

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10500 & 10520 St. Paul St., Kensington	<b>Meeting Date:</b>	10/24/18
<b>Resource:</b>	Primary Resources <b>Kensington Historic District</b>	<b>Report Date:</b>	10/17/18
<b>Applicant:</b>	McCaffery Interests	<b>Public Notice:</b>	10/10/18
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Rebecca Ballo
<b>Proposal:</b>	Partial demolition, rehabilitation, new construction, and site work.		

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**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Primary Resources to the Kensington Historic District  
**STYLE:** Folk Victorian & Commercial  
**DATE:** c. 1900 & 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 20<sup>th</sup>-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. This structure dates to the mid-1930s, though an earlier commercial structure was in this location by 1924 per Sanborn maps. That structure was connected to the property at 10500 via a breezeway and weigh station that largely conforms to the footprint of the existing connector. The earlier building was demolished by 1936 when the existing gas station appears on the Sanborn maps.

By 1924, 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.

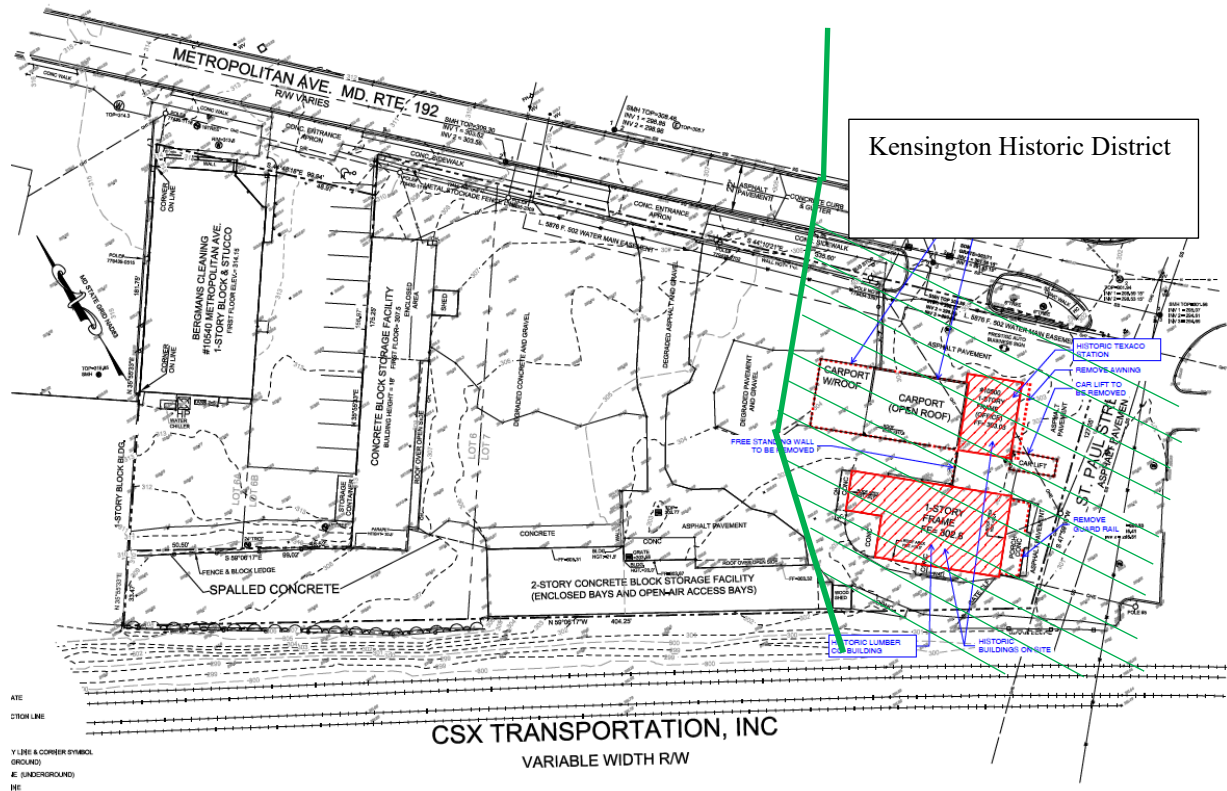


Figure 1: The proposed building site. The portion of the lot to the right of the green line is within the Kensington Historic District.

This case was previously heard as a Preliminary Consultation at the March 14<sup>th</sup>, September 5<sup>th</sup>, and October 10<sup>th</sup> HPC meetings. The HPC and staff have given direction on the size, mass, scale, and height of the new addition, including determinations of appropriateness on hardscape alterations, proposed materials, and other issues.

This Preliminary Consultation will focus on the historic buildings themselves, and the specific material condition of each building element that is proposed for either restoration or rehabilitation as part of the overall project.

**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 19<sup>th</sup> and early 20<sup>th</sup> 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 has engaged the service of EHT Traceries to undertake a comprehensive documentation and assessment of the oldest building on the site located at 10500 St. Paul Street. The focus of the report and this preliminary consultation is on that structure alone. The service station building located at 10520 St. Paul Street has a much clearer construction date of the mid-1930s, and the character defining and structural features of that building are in overall better condition.

