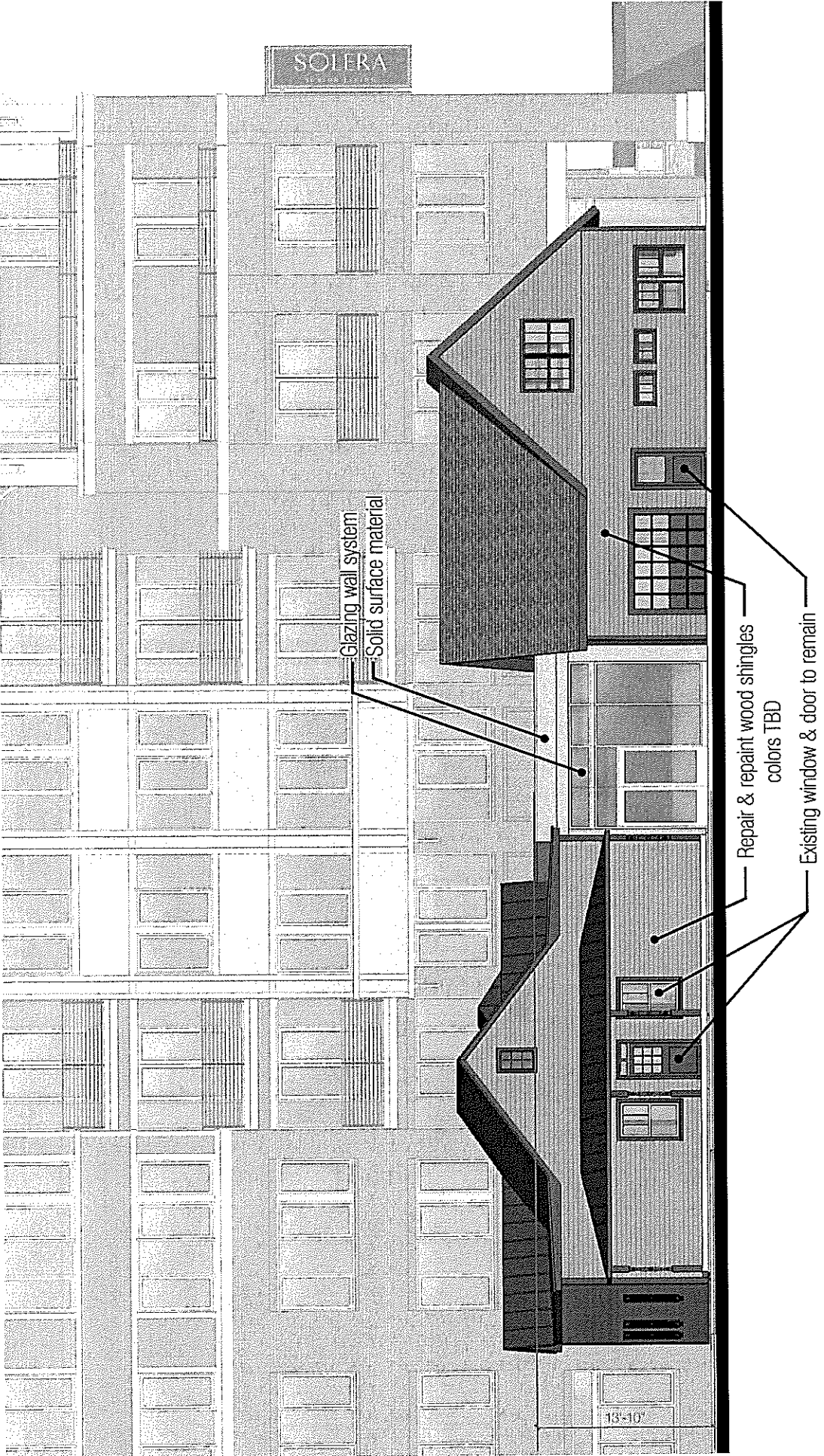


Solera Reserve **Kensington**

Artunovich Associates ©



Connection: North Elevation
February 21, 2018



Solera Reserve **Kensington**

Artunovich Associates

