for the Kensington Historic District as 1875 through 1924.[3] The NRHP documentation further identifies 1891 and 1920 as significant years. The documentation does not provide any justification for the period of significance, nor does it provide justification for the specified significant dates.

10500 St. Paul Street retains a high level of integrity and continues to convey its appearance and significance during that period.

CHARACTER-DEFINING FEATURES

The Technical Preservation Services Division of the National Park Service outlines an approach for identifying visual aspects of a building that contribute significantly to its architectural character and historic character. This process is documented in *Preservation Brief 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.*

The process of identifying and describing these distinguished characteristics - generally referred to as character-defining features - serves to establish an inventory of significant physical elements that are worthy of preservation. Preservation Brief 17 outlines a hierarchical process that begins with a building's major formal qualities (including shape, size, and setting), moving to more detailed characteristics (such as openings, roof form and shape, and projections), and finally details observed at close range (such as materials and evidence of craftsmanship). Similarly, they provide a methodology for assessing interior architectural character by establishing a hierarchy of significant spaces, features, and finishes.

An inventory of the visual characteristics of 10500 St. Paul Street is listed in the chart found on the following pages.

3 National Park Service, "Digital Archive on NPGallery: Kensington Historic District," *National Register for Historic Places*, https://npgallery.nps.gov/NRHP/AssetDetail?assetID=7bcbdecf-f5b9-4ee5-a351-076894bbbbf2 (accessed January 10, 2019).

Overall Visual Aspects	Form and Massing	One story plus attic
		Simple rectangular form with two cross gables and flat roof wings
	Orientation	Located north of the railroad tracks and west of St. Paul Street, facing east onto St. Paul Street
	Roof and Related Features	Cross-gabled roof with flat roof "wing" additions
	Projections	Full-width porch projecting from east elevation
	Fenestration	Symmetrical pattern of fenestration on east (front) facade
		Centered double-door entry opening on east elevation
		Irregular pattern of window fenestration on north, south, and west elevations
	Exterior Trim & Secondary Features	Simple wood trim
	Setting	Relationship with nearby railroad.

Visual Character Aspects at Close Range	Materials	Wood German lap siding
		Brick and stone masonry foundation
		Standing seam metal roof
		Concrete porch
	Windows	Original two-over-two double-hung wood windows flanking the main entry on the facade
		Two-over-two double hung wood windows at wings currently concealed by non original paneling
		Side elevation wood double-hung windows with six-over-six configuration.
		Gable attic vent openings, currently filled by non-original multi-light fixed windows.
	Doors	Double wood paneled entry doors on the facade.

Visual Character of Interior Spaces, Features, and Finishes	Interior Layout	Ell-shaped show room
		Small storage area in north wing
		Large office area in rear of building
	Interior Features & Finishes	Vertical tongue-and-groove beadboard siding on walls and ceiling of show room
		Original and non-original wood plank floors
		Wood German lap siding wall visible in north storage area.
	Furnishings	Display cabinet and shelving located in northern portion of show room.

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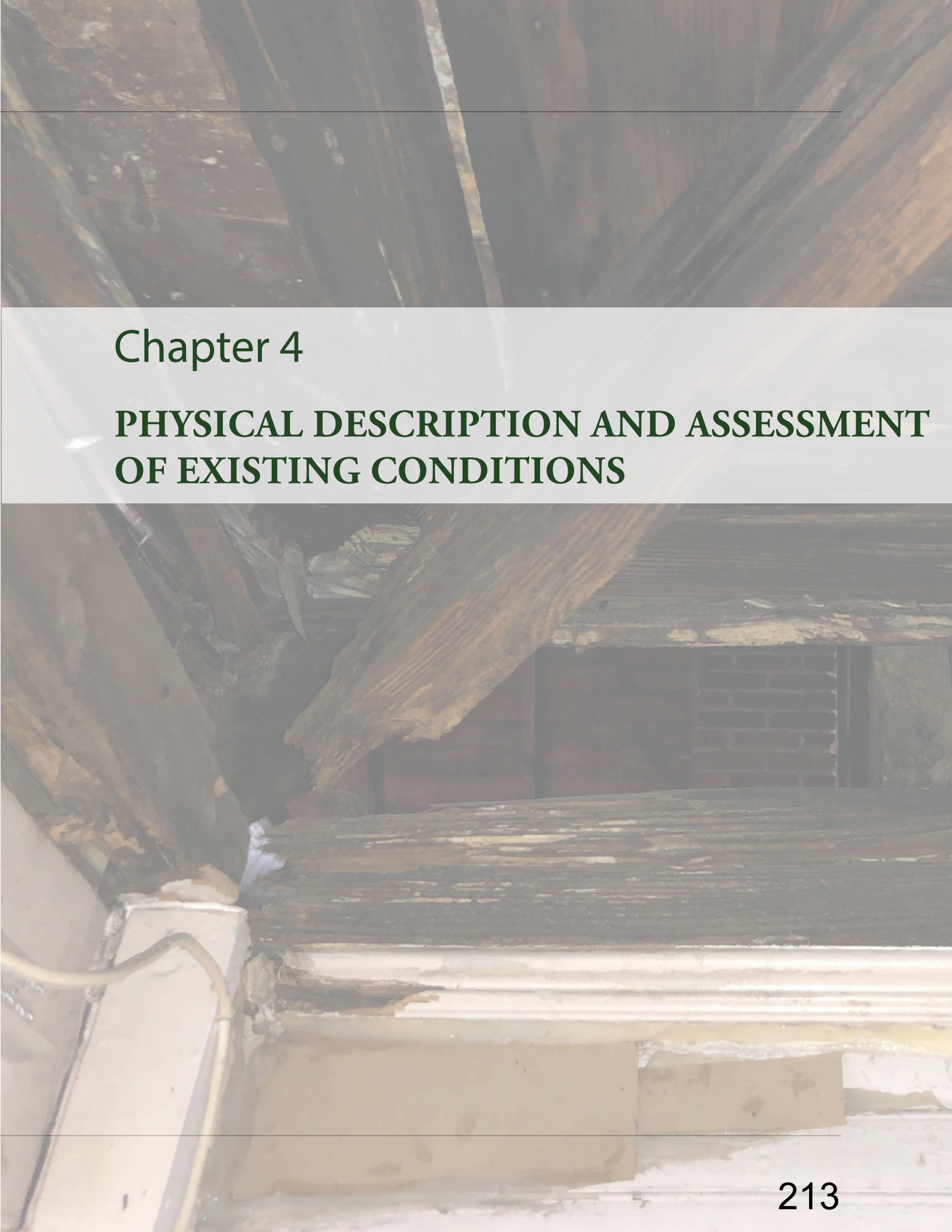


Chapter 4

PHYSICAL DESCRIPTION AND ASSESSMENT OF EXISTING CONDITIONS

PHYSICAL DESCRIPTION AND ASSESSMENT OF EXISTING CONDITIONS

EHT Traceries conducted site visits and surveyed the building's exterior and interior in August and November 2018 in order to identify and photograph existing conditions. Supplementary survey was conducted by Structura, Inc. Structural Engineers to assess the structural conditions of framing members and the foundation in May 2018. At that time, observations were limited to components and structures that were readily accessible and observable without the use of destructive probes. Additional assessment and limited exploratory demolition was performed in January 2019 to provide greater insight into the building's existing conditions. Structura's findings can be found in the report included as Appendix A.

FIGURE 12 Facade of 10500 St. Paul Street, looking west.

EXTERIOR EVALUATION

Exterior Description

10500 St. Paul Street is a one and one-half story wood-frame commercial building built circa 1902 located in Kensington, Montgomery County, Maryland. The building faces east on to St. Paul Street directly north of the former Baltimore & Ohio Railroad Metropolitan Branch (now MARC/CSX) railroad tracks and south of Metropolitan Avenue. Just north of the building on the same parcel is a small wood-frame garage (10520 St. Paul Street). The two buildings are connected by a solid wood fence/wall and a wood trellis. The property is categorized as a Primary Resource within the Kensington Historic District, which was added to the Montgomery County Master Plan for Historic Preservation

in 1986. The property is not located within the boundary of the National Register of Historic Places listed Kensington Historic District (1978).

The building has an overall rectangular form with a compound plan resulting from its numerous additions and several periods of construction. Overall the building measures approximately 33'-7 ¼" wide by 71'-8" deep. The building is covered by a cross gable roof with two flat roof "wing" additions flanking the front facing gable. The front facing gable roof is clipped where it intersects with the rear cross gable addition creating a jerkinhead. A full width porch with a floor composed of a concrete slab stretches across the front façade and is covered by a hipped roof supported by turned wood posts. A projecting one-room addition at the northeast corner of the building intersects the cross gable in the same fashion.

The building is clad in German lap siding with wood trim and corner boards. The gable roof ends are covered in more decorative rounded and octagonal-shaped wood shingles. The building has a brick foundation and a partial below grade basement accessed by a cellar access hatch off the south side elevation.

The property is surrounded by asphalt paving on all sides. A concrete pad with a rounded corner has been added at the southwest corner of the rear elevation adjacent to the rear addition.

The historic roofing, comprised of standing seam metal, remains on the historic portion of the roof. The rear roof slope of the cross-gable addition and the contemporary rear addition are covered in contemporary metal roofing. The two side wings, which originally were covered in flat roofs with a low pitch concealed by a low parapet wall, has been built up in recent years, modifying its appearance. It is covered with a rolled roofing material.

Fenestration consists of regularly spaced window and door openings on the front façade and irregularly spaced openings on side and rear elevations. The original windows found on the front façade are two-over-two-light, double-hung wood windows. The original windows at the facade wings, which were discovered during exploratory demolition, were also two-over-two-light double-hung windows. Windows on the side elevation are wood double-hung windows with either a six-over-six or six-over-one configuration. These windows are not original and were added or replaced earlier windows at an unknown date. Most of the side elevation windows are non-original and framed by non-operational shutters. Small openings in the side-facing gable ends are filled by non-original four-light windows while the front attic opening has a non-original fixed six-light window.

Façade (East Elevation)

The east elevation[1] -- the front façade -- is three bays wide (33'-7 ¼") consisting of the central front-facing gable with a moderate pitch flanked on either side by wings covered in a low-pitch shed roof. A one-story porch topped by a hipped roof covers the central entrance. The gable end above the porch is clad in non-original scalloped shingles with a decorative paint scheme. The walls above the porch are clad in a simple wood shingle. At the center of the gable there is a rectangular opening or attic vent that is filled with a non-original fixed window with six lights. It appears that several layers of shingles have been added to the front gable.

The main entrance is centered on the façade and consists of double-leaf doors with two raised wood panels and a glazed opening above below a narrow transom. The door appears original and consistent with that seen in the circa 1902 photograph. The original door handle and locking mechanisms are extant; however new locks and hardware have also been installed. The opening has a wood threshold and is framed by simple wood trim. On either side of the central entrance, two full-height openings, approximately the same size as the doorway, are filled with two-over-two wood-sash double hung windows above a solid wood panel with two inset raised panel. These windows are original to the building and can be seen in early photographs.

An electrical panel was installed directly north of the doorway. Conduit from the panel pierces the porch roof and extends to the eave of the roof. In addition, a through wall air conditioning unit has been installed above the north window.

1 The building is not on orthogonal grid. It faces southeast onto St. Paul Street. For ease of description, this report considers the façade east facing.

FIGURE 13 East elevation.

FIGURE 14 Front gable detail, east elevation.

FIGURE 15 Double-leaf doors with two raised wood panels.

FIGURE 16 Two-over-two wood-sash double hung windows above a solid wood panel with two raised panels.

Porch

The front porch extends the width of the building and is approximately six-feet deep. It features a concrete slab foundation and is topped by a hipped roof covered in standing-seam metal supported by four non-original turned posts. Non-original decorative Queen Anne-style brackets and a railing have also been added.

FIGURE 17 Crack in concrete slab; non-original wood balusters and banister.

FIGURE 18 Non-original decorative Queen Anne-style brackets.

FIGURE 19 Southern half of porch, looking south.

FIGURE 20 Southern half of porch, looking west.

Rear (West) Elevation

A non-contributing rear addition approximately 17'-10" by 15'-8" in size, was added in the 1980s or 1990s. The addition extends off the northern portion of the west elevation to create a projecting ell. The southern portion of the west elevation remains in its original alignment and is bare save for a single door opening filled with a non-original wood door. The remaining historic wall, which is clearly seen in a circa 1927 photograph (Figure 09), has been greatly modified. While the door opening appears to be in the same location as the original doorway, the door has been replaced and three window openings have been infilled. The current door opening appears to be wider than the historic, likely to meet code requirements. Two extant interior doors appear to match the design of the door seen in the 1927 photograph.

The addition is designed and finished to blend with the historic building. It is clad in painted siding with simple wood corner boards and trim. A concrete porch covered by a shed roof supported by four simple wood posts extends from the west side of the addition. The addition features a large multi-light window at the first floor on the west wall, a four-light fixed window centered in the gable end and a louvered vent at the ridge. The south side elevation has an eight-over-one-light double-hung vinyl window while the north elevation is blank.

FIGURE 21 West elevation, looking east. Antunovich Associates, 2018.

FIGURE 22 One-room rear addition.

FIGURE 23 Concrete slab, non-original door on 1927 rear addition.

Side Elevations

The south elevation faces onto an asphalt paved driveway and the railroad. It stretches approximately 56'-0" featuring three window openings at the first floor filled with two six-over-six wood double hung windows and one six-over-one double-hung window. All windows have non-original and non-operational paneled wood shutters. A metal access hatch to the cellar is located under the centermost window. The side gable roof extends above the northern portion of the building. Like the front facing gable on the façade, the gable is filled by scalloped wood shingles and a central opening filled with a fixed four-light window at the attic level.

The north elevation is approximately 61'-8" long, divided into two parts by a solid wood-frame wall or gate that connects with the neighboring garage to the north. The east side of the elevation includes a window and door opening. The west side of the elevation behind the wall includes two window openings with non-original six-over-one light double-hung wood windows. A low concrete wall has been added about six inches from the east wall and the space between is filled with gravel. The wall supports a wood trellis above that connects with the neighboring garage.

FIGURE 24 South elevation, looking northeast. Antunovich Associates, 2018.

FIGURE 25 South elevation, looking northwest.

FIGURE 26 North elevation, looking southeast.

FIGURE 27 Portion of north elevation, looking south. Antunovich Associates, 2018.

Exterior Materials and Architectural Features

Wood Siding and Shingles - The building is clad in painted wood German lap siding. Gable roof ends are clad in more decorative shingles. The front facing gable is clad in round-edge scalloped shingles painted with a decorative color scheme. The side-facing gables are clad in a hexagonal-cut shingle.

Exterior wood cladding and trim are not original. As seen in historic photographs and revealed during exploratory demolition, the existing German lap siding is installed on top of vertical wood siding that was added between 1975 and 1983. Nevertheless, the siding does match the historic siding (visible on the interior) in appearance. Accordingly, exterior trim has also been replaced to accommodate the additional layers of cladding.

Though the scalloped shingle cladding in the east and south gable are not original, the trapezoidal-cut shingles in the north gable do appear to be original.

Brick - Brick masonry is located at the foundation and is not visible from the exterior except for a small area south of the porch. Elsewhere the brick is covered in wood cladding or obscured by vegetation. The brick foundation walls are visible at the basement access hatch opening on the south elevation.

Concrete - Site hardscaping and porch slabs are concrete. The concrete ramp, landing with rounded edge, and rear addition's porch along the west elevation are contemporary. The concrete step and slab at the front porch are original. At the front porch, concrete is painted with cracking evident. The original concrete walkway and step, which are visible in historic photographs, is almost entirely consumed by the asphalt paving surrounding the front of the building.

FIGURE 28 Detail, German lap siding, north elevation.

FIGURE 29 Decorative shingles on end gable, east elevation.

FIGURE 30 Detail, brick foundation, east elevation.

Exterior Conditions Assessment

At first glance, the exterior appears to be in generally fair condition, with some areas of deterioration visible; however, limited exploratory demolition has revealed significant deterioration, structural deficiencies, and damage caused by long-term and ongoing water and insect infiltration.

Exterior Materials

Wood Siding and Shingles- The painted exterior wood cladding, including the siding and shingles, exhibit some deterioration caused by moisture and insects. Visible deterioration includes peeling and flaking paint, areas of wood rot, and termite damage. The painted wood shingles within the gable roofs are worn and some of the shingles appear to have split. Painted wood trim is in fair to good condition.

The wood cladding has been cut and modified to accommodate equipment including through-wall air-conditioning units on the facade and south elevation and electrical panels and conduit on the facade.

FIGURE 31 Missing German lap siding that reveals the extant vertical siding.

FIGURE 34 Missing portion of wood siding, exposed framing, north elevation.

FIGURE 32 North elevation, intermediary space between low concrete wall and wall filled with gravel.

FIGURE 33 Flaking paint.

On the north elevation where the low concrete wall has been added, ongoing water issues are visible. Damage includes wood rot, missing siding, evidence of termite damage or other wood-destroying insect damage.

Brick - Brick foundation walls exhibit damage and deterioration. Efflorescence and moisture damaging mortar. On the south side the foundation is not visible and the wood siding is set directly touching the ground.

Concrete - Contemporary concrete at the rear west elevation is generally in fair condition. The original concrete at the front porch, however, is in fair to poor condition showing signs of cracking and settlement.

FIGURE 35 Trapezoidal-cut shingles on north gable.

FIGURE 36 Through wall AC unit at front facade.

FIGURE 37 Brick foundation walls visible at basement access hatch.

FIGURE 38 Painted concrete porch and step.

Front Porch

The original components of the front porch include the roof, roof framing, and concrete slab. The concrete slab is painted and in fair condition, showing some signs of cracking and settlement. When constructed the porch was reached by a concrete ramp or walkway from St. Paul Street and a single concrete step. Today asphalt has covered all of the walkway and much of the step. The painted wood framing of the porch roof is deteriorated, and several boards exhibit termite damage and rot. The metal roofing appears to be original and is extremely worn. The columns, railing, and decorative elements were added between the 1990s-2000s. While the posts appear to be in fair condition, the balusters and railing are extremely deteriorated.

The porch roof joists appeared to be in good condition; however, the member sizes and framing configuration do not appear to be adequate for current code drifting snow loads and wind uplift forces.

FIGURE 39 Deteriorated porch ceiling.

FIGURE 40 Non-original porch posts and decorative brackets.

FIGURE 41 Cracks in concrete slab.

FIGURE 42 Splintered banister (non-original).

Roof

A standing seam metal roof remains extant on the building. The roof appears generally worn and past its useful life. Water infiltration on the interior suggests damage and deterioration. The wings are covered in membrane roofing which was recently added on top of what was likely a standing seam metal roof. The rear roof slope and new addition are covered in contemporary metal roofing.

FIGURE 43 Rust and deterioration of metal sheathing visible on center gable.

FIGURE 44 Deteriorated eve condition.

FIGURE 45 Side wing condition.

FIGURE 46 Contemporary metal roofing visible on rear addition.

and is solid with two inset panels and a glass doorknob. A third door type present at a closet in the office space features five raised panels and historic hardware.

Windows

Conditions of the existing windows varies. All windows have been sealed with plywood on the interior.

The two, two-over-two double-hung wood windows flanking the entry door on the facade appear to be in good condition.

