STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #29/18, Kentsdale
STYLE: Italian Renaissance
DATE: 1926

Excerpt from Places from the Past:

This architecturally outstanding property includes an Italian Renaissance style mansion (1926) and Spanish Colonial chapel (1961). The property was originally a 1,000-acre country estate for stockbroker and financier Lyman Kendall. From 1931 to 1988, Kentsdale became a religious and educational haven as it became first a convent and then a monastery for two successive Catholic organizations. Washington architect Wolcott Waggaman designed Kentsdale based on the architecture of northern Italian villas. Sheathed in stucco and covered with a terra cotta tile roof, the house is constructed of hollow tile and features a barrel-vaulted portico with carved Corinthian columns and pilasters. Details include sculpted lion heads under an upper loggia, and stone quoins marking the corners of the house.

Historically, Kentsdale represents a prosperous era when cosmopolitan and powerful Washingtonians established country estates in fashionable Montgomery County. Lyman and Elizabeth Kendall already owned houses in New York, Bar Harbor and Miami when they commissioned this mansion. The estate was lauded by the press as an impressive landmark and the Kendalls entertained lavishly. The Kendall’s tenure was cut short, however, when Lyman died unexpectedly in 1929, less than three years after the house was built.

In 1931 the property was purchased by the Sisters of Mercy, a Catholic order with a special concern for women and children suffering from poverty and illness, to establish local headquarters and a convent school. The following year, the Sisters of Mercy built a large north addition for use as classrooms. For nearly 30 years, Kentsdale was the place from which the Sisters of Mercy administered the building and staffing of countless orphanages, schools, and
hospitals in the Western Hemisphere.

In 1960 the mansion and 15.5 acres became a monastery and library for another Catholic order, the American Academy of Franciscan Studies, an organization devoted to researching the 500 year history of Franciscan monks in the new world. The next year, the Academy built the Chapel of Our Lady of Guadalupe just north of the house to serve staff and a growing Catholic and Hispanic community. Copied from a 16th century Peruvian building, the chapel is typical of stylized Spanish Colonial architecture. When the Academy sold the mansion in 1988, it was converted back to a private residence.

![Fig. 1: Subject property, as marked by the blue star.](image)

**PROPOSAL:**

The applicants propose construction of a swimming pool, pool house, garage, and other alterations at the subject property.

**APPLICABLE GUIDELINES:**

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the Secretary of the Interior's Standards for Rehabilitation ("Standards"), and pertinent guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

**Montgomery County Code; Chapter 24A-8**

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

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

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

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

Secretary of the Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the Secretary of the Interior’s Standards for Rehabilitation. The Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

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

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION:

The subject property is a c. 1926 Italian Renaissance-style house. There is a c. 1931 addition at the north side of the house and a c. 1961 Spanish Colonial-style chapel building at the north end of the property. There is a loggia connecting the north side addition to the chapel building. The main building, addition, chapel building, and loggia all have similar finishes, with terra cotta tile roofing and stucco cladding. Staff visited the site in May 2021 and determined that the loggia likely dates to c. 1961, as its stucco cladding matches the chapel building in texture and color (see Figs. 2 & 3 below).

Fig. 2: Loggia stucco cladding (left) and north side addition stucco cladding (right).
The current proposal includes two HAWP applications – HAWP #94997 is for the construction of a new swimming pool, and HAWP #955668 is for the construction of a new pool house, garage, and other alterations.

*Swimming Pool*

The proposed swimming pool will be located at the east side (rear) of the subject property (behind the main house), and it will be approximately 40’ x 20’. A flagstone terrace is proposed around the swimming pool. The existing red tile patio at the east side (rear) and south side (right side, as viewed from the public right-of-way of Hemswell Place) of the house is deteriorating and crumbling, and it will be replaced with flagstone to match the proposed terrace around the pool.

*Pool House*

The proposed new pool house will be located at the southeast (rear/right) side of the subject property. The pool house will be a one-story, stucco-clad building, with red clay tile roofing and bronze gutters and downspouts. The proposed windows will be aluminum-clad wood casement windows. Where applicable, the windows will have permanently-affixed interior and exterior 5/8” muntins and internal spacer bars. Aluminum-clad wood single-lite bifold doors are proposed on the north elevation, and aluminum-clad wood outswing doors are proposed for the storage area at the south side of the building. An outdoor dining area defined by an attached cedar pergola is proposed on the west elevation. The proposed pergola will extend from the proposed pool house to the southeast (rear/right) corner of the historic house.