Connection: East Elevation

February 21, 2018

19



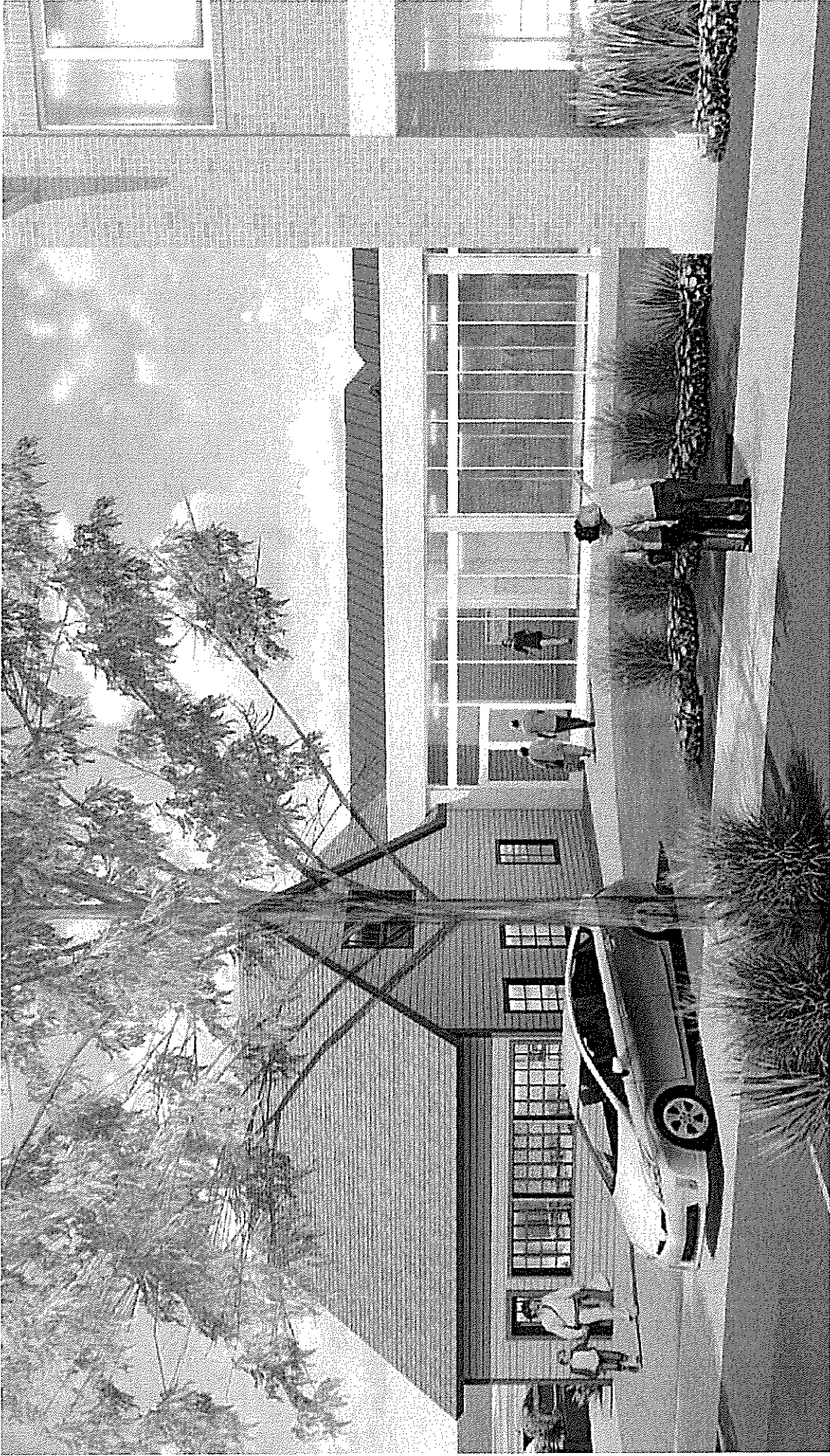
Solera Reserve **Kensington**

Artunovich Associates ©

View of The Connection: From The Alley

February 21, 2018

(20)