Windows at the wings of the facade are currently covered on the interior with plywood and covered on the exterior by multiple layers of wood siding. During limited exploratory demolition in early 2019, the original window at the northern wing on the façade was revealed. Like the other extant windows on the facade, the window is wood double-hung with a two-over-two configuration. The window appears to be in good condition with the exception of the glazing which is broken. The south wing also featured a window at the façade. The opening appears extant, but the sash is no longer extant.

Side elevations feature wood-sash, double-hung windows with six-over-six and six-over-one-light configurations. These windows are in fair to poor condition. The windows were not a part of the original construction, thus the differing light configuration. They likely originally featured a six-over-six light configuration, but the lower sashes appear to have been damaged or replaced over time. The windows have broken glass, missing glazing putty, deteriorated and peeling paint, and deteriorated and replacement muntins.

The wood frames and sills for all three windows on the southern elevation exhibit deterioration likely caused by water and/or insect damage.

Most of the windows are not original; however, many of the window frames and sills appear to be original. Exterior trim around those openings appears to have been replaced, likely when the siding was replaced.

FIGURE 47 Broken glazing.

FIGURE 48 Sill deterioration.

FIGURE 49 Window detail.

FIGURE 50 Approximate location of covered north-wing facade opening.

FIGURE 51 Approximate location of covered north wing window opening.

FIGURE 52 Extant north wing window on interior.

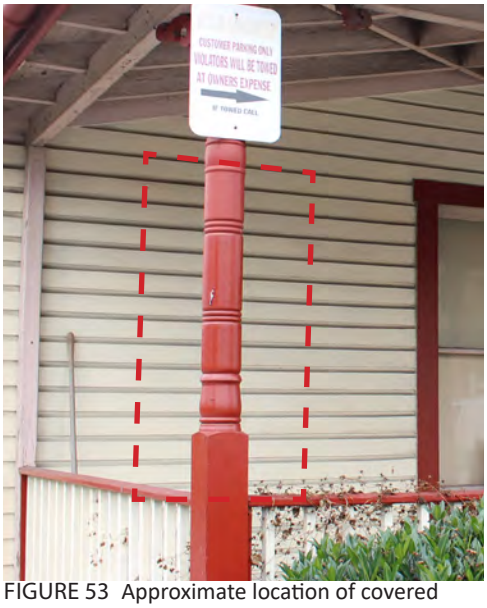


FIGURE 53 Approximate location of covered south wing facade opening.

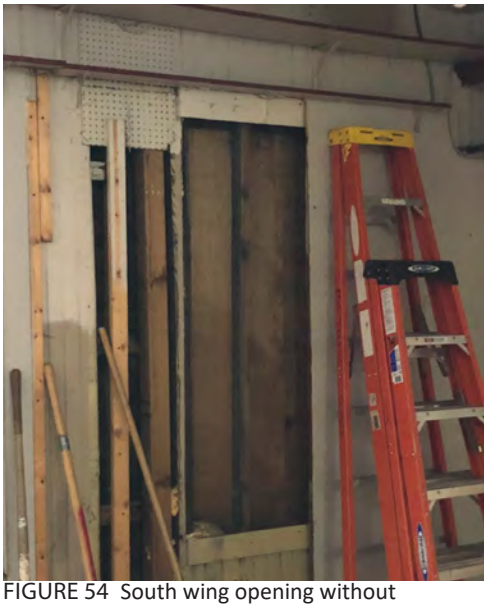


FIGURE 54 South wing opening without window from interior.

Doors

The main entry door is worn and is in fair to poor condition but is operable. The bottom rails have worn unevenly. The bead or astragal has worn and chipped. The wood threshold is also worn and very uneven. The frame appears to be original, though given the multiple layers of wood cladding, the wood trim and exterior surround appear to be replacements.

FIGURE 55 Double-leaf doors with two raised wood panels.

FIGURE 56 Wood threshold.

STRUCTURAL EVALUATION

Structural Description

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.

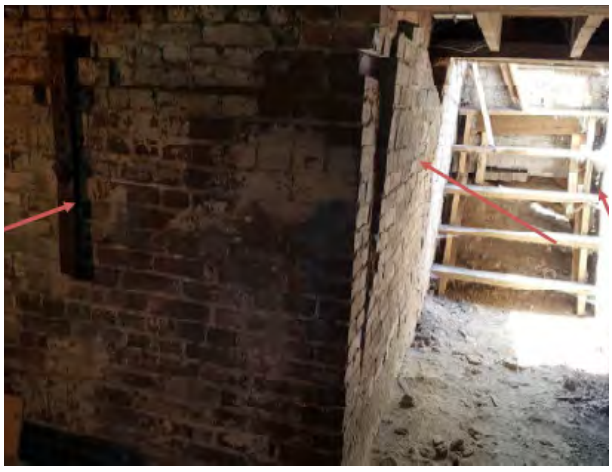


FIGURE 57 Brick foundation wall. Structura, Inc., 2018.

FIGURE 58 Opening in section of foundation wall. Structura, Inc., 2018.

First Floor and Wall Framing

The first floor framing general consists of wood joists supported on the existing foundation walls. The sill plates are not fully bearing on the foundation wall. A significant amount of the floor framing

FIGURE 59 Sill plate not fully bearing on foundation wall. Structura, Inc., 2018.

FIGURE 60 Roof framing above the north wing. Structura, Inc., 2019.

appears to have been replaced since the original construction of the building.

Roof Framing

The cross-gable roof framing consists of wood rafters with attic floor joists. Several members of the framing have been sistered with modern dimensional lumber. The flat roof framing above the wings consists of wood joists supported on the exterior wood stud walls and interior structure that also support the gable roof framing. The roof over the south wing is supported on the interior by a wood beam supported by interior columns. The beam is deteriorated and as a result the roof of the wing slopes towards its connection with front facing gable. The roof over the north wing is supported on the interior by the original north elevation wall and remains essentially flat. The roofs over the wings have been recently built up and the slope has been modified to improve drainage and halt water damage. The roofs are covered in roofing membrane.

FIGURE 61 Deteriorated wood beam and interior columns. Structura, Inc., 2019.

FIGURE 62 Gable roof framing.

Structural Conditions Assessment

For more information, see Appendix A.

Foundation

Overall, the interior foundations appear to be in poor condition. Structura observed deteriorated mortar joints throughout the foundation wall construction that appear to be the result of significant water intrusion. The soil in the basement was also observed to be saturated with water. A section of the foundation wall has rotated and displaced laterally. It appears that some retrofit work was performed in the past to help stabilize adjacent foundation walls. This retrofit work consisted of steel bars with tie rods. Some of the foundation walls for the original construction had been modified and demolished to provide access to adjacent crawl space below later construction. In the shallow crawl space, there are some areas of the foundation, including below the access hatch on the south elevation, that have been undermined.

In early 2019, Structura excavated a test pit on the south side of the building. The test pit revealed that there was no footing below the foundation wall. The bottom of the foundation wall was measured to be approximately 32 inches below grade.

FIGURE 63 Laterally displaced foundation wall, undermined footing below access hatch and stair, and previous foundation wall retrofit. Structura, Inc., 2018.

FIGURE 64 Opening demolished in section of foundation wall. Structura, Inc., 2018.

First Floor and Wall Framing

The original floor joists located below the original footprint of the building were observed to be in overall good condition; however, some localized moisture deterioration and insect damage is evident. In addition, the sill plates are not fully bearing on the foundation wall, have evidence of termite damage or other wood-destroying insect damage, and/or have other evidence of decay.

Floor joists are generally inadequate exhibit decay. The joist sizes are inadequate for the constructed spans and required loading, and joist connections are inadequate in areas where the floor joists have

been replaced. In addition, a center support beam visible in the basement below the footprint of the original construction appears to be damaged by termites and other wood-destroying insects and the beam has been retrofitted with nominal lumber on each side. A combination of wood and adjustable steel posts were added to support the beam.

The wall framing was observed by removing the wall finishes at four locations inside of the building. Three of these exploratory openings were located at exterior walls, and one was at an interior load bearing wall. At three out of the four locations, termite damage to the wall framing was observed. At one of these locations the termite damage was observed to be almost the full height of the wall stud. Deteriorated sill plates due to moisture or termite damage was observed from the basement. The existing grade in some parts of the building appeared to be higher than the sill plate elevation.

FIGURE 67 Replacement wood joist framing. Wood ledge connected to original wood sill plate that exhibits insect damage. Joist and ledger are not adequately connected. Structura, Inc., 2018.

FIGURE 66 Severely deteriorated support beam. Structura, Inc., 2018.

FIGURE 65 Termite damage visible in wall framing. Structura, Inc., 2019.

Roof Framing

The roof rafters are in good condition. However, the various additions and modifications made to the building appear to have left some areas of the roof without adequate support framing. In order to fully understand existing conditions of the roof framing, select areas of the interior ceiling finishes were removed in order to observe the roof framing over the wing additions. Wood joists appear to

be deteriorated. The south side wing roof is supported by the exterior wood stud wall and a series of interior wood beams and posts that also support the gable roof above. The wood beams are covered on the interior with wood beadboard paneling; however, noticeable deformation of the wood beams could be observed even with the finishes in place. Select areas were removed revealing significant decay of the wood beam. In some cases, a new supporting wood beam was installed under the existing deteriorated wood beam. These repairs do not appear to have been designed by a licensed design professional.

The north wing roof framing is supported by the exterior wood stud wall and what appears to be the original exterior wall that remained in place after the north wing was added. A significant amount of mold was observed on the underside of the north wing roof framing.

FIGURE 68 Deteriorated roof sheathing.

FIGURE 69 Termite damage and mold on the underside of north wing roof framing. Structura, Inc., 2019.

FIGURE 70 Sistered roof framing.

FIGURE 71 Deteriorated roof framing. Structura, Inc., 2019.

INTERIOR EVALUATION

Interior Description & Conditions Assessment

The interior plan consists of a large open retail/showroom space with smaller support, storage, and office spaces. Interior finishes and features vary widely resulting from numerous periods of construction and repair campaigns. They range in condition from poor to fair, exhibiting general wear and deterioration. Damage caused by water and insect infiltration is also present.

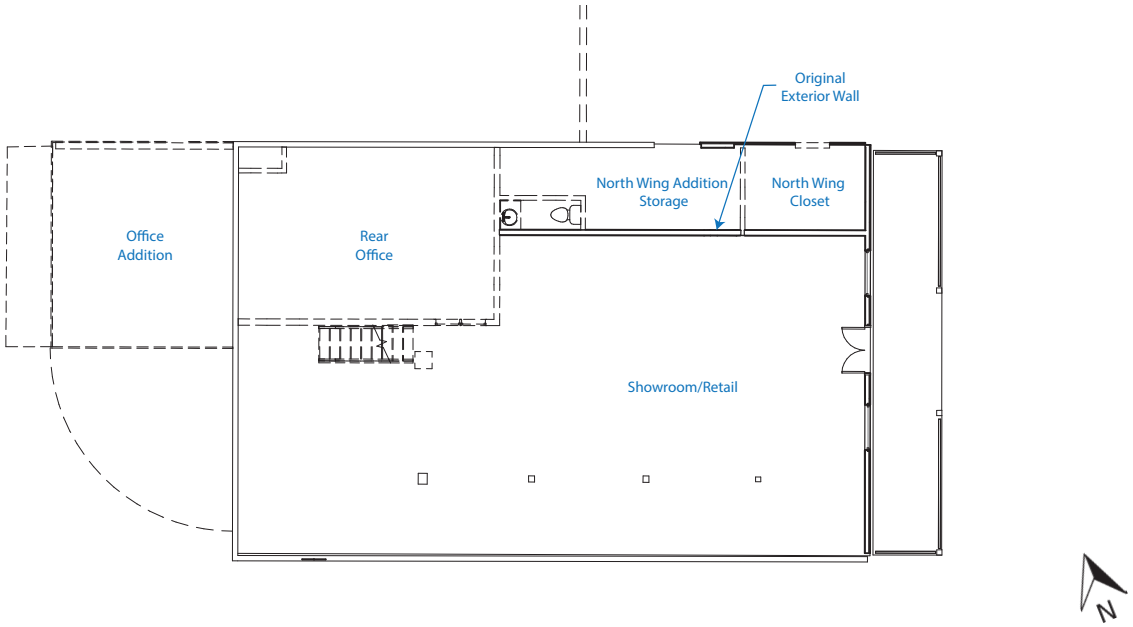


FIGURE 72 Existing first floor plan.

Showroom/Retail Space

The large retail area is accessed from the front porch entrance as well as an accessible entrance at the rear of the building. On the south side of the space, four interior columns stretch the depth of the space east to west supporting the beam and roof framing where the original exterior wall was removed when the south wing was added. On the north wall of the space is a shelving system and rolling ladder track. Just south of the wall is a long retail counter. In the center of the space, just east of where the rear cross-gable addition was added, stands the original brick chimney which has been modified for venting and covered in wood paneling. Behind the chimney, a wooden ladder and ceiling hatch provides access to the unfinished attic.

Floors within the show room are wood plank. Walls are clad in a mixture of wood beadboard paneling and vertical paneling. The rear cross gable addition is slightly differentiated with a different lighter wood flooring running north to south instead of east to west. The ceiling is covered in wood beadboard paneling and lined with florescent light fixtures and ceiling fans. All windows have been boarded on the interior with plywood. Simple and plain wood casings surround windows and doors. Wood panels

FIGURE 73 Interior, showroom/retail spacing, looking west.

FIGURE 74 Interior, showroom/retail space, looking northeast.

FIGURE 75 Simple trim and wood panels below facade windows.

below the two front windows feature two raised panels. Interior trim is not consistent and includes a simple baseboard and various types of crown molding at the ceiling. On both the façade and south elevation, through-wall air conditioning units have been installed just below the ceiling level.

North Wing - Storage Space

The north wing storage space is divided from the showroom by a solid wall which is actually the original construction north exterior wall. The original exterior painted wood siding and trim is extant within the space. The space is accessed by way of an opening in the wall behind the retail counter. Within the north wing storage space there is a front storage closet and a water closet.

Floors are plywood and walls are covered in vertical wood paneling and wood beadboard panels, which unlike in the showroom, is installed horizontally. Some of the ceiling is covered in gypsum board while in other areas insulation is exposed. A small water closet enclosed in wood clapboard walls is also located in this space. The clapboard walls do not extend to the ceiling. Electrical conduit, mechanical equipment, and plumbing lines are all exposed in this space.

FIGURE 76 Interior, original exterior painted wood siding, extant within north wing storage space.

FIGURE 77 Interior, north wing storage space, looking west.

FIGURE 78 Interior, uncovered window in closet. Structura, Inc., 2019.

At the front of the building is a small storage space approximately 11'-10" deep reached by a wood door with two inset panels and a glass doorknob. The walls are clad in vertical wood panels that appear to date from the 1960s and 1970s and a dropped ceiling is covered in gypsum board. Floors contemporary wood. A two-over-two double-hung wood window on the front façade in this closet was covered on both the interior and exterior but was located during exploratory demolition. The window is extant and in fair condition.

Rear Office Spaces

West of the north wing storage area, a wood door with raised panels above a glazed opening accesses the rear office spaces. The door appears to be original, and matches the door visible in the 1927 ca photograph, though hardware has been replaced. The rear office is also accessible from the showroom via two additional doorways. Windows and glazed openings line the walls separating the office and showroom providing light into these spaces. The office spaces have wood flooring and vertical wall paneling from ca 1960s-1970s. A dropped ceiling grid system extends the full office including the rear extension added in the 1990s. Flooring in the addition is linoleum tile.

FIGURE 79 Interior, office wall from showroom. Attic access ladder on right.

FIGURE 80 Interior, rear office space.

FIGURE 81 Interior, rear addition office space.

Interior Finishes and Features

There are a variety of mismatched interior finishes and features resulting from the numerous periods of construction as well as patching and repair campaigns. Not much is known about the building's original interior plan or finishes and as a result it is difficult to say with any real certainty which, if any, finishes are original to the building.

Flooring

Flooring is wood plank except for in the rear office addition, which features vinyl tile flooring. There are also areas where the flooring has been patched or repaired with plywood. There are at least five different types of wood flooring.

1) Wood plank floors laid in an east-west direction in the area of the original construction; 2) slightly more narrow wood plank at the south wing with various wood patches in between; 3) wood laid in a north-south direction where the cross-gable addition was added; 4) wood plywood in the north wing storage area; and 5) wood plank in the north wing and office space.

FIGURE 84 Interior, wood plank flooring transition from original construction to south wing.

FIGURE 83 Interior, wood flooring at original construction.

FIGURE 82 Interior, south wing flooring at transition with rear cross gable addition.

FIGURE 86 Interior, flooring at rear cross gable addition.

FIGURE 85 Interior, plywood flooring in north wing at transition to wood plank in office.

Wall Paneling - Like the floors, the interior features a mix of wall cladding types. Wood beadboard paneling is the most prevalent wall covering, present on both the walls and ceilings. The beadboard paneling is not uniform, with several sections of different styles. Much appears to have been replaced over the years. Vertical wood paneling that appears to be circa 1970s has been added in the office and storage areas. Additional wall materials include the clapboard that encloses the water-closet in the north wing, perforated wood boards, and gypsum-board.

FIGURE 87 Interior, various layers of wall cladding materials revealed during exploratory demolition.

FIGURE 88 Interior, typical beadboard at walls and ceiling.

FIGURE 89 Interior, typical vertical wood paneling in office and storage areas.

Trim - Interior trim is not consistent with a variety of trim and molding types and profiles. Window and door casings generally consist of simple and plain wood boards. The one exception to this is the wood bases at

FIGURE 90 Interior, examples of existing trim.

the facade windows which feature two raised panels. Miscellaneous baseboards and various crown molding is present in some areas but not throughout.

Interior Doors - There are a few types of interior doors. Two interior doors accessing the office have large glazed openings above a single horizontal panel and two lower panels. These doors are similar to the exterior door visible in the 1927 historic photograph. One door in the north storage area differs

FIGURE 91 Interior, typical door.

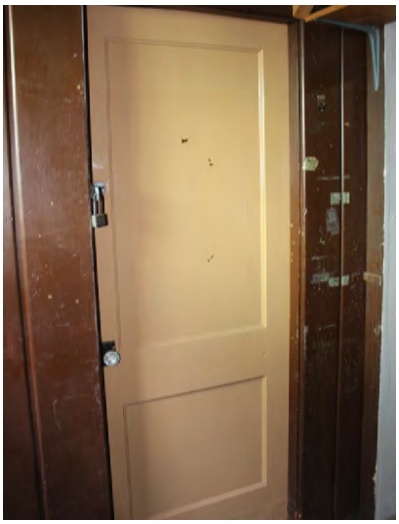


FIGURE 92 Interior, typical door.

FIGURE 93 Interior, typical door.

Chapter 5

RECOMMENDATIONS FOR TREATMENT

RECOMMENDATIONS FOR TREATMENT AND USE

INTRODUCTION

The purpose of this chapter is to provide treatment recommendations for the building based on the extant conditions, as well as architectural and historical significance and integrity. These recommendations also take into account the building's future rehabilitation and use planned as part of a larger development west of the building.

PROPOSED USE AND TREATMENT

Project Background

Current property owner, McCaffery Interests, proposes to rehabilitate the Mizell Building (10500 St. Paul Street) and adjacent historic gas station (10520 St. Paul Street), as part of a larger new development project that includes a five-story senior housing complex directly west to the rear of the historic buildings. The historic buildings are both contributing resources within the Kensington Historic District as recorded in the MIHP and the proposed new construction is located outside the historic district. As part of the project, the Mizell Building, which has been vacant since 2016, will be rehabilitated for a new retail use and connected with the new development by way of a new construction connector.