The building at 10500 St. Paul Street was constructed c. 1900 adjacent to the B & O railroad tracks and the Kensington Station. Traceries has undertaken archival and map research that tracks the evolution of the building from 1897 to the present day. A condition assessment of all elements of the building from the foundation, sill plate, and roofs, to all exterior elements has been provided for review. The preservation recommendations in the report have a sound basis in the Secretary of the Interior's Standards. Essentially, where original building elements exist, primarily in the core of the historic building dating from the period of 1900-1924 and on limited locations on the exterior, Traceries recommend they be repaired rather than replaced. Elements that have clearly been replaced or replicated over time, including large portions of the siding, roofs, and additional window openings, are accompanied by recommendations for replacement in-kind. The report has the caveat, as would any field investigation performed by staff, that some determinations regarding whether or not a building element is original to the c. 1900-1924 building may be amended once selective demolition and rehabilitation work begins. The applicant has committed to working closely with staff so that any questions that arise about preservation treatments will be addressed before any work is undertaken.

**STAFF RECOMMENDATIONS**

Staff recommends that applicant revise their proposed rehabilitation and restoration plan based on the feedback provided by the HPC and return for a HAWP subsequent to the Planning Board hearing.

## Memorandum

**Date:** September 7, 2018  
**To:** Rei Takata; Jeff Gerner  
**From:** Emily Eig; Alyssa Stein  
**Subject:** Preservation Recommendations for 10500 St. Paul Street, Kensington

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On August 4, 2018, Jeff Gerner of Structura Inc., Emily Eig of EHT Traceries, and Alyssa Stein of EHT Traceries spoke with Rei Takata of Antunovich Associates to express concerns over the current preservation approach for the commercial building located at 10500 St. Paul Street (the former Mizell building) located in Kensington, Maryland.

Based on professional experience, Structura Inc. and EHT Traceries believe it is unlikely that the Montgomery County Historic Preservation Commission (HPC) will approve total demolition of the building, even with the promise of reconstruction in kind.

Based on Structura’s Condition Assessment, it is clear that several components of the historic building are compromised, including the foundation, the sill plate, some of the floor framing, and portions of the roof framing; however, the building’s general condition is not so deteriorated as to justify demolition and replacement. Jeff acknowledged that the pervasiveness and severity of deterioration will not be fully realized without completing exploratory demolition. Visual observations did show, however, that the condition of what appeared to be the original portion of the building was in “overall good condition.” Consequently, EHT Traceries recommends the rehabilitation of the original core of the building, and restoration of the later additions.



**Figure 1** Robert Humphreys, Railroad station - 1902 photo - #4 of 4 sections, 044-013C, Montgomery County Historical Society.



**Figure 2** 10500 St. Paul Street. EHT Traceries, 2018.

## PRESERVATION CONSIDERATIONS

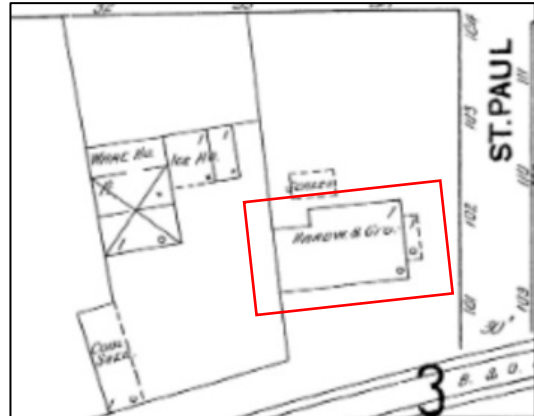
The Mizell building is considered a contributing resource to the Kensington Historic District. Through research, EHT Tracerics has been able to uncover a document dated from 1897 providing specifications for a store located at 10500 St. Paul Street. The one-story store was constructed by William H. Mannakee, an early land proprietor of Kensington. The building is said to be 22 feet by 40 feet, with a height of approximately 25 feet. An image circa 1902 that shows the building as a rectangular block corroborates this footprint.

At some point during the first decade of the 1900s, two wings were added on either side of the historic core. The porch remained its original width until some point prior to 1924. While the porch has maintained its circa 1924 width, it has been heavily altered, with the porch floor and posts replaced completely. It is not clear if the porch roof is original. Although not original, these additions could be considered contributing to the historic building as they are within the Period of Significance of the Kensington Historic District. In the more recent past, a rear addition was constructed and a second layer of roof structure added. These additions would not be considered contributing to the historic building.