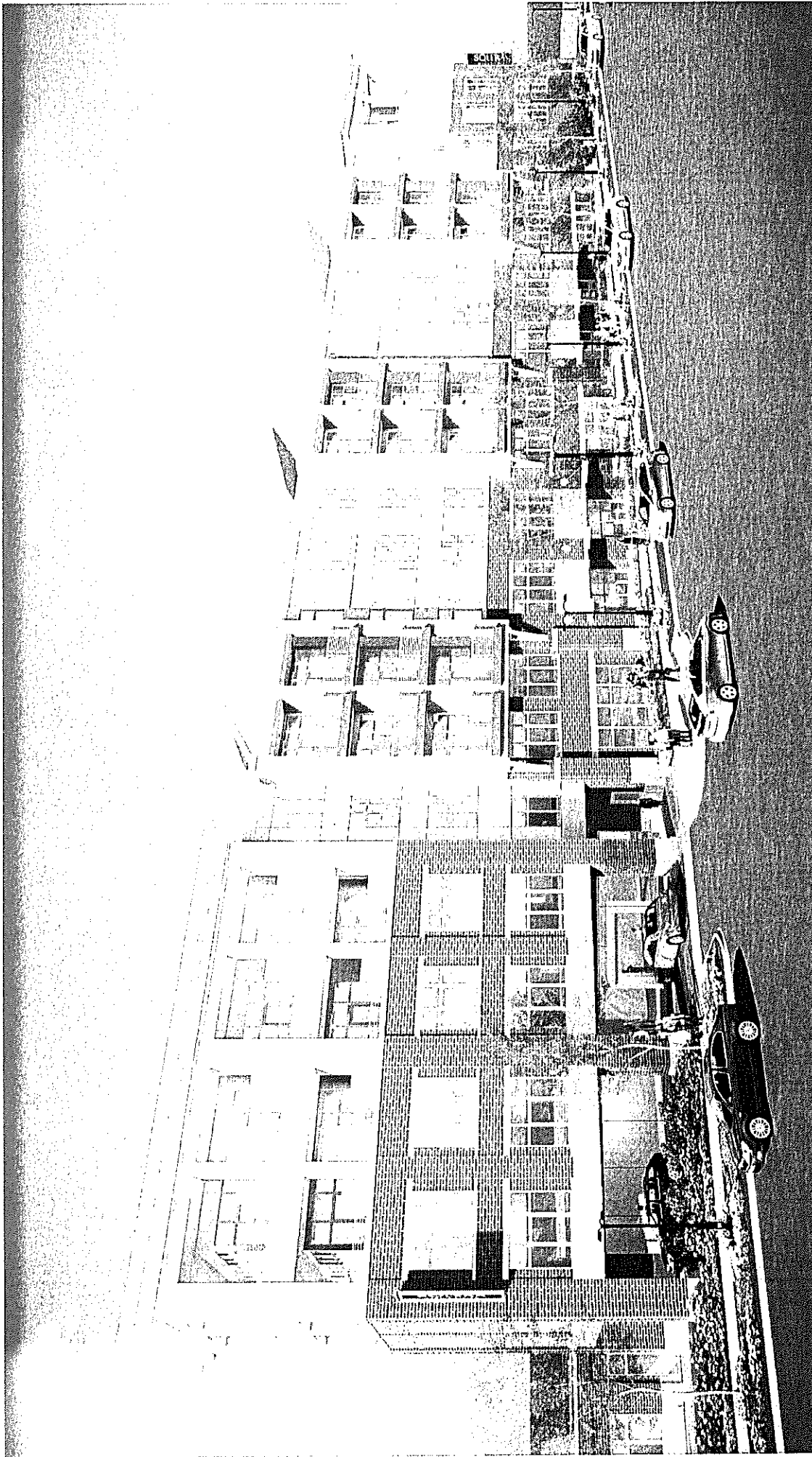
Solera Reserve **Kensington**

Antunovich Associates ©