*Garage*

The proposed new garage will be located at the northeast side of the subject property, and it will be connected to the northeast corner (rear/left) of the existing c. 1931 addition via an enclosed breezeway/mudroom. The garage will be a two-story (three-car garage with exercise room on the
upper level), stucco-clad building, with stucco base and corner quoins similar to those on the historic house. The proposed garage materials include architectural asphalt shingle roofing, bronze gutters and downspouts, decorative oil-rubbed bronze/wrought iron light fixtures, aluminum-clad wood garage doors, paired aluminum-clad wood entry doors with permanently-affixed interior and exterior 5/8” muntins and internal spacer bars (east elevation), aluminum-clad wood casement windows with permanently-affixed interior and exterior 5/8” muntins and internal spacer bars (east elevation), decorative ironwork window coverings on the second floor of the east and west elevations, and an attached wooden trellis on the west elevation.

The proposed enclosed breezeway/mudroom will be the same approximate length (north to south) as the existing loggia, creating a courtyard between the loggia, chapel, breezeway/mudroom, and garage. A new flagstone walkway is proposed within the courtyard to connect the loggia and an existing sidewalk at the front of the property to the breezeway/mudroom. The breezeway/mudroom will be a one-story, stucco-clad structure, with red clay tile roofing and bronze gutters and downspouts. Other proposed materials include decorative oil-rubbed bronze/wrought iron light fixtures, aluminum-clad wood entry doors and sidelights with permanently-affixed interior and exterior 5/8” muntins and internal spacer bars (east elevation), aluminum-clad wood casement windows with permanently-affixed interior and exterior 5/8” muntins and internal spacer bars (east elevation), and a custom wood door with arched transom and sidelights on the west (front) elevation (SDL with permanently-affixed interior and exterior 5/8” muntins and internal spacer bars).

**Other Alterations**

The existing gravel driveway at the northernmost end of the subject property (north/left of the chapel building) will be extended to the proposed new garage.

Staff is fully supportive of the applicants’ proposal. The proposed swimming pool and terrace are at the rear of the historic house, where they are not visible from the public right-of-way. Although the proposed pool house will project beyond the south (right) side of the historic house, it is compatibly designed, and its scale and massing are appropriate for an accessory structure.

Staff finds that the proposed garage and attached breezeway/mudroom are in the most appropriate and suitable location, given the construction history and site constraints. As previously noted, the garage will be attached to the existing c. 1931 addition via the proposed breezeway/mudroom. This is preferable to relocating the existing driveway and proposed garage, with an attachment to the main house (c. 1926 portion), as this would directly impact the most historically significant structure on the property. Additionally, there is a forest conservation easement at the east side (rear) of the property, which precludes a garage and/or attachment completely behind the c. 1931 addition. Staff also finds that, with the proposed courtyard area between the existing loggia, existing chapel building, proposed garage, and proposed garage breezeway/mudroom, the distance/separation is sufficient to ensure that the new structures will not overwhelm the existing.

In accordance with Standards #2 and #9, staff finds that the proposal will not remove or alter character-defining features of the subject property. Per Standards #10, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10 outlined above.
**STAFF RECOMMENDATION:**

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

and with the Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10.

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICANT:

Name: Studio Z Design Concepts LLC
Address: 8120 Woodmont Ave Suite 950
Daytime Phone: 301-951-4391

E-mail: mark@studiozdc.com
City: Bethesda Zip: 20814
Tax Account No.: ______________

AGENT/CONTACT (if applicable):

Name: Mark Giarraputo AIA
Address: 8120 Woodmont Ave Suite 950
Daytime Phone: 301-951-4391

E-mail: mark@studiozdc.com
City: Bethesda Zip: 20814
Contractor Registration No.: ______________

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 9510 Hemswell Place

Is the Property Located within an Historic District? Yes/District Name 9510 Hemswell Pl Potomac
No

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Yes
No

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.) If YES, include information on these reviews as supplemental information.

Building Number: ______________ Street: __________________________

Town/City: __________________________ Nearest Cross Street: __________________________

Lot: __________ Block: __________ Subdivision: _______ Parcel: _______

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction ☐ Deck/Porch
☐ Addition ☐ Fence
☐ Demolition ☐ Hardscape/Landscape
☐ Grading/Excavation ☐ Roof
☐ Shed/Garage/Accessory Structure ☐ Solar
☐ Tree removal/planting ☐ Window/Door
☐ Other: __________________________

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

_____________________________ 6-8-2021
Signature of owner or authorized agent Date
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Two additions and a pool are proposed to be added to this residence. Addition 1 is a pool house. Addition 2 is an attached garage and mud room that is needed to create functionality for the new owners. And 3 is a new in ground pool.

