

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10408 Montgomery Ave., Kensington	Meeting Date:	5/4/2022
Resource:	Secondary Resource Kensington Historic District	Report Date:	4/27/2022
Applicant:	Jubilee Association of Maryland, Inc.	Public Notice:	4/20/2022
Review:	HAWP	Staff:	Dan Bruechert
Case Number:	989087	Tax Credit:	n/a
Proposal:	Building Addition		

RECOMMENDATION

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

PROPERTY DESCRIPTION

SIGNIFICANCE: Secondary Resource to the Kensington Historic District
STYLE: Commercial
DATE: 1975



Figure 1: The subject property.

PROPOSAL

The applicant proposes to construct an addition to the rear of the existing building.

APPLICABLE GUIDELINES

Kensington Historic District Guidelines

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

The *Vision* identifies the following, as those features that help define the character of Kensington's built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm of Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Building
- Roof Forms and Material
- Porches
- Dominant Building Material
- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

The *Amendment* notes that:

The district is architecturally significant as a collection of late 19th and early 20th century houses exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district's streetscapes. This uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a two-story commercial building with punched openings and brick quoins and decorative brick banding. The applicant proposes to construct an addition to the rear of the existing building that will match the materials, fenestration patterns, and decorative details of the existing building.

The proposed addition extends approximately 61' (sixty-one feet) to the rear of the existing building and retains a 5' (five-foot) setback from the rear property line. The addition will add approximately 5400 ft² (five thousand four hundred square feet) over the two floors. Constructing the addition as proposed will