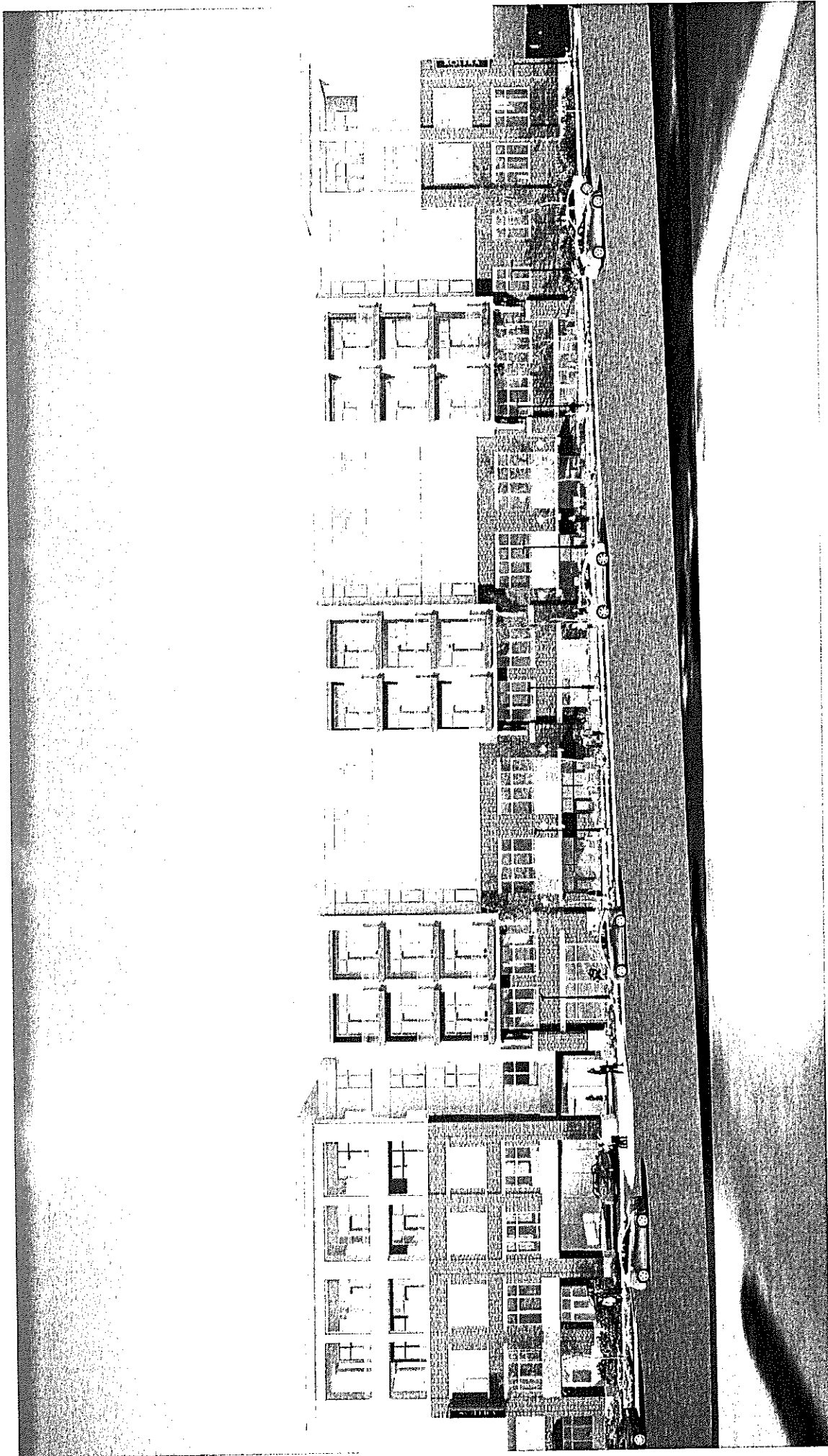
View of The Connection: From Metropolitan Ave

February 21, 2018

(21)