All accessory structures are in the rear of the residence. As seen on the site plan, outcroppings of granite and stone have been identified through out the property. Seismic research and borings have proved this and the buildings and pool were located to minimize the need for super high end commercial excavation equipment. All buildings will utilize very shallow footings and the pool will be a minimum depth.

Please note the onerous Tree Save Area on the site plan. All structures and disturbance must be inside this boundary.

The architecture is in keeping with the period of the main existing residence. Materials specified

Description of Work Proposed: Please give an overview of the work to be undertaken:
<table>
<thead>
<tr>
<th>Work Item 1: <strong>Pool House</strong></th>
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<tbody>
<tr>
<td><strong>Description of Current Condition:</strong></td>
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<tr>
<td><strong>Proposed Work:</strong> A new detached pool house. This one story building will be used to entertain from and included a living space, dining arbor and bath. The roof is a low pitch so as to not compete with the main residence.</td>
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<tr>
<th>Work Item 2: <strong>Detached Garage and Mud Room</strong></th>
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<tr>
<td><strong>Description of Current Condition:</strong></td>
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<td><strong>Proposed Work:</strong> The two story building sits behind the main house and old church and is connected to the main house with a mud room that is one story. The mud room/breezeway entrance is located as to center line on the existing colonnade that connects the old church and the existing residence, thus creating a wonderful courtyard that will be beautifully landscaped. The colonnade and church are not original to the property. Our proposed court yard seeks to unity all structures to provide purpose to this part of the property.</td>
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<th>Work Item 3: <strong>Inground Pool</strong></th>
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<td><strong>Description of Current Condition:</strong></td>
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<td><strong>Proposed Work:</strong> The in ground concrete pool is proposed to the North of the Pool House and centers on the main residence axis from the front door through to the rear door and rear yard. This creates a dramatic focal point in the landscape. The presence of existing rock will limit the depth of the pool to less than 5'.</td>
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# HISTORIC AREA WORK PERMIT
## CHECKLIST OF APPLICATION REQUIREMENTS

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NORTH FACING POOL HOUSE ELEVATION
9510 HEMSWELL PLACE
POTOMAC, MARYLAND
6.8.21
NORTH FACING GARAGE ELEVATION

9510 HEMSWELL PLACE
POTOMAC, MARYLAND
Michael,  
Here are the items you asked for. I will follow with the site plan tomorrow.  
Thank you.  
Mark  

Items as requested:  

Exterior Windows and Doors: Anderson E Series Aluminum Clad with 5/8” grilles in simulated divided lights as shown, in bronze color.  
Mud Room Entry Door on Cloister side: Painted wood door with simulated divided light windows per designs.  
Garage Doors, Clopay or Equal, stained aluminum clad doors, (Note: not visible from street)  
Asphalt Roofing: Use Certainteed Patriot in Shadow Black Color, (Note: not visible from street)  
Clay Tile Barrel Roofing: match existing color and size on the breezeway and pool building.  

Existing driveway to remain gravel and get extended back to new garage location with turn around.  
Pool decking and Existing Terrace at back of house to random sized flagstone.  
Existing terrace has degraded in condition and must be replaced. (Note: not visible from the street)  

Mark L. Giarraputo, AIA.
STUDIO Z DESIGN CONCEPTS, LLC.
8120 Woodmont Avenue Suite 950
Bethesda, Maryland 20814
301.951.4391  Ext 306
MARK@STUDIOZDC.COM
WEB SITE: WWW.STUDIOZDC.COM
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Jacque Hinman
Address: 9510 Hemswell Place
Daytime Phone: 703-629-4916
E-mail: jacquehinman@gmail.com
City: Potomac
Zip: 20854
Tax Account No.: ____________________

AGENT/CONTACT (if applicable):

Name: Ric Wugalter
Address: 7540 Fullerton Ct.
Daytime Phone: ____________________
E-mail: nwugalter@townandcountrypools.com
City: Springfield
Zip: 22153
Contractor Registration No.: 21866

9510 Hemswell Place

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? ___Yes/District Name________
___No/Individual Site Name________

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 9510 Street: Hemswell Place
Town/City: Potomac Nearest Cross Street: Hemswell Lane
Lot: 65 Block: 5 Subdivision: _______ Parcel: _______

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:
☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ Window/Door
☐ Other: Swimming pool

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Ric Wugalter 4/21/2021

Signature of owner or authorized agent Date
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

This is a single family home with a detached garage, patio and typical residential landscaping.

Description of Work Proposed: Please give an overview of the work to be undertaken:

We are constructing a small in-ground refer-back swimming pool. Permit #949501
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