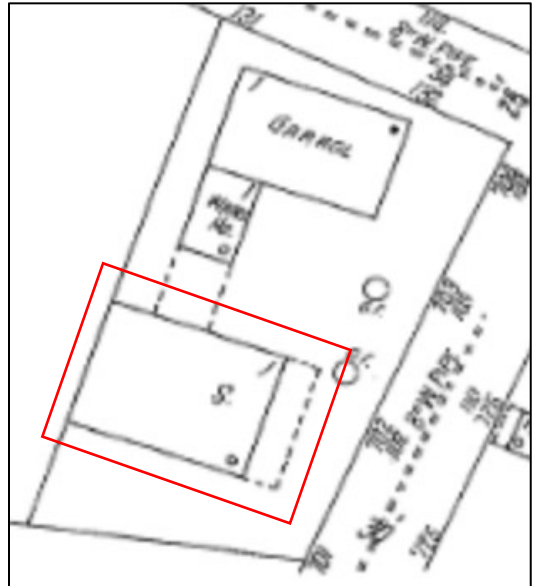
Taking into account the Structural Conditions Report, EHT Tracerics is comfortable recommending the restoration, and if necessary, the reconstruction of the two wings and the porch in kind. Based on what we know of the building's history and physical components, EHT Tracerics offers the following preliminary recommendations for consideration; however, we would like to go back on-site with Jeff to make a final determination as to the appropriateness of our recommendations for the building's rehabilitation. Final recommendations should also incorporate any guidance provided by HPC. Once an appropriate approach has been determined and agreed upon by all parties, EHT Tracerics will compose a formal historic preservation plan to guide the rehabilitation of the historic building.

### *Preliminary Preservation Recommendations:*

- **Foundation:** The foundation walls of the building consist of a combination of brick and stone masonry. There is no slab on grade in the basement. The extent of the full-height basement is below what appears to be the original footprint of the building. The remainder of the below grade space is a shallow crawl space with localized additional excavation that appears to have been made for utilities.



**Figure 3** Map showing footprint of expanded 10500 St. Paul Street (outlined in red).  
*Crop, 1911 Sanborn Map, Kensington, MD.*



**Figure 4** Map showing footprint of 10500 St. Paul Street with expanded porch (outlined in red).  
*Crop, 1924 Sanborn Map, Kensington, MD.*

*Recommendation:* Exploratory demolition should be performed to determine the extent of deterioration. Foundation walls should be retained when possible. Temporary shoring should support the historic structure while repairs are executed.

- **Sill Plate:** Structura observed that “the sill plates were not fully bearing on the foundation wall, had evidence of termite damage or other wood destroying insect damage, and/or had other evidences of decay.”

*Recommendation:* Exploratory demolition should be performed to determine the extent of deterioration. Sill plates should be repaired and replaced as necessary. Temporary shoring should support the historic structure while repairs are executed.

- **Front Façade:** The front façade is composed of an original center section that has been expanded with the addition of wings to both sides of the original rectangular form. Non-original wood siding wraps around the entire building. The front gable with a single fixed window is part of the original historic structure. It appears that several layers of shingles have been added to the front gable.

*Recommendation:* Investigations should be completed to determine the condition of the remaining (if any) historic shingles. The shingles should be repaired and reused if possible. Replacement shingles should match in material, dimensions, and texture. The wood siding below the porch is not original. If necessary, the siding can be replaced in kind.

- **Roof:** A new roof was added during the wing addition. Structura writes that “the current roof framing was constructed over the original roof framing.” According to Structura’s Condition Assessment Report, the framing appears to be in good condition.

*Recommendation:* The structure of the upper, visible roof should be repaired as needed and the roof cladding repaired or replaced in kind as needed. The lower original roof should be retained in place.

- **Porch:** Although there has been a porch on the building dating to its original construction, only the porch roof is likely to be original; the remaining components have been replaced or added during the twentieth century.

*Recommendation:* Efforts should be made to restore the porch to its original appearance using new materials that are consistent with the original specifications and the historic photographs.

- **Windows:** The two windows on the front façade are original. The windows at the side and rear are not original.

*Recommendation:* The original windows should be repaired as needed and maintained in place. Storm windows can be added on the interior if necessary for insulation. The non-original windows can be replaced with windows of similar appearance that are more energy efficient.

- **Door:** The current double door at the façade appears to be the same as the door exhibited in the circa 1902 photograph of the building.

*Recommendation:* The extant door should be studied to confirm that it is original as indicated from the historic photographs. If this is confirmed, it should be repaired, repainted if needed, and preserved in place. If it is a replica door, it should be retained and continue to be used. If it is neither original nor a replica it can be retained or replaced with a replica door.

- **Interior Structural Features:** A thorough investigation of the building's structure should be completed. This includes walls and roof members.

*Recommendation:* All historic interior structural features should be retained when possible, either sistered in place or and replaced in kind if past the point of deterioration.

- **Interior Finishes:** The finishes on the ceiling, walls, and floors is a combination of historic contemporary materials.

*Recommendation:* An investigation of interior finishes should be completed and the interior finishes should be documented. As there is no requirement to maintain interior finishes, a new finish plan can be prepared; however, one that is respectful of the historic appearance is desirable.