22

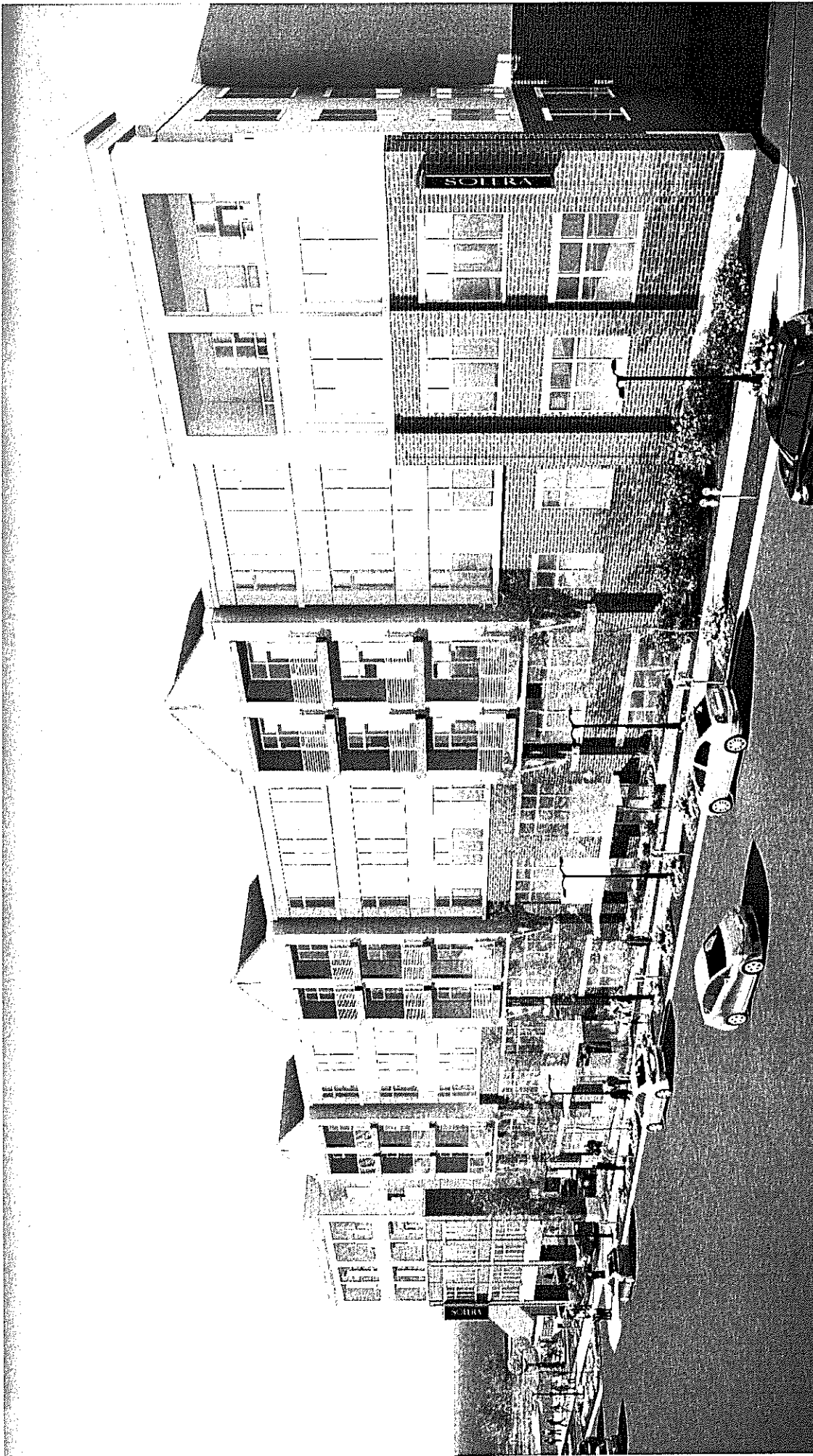


23

SOLERA | RESERVE KENSINGTON

LANTZ-BOGGIO
ARCHITECTS & INTERIORS, P.C.
10540 METROPOLITAN AVE.
KENSINGTON, MD

02.20.18



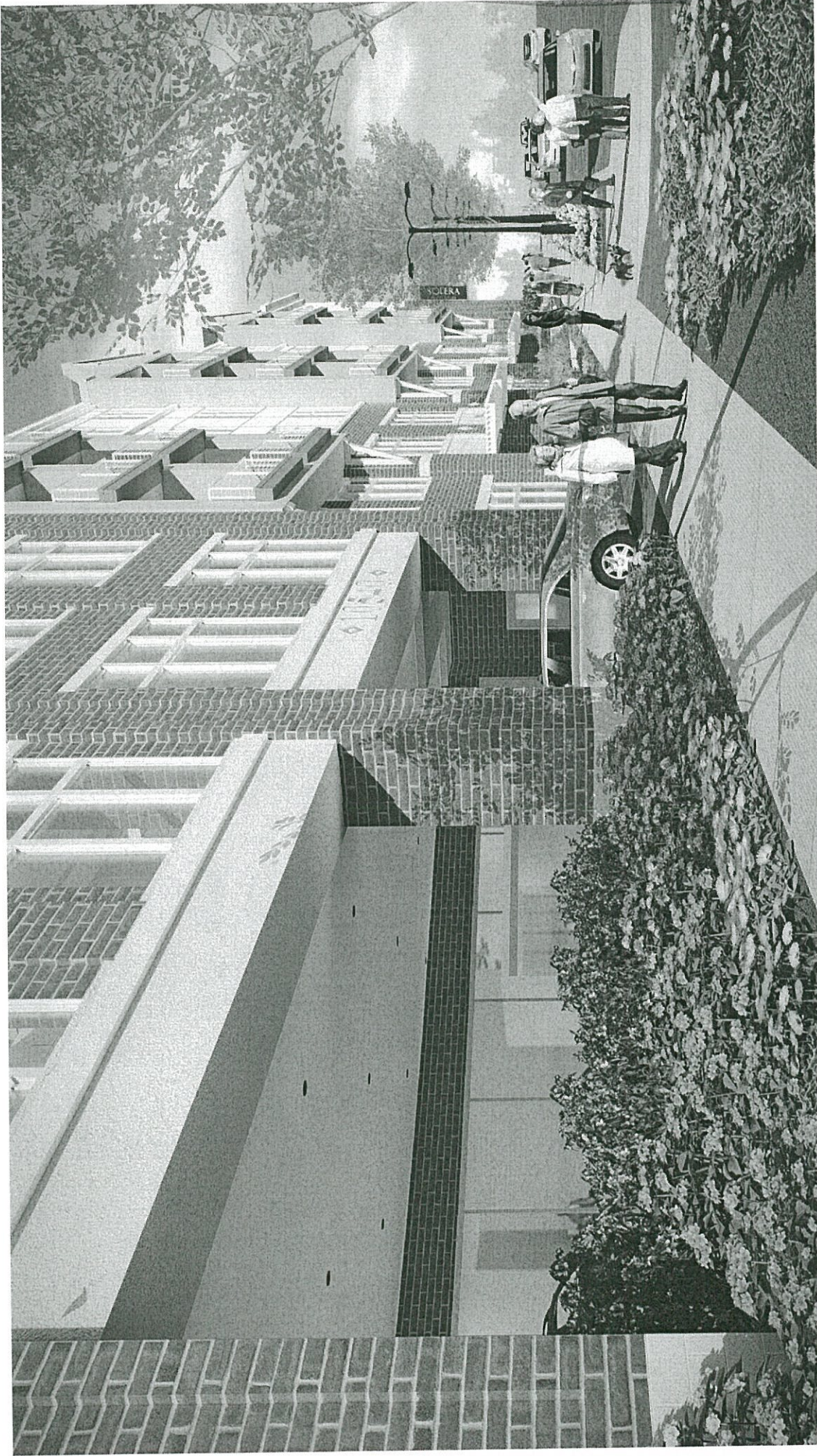
24

LANTZ-BOGGIO