It is anticipated that the project will consist of the following components:

1. Demolition of non-historic additions;
2. Rehabilitation of the building exterior focusing on the repair and retention of historic fabric including repair of German lap siding, windows, and doors, and in-kind replacement where required;
3. Stabilization, repair, and replacement of structural elements;
4. Replacement of the standing-seam metal roof;
5. Rehabilitation and restoration of the front porch including repair of the concrete slab and structural elements, removal of non-original features, and replacement with new elements to match the original appearance;
6. New construction of a hyphen/connector and rear addition joining the two historic buildings with the proposed new construction;
7. Rehabilitation of building interiors to meet needs of future uses including repairs to interior structural elements and repair and replacement of damaged or deteriorated features and finishes, and replacement of systems;
8. Minor alterations to site hardscape elements to comply with accessibility and core requirements;
9. Replacement and installation of new mechanical, electrical, and plumbing systems.

The following recommendations provide a strategy to rehabilitate the building to meet future needs while retaining historic elements that define its character.

Applicable Guidelines and Regulatory Requirements[1]

As a contributing resource to the Kensington Historic District, the proposed project, the property and its environmental setting are protected under the Montgomery County Historic Preservation Ordinance (*Montgomery County Code Chapter 24A: Historic Resources Preservation Regulations)* and as such, any work must comply with relevant guidelines and regulatory requirements.

The Historic Preservation Ordinance provides for the identification, designation, and regulation of historic sites, structures, and districts in the County for purposes of protection, preservation, and continued use and enhancement.

Any work on property containing a historic resource must receive a Historic Area Work Permit and undergo review by the county Historic Preservation Commission (HPC). Per the regulations (24A-8 (b)), the county Historic Preservation Commission (HPC) may recommend issuance of a permit 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; 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.

1 This section utilizes information included in the Montgomery County Historic Preservation Commission Staff Report for the preliminary consultation dated March 7, 2018.

> (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.)

Additional guidelines and regulatory requirements that are applicable are outlined in the following planning documents:

- *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6*
- *Vision of Kensington; A Long-Range Preservation Plan*
- *Secretary of the Interior's Standards for Rehabilitation*

Treatment Philosophy and Approach

The Secretary of the Interior provides nationally recognized standards and guidelines for the treatment of historic properties. These standards and guidelines are also utilized by the Montgomery County Historic Preservation Commission when evaluating exterior work proposed on historic resources. As such, the recommendations within this chapter follow the Standards for the Treatment of Historic Properties as it relates to the exterior of the building. This report recommends an overall rehabilitation treatment approach, reflecting the identified use of the building and its varying degrees of historic integrity, significance, and condition.

The Secretary of the Interior outlines four approaches to managing cultural resources: preservation, rehabilitation, restoration, and reconstruction. Given the nature of the proposed project and relevant regulatory requirements, a *Rehabilitation* treatment has been identified as the most appropriate management approach. Rehabilitation is defined as "... the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving the portions or features which convey its historical, cultural, or architectural values." The Secretary of the Interior recommends rehabilitation "… when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular time is not appropriate..." Rehabilitation allows for the preservation of significant historic features while also allowing other planning and programmatic shortcomings to be addressed.[2]

Standards for Rehabilitation

The Secretary of the Interior has also developed ten standards that should be applied during the rehabilitation of historic properties:

1. A property shall be used for its historic purpose or be placed in a new use that requires

2 Rehabilitation as a Treatment," National Park Service, Technical Preservation Services, http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm (accessed December 1, 2014).

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 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.[3]

GENERAL TREATMENT GUIDELINES

Any future rehabilitation or new development involving 10500 St. Paul Street should adhere to the *Secretary of the Interior's Standards and Guidelines for Rehabilitation*. The following general treatment guidelines are derived from the ten standards for rehabilitation listed above, but also incorporate design values for the proposed project. These guidelines recognize that, although certain aspects of the project may adversely affect 10500 St. Paul Street, they will be balanced by positive effects of restoring or preserving other elements of the building.

- The historic building should be rehabilitated to meet regulatory and functional requirements while maintaining historic features that define the building's character. Exterior historic fabric that dates to the building's period of significance should be retained and preserved.

3 "Rehabilitation as a Treatment," National Park Service, Technical Preservation Services, http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm (accessed December 1, 2014).

- Missing or damaged exterior features and finishes should be restored only where there is sufficient documentation to accurately restore these features. Speculative or period details are not appropriate.
- Deteriorated historic fabric or features should be repaired rather than replaced; however, where replacement is necessary due to deterioration, replacements should be made in-kind to match the old in material and appearance. Repairs should be conducted by craftsmen who have experience with the historic materials.
- If during the course of construction and demolition, historic features or finishes not identified are discovered, those elements should be documented and preserved.
- New interventions and new construction should be contemporary in spirit and design but referential to the historic character of the historic building. The design should include considerations of scale, material character, and use. They should also be sufficiently flexible and reversible so that if removed in the future, the essential form and integrity of the historic building would be unimpaired.
- New materials that are introduced to the building should adhere to a simple and limited material palette that is in keeping with the building's relatively modest materials and appearance.
- Adjacent new development should be mindful of the site's historic nature and the character of the Kensington Historic District.
- Interior work should be compatible with the historic character. Any extant historic features such as the historic doors, beadboard wall coverings, and flooring should be retained and rehabilitated where possible.
- Necessary provisions should be taken to avoid unnecessary damage that would lead to any unnecessary loss of historic features. Adequate shoring and protective coverings should be installed around architectural features and finishes to avoid damage in the course of construction work.

Additional Considerations

Any proposed changes to a historic building should be carefully considered to evaluate the effects they may have on the building's integrity and significance. As discussed, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* provide a nationally-recognized baseline for this evaluation and is the standard used for the evaluation of proposed work in Montgomery County.

For historic buildings protected by the Montgomery County Historic Preservation Ordinance, the test of compatibility is applied by Montgomery Planning staff and the Historic Preservation Commission. In the case of the Mizell Building, a contributing resource to the Kensington Historic District, a more lenient test is applied. Per the Ordinance, work including alterations and new construction may be deemed acceptable and compatible with the historic structure as long as plans would not "seriously impair the historic or architectural value of the surrounding historic resources or would impair the character of the historic district."[4]

4 Montgomery County Code Chapter 24A. Historic Resources Preservation, Sec. 24A-8d

TREATMENT RECOMMENDATIONS

Based on the visual observations and findings of exploratory demolition, a significant amount of repair, particularly to the structural system, will be required to make the building suitable for future use. Specific recommendations for exterior and interior materials and features, building structural systems, and adjacent new construction, are presented in the following sections.

Exterior

Wood Siding, Shingles, and Architectural Features

Much, if not all, of the exterior cladding has been replaced in recent years. The cladding appears to be installed on top of previous layers resulting in deep window and door reveals as well as irregular and haphazard trim and detailing. Moving forward with the building's rehabilitation there are two options: 1) Maintain and repair current cladding and trim, or 2) Remove contemporary layers of siding and repair or restore the original appearance. The following list includes recommendations for both options.

- Remove the non-original and non-functioning conduit, signage, anchors, mechanical fixtures, and attachments on the exterior walls.
- Perform additional evaluation of wood siding and underlying layers. The existing German lap siding is not original but is consistent with the original exterior cladding. Based on the limited exploratory demolition, the existing siding is installed on top of a previous layer of non-original vertical wood siding. The existing depth of window and door reveals also suggest the addition of layers over time. Portions of the original horizontal wood siding may be intact below the contemporary layers. Before work commences to repair the extant siding, additional evaluation of the condition of the existing wood siding and underlying layers should be performed.
- Remove and salvage existing non-original wood siding to address deterioration caused by water and insect infiltration to underlying layers. Non-original layers of vertical wood board cladding should be removed. If the original siding is found extant below these layers, it should be carefully documented and repaired or replaced in kind with salvaged material. If upon further investigation the existing siding or areas of the existing siding are determined to be original, they should be retained and repaired as necessary.
- Repair or replace exterior trim with new wood trim that is compatible with the size, scale, material, and color of the historic building. Current exterior wood trim and window and door surrounds are not original.
- Retain, repair, and paint existing non-original wood shingles within the east and south facing gables or replace shingles with new shingles that are compatible with the size, scale, material, and color of the historic building.
- Retain and repair original wood shingles within the north gable. If shingles are extensively deteriorated, they should be replaced in-kind matching the design, materials, color, and texture.

- Replacement wood elements should match the original configuration and profile. Where decay is limited or localized, repair the wood element using compatible fill materials. The wood surface should be prepared by removing all decayed material, and all cracks and voids should be filled to re-create the original profile.
- Repair and paint all exterior wood elements. At a minimum, wood should be stripped of paint, sanded as needed to prepare the surface, primed, and painted.
- Patch areas where wood siding is deteriorated or missing, such as where air conditioning units are removed, with a compatible patch material or perform dutchman repairs. Prepare substrate and install patch material according to manufacturer's recommendations; respect existing joints.
- Do not replace wood features based on insufficient historical, pictorial, and physical documentation that would create a fall sense of history. Do not introduce a new wood feature that is incompatible in size, scale, material and color.
- Implement an integrated pest management plan after repairs are complete to identify appropriate preventive measures to guard against future insect damage, such as installing termite guards, fumigating, and treating with chemicals.

Windows and Doors

- Retain the existing location, size, and scale of the entrances and window openings in their entirety in order to maintain the historic character of the buildings.
- Perform a detailed assessment of extant windows to identify the appropriate level of repairs essential for continued use. The assessment should evaluate physical conditions of each unit and condition of unit parts including sash, frame, and subframe.
- Retain and repair the extant original windows at the façade.
- Repair or replace the side elevation windows with new windows that match the historic design and appearance as closely as possible including material, configuration, operability, number and size of panes, profile and proportion of metal sections, and reflective quality of the original glass.
- Preserve and restore the front entry door at the porch, which is an integral feature of the building. Extant original hardware should also be preserved and restored as necessary. The paint may be stripped using non-abrasive methods. The doors should be painted in a color similar to the original paint color based on paint analysis.
- Retain existing secondary door openings on the north and east elevations. These openings are more utilitarian in nature and do not contain the historic doors. These openings should be utilized as part of the new development to provide access between the historic building and new additions. Any replacement doors should be compatible with the style of the building and the utilitarian character of these entrances.
- Remove non-operational and non-historic shutters and patch wood siding as necessary.

Porch

- Preserve the porch configuration, location, and historic extant components and features.
- Remove the existing turned posts, baluster, and decorative brackets, which are not historic, are conjectural in nature and portray a false sense of history.
- Restore the porch to its original appearance featuring a concrete slab with simple square supporting the historic hipped roof.
- Retain and repair the hipped porch roof and roof framing as necessary. Any reinforcements required to meet code should augment existing individual components, using recognized preservation methods. For example, weakened structural members can be paired or sistered with a new member, braced, or otherwise supplemented and reinforced.
- Retain and repair the existing concrete porch slab. If replacement is necessary in the course of making structural repairs, a new concrete slab on grade with a turndown slab edge should be installed. The slab should have the same appearance as the existing in form, design, color, texture, and dimensions.

Roofing, Downspouts, and Drainage

- Replace the existing deteriorated standing-seam metal roof with a new standing-seam metal roof that matches the historic in material and appearance. New roofing should be installed over appropriate new underlayment. Repair flashing connections as needed and clean and seal open joints as appropriate.
- Repair and replace the roof framing and membrane over the north and south wings. Deterioration and damage to the roof framing at the north and south wings has diminished the effectiveness of the roof to drain water away from the building. Contemporary membrane roofing has been added at the wings, modifying the pitch and appearance of these wings. As part of the rehabilitation, the contemporary modifications should be removed, the underlying structure should be repaired and strengthened, and new standing seam metal roofing should be installed to match the historic appearance.
- Maintain the cross-gable roof form and roof pitch, which are significant character-defining features of the building.
- Protect and maintain wood cladding by ensuring that historic drainage features that divert rainwater from wood surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly.
- Assess and address as necessary existing grades, locations of impervious paving, and site drainage surrounding the building perimeter to provide appropriate drainage away from the building foundation.

Interior

Alterations to the interiors are not reviewed under the Montgomery County Historic Preservation Ordinance. Regardless, where feasible, historic elements and features such as historic doors, flooring, and beadboard cladding should be preserved.

General

- Rehabilitate interiors to meet programmatic and functional needs and install new mechanical, electrical, and plumbing systems.
- Retain and preserve the portions of the existing west and north elevations that will become interior space following construction of rear and connector additions. These exterior walls should be maintained and treated as exterior walls, as discussed in previous sections.
- Retain and repair the original north elevation wall that remains extant on the interior.
- Retain and repair interior historic wood flooring, doors, and beadboard paneling where possible. If removal is necessary to make structural repairs, salvage and reinstall materials after repairs are made and systems are installed.
- Carefully disassemble the remaining portions of the historic brick chimney that has been removed from the exterior and largely modified at the first floor. The chimney should be carefully disassembled to avoid damage to surrounding structural elements.
- Install new mechanical and electrical systems and ducts, pipes, and cables in closets, service areas, and wall cavities to preserve the historic character of the interior space.

Structural

Extensive repair and replacement of structural elements is anticipated. Based on the conditions observed in the basement of the building, Structura recommends removing the existing floor joists, filling the basement with gravel, and placing a new slab on grade at the first floor elevation. (See Appendix A for more information)

Shoring & Stabilization

- Provide adequate shoring of the existing porch and building framing prior to demolition of existing non-original additions.
- Take necessary provisions to avoid unnecessary damage that would lead to any additional or unnecessary loss. Protective coverings should be installed around architectural features and finishes to avoid damage in the course of construction work.

Foundation

- Make necessary exterior foundation repairs including mortar repointing, wall strengthening, and selective demolition and reconstruction.
- Remove the interior foundation walls. Construct new foundations below the original interior load bearing wall in the north wing of the building and below the interior posts supporting the framing in the south wing of the building.

- Underpin any undermined foundations or add compacted fill to each side of the foundation wall as required to confine the soil below the foundation.
- Repoint cracked and deteriorated mortar joints should with new mortar appropriate to the existing substrate and historic appearance. Compatible new mortar should be installed in the properly prepared joints. Mortar testing may be needed to ensure that the correct mortar composition is used.
- Waterproof the foundation walls and install a perimeter drainage system.

First Floor and Wall Framing

- Remove and replace the deteriorated sill plates for the wood stud walls.
- Construct a concrete curb below the new sill plate where grade is currently higher than the sill plate.
- Repair all termite damaged wall studs by removing the damaged part of the wall stud and sistering full height new wall studs. It should be noted that sections of walls with significant damage may need to be completely removed and replaced.
- Contact a pest control company to inspect for presence of any termites or wood- destroying insects and treat the site as necessary.

Roof Framing

- Make minor repairs as needed to the majority of the gable and low roof framing. While most of the roof framing appears to be in good condition, some repairs should be anticipated.
- Remediate the mold that was observed on the low roof of the north wing as soon as possible.
- Remove in its entirety the framing for the second roof layer that was added on top of the original low roof framing.
- Re-frame or overbuild the low roof framing on the south wing so that it slopes toward the exterior wall rather than toward the high roof. The deteriorated wood beams that were observed were most likely the result of water leaking at the joint where the high roof meets the low roof framing.
- Remove and replace the deteriorated wood beams supporting the high and low roof on the south wing of the building.

New Construction

The rehabilitated historic buildings will be integrated into the new adjacent development by way of a connector/hyphen addition along the north side and a new rear addition to the west elevation of the Mizell Building. To accommodate the new construction, the non-original addition on the rear elevation and the frame wall spanning the space between the two historic buildings will be removed. The historic exterior walls of the north and west elevation will be retained and rehabilitated but will be partially enclosed within the new construction.

General

- Design the new additions and adjacent construction with consideration to their relationship to the historic building as well as the historic district, neighborhood, and setting.
- Design the new additions to comply with the *Secretary of the Interior's Standards and Guidelines,* which call for new additions to be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. Generally, a new addition should be subordinate to the historic building. A new addition should be compatible but differentiated enough so that it is not confused as historic or original to the building. The same guidance applies to new construction so that it does not negatively impact the historic character of the building or its site.

North Elevation Connector/Hyphen

- Design and construct the new hyphen so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed. Maintain the historic north elevation, including its openings and cross gable with decorative shingles, within the new addition.
- Design the new addition to be simple and unobtrusive in its design. It should be subordinate in size and clearly differentiated and distinguishable so that the historic structure is not lost in a new and larger composition.
- Recess the addition back away from the front facade to preserve the overall massing and appearance.
- Clearly differentiate the design of the new addition from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.
- Design the new addition so that the historic building is clearly identifiable and its physical integrity is not compromised by the new addition.

Rear Addition

The existing elevation has been largely modified and is the least visible. More flexibility or change is afforded to this elevation for this reason. Following removal of the non-historic rear addition, a new addition that spans almost the entire width of the historic building will be constructed and added to the existing rear wall.

- Design and construct the rear addition in a way so that there is the least possible loss of

historic materials and so that character-defining features are not obscured, damaged, or destroyed. The historic portion of the west elevation and roof line should be maintained.

- Design the new addition to be simple and unobtrusive. It should be subordinate in size and clearly differentiated and distinguishable so that the historic structure is not lost in a new and larger composition.
- Recess the addition back away from the south elevation wall to preserve the overall massing and appearance.
- Clearly differentiate the design of the new addition from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.
- Design the new addition so that the historic building is clearly identifiable and its physical integrity is not compromised by the new addition.

Systems

- Concentrate new systems and services within the new construction. Do not install mechanical or other types of equipment so that it damages or obscures character-defining features or is conspicuous from the public right-of-way.
- Design and install new mechanical or electrical equipment, when necessary, in a manner that minimizes the number and size of cuts or holes in structural members.

ADDITIONAL GUIDANCE

The Technical Preservation Services Division of the National Park Service (NPS) develops and maintains guidance on the preservation and rehabilitation of historic buildings and landscapes. These publications are widely available online and in print. The following selected publications are relevant to the treatment of the historic building.

Design and Planning

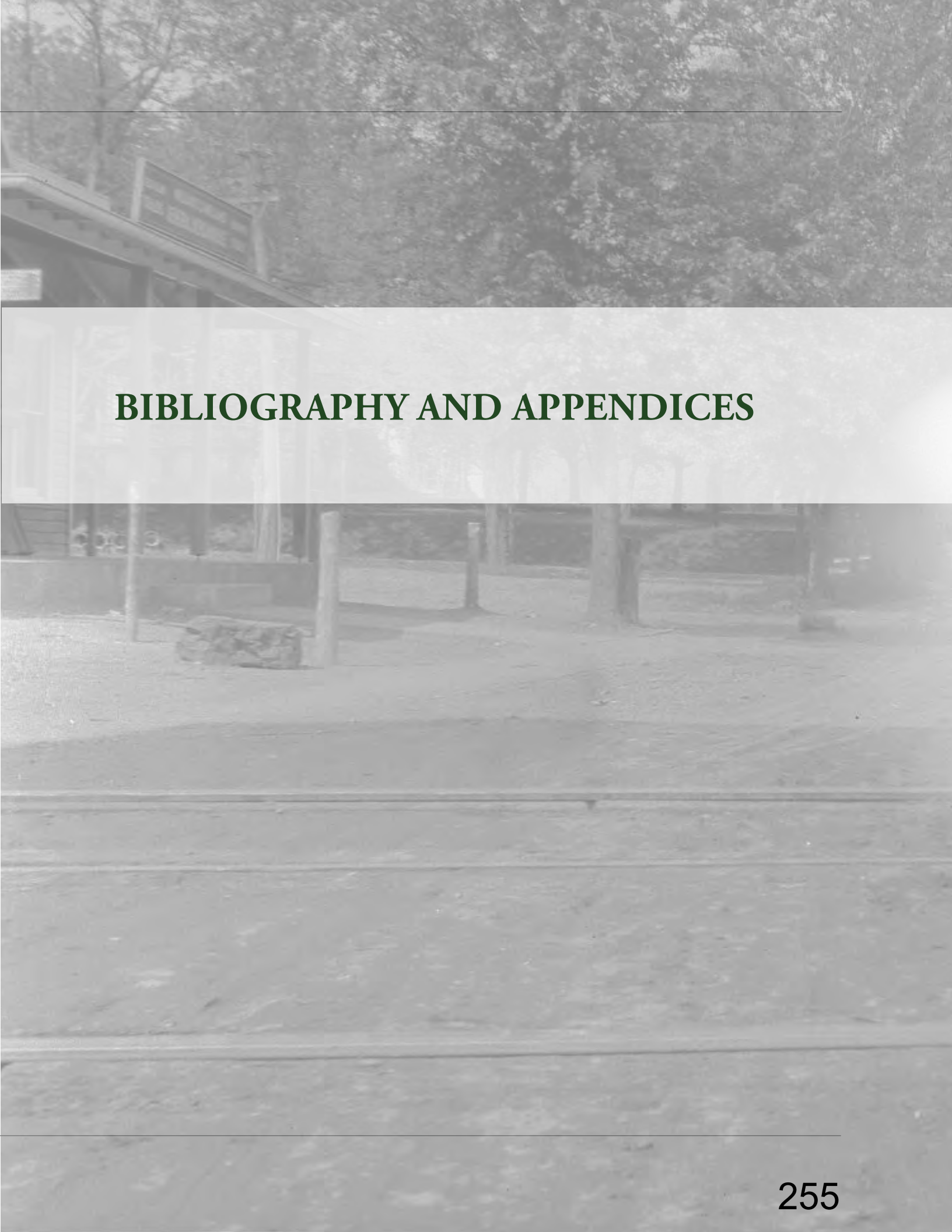
- *Preservation Tech Notes: Temporary Protection, Specifying Temporary Protection of Historic Interiors During Construction and Repair*
- *Preservation Tech Notes: Windows, Planning Approaches to Window Preservation*
- *Preservation Brief #3: Improving Energy Efficiency in Historic Buildings*
- *Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns*
- *Preservation Brief #17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*
- *Preservation Brief #18: Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements*
- *Preservation Brief #24: Heating, Ventilating, and Cooling Historic Buildings— Problems and Recommended Approaches*
- *Preservation Brief #32: Making Historic Properties Accessible*

- *Preservation Brief #35: Understanding Old Buildings: The Process of Architectural Investigation*
- *Preservation Brief #37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing*
- *Preservation Brief #39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*
- *Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings*

Treatment of Finishes and Features

- *Preservation Tech Notes: Windows, Replacement Wooden Frames and Sash*
- *Preservation Brief #4: Roofing for Historic Buildings*
- *Preservation Brief #9: The Repair of Historic Wooden Windows*
- *Preservation Brief #10: Exterior Paint Problems on Historic Woodwork*

In addition to NPS Preservation Briefs, another resource for materials conservation guidance are the technical guidelines and documents on historic building materials and systems provided by the General Services Administration (GSA). Although developed for GSA buildings, the guidance provided is appropriate for all historic structures.



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APPENDIX A

STRUCTURAL ENGINEER'S REPORT

CONDITION ASSESSMENT REPORT (Revision 1)
10500 ST PAUL STREET
KENSINGTON, MD 20895

Prepared For:
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January 28, 2019

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CONDITION ASSESSMENT REPORT (Revision 1)
10500 ST PAUL STREET
KENSINGTON, MD 20895

January 28, 2019

GENERAL OVERVIEW

Structura performed a visual condition assessment of the existing building located at 10500 St. Paul Street in Kensington, Maryland on May 8, 2018. There was no exploratory work performed during this site visit. Observations were limited to the exposed roof framing that could be visually observed in the attic, foundations that could be observed in the basement, floor framing that could be observed in the basement, and distressed framing members supporting the existing roof framing.

A second site visit was performed on January 15, 2019 where exploratory work was performed in order to observe the condition of the existing wall framing and low roof framing on the north and south wings of the building. In addition, a test pit was excavated on the south side of the building in order to observe the condition exterior foundation wall and footing.

This report includes a project description, outline of our scope of services, listing of observations and comments, and our recommendations. In addition, photographs of the conditions observed are included as Appendix A. Appendix B of this report includes field notes from the exploratory work that was performed.

PROJECT DESCRIPTION AND SCOPE OF WORK

The building located at 10500 St. Paul Street is a one-story wood framed building with an attic and a partial below grade basement. The exact date of construction is unknown; however, the building was acquired by the family of the current Owner in 1931. The original construction is estimated to have been completed in the early 1900s. The building is a one-story structure with an attic and partial basement/crawl space. Based on visual observations, conversations with the current building Owner, and old photographs, there have been several additions to the original building construction. This includes the low roof framing on the north and south sides on the building, and additions to the rear of the building. The original part of the building appears the be the center portion of the building visible from the east elevation with the high gable roof.

The intent of the condition assessment is to evaluate the condition of the existing building structure and to make recommendations based on the future intended use of the building. This building is intended to serve as amenity space for the proposed senior living facility that will be located adjacent to the existing building.

OBSERVATIONS AND COMMENTS

Foundations

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.

Overall, the interior foundations appear to be in poor condition. We observed deteriorated mortar joints throughout the foundation wall construction that appear to be the result of significant water intrusion. The soil in the basement was also observed to be saturated with water. We observed a section of the foundation wall that rotated and displaced laterally. It appears that some retrofit work was performed in the past to help stabilize adjacent foundation walls. This retrofit work consisted of steel bars with tie rods. Some of the foundation walls had openings that were demolished in the wall after completion of the original construction to provide access to the adjacent crawl space. In the shallow crawl space, we observed some areas including below the access hatch where the foundation wall had been undermined.

From the test pit that was excavated on the south side of the existing building, the mortar joints in the brick masonry construction appeared to be sound. The test pit revealed that there was no footing below the foundation wall. The bottom of the foundation wall was measured to be approximately 32 inches below grade.

First Floor Framing

The First Floor framing generally consists of wood joists supported on the existing foundation walls. What appeared to be the original floor joists located below the original footprint of the building were observed to be in overall good condition; however, we did observe some localized moisture deterioration and insect damage. In addition, we 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 evidence of decay.

A significant amount of the floor framing appears to have been replaced since the original construction of the building. We observed evidence of decay, inadequate joist sizes for the constructed spans and required loading, and inadequate joist connections in some areas where the floor joists have been replaced. In addition, a center support beam below the footprint of the original construction appeared to have been retrofitted with nominal lumber on each side of the support beam. A combination of wood and adjustable steel posts were added to support the beam. The original support beam appears to have been damaged by termites or other wood-destroying insects.

Roof Framing
The high roof framing consists of wood rafters with attic floor joists. The roof rafters appeared to be in good condition. However, the various additions and modifications made to the building appear to have left some areas of the roof without adequate support framing.

Select areas of the existing ceiling finishes were removed in order to observe the existing low framing on the north and south wings of the building. The low roof framing on the south wing of the building consists of wood joists sloped toward where the high gable roof framing meets the low roof framing. Some deteriorated framing was observed. The low roof framing is supported on the exterior wood stud wall and a series of wood beams and posts that also support the high roof framing. The existing wood beams were covered with finishes; however, noticeable deformation of the wood beams could be observed. The finishes covering the beams were removed at the time of the condition assessment. Significant decay of the wood beams was observed. In some cases, a new wood beam was installed under the existing deteriorated wood beam. These repairs do not appear to have been designed by a licensed design professional.

The low roof framing on the north wing of the building consists of wood joists that were constructed flat. The low roof framing is supported on the exterior wood stud wall and an interior wood stud wall that also supports the high roof framing. The low roof joists were observed to be bearing directly on top of the what appears to be the original finish roof for the high roof. A significant amount of mold was observed on the underside of the low roof framing on the north wing.

Based on observations from the exterior of the building and conversations with the current Building Owner, a second roof appears to have been constructed on top of the low framing that was observed on both the north and south wings of the building.

Wall Framing
The wall framing was observed by removing the wall finishes at four locations inside of the building. Three of these exploratory openings were located at exterior walls, and one was at an interior load bearing wall. At three out of the four locations, termite damage to the wall framing was observed. At one of these locations the termite damage was observed to be almost the full height of the wall stud. Deteriorated sill plates due to moisture or termite damage was observed from the basement. The existing grade in some parts of the building appeared to be higher than the sill plate elevation.

Porch Roof Framing
We observed deterioration to the existing ceiling of the porch framing. The roof joists appeared to be in good condition; however, the member sizes and framing configuration do not appear to be adequate for current code drifting snow loads and wind uplift forces.

DISCUSSION AND RECOMMENDATIONS

Based on our visual observations of the building, a significant amount of repairs to the building will be required to make the building suitable for future use. Based on the conditions observed in the basement of the building, we recommend removing the existing floor joists, filling the basement with gravel, and placing a new slab on grade at the First-Floor elevation.

Some of the building foundations were observed to be in poor condition with evidence of water intrusion, deteriorated brick, and deteriorated mortar joints. Necessary repairs will include mortar repointing, wall strengthening, and selective demolition and reconstruction. The interior foundation walls will need to be demolished. New foundations will need to be constructed below interior load bearing wall in the north wing of the building and below the posts supporting the framing in the south wing of the building. Any undermined foundations will need to be underpinned or have compacted fill added to each side of the foundation wall as required to confine the soil below the foundation. In addition, the foundation walls will require new waterproofing and a perimeter drainage system.

The majority of the high roof framing appears to be in good condition, however, some minor repairs should be anticipated. While most of the low roof framing that was observed appears to be in good condition, some repairs should be anticipated. The mold that was observed on the low roof of the north wing should be remediated as soon as possible. The framing for the second low roof that was added on top of the original low roof framing should be removed in its entirety. We also recommend either re-framing or overbuilding the low roof framing on the south wing so that it slopes toward the exterior wall rather than toward the high roof. The deteriorated wood beams that were observed were most likely the result of water leaking at the joint where the high roof meets the low roof framing. The deteriorated wood beams supporting the high and low roof on the south wing of the building will need to be removed and replaced.

The deteriorated sill plates for the wood stud walls will need to be removed and replaced. A concrete curb should be constructed below the new sill plate where grade is currently higher than the sill plate. All termite damaged wall studs should be repaired by removing the damaged part of the wall stud and sistering full height new wall studs. It should be noted that sections of walls with significant damage may need to be completely removed and replaced. In addition, we recommend that a pest control company be contacted to inspect for presence of any termites or wood-destroying insects and treat the site as necessary,

Some repairs will need to be made to the porch framing. All deteriorated ceiling or roof sheathing will need to be removed and replaced. A new slab on grade with a turndown slab edge to support the porch roof posts should be constructed.

A significant amount of temporary shoring will be required in order to support the structure while foundation walls, sill plates, floor joists, and roof support beams are removed and replaced. In addition, the exterior perimeter walls should be temporarily braced to resist

lateral loads applied to the building while the first-floor framing and low roof framing is removed and replaced. Sequencing of all work will need to be considered in addition to temporary shoring as required to maintain temporary stability of the building during construction.

CLOSING

The engineering observation and recommendations within this letter report are related to a visual examination of exposed surfaces and the professional judgment and experience of Structura. We believe the review was sufficient for us to form a reasonable engineering judgment of the general condition of the existing structure. In addition, our findings regarding issues at specific locations do not include all instances of present similar conditions throughout the structure.

With the general nature of our scope of work, we cannot take responsibility for latent defects with the property that may appear in the future, items that were not examined and documented, or differing opinions of other qualified professionals.

We appreciate the opportunity to be of service. Please contact us if you have any questions or comments regarding the information presented in this report.

Sincerely,
Structura Inc.

Jeffrey F. Gerner, PE
Associate

Attachments:
Appendix A – Photographic Documentation
Appendix B -Exploratory Work Field Notes

appendix A

CONDITION ASSESSMENT REPORT

10500 ST PAUL STREET
KENSINGTON, MD 20895

January 28, 2019

PHOTOGRAPHIC DOCUMENTATION

1. Front (East Elevation) Elevation

2. South Elevation

3. West Elevation (Note addition built in 1980s)

4. North Elevation (note addition built in the 1980s)

5. Basement wall. Note laterally displaced foundation wall, undermined footing below access hatch and stair, what appears to be a previous foundation wall retrofit.

6. Undermined section of foundation wall

7. Wood support beam damaged by wood destroying insects. Note previous retrofit attempt on with 2x nominal lumber on both sides of beam.

8. Existing wood joists with moisture and insect damage. In addition, note deteriorated masonry foundation wall and mortar joints.

9. Wood joist framing that replaced the original joist framing. Wood ledge connected to original wood sill plate with what appears to be wood destroying insect damage. Joist and ledger connects are not adequate for required design loads.

10. Opening demolished in section of existing foundation wall.

11. Original band joist still in place appears to have been damaged by wood destroying insects.

12. Replacement wood joists. Note existing joist remaining that appears to have damage from wood destroying insects.

13. Existing joists notched at support. Sill plate is not fully bearing on foundation wall.

14. Severely deteriorated wood beam supporting roof framing on south wing of building.

15. New wood beam placed below deteriorated wood beam on south wing of building.

16. New wood beam placed at south wing of building.

17. Termite damage to wood post on south wall of building.

18. Low roof joists on north wing of building with significant mold growth.

19. Deteriorated low roof framing on south wing of building.

20. Termite damage to existing wall stud at interior load bearing wall on north wing of building.

21. Existing porch roof framing

22. Low roof framing appears to have been over-built over existing roof framing on north and south wings of building.

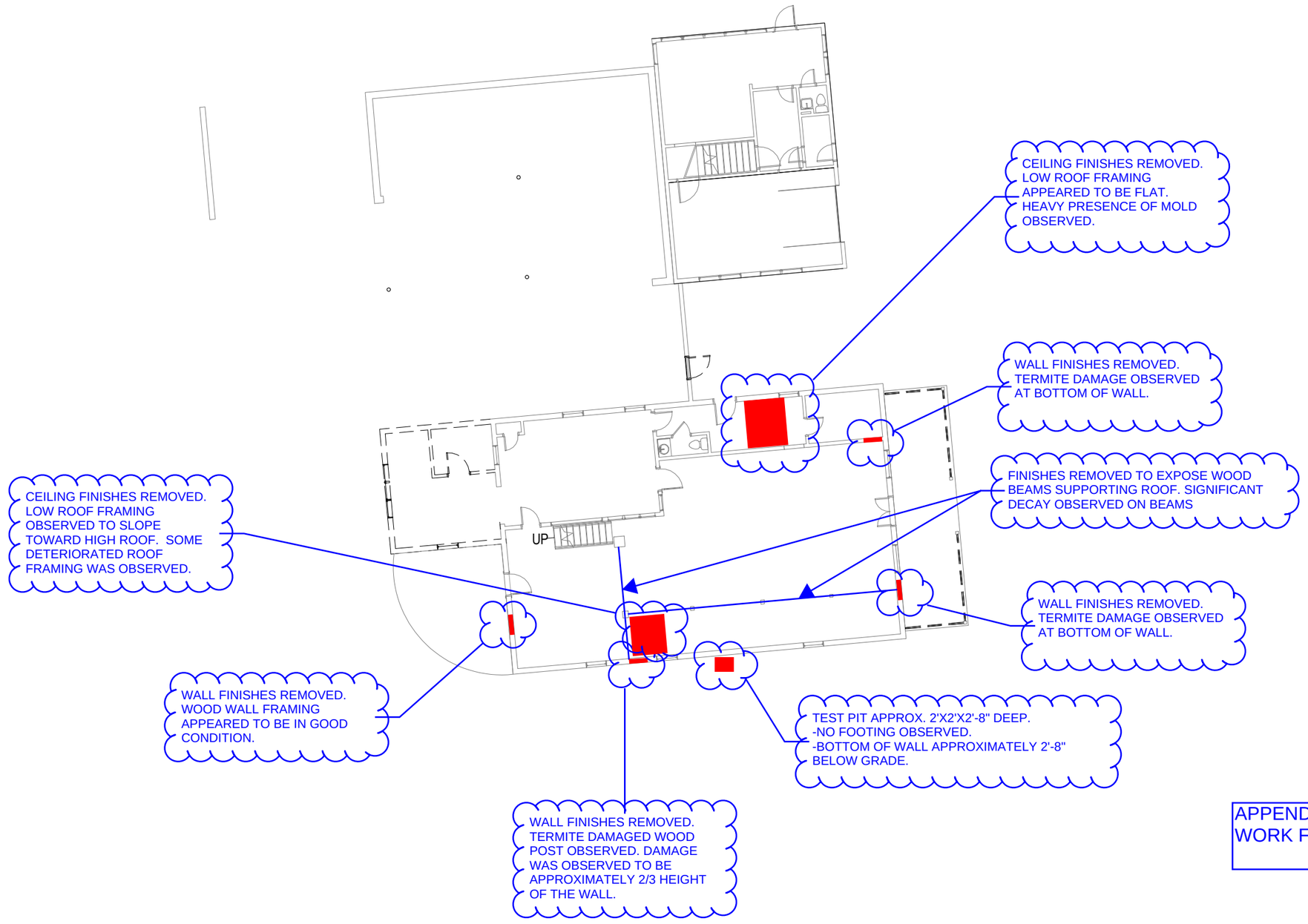
appendix B

CONDITION ASSESSMENT REPORT

10500 ST PAUL STREET
KENSINGTON, MD 20895

January 28, 2019

EXPLORATORY WORK FIELD NOTES



APPENDIX B - EXPLORARTORY WORK FIELD NOTES

SCALE:1/16"=1'-0"
0' 8' 16'

SOLERA | RESERVE

10540 Metropolitan Ave
Kensington, MD

Antunovich Associates - Architect | 2200 Clarendon Blvd, Arlington, VA 22201 | Phone: 703.224.1126

EXISTING CONDITION

01/23/2019

EHT TRACERIES

HISTORIC PRESERVATION

10520 ST. PAUL STREET

HISTORIC PRESERVATION REPORT

First Submission
February 2019

Prepared for:
Antunovich Associates

EHT TRACERIES
HISTORIC PRESERVATION

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Prepared for:

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Incorporating the Findings of:

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Unless otherwise noted:

All photographs were taken by EHT Traceries in 2018.

TABLE OF CONTENTS

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Chapter 1

INTRODUCTION

FIGURE 01 Partial and obstructed view of 10520 St. Paul Street.

PURPOSE AND SCOPE

EHT Traceries prepared this Historic Structures Report (HSR) for the Mizell Building, located at 10500 St. Paul Street, in Kensington, Maryland in late 2018 and early 2019 to provide documentation to assist the Montgomery County Historic Preservation Commission in its review of the propoed rehabilitation to the building. The one-and-one-half story simple wood frame structure was likely constructed in c. 1924 as an addition to Umstead's Hardware store, known today as the Mizell Building (10500 St. Paul Street). The property is considered a contributing resource to the Kensington Historic District. Rehabilitation of the building is an integral part of the redevelopment proposed for the rest of the site. At this time, however, only minor rehabilitation work will be conducted. The Montgomery County Historic Preservation Commission must approve plans for the rehabilitation in order to obtain a Historic Area Work Permit.

This Historic Preservation Report has been developed in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Specifically, it includes the following:

1. Introduction and background information regarding the genesis and purpose of this report (Chapter 1);
2. Historic context tracing the evolution of suburban gas stations and a narrative of the building history(Chapter 2);
3. Evaluation of building significance and integrity, and identification of character-defining features (Chapter 3);

4. Physical description of the building (Chapter 4)
5. Recommendations for Treatment (Chapter 5); and
6. Glossary of terms, bibliography, and appendices.

SITE OVERVIEW

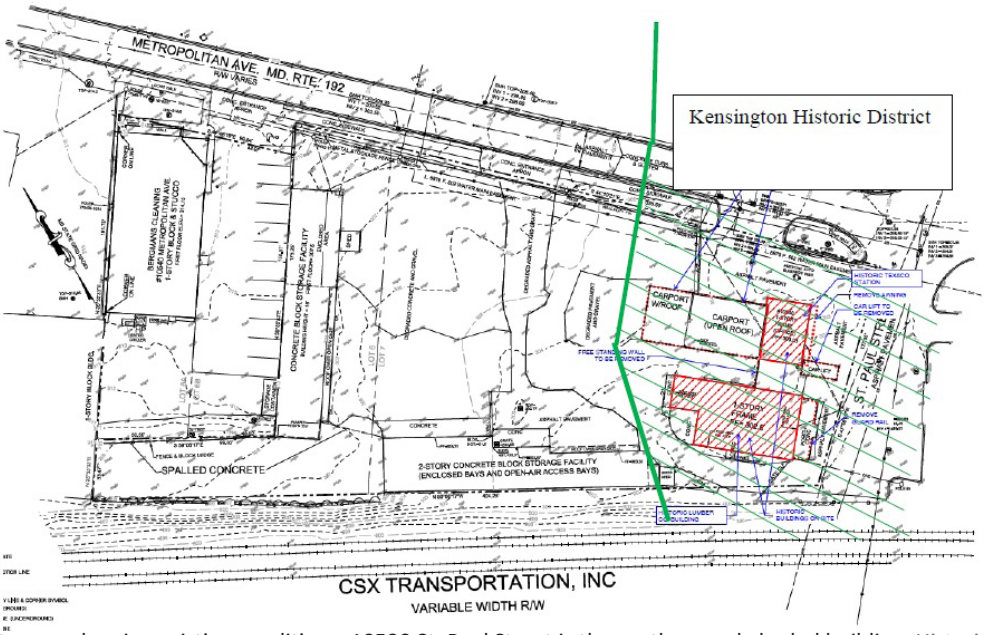

FIGURE 02 Site map showing existing conditions. 10520 St. Paul Street is the northern red-shaded building. Historic Preservation Commission.

Located at 10520 St. Paul Street, the gas station and its neighbor to the south -- the Mizell Building -- occupy a trapezoidal parcel of approximately 84,129 square feet (1.93 acres). Located in Kensington, just north of the historic Metropolitan Branch of the Baltimore and Ohio Railway, the parcel makes up a portion of a hexagonal block that is bound by Metropolitan Avenue to the north, St. Paul Street to the east, railroad tracks to the south, and Connecticut Avenue to the west. Both historic buildings are surrounded on all sides by Asphalt paving.

The simple, one-and-one-half story simple frame structure was likely constructed in circa 1924 as an addition to Umstead's Hardware store, known today as the Mizell Building (10500 St. Paul Street). It operated as a gas station through the 1990s. Since this time, it has operated as an automobile repair garage.

The property is considered a contributing building to the Kensington Historic District, which was first listed in the Maryland Inventory of Historic Properties in 1978. The building is not individually listed in the Maryland Inventory of Historic Properties.

PROJECT BACKGROUND

The garage, located at 10520 St. Paul Street, and the adjacent Mizell Building, located at 10500 St. Paul Street, are contributing resources to the Kensington Historic District that will be featured as part of a larger proposed development for the site. The applicant, McCaffery Interests, has proposed to rehabilitate the two historic buildings, construct a new five-story senior housing complex to the rear of the historic buildings, and create a new connection between the historic buildings and adjacent new construction. At this time, the garage will undergo minimal rehabilitation. EHT Traceries was retained to prepare a Historic Preservation Report in order to present the garage's history, evaluate its significance, and provide general recommendations for rehabilitation.

METHODOLOGY

The purpose of this Historic Preservation Report is to provide an historic context for building with the goal of providing recommendations for its future preservation. This report will function as a stand-alone reference that can guide all future design and maintenance efforts for the building. The report will be updated as more in-depth investigations have been completed, and as development plans solidify.

The effort for this report began in early 2019.

The project methodology included the following:

Research. Building on existing research findings, EHT Traceries conducted additional investigation to serve as the basis for a detailed historic context and narrative for the project. Research was conducted at, but was not limited to, the Kensington Historical Society, the Montgomery County Historical Society, the Library of Congress, and the Montgomery County and DC Public Libraries. Historic photographs and other textural records were utilized to develop a framework for the building's design, construction, and evolution.

Document Review. This report relies on and corrects the investigation of previously completed reports and studies whose findings were reviewed and adapted in the creation of this report. This includes the "Kensington Historic District" Maryland Historical Trust Inventory Form (M 31-6) listed in the Maryland Inventory of Historic Properties (MIHP) in 1978.

Evaluation of Significance and Integrity. This report incorporates and builds upon information presented in the MIHP documentation.

Identification of Character-Defining Features. EHT Traceries conducted several surveys of the building's exterior and interior in August and November 2018 in order to identify and photograph existing conditions. EHT Traceries developed an inventory of extant historic features. This section will be updated as necessary.

Treatment Recommendations. Taking into account the building's architectural and historical significance and integrity, general recommendations for the treatment and rehabilitation of the building and its character-defining features were developed for the property. It is anticipated that once detailed plans are formulated related to the larger development proposal, this chapter will be revised to provide

additional recommendations and guidance.

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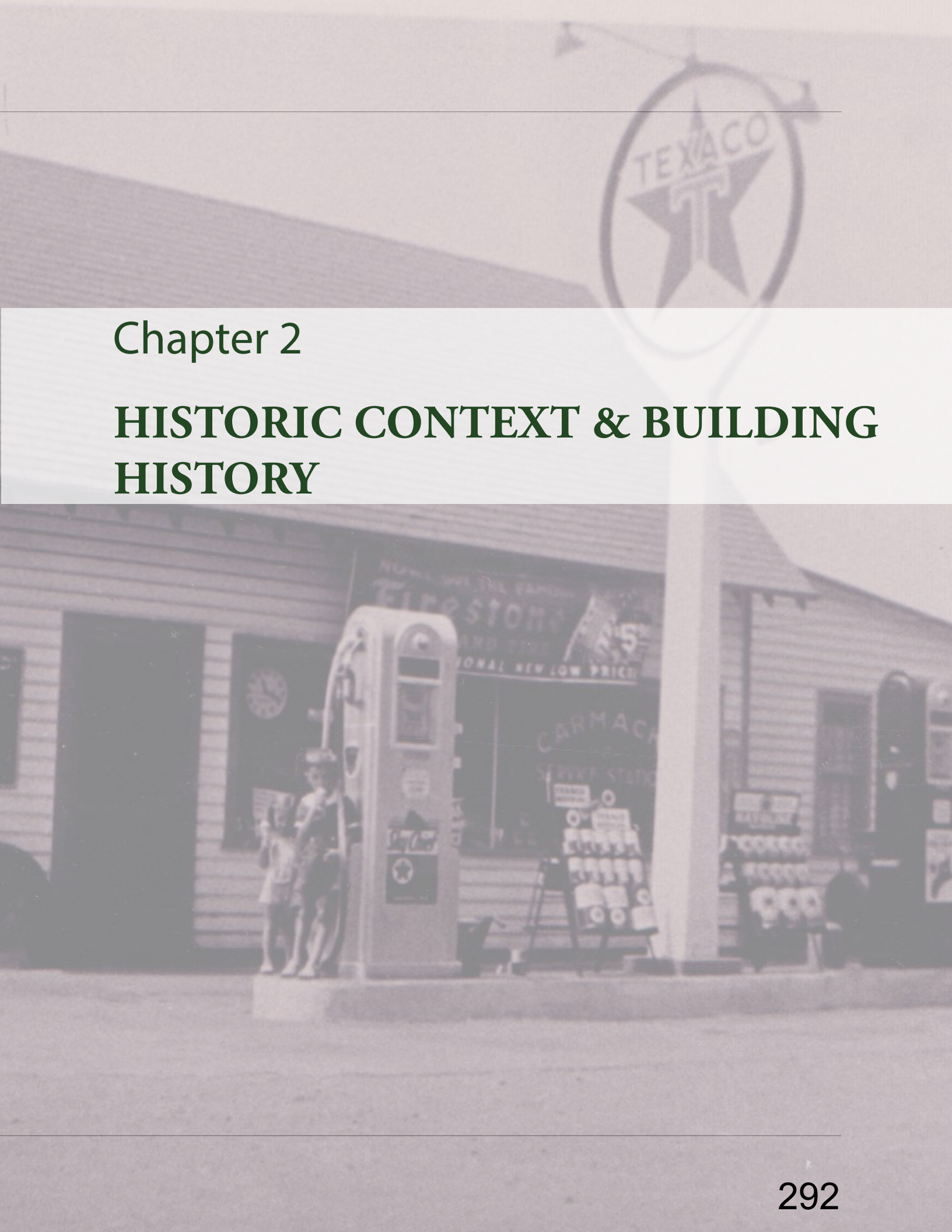

Chapter 2

HISTORIC CONTEXT & BUILDING HISTORY

HISTORIC CONTEXT

EVOLUTION OF THE GAS STATION IN AMERICA

Introduction of the Filling Station

The birth of the gas station as a building type occurred as the automobile became a staple of American landscape. With the invention of the gasoline pump, stationary distribution locations for gas (other than wholesale stations on the outskirts of town) became possible. Curbside pumps and related underground storage tanks, called "filling stations," were developed and installed along streets, often in front of grocery stores, hardware stores, and or other stores that had expanded from carrying household petroleum products into gasoline sales.[1] The curbside filing station was an important innovation because the pump enabled automobiles to be filled mechanically and thus more efficiently.

In response to growing traffic and fire safety concerns produced by the curbside pump, off-street gasoline stations were developed.[2] Largely located in and around central business districts in more urban areas, the first off-street gasoline stations, developed to create a drive-in where cars could pull off the road to avoid obstructing traffic, often featured shacks or sheds that were built to house lubricating oils, greases, and other related automobile equipment. The sheds were mostly constructed of utilitarian metal, clapboard, or tarpaper, and were surrounded by unimproved dirt or gravel driveways. Other maintenance and repair services such as tire changing and lubrication were added in grease shops within the station building or separately on the same lot.

Gas Stations of the 1920s

Filling stations and gas outlets that were a product of the nineteen-teens were relatively rudimentary. Throughout the 1920s, however, stations become more extravagant, evolving from "filling" to "service stations." Inspired by the City Beautiful movement, stations of the 1920s became miniatures of grand buildings – banks, mansions, and monuments in Neoclassical, Beaux-Arts, and Revival styles. Vierya categorizes this approach to stations as "Respectable" designs, where gas stations are treated as civic assets designed in a high style with Renaissance, Classical, Colonial, Mission, or other recognizable architectural motifs.[3]

Another design approach for service stations of this period, popularized largely due to their affordability, were those designed in "House-Type" style. Stations were designed as small bungalows, Colonial Revival homes, and Tudor cottages in an effort to better relate to residential areas.[4] These service stations were often constructed on large corner lots that were accessible to motorists from two streets and that could accommodate islands with several pumps, sometimes covered by canopies or free-standing shelters. Tile-roofed bungalows with porch-like canopies in front, complete with chimneys,

1 John A. Jakle and Keith A. Sculle, "The Gas Station as Form," *The Gas Station in America* (Baltimore: The Johns Hopkins University Press, 1994), 135.

2 Jakle and Sculle, "The Gas Station as Form," *The Gas Station in America,* 135; Michael Karl Witzel, "An Increasing Demand for Streetside Gas, 1908-1924," *The American Gas Station* (Osceola, WI: Motorbooks International, 1992), 36.

3 Anne Brockett, Draft, *DC Auto Context*, 2013, 15.

4 Witzel, "The Gas Station Boom Years, 1925-1932," *The American Gas Station,* 49.

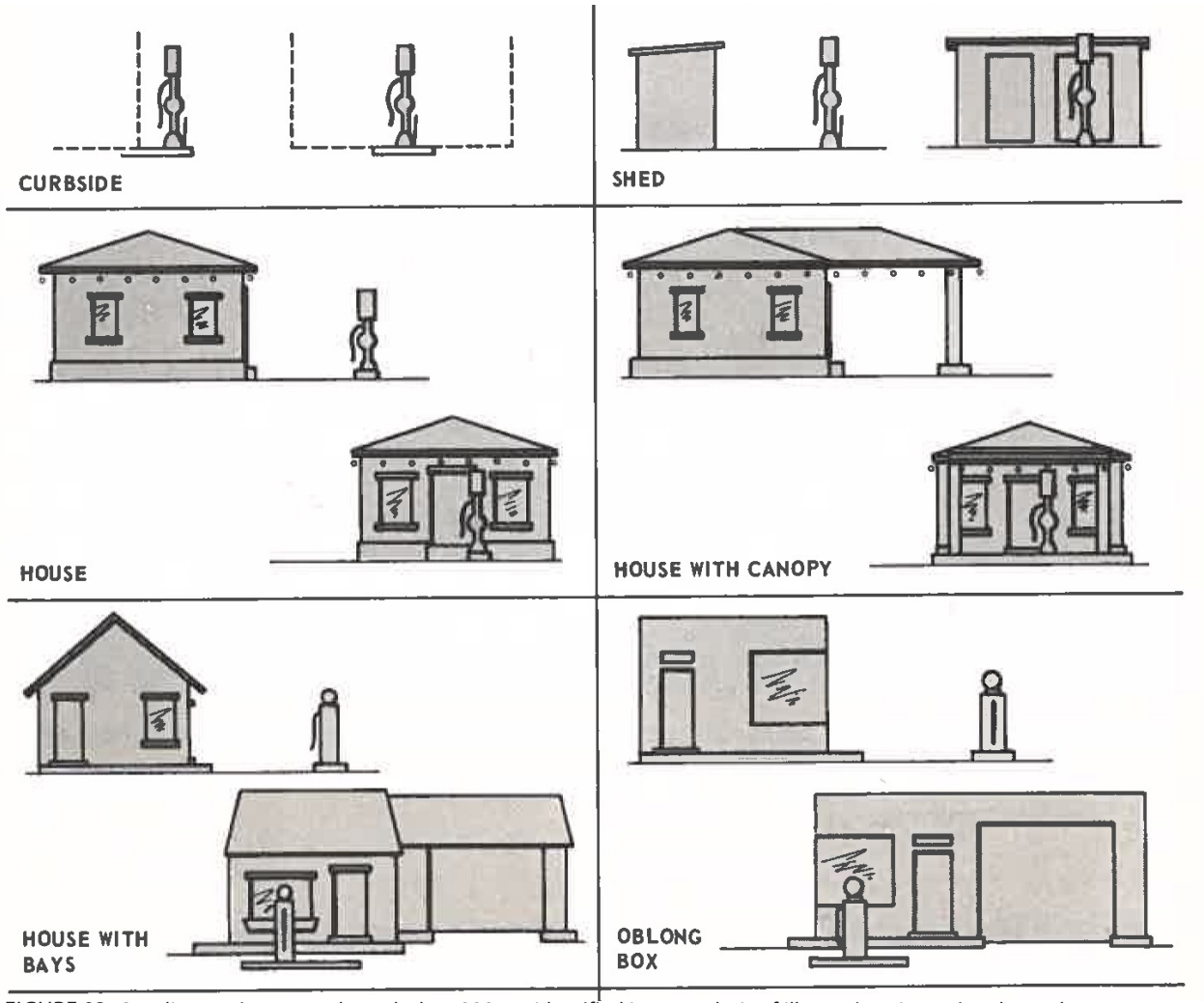

FIGURE 03 Gasoline station types through the 1930s as identified in an analysis of illustrations in *National Petroleum News*. Jakle and Sculle, *The Gas Station in America*, 134.

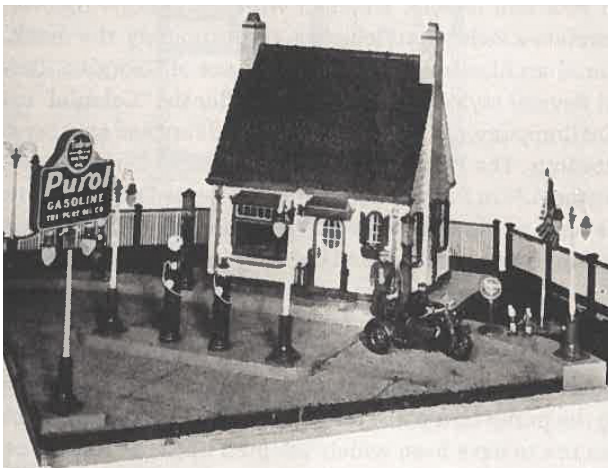

FIGURE 04 Model of Pure Oil's English Cottage station. *Pure Oil News* 12 (June 1929): 21, cited in Jakle and Sculle, *The Gas Station in America*, 139.

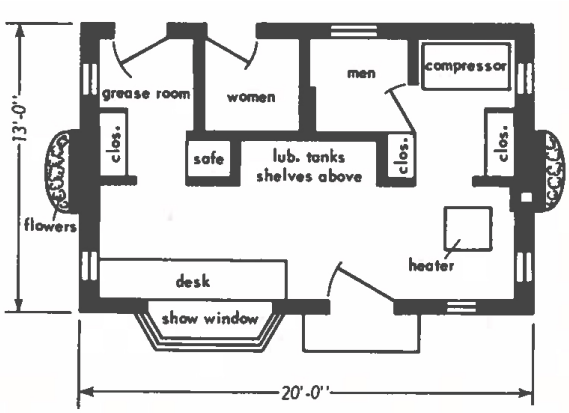

FIGURE 05 Example plan of "house-type gas station". Jakle and Sculle, *The Gas Station in America*, 139.

steeply pitched gable roofs, and shutters became the gas station norm. While this comfort architecture was reassuring to nearby neighbors as well as passing patrons, these cottage designs also served as early branding for the oil companies.

The English Cottage style, adopted by the Pure Oil Company, is an early examples of this type of gas station architecture. The prototype, characterized by a gable roof and wood siding, featured small office spaces, one or two small storage spaces, and public restrooms. The entrance to a men's room was usually inside the station houses as a convenience for workers and customers, while the entrance to the women's room was typically discreetly hidden behind or alongside the building.[5]

"Programmatic Stations", which included imaginative forms such as lighthouses, airplanes, castles, windmills, etc. could also be found at this time.[6] Most mostly along the highway, these stations were designed to catch the eye of motorists or to make a statement about a nearby destination.

The end of the Depression followed by WWII marked the end of the era for gas station design. In contrast to the heavily stylized stations of the 1920s and early 1930s, gas stations constructed following the war were more ascetic, economical, and practical, moving towards a standardized design seen across all oil companies.[7] This was through the introduction of the "Oblong Box." Inspired by the International style, with its stripped down, streamlined emphasis, stations took on a wholly modern appearance. These stations could easily be prefabricated and assembled on site, consisting of company-designed rectilinear forms with a steel frame and facades of metal panels, glazed brick, tile, plate glass, or other modern materials.[8] While this form continued in use through the 1960s, brick and concrete block became the materials of choice in the later decades.

5 Jakle and Sculle, "The Gas Station as Form," *The Gas Station in America,* 138.

6 The remaining paragraphs of this section are excerpted from Anne Brockett, *DC Auto Context Draft,* 2013; Daniel I. Vieyra, *Fill 'er Up: An Architectural History of America's Gas Stations* (New York: Macmillan, 1979).

7 John Margolies, *Pump and Circumstance* (Little Brown & Company, 1993), 62.

8 Jakle and Sculle, "The Gas Station as Form," *The Gas Station in America,* 142.

Within this greater context of gas station design and evolution in America in the 1920s, the garage building located at 10520 St. Paul Street, within the suburban community of Kensington, Maryland, can be identified as being consistent with the House-Type Station subtype, as identified by the National Park Service.[9]

SITE AND BUILDING HISTORY

DEVELOPMENT OF KENSINGTON

When the Baltimore and Ohio Railroad ("B&O Railroad") built the Metropolitan Branch from Washington to Point of Rocks, Maryland through Montgomery County in 1873, the area now known as Kensington was farm land, owned largely by Alfred Ray, Daniel Brown, George Duvall, and George Knowles.

The railroad was built through Knowles' property and provided a north-south transportation route for farmers to travel and to transport goods between Washington and Rockville. At a point approximately ten miles from Washington, the railroad intersected with Bladensburg Turnpike, a market road that ran east-west through the Montgomery County, at a point that became known as Knowles Station.

Following the introduction of the railroad, the farming community began to expand. By 1880, Knowles Station had a population of 75. While the majority of the community was still made of farmers, there

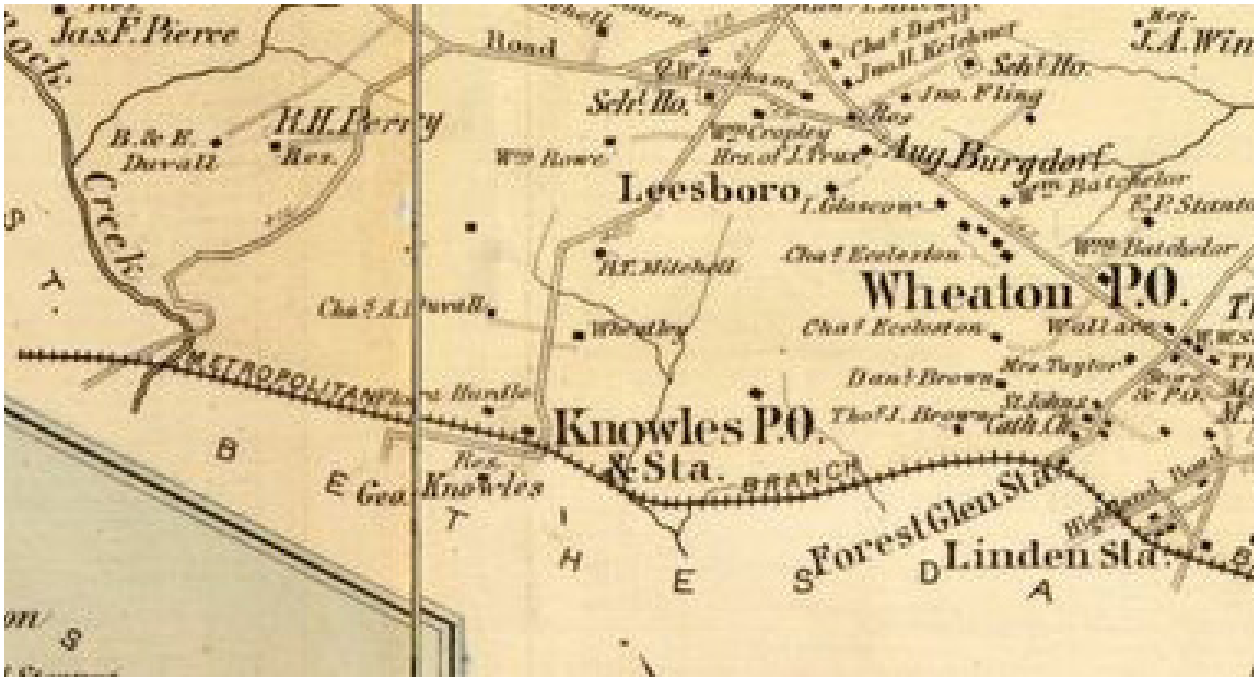

FIGURE 06 Hopkins Atlas of 15 Miles around Washington, including the county of Montgomery, Maryland 1879. Library of Congress.

9 National Park Service, *Preservation Brief 46 The Preservation and Reuse of Historic Gas Stations*, https://www.nps.gov/tps/how-to-preserve/briefs/46-gas-stations.htm#types (accessed February 18, 2019).

were also several carpenters, bricklayers and plasters, a blacksmith, and a postmaster.[10]

In the 1880s, a general store was opened on the north side of the railroad tracks. The store was first operated by William Mannakee, son-in-law of George Knowles. Mannakee was born near Olney, Maryland, but spent the majority of his life farming in the Kensington area. In 1865, he married Georgia Knowles. As with several of the Knowles descendants, Mannakee retained several parcels of land north of the railroad.

By the end of the decade, *The Washington Post* observed that "the development along the Metropolitan Branch within the past few years has been phenomenal."[11] Real estate investors, including Brainard H. Warner, who earned his fortune as the founder and president of the Washington Loan and Trust Company and president of the District of Columbia Board of Trade, opined that the rapid growth was due to the fact that "the locality is healthful and the scenery delightful, as well as the congeniality of the people and the accessibility of the several settlements to Washington."[12] It is of no surprise then that by 1890, a syndicate of Washington businessmen, including Warner, had purchased approximately 220 acres of land at Knowles Station, and subsequently subdivided the land. As part of the subdivision, the area was renamed to Kensington. On November 15, 1890, a plat of Warner's subdivision, Kensington Park, was recorded.[13] By this time, St. Paul Street, which crossed the railroad tracks, served to connect both sides of the burgeoning town.

HISTORIC OVERVIEW OF 10520 ST. PAUL STREET

Original Construction on the Site

Despite the fact that a building had been on this site since the completion of the Metropolitan Branch of the B&O Railroad, the extant building now addressed as 10500 St. Paul Street was constructed in circa 1902.[14] Historic maps and photographs provide evidence that the portion of the lot north of 10500 St. Paul Street, located just south of Metropolitan Avenue and east of St. Paul Street, remained vacant through the first two decades of the twentieth century.

Construction and Subsequent Alterations of 10520 St. Paul Street

In 1919, William J. Umstead purchased a tract of land described as "Parts of tracts of land called the 'Resurvey on part of Joseph's Park', it being part of Lot No. six (6) and all of Lot No. seven (7) in the division of the estate of the late George Knowles."[15] A one-story commercial building was located in the southeastern portion of Lot 7, directly north of the railroad tracks. Following his purchase, Umstead opened and operated a general store within the extant building.

10 *The History of Montgomery County, Maryland from its Earliest Settlement in 1650 to 1879* (Clarksburg: T. H. S. Boyd, 1879), 133.

11 "Coming up like Magic: Towns of the Metropolitan Branch," *The Washington Post,* 18 February 1889, 6.

12 "Coming up like Magic: Towns of the Metropolitan Branch," *The Washington Post,* 18 February 1889, 6.

13 Plat, Kensington Park, recorded 15 November 1880, Liber J.A. No. 23 Folio 2, Montgomery County Circuit Court.

14 For further information about the construction of 10500 St. Paul Street, please refer to *The Mizell Building: Historic Structure Report*, EHT Traceries for Antunovich Associates, 2019.

15 Deed, Arthur William to William J. Umstead, made 15 September 1919, recorded 2 December 1919, Liber PBR 284 Folio 190-191, Montgomery County Circuit Court.

FIGURE 07 Looking west from railroad tracks at St. Paul Street crossing, circa 1915-1921. Vacant portion of lot at southwest corner of St. Paul Street and Metropolitan Avenue visible. Baltimore Division, Kensington Metropolitan Sub Division, B & O Railroad Museum.

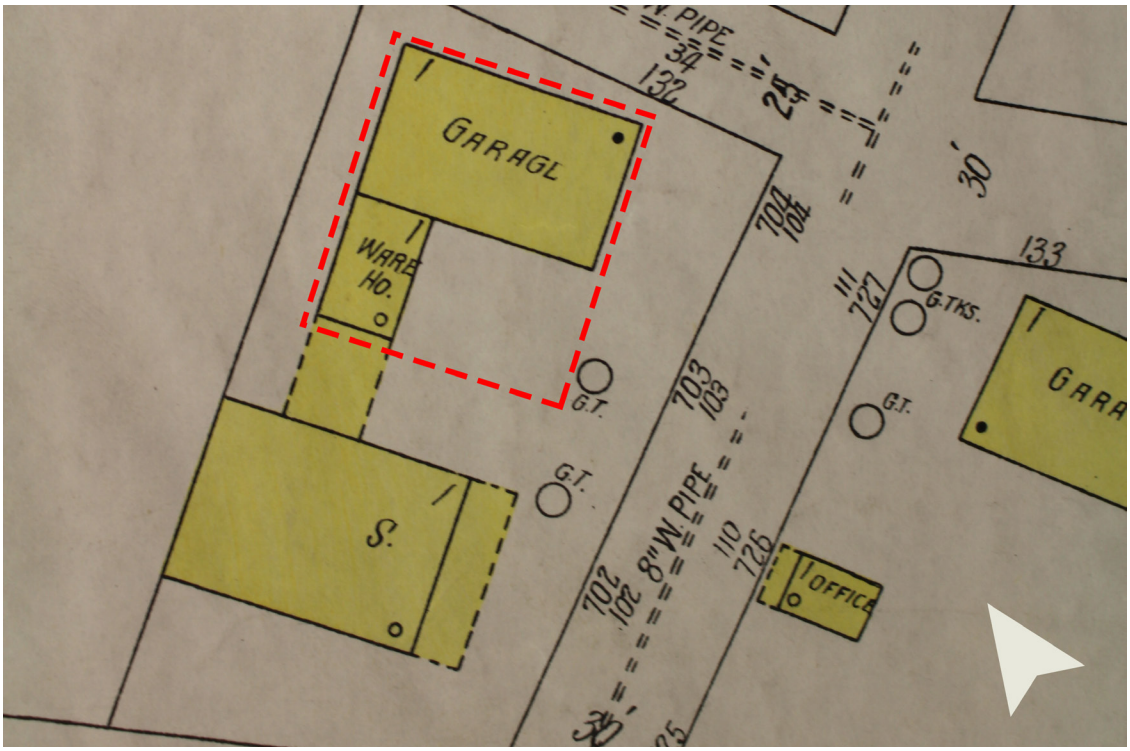

FIGURE 08 10520 St. Paul Street outlined in red. Sanborn Map Company 1924.

FIGURE 09 Rear cross-gable addition visible. Twombley automobile hit in 1927 on the St. Paul railroad crossing, Kensington Volunteer Fire Department, cited in *Kensington Picture History*.

In 1923, Umstead took out a mortgage for a sum of $5,000.[16] It is likely this mortgage was taken out to cover the construction of an addition - a service station - to his general store, a known dealer for a myriad of automobile-related products. As was popular for the decade, Umstead owned the station and served as a contractor for an oil company.[17]

By the 1920s, Kensington was considered a well-established residential community in Montgomery County. As mentioned previously, the vacant portion of Lot 7 provided an ideal location for a gas station as it offered access from St. Paul Street and Metropolitan Avenue and was large enough to accommodate multiple drive-through vehicles at several gas pumps. As seen on the 1924 Sanborn Map, the addition was a wood-frame garage and warehouse that was united with the general store to its south by a one-story frame connection that was the same width of a one-story warehouse, projecting off of the garage's south elevation. The Sanborn Map also shows two gas tanks, providing evidence that the building functioned as a service station.

In 1931, Russell Mizell acquired the aforementioned property at public auction for $7,300 from the Savings Institution of Sandy Spring, Maryland after Umstead defaulted on his payments.[18] At some

16 Mortgage, William J. Umstead indebted to the Savings Institution of Sandy Spring, Maryland, made 9 August 1923, recorded 15 October 1923, Liber 339 Folio 170-173, Montgomery County Circuit Court.

17 Jakle and Sculle, "The Gas Station as Form," *The Gas Station in America,* 132.

18 Deed, Frederic L. Thomas and Charles F. Brooke to Russell Mizell, made 9 April 1931, recorded 8 September 1931, Liber 520 Folio 133-135, Montgomery County Circuit Court.

point between 1931 and 1934, the gas station building was leased to another dealer who opened Carmack's Service Station. The earliest historic photograph of this building is from the mid-to-late 1930s, and shows that the building was designed following the principles of the popular "house type."[19] As was typical of this style of gas station, the building at 10520 St. Paul Street was a one and one-half story wood frame building clad in wood siding that featured a steeply pitched side gabled roof clad in shingles. The primary entrance to the store was on the north elevation, off of Metropolitan Avenue, while a larger garage door was located on the east elevation, off of St. Paul Street. Also on the east elevation was a secondary door, likely providing access to the ladies room. Large single-pane show windows on the north and east elevation read "Carmack's Service Station." A one-story shed projection was located off of the west elevation. Calculating pumps were located just off of Metropolitan Avenue, with a large pylon advertising Texaco gas located on the median between the two Texaco filling pumps.[20] An aerial photograph from the late 1950s or early 1960s provides evidence that there was an identical pylon located on a median between two filling pumps on the east side of the property, off of St. Paul Street.

The gas station operated as Carmack's Service Station from the mid-1930s through the mid-1940s.[21] By 1949, Thomas C. Curtis had taken over the building and opened Curtis Brothers Service Station. Despite the fact that the Curtis Brothers Service Station distributed Texaco Gas, by the 1980s, the pylon sign advertised the independent operator rather than the parent company.

Between the early 1960s and mid-1990s, the building underwent several alterations. The work included:

- Replacement of the original German lap siding with vertical wood panels;
- Addition of a shed-roof canopy extending the entire length of the east elevation;
- Replacement of all windows; and
- Replacement of the one-story shed projection, warehouse, and connection to 10500 St. Paul Street located off of the west elevation with a large concrete block shed.

In the late-1990s, Curtis sold his business and retired. It appears that Mizell, who owned the property and operated a lumber store out 10520 St. Paul Street, took over the garage building at this time. A photograph from 2000 provides a partial view of the southeast portion of the building. At this time, the building retained its vertical wood siding.

Research conducted at this time has not revealed when the following alterations occurred:

- Removal of the median, gas pumps, and sign on the eastern portion of the property; and
- Removal or replacement of the vertical siding with German lap siding to match the existing.

Prestine Auto, a previously-owned car dealership, currently operates out of the garage building.

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19 Despite the fact that this image is undated, the filling pumps - Calculating Pumps - were typical of the 1930s.

20 Despite the fact that Texaco gas was advertised, the corporation did not own the gas station. Instead, Carmack operated as a contractor for the company. In the 1920s, it was typical for stations to be owned by contractors who carried the products of one or several oil companies. (Jakle and Sculle, "The Gas Station as Form," *The Gas Station in America,* 132.)

21 The last advertisement for Carmack's Service Station appears in *The Evening Star* on March 28, 1946.

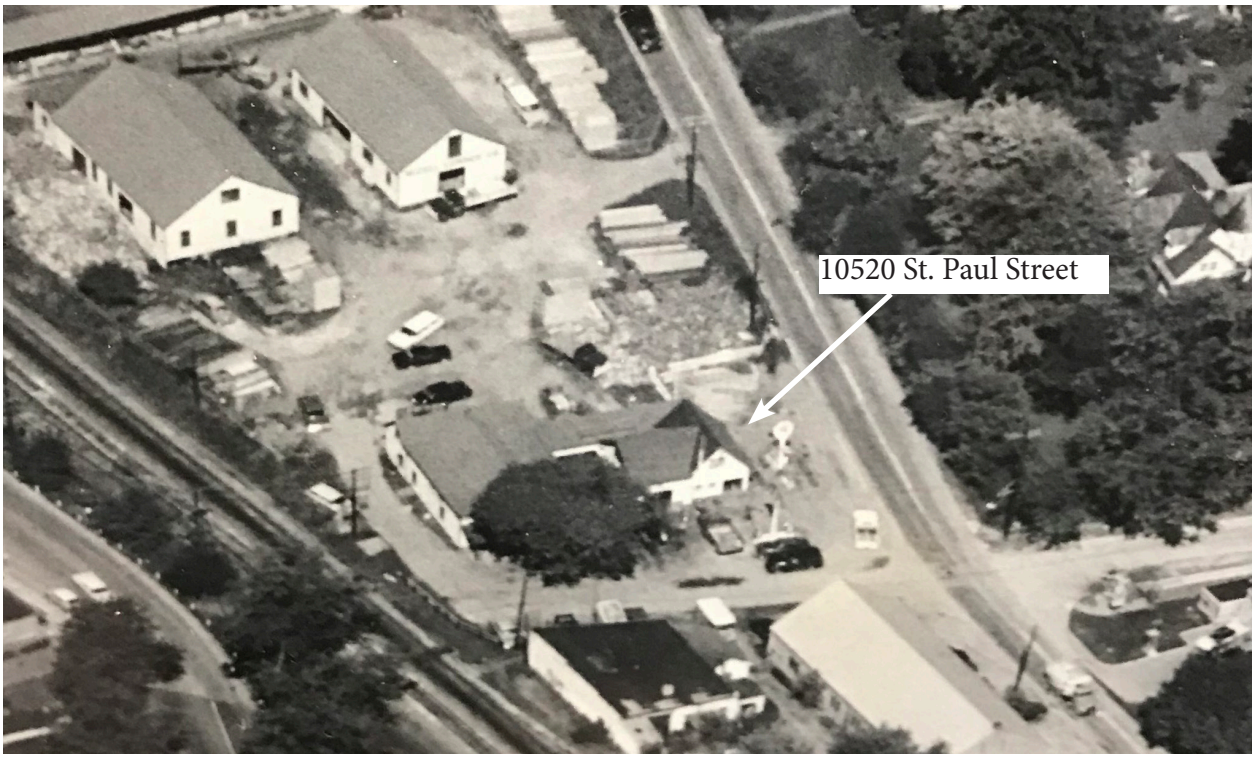

FIGURE 10 Aerial photograph of Mizell Lumber yard, late 1950s or early 1960s. Kensington Historical Society.

FIGURE 11 Partial view of 10520 St. Paul Street. Vertical siding and shed-roof canopy visible. E. Pen Stephens, 1983, Kensington Historical Society.

FIGURE 12 East elevation of 10520 St. Paul Street. EHT Traceries, July 1993.

FIGURE 13 10520 St. Paul Street, looking southeast from Metropolitan Avenue. Non-original eight-light fixed window and concrete block shed visible. . EHT Traceries, July 1993.

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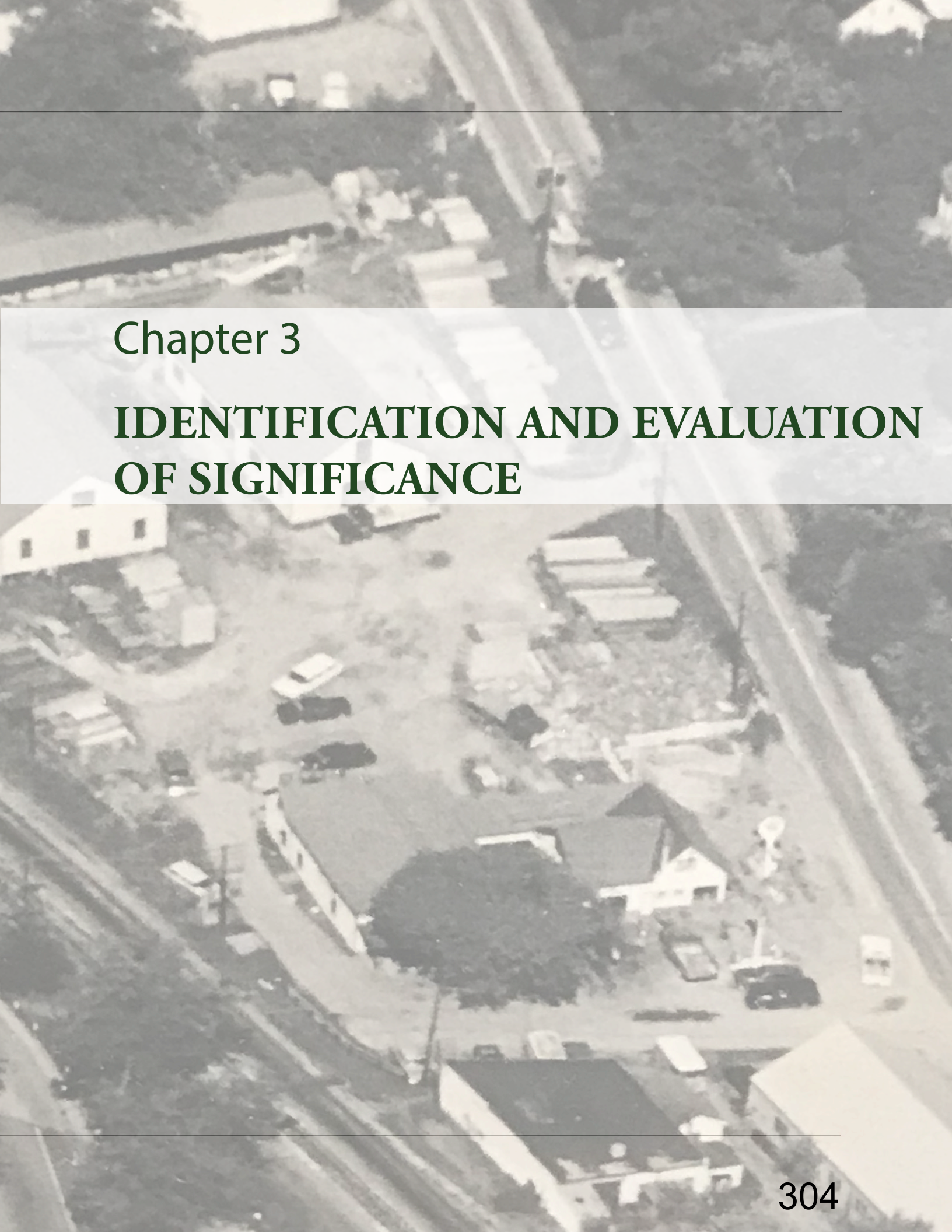


Chapter 3

IDENTIFICATION AND EVALUATION OF SIGNIFICANCE

STATEMENT OF SIGNIFICANCE

The National Register of Historic Places (HRHP) documentation provides the following statement of significance for the Kensington Historic District:

> The Kensington Historic District is a turn-of-the-century urban, primarily residential, area which incorporates most of the original core of the town of Kensington, Maryland, a suburb of Washington, DC. The district is significant primarily for the collection of late nineteenth and early twentieth century houses that stand in a turn-of-the-century garden-like setting of curving streets, tall trees, and mature shrubbery. The houses, which exhibit the influence of Queen Anne, Shingle, Eastlake, and Colonial Revival styles, have a uniformity of scale, design, and construction materials, that combine with their juxtaposition and placement upon the gently sloping terrain to create a significant urban neighborhood which still retains much of its early twentieth century environment.[1]

The Maryland Inventory of Historic Properties (MIHP) documentation further provides the following description of the commercial area within the Kensington Historic District:

> Commercial-Area - Centered around the B&O RR Station. The oldest buildings appear to be the Curtis Bros. service station and the Mizell Lumber Co. - both located on the north side of the tracks. They are both low frame buildings, with some Victorian touches and German siding. Across the tracks, along Howard Ave., is an older general store, a ca. 1900 brick doctor's office that originally housed the Montgomery Press (a local newspaper), part of some old town government buildings, and around the corner is the old McKeever's Ice Cream Parlor...[2]

The Kensington Historic District (#31/6) was designated in the Montgomery County Master Plan for Historic Preservation and in the Maryland Inventory for Historic Places in 1978, and was listed in the National Register of Historic Places (ID # 80001827) in 1980. Neither the building located at 10520 St. Paul Street nor the building located at 10500 St. Paul Street have been individually designated.

PERIOD OF SIGNIFICANCE

The National Register of Historic Places (NRHP) documentation identifies the period of significance for the Kensington Historic District as 1875 through 1924.[3] The NRHP documentation further identifies 1891 and 1920 as significant years. The documentation does not provide any justification for the period of significance, nor does it provide justification for the specified significant dates.

10520 St. Paul Street retains a high level of integrity and continues to convey its appearance and

1 National Register of Historic Places, Kensington Historic District, Kensington, Montgomery County, Maryland, National Register Number #80001827.

2 "Kensington Historic District," Maryland Historic Trust State Historic Inventory Form M:31-6. .

3 National Park Service, "Digital Archive on NPGallery: Kensington Historic District," *National Register for Historic Places*, https://npgallery.nps.gov/NRHP/AssetDetail?assetID=7bcbdecf-f5b9-4ee5-a351-076894bbbbf2 (accessed January 10, 2019).

significance during that period.

CHARACTER-DEFINING FEATURES

The Technical Preservation Services Division of the National Park Service outlines an approach for identifying visual aspects of a building that contribute significantly to its architectural character and historic character. This process is documented in *Preservation Brief 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.*

The process of identifying and describing these distinguished characteristics - generally referred to as character-defining features - serves to establish an inventory of significant physical elements that are worthy of preservation. Preservation Brief 17 outlines a hierarchical process that begins with a building's major formal qualities (including shape, size, and setting), moving to more detailed characteristics (such as openings, roof form and shape, and projections), and finally details observed at close range (such as materials and evidence of craftsmanship). Similarly, they provide a methodology for assessing interior architectural character by establishing a hierarchy of significant spaces, features, and finishes.

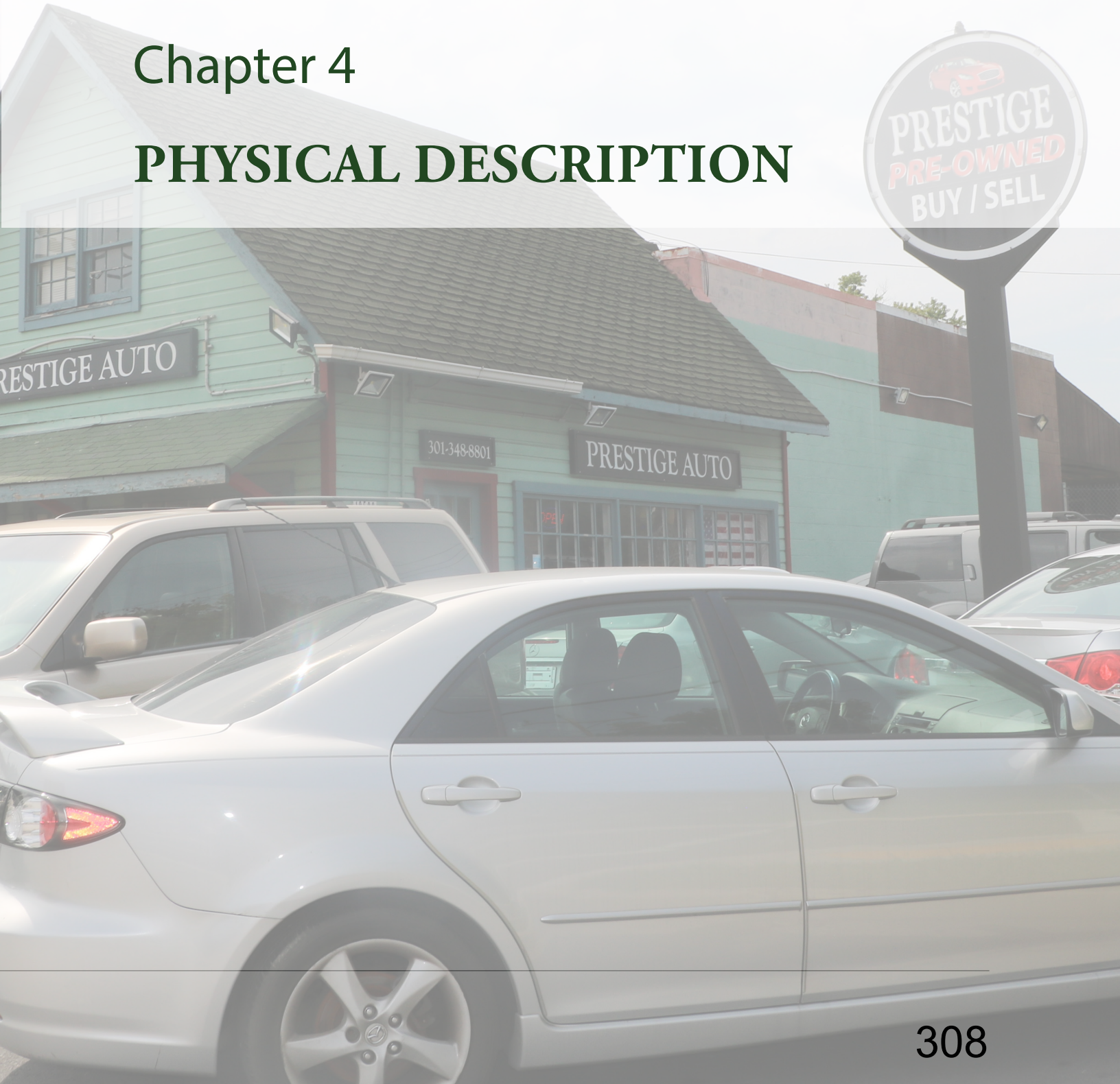
An inventory of the visual characteristics of 10520 St. Paul Street is listed in the chart found on the following pages.

Overall Visual Aspects	Form and Massing	One-and-one-half story height
	Orientation	Located on a corner lot at the intersection of Metropolitan Avenue and St. Paul Street, facing onto both streets.
	Roof and Related Features	Side-gabled roof clad in asphalt shingles
		Cross-gable roof clad in asphalt shingles over garage
		Brick chimney
	Fenestration	Asymmetrical pattern of fenestration on east (front) facade
	Exterior Trim & Secondary Features	Simple wood trim
		Exposed rafter tails at overhanging eaves
	Setting	Surrounded by asphalt paving on all four sides

Visual Character Aspects at Close Range	Materials	German lap wood siding (non-original)
		Asphalt shingle roof (non-original)
	Windows	Multi-light fixed windows with wood frame and sashes (four in total) While windows are not original, the window openings are original to the building.
		Four-light casement window with wood frame and sash (historically two; one window has been removed to allow for an air conditioning window unit within the window opening)
		Six-over-six double-hung window with wood sash and frame (four pairs, eight in total)
		Eight-light fixed window with wood frame and sash
	Doors	Single wood entry door with nine glazed lights above a crossbuck panel
		Single wood paneled secondary door
		Twelve-light wood paneled operable garage door
	Signage	Exterior signage has always been an important and distinctive feature of the building. A sign post with a round sign located on the northern portion of the property historically featured the Texaco logo, and later the Curtis Bros. Service Station. Two non-original rectangular signs affixed to teh building's north and east elevations advertise the current tenant, Prestige Auto.

Chapter 4

PHYSICAL DESCRIPTION



PHYSICAL DESCRIPTION AND ASSESSMENT OF EXISTING CONDITIONS

EHT Traceries conducted site visits and surveyed the building's exterior and interior in August and November 2018 in order to identify and photograph existing conditions. The building remains occupied by tenant and thus further evaluation of structural conditions and all interior spaces was not possible. Additional evaluation of structural and interior conditions should be performed before rehabilitation work is undertaken.

DESCRIPTION

FIGURE 14 Partial and obstructed view of 10520 St. Paul Street.

10520 St. Paul Street is a one- and one-half-story wood-frame commercial garage building built circa 1924 located in Kensington, Montgomery County, Maryland. The property is located within the Kensington Historic District and is classified as a Primary Resource. The Kensington Historic District was added to the Montgomery County Master Plan for Historic Preservation in 1986. The property is not located within the boundary of the National Register of Historic Places listed Kensington Historic District (1978).

The building faces north onto Metropolitan Avenue and east on to St. Paul Street. It is located just north of the Mizell Building, which is located on the same parcel, and connected by a solid frame wall and wood trellis.

The building has an overall rectangular form measuring approximately 24'-2 ½" wide and 34'-4" deep. It is of wood frame constructed and is clad in German lap siding with wood trim and corner boards.

The foundation is concrete and brick. The building is surrounded by asphalt paving on all sides. The original signage pylon is located in front of the north façade.

The building is covered by a side facing gable roof with a moderate pitch and wider cross gable roof at the rear with a slightly lower pitch. A shed-roof canopy supported by wooden brackets has been added on the east elevation above the first floor. All roofs are covered in asphalt shingle. A brick chimney pierces the front gable on the east side. Exposed rafter tails are visible on the north and east sides but have been covered by fascia board.

Fenestration consists of irregularly spaced window and door openings. At the first floor of the façade (north elevation) the building features a main entrance into the retail space on the east side filled with a wood door with a multi-light glazed opening above a cross-buck panel. West of the door, a large opening is filled by three large 24-light fixed windows divided by simple wood mullions. The east side elevation features, from north to south, a 24-light fixed wood window similar to those found on the front elevation, followed by a small wood casement window with four lights, another small opening filled by an air conditioning unit, a secondary entrance with wood door with six panels, and finally a large garage opening with what appears to be a historic wood overhead garage door which features raised wood panels and glazed openings in the upper portion. Within the gable end at the second floor are a set of paired wood-sash double-hung windows with a six-over-six configurations. The rear, south elevation also features two sets of paired wood double-hung windows at both the first and second floor within the gable. The south elevation terminates at the wood wall that connects with the Mizell building next door.

Most of the west elevation is covered by a concrete block wall added sometime before 1975. The concrete block wall extends south and west from the northwest corner of the building enclosing the parking lot behind. One small opening with a narrow six-light fixed window is located at the north side of the west elevation before the concrete block wall. The wall extends over the roof of the building and pierces the roofline.

The interior is not accessible and is currently leased and operated by Prestige Auto business. Accessible portions of the interior include a large open office space on the first floor with contemporary finishes including a dropped grid ceiling system, vertical wood paneling, and gypsum board.

ALTERATIONS

The following alterations from the building's original construction have been observed:

- A shed roof projection off the west elevation was removed
- First floor show windows replaced with multi-light fixed windows
- A shed roof canopy was added along the east elevation
- Exterior walls clad in vertical wood siding later replaced or removed revealing original German lap siding.
- Exposed rafter tails covered
- Concrete block walls added off the west elevation
- Interior renovated.

FIGURE 15 Garage door, east elevation.

FIGURE 18 Casement windows, east elevation.

FIGURE 16 Non-original multi-light window, east elevation.

FIGURE 17 Partial and obstructed view with non-contributing concrete block shed, looking southeast.

FIGURE 19 Primary entrance, north elevation.

CONDITIONS ANALYSIS

The exterior appears to be in overall fair to good condition, with some areas of deterioration visible.

Exterior

Wood Siding - The painted exterior wood cladding is in overall fair condition, exhibiting some deterioration including warped or missing boards, peeling and flaking paint, areas of wood rot, and termite damage. Damage to wood siding is especially prevalent at the ground level. Much of the painted wood trim appears to have been replaced and is in fair condition. The fascia and vergeboard at the roofline is also very deteriorated. Miscellaneous equipment including electrical conduit has been attached to the exterior walls.

Exploratory demolition on the west elevation revealed that wood siding remains extant behind the concrete block wall. The siding appears to be severely deteriorated, largely due to water and termite damage. Additional evaluation and exploratory demolition should be performed to determine the condition of the wood siding at the west elevation.

Roof - The asphalt shingle roof appears to be in fair condition. The shed roof canopy on the east elevation, however, is damaged and is sagging.

Windows & Doors – Windows appear to be in fair to good condition. Window sills at first floor windows are deteriorated, especially where the window air conditioning unit is installed.

The two entry doors do not appear to be original and are in good condition. The wood garage door is in fair conditioning exhibiting some deterioration including peeling and flaking paint.

Structural

No structural deficiencies have been identified. Additional exploratory demolition and evaluation of the west wall should be conducted to determine the condition of the west elevation wall and overall structural system.

Interior

The interior appears to have been renovated with contemporary finishes.

FIGURE 20 Detail, wood siding, loose boards.

FIGURE 23 Exploratory demolition revealed wood siding in poor condition on west elevation. Antunovich Associates, 2019.

FIGURE 21 Asphalt shingle roof appears to be in generally good condition.

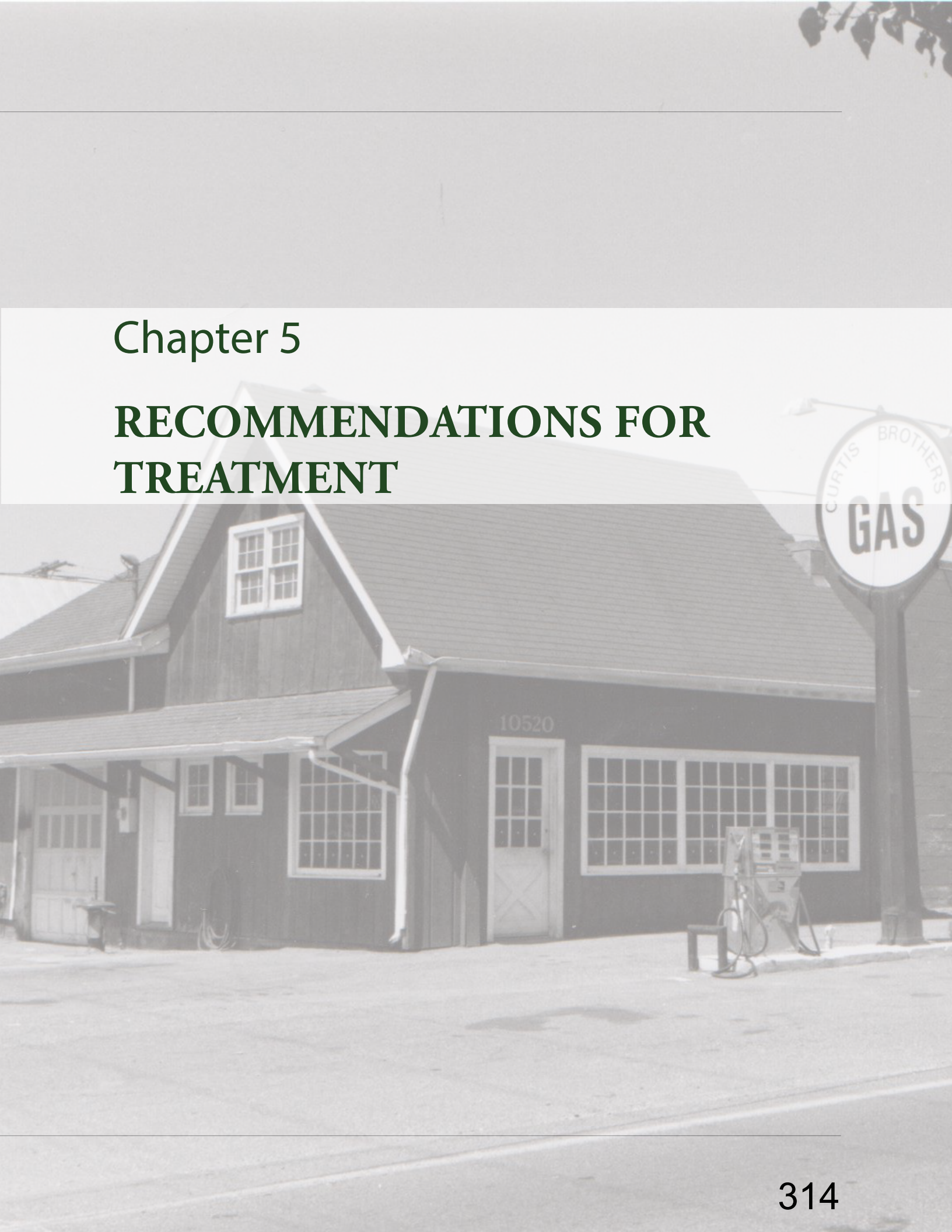
FIGURE 24 Deteriorated, non-original, shed canopy.

FIGURE 22 Deteriorated sill, south elevation.

FIGURE 25 Non-original multi-light windows, north elevation, in generally good condition.

Chapter 5

RECOMMENDATIONS FOR TREATMENT



RECOMMENDATIONS FOR TREATMENT

INTRODUCTION

The purpose of this chapter is to provide treatment recommendations for the building based on the extant conditions, as well as architectural and historical significance and integrity. These recommendations also take into account the building's future rehabilitation and use planned as part of a larger development project on the site.

PROPOSED USE AND TREATMENT

Project Background

Current property owner, McCaffery Interests, proposes to rehabilitate the historic gas station (10520 St. Paul Street) and adjacent commercial building, known as the Mizell Building (10500 St. Paul Street), as part of a larger new development project that includes a five-story senior housing complex directly west to the rear of the historic buildings. The historic buildings are both contributing resources within the Kensington Historic District as recorded in the MIHP. The proposed new construction is largely located outside the historic district. As part of the project, the historic gas stations, which remains occupied, will be rehabilitated for new commercial use and connected with the new development by way of a new construction connector.

It is anticipated that the project will consist of the following components:

- Removal of the concrete block wall and structure at the west elevation;
- Rehabilitation of the building's exterior focusing on the repair and retention of historic fabric including repair of German lap siding, windows, and doors, and in-kind replacement where required;
- New construction of a hyphen/connector and rear addition joining the two historic buildings with the proposed new construction;
- Removal of the building's non-historic interiors to meet needs of future uses;
- Minor alterations to site hardscape elements to comply with accessibility and project requirements;
- Replacement and installation of new mechanical, electrical, and plumbing systems.

The following recommendations provide a strategy to rehabilitate the building to meet future needs while retaining historic elements that define its character.

Recommendations for Further Research and Evaluation to be Included in a Later Draft

Prior to the project, further evaluation should be undertaken to complement and inform these

recommendations. Most importantly, evaluation and assessment of the building's structural and interior conditions should be performed before rehabilitation work is undertaken.

Applicable Guidelines and Regulatory Requirements[1]

As a contributing resource to the Kensington Historic District, the proposed project, the property and its environmental setting are protected under the Montgomery County Historic Preservation Ordinance (*Montgomery County Code Chapter 24A: Historic Resources Preservation Regulations)* and as such, any work must comply with relevant guidelines and regulatory requirements.

The Historic Preservation Ordinance provides for the identification, designation, and regulation of historic sites, structures, and districts in the County for purposes of protection, preservation, and continued use and enhancement.

Any work on property containing a historic resource must receive a Historic Area Work Permit and undergo review by the county Historic Preservation Commission (HPC). Per the regulations (24A-8 (b)), the county Historic Preservation Commission (HPC) may recommend issuance of a permit 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; 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.

1 This section utilizes information included in the Montgomery County Historic Preservation Commission Staff Report for the preliminary consultation dated March 7, 2018.

> (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.)

Additional guidelines and regulatory requirements that are applicable are outlined in the following planning documents:

- *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6*
- *Vision of Kensington; A Long-Range Preservation Plan*
- *Secretary of the Interior's Standards for Rehabilitation*

Treatment Philosophy and Approach

The Secretary of the Interior provides nationally recognized standards and guidelines for the treatment of historic properties. The recommendations within this chapter follow these Standards for the Treatment of Historic Properties. This report recommends an overall rehabilitation treatment approach, reflecting the identified use of the building and its varying degrees of historic integrity, significance, and condition.

The Secretary of the Interior outlines four approaches to managing cultural resources: preservation, rehabilitation, restoration, and reconstruction. A more rigorous preservation approach—namely the restoration to a specific period of significance or the reconstruction of historic features—would not be an appropriate treatment approach given the nature of the contemplated project. Reconstruction is not an applicable approach since the building is still extant.

Instead, a *Rehabilitation* treatment has been identified as the most appropriate management approach. Rehabilitation is defined as "... the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving the portions or features which convey its historical, cultural, or architectural values." The Secretary of the Interior recommends rehabilitation "… when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular time is not appropriate..." Rehabilitation allows for the preservation of significant historic features while also allowing other planning and programmatic shortcomings to be addressed.[2]

Standards for Rehabilitation

The Secretary of the Interior has also developed ten standards that should be applied during the rehabilitation of historic properties:

1. A property shall be used for its historic purpose or be placed in a new use that requires

2 Rehabilitation as a Treatment," National Park Service, Technical Preservation Services, http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm (accessed December 1, 2014).

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 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.[3]

GENERAL TREATMENT GUIDELINES

Any future rehabilitation or new development involving the 10520 St. Paul Street should adhere to the *Secretary of the Interior's Standards and Guidelines for Rehabilitation*. The following general treatment guidelines are derived from the ten standards for rehabilitation listed above, but also incorporate design values for the proposed project. These guidelines recognize that, although certain aspects of the project may adversely effect 10520 St. Paul Street, they will be balanced by positive effects of restoring or preserving other elements of the building.

- Rehabilitate the historic building to meet regulatory and functional requirements while maintaining historic features that define the building's character. Exterior historic fabric that dates to the building's period of significance should be retained and preserved.

3 "Rehabilitation as a Treatment," National Park Service, Technical Preservation Services, http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm (accessed December 1, 2014).

- Restore missing or damaged exterior features and finishes only where there is sufficient documentation to accurately restore these features. Speculative or period details are not appropriate.
- Repair deteriorated historic fabric or features rather than replace; however, where replacement is necessary due to deterioration, replacements should be made in-kind to match the old in material and appearance. Repairs should be conducted by craftsmen who have experience with the historic materials.
- Document and preserve any historic features or finished discovered during the course of construction and demolition if not previously identified.
- Design new interventions and new construction should be contemporary in spirit and design but referential to the historic character of the historic building. The design should include considerations of scale, material character, and use. They should also be sufficiently flexible and reversible so that if removed in the future, the essential form and integrity of the historic building would be unimpaired.
- Introduce, if necessary, new materials that adhere to a simple and limited material palette that is in keeping with the building's relatively modest materials and appearance.
- Design adjacent new development so that it is mindful of the site's historic nature and the character of the Kensington Historic District.
- Take necessary provisions to avoid unnecessary damage that would lead to any unnecessary loss of historic features. Adequate shoring and protective coverings should be installed around architectural features and finishes to avoid damage in the course of construction work.

Additional Considerations

Any proposed changes to a historic building should be carefully considered to evaluate the effects they may have on the building's integrity and significance. As discussed, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* provide a nationally-recognized baseline for this evaluation and is the standard used for the evaluation of proposed work in Montgomery County.

For historic buildings protected by the Montgomery County Historic Preservation Ordinance, the test of compatibility is applied by Montgomery Planning staff and the Historic Preservation Commission. In the case of the Mizell Building, a contributing resource to the Kensington Historic District, a more lenient test is applied. Per the Ordinance, work including alterations and new construction may be deemed acceptable and compatible with the historic structure as long as plans would not "seriously impair the historic or architectural value of the surrounding historic resources or would impair the character of the historic district."[4]

TREATMENT RECOMMENDATIONS

The following recommendations are based on visual observations and should be updated based on the findings of additional structural.

4 Montgomery County Code Chapter 24A. Historic Resources Preservation, Sec. 24A-8d

Exterior

Wood Siding

Much, if not all, of the exterior cladding has been replaced in recent years. The cladding appears to be installed on top of previous layers resulting in deep window and door reveals as well as irregular and haphazard trim and detailing. Moving forward with the building's rehabilitation there are two options: 1) Maintain and repair current cladding and trim, or 2) Remove contemporary layers of siding and repair or restore the original appearance. The following list includes recommendations for both options.

- Remove non-original and non-functioning conduit, signage, anchors, mechanical fixtures, and attachments on the exterior walls.
- Repair wood siding as required. If any areas are extensively deteriorated, they should be replaced in-kind matching the design, materials, color, and texture.
- Repair or replace exterior trim with new wood trim that is compatible with the size, scale, material, and color of the historic building. Current exterior wood trim and window and door surrounds are not original. The wood surface should be prepared by removing all decayed material, and all cracks and voids should be filled to re-create the original profile.
- Repair and paint all exterior wood elements. At a minimum, wood should be stripped of paint, sanded as needed to prepare the surface, primed, and painted.
- Do not replace wood features based on insufficient historical, pictorial, and physical documentation that would create a fall sense of history. Do not introduce a new wood feature that is incompatible in size, scale, material and color.
- Implement an integrated pest management plan after repairs are complete to identify appropriate preventive measures to guard against future insect damage, such as installing termite guards, fumigating, and treating with chemicals.

Windows and Doors

- Retain the existing location, size, and scale of the entrances and window openings in their entirety in order to maintain the historic character of the buildings.
- Retain and repair existing windows where possible; however, given the extent of much of the deterioration and damage visible, many of the side elevation windows will likely require replacement. Replacement windows should match the historic design and appearance as closely as possible including material, configuration, operability, number and size of panes, profile and proportion of metal sections, and reflective quality of the original glass.
- Multi-light windows at the front retail space are not original. If desired, they could be replaced with large single pane windows matching those seen in historic photographs.
- Preserve and restore the garage door on the east elevation as it is an integral feature of the building. Extant original hardware should also be preserved and restored as necessary.
- Retain and repair the front wood door unless further research identifies it as not original.
- The east elevation side door opening does not contain its historic door. The existing door

could be retained or replaced. If a new door is installed, it should be compatible with the style and character of the building.

Roofing, Downspouts, and Drainage

- Repair or replace the existing shingle roof as needed with new asphalt shingle roof that is consistent with the historic appearance and character. Roof underlayment and flashing connections should be repaired or replaced as needed and open joints should be cleaned and sealed. Damage caused by the concrete block wall should be addressed following its removal.
- Remove the shed roof canopy along with the wood brackets supporting the roof. Wood siding should be repaired as necessary following the removal.
- Preserve the cross-gable roof form and existing roof pitch.
- Remove the current gutter and drain above them main entrance and replace with new drainage features to divert rainwater from wood surfaces (such as roof overhangs, gutters, and downspouts).
- Review and address existing grades, locations of impervious paving, and site drainage surrounding the building perimeter to provide appropriate drainage away from the building foundation.
- Conduct further evaluation of the condition of the brick chimney. Repair as necessary.

Interior

- Rehabilitate interiors to meet programmatic and functional needs and install new mechanical, electrical, and plumbing systems.
- Install new mechanical and electrical systems and ducts, pipes, and cables in closets, service areas, and wall cavities to preserve the historic character of the interior space.

Structural

- Perform additional analysis of the structural system to identify necessary treatment.
- Install temporary supports along the west side prior to demolition of the concrete block wall.
- Take necessary provisions to avoid unnecessary damage that would lead to any additional or unnecessary loss. Protective coverings should be installed around architectural features and finishes to avoid damage in the course of construction work.

New Construction

The rehabilitated historic buildings will be integrated into the new adjacent development by way of a connector/hyphen addition between the Mizell Building and the garage. The addition will be attached to the west elevation of the garage following the removal of the concrete block walls.

General

- Design the new additions and adjacent construction with consideration to their relationship to the historic building as well as the historic district, neighborhood, and setting.
- Design the new additions to comply with the *Secretary of the Interior's Standards and Guidelines*,

which call for new additions to be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. Generally, a new addition should be subordinate to the historic building. A new addition should be compatible but differentiated enough so that it is not confused as historic or original to the building. The same guidance applies to new construction so that it does not negatively impact the historic character of the building or its site.

- Differentiate the new addition from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color. The historic building should be clearly identifiable and its physical integrity should not be compromised by the new addition.

Systems

- Concentrate new systems and services within the new construction. Do not install mechanical or other types of equipment so that it damages or obscures character-defining features or is conspicuous from the public right-of-way.
- Design and install new mechanical or electrical equipment, when necessary, in a manner that minimizes the number and size of cuts or holes in structural members.

ADDITIONAL GUIDANCE

The Technical Preservation Services Division of the National Park Service (NPS) develops and maintains guidance on the preservation and rehabilitation of historic buildings and landscapes. These publications are widely available online and in print. The following selected publications are relevant to the treatment of the historic building.

Design and Planning

- *Preservation Tech Notes: Temporary Protection, Specifying Temporary Protection of Historic Interiors During Construction and Repair*
- *Preservation Tech Notes: Windows, Planning Approaches to Window Preservation*
- *Preservation Brief #3: Improving Energy Efficiency in Historic Buildings*
- *Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns*
- *Preservation Brief #17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*
- *Preservation Brief #18: Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements*
- *Preservation Brief #24: Heating, Ventilating, and Cooling Historic Buildings— Problems and Recommended Approaches*
- *Preservation Brief #32: Making Historic Properties Accessible*
- *Preservation Brief #35: Understanding Old Buildings: The Process of Architectural Investigation*
- *Preservation Brief #37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing*
- *Preservation Brief #39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*

- *Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings*

Treatment of Finishes and Features

- *Preservation Tech Notes: Windows, Replacement Wooden Frames and Sash*
- *Preservation Brief #4: Roofing for Historic Buildings*
- *Preservation Brief #9: The Repair of Historic Wooden Windows*
- *Preservation Brief #10: Exterior Paint Problems on Historic Woodwork*

In addition to NPS Preservation Briefs, another resource for materials conservation guidance are the technical guidelines and documents on historic building materials and systems provided by the General Services Administration (GSA). Although developed for GSA buildings, the guidance provided is appropriate for all historic structures.

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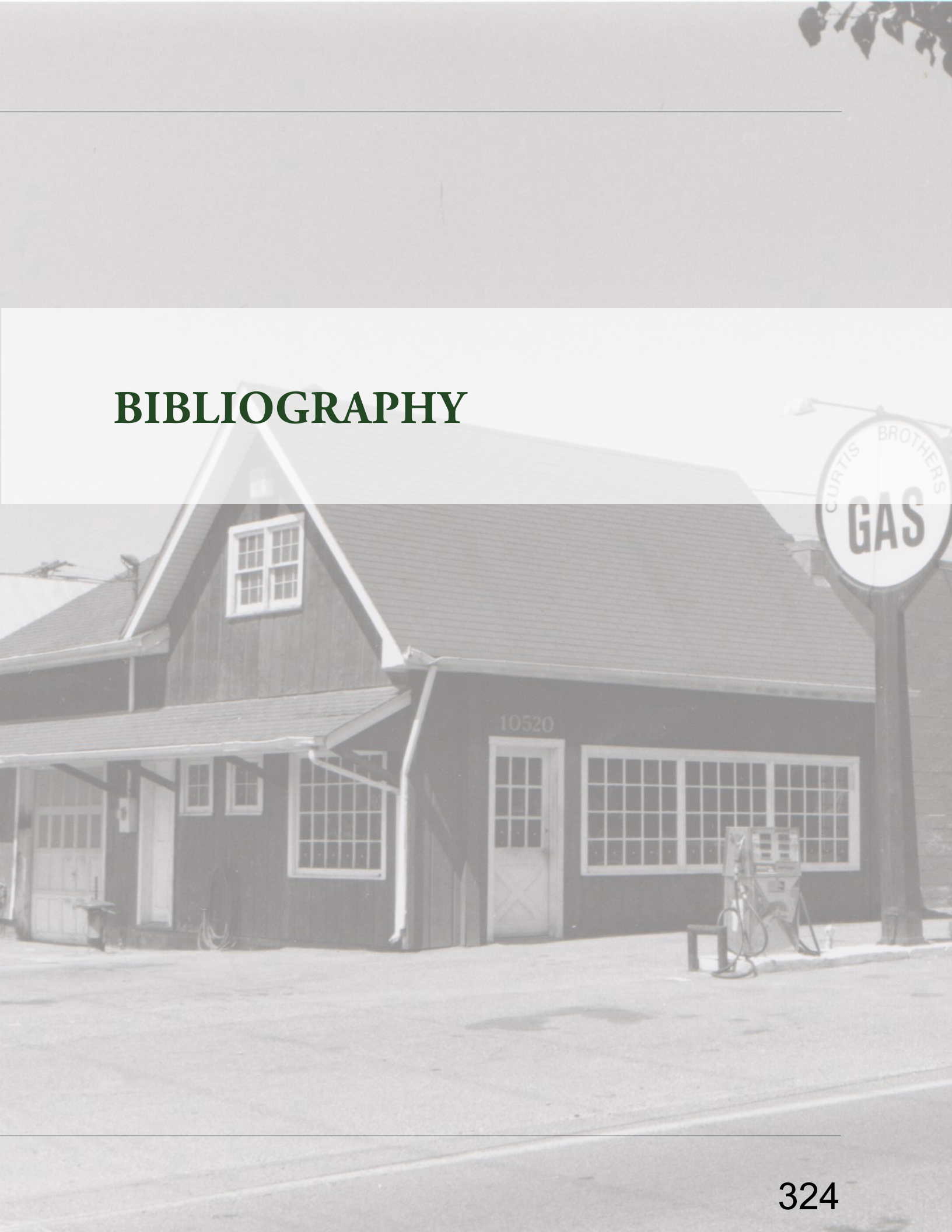

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