ARCHITECTS & INTERIORS

SOLERA | RESERVE KENSINGTON

10540 METROPOLITAN AVE.
KENSINGTON, MD

02.20.18



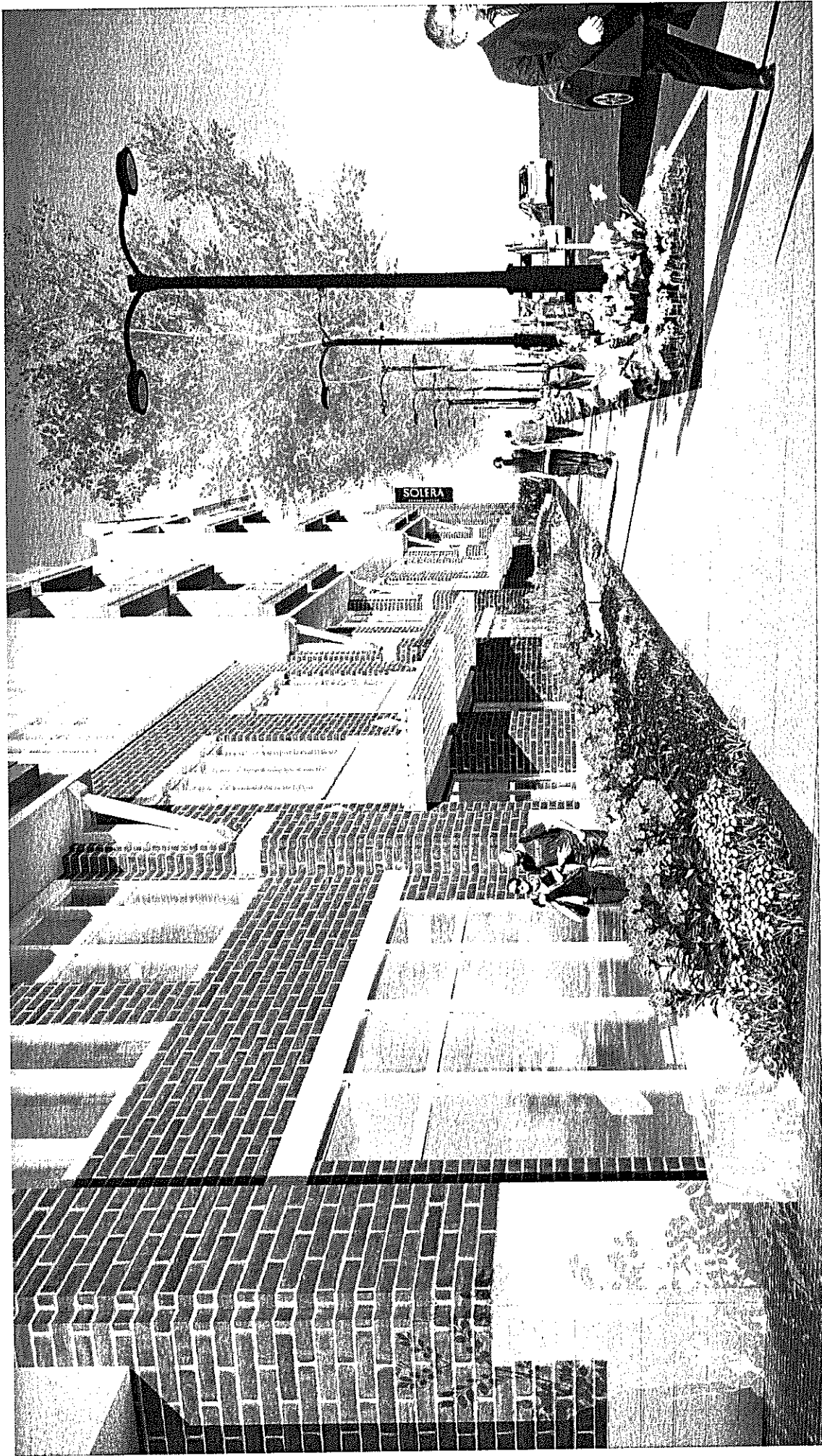
25

SOLERA | RESERVE KENSINGTON

02.20.18

10540 METROPOLITAN AVE.
KENSINGTON, MD

LANTZ-BOGGIO
ARCHITECTS & INTERIORS



26

SOLERA | RESERVE KENSINGTON

10540 METROPOLITAN AVE.
KENSINGTON, MD

02.20.18

LANTZ BOGGIO
ARCHITECTS



27

LANTZ-BOGGIO
ARCHITECTURAL DESIGN

SOLERA | RESERVE KENSINGTON

10540 METROPOLITAN AVE.
KENSINGTON, MD

02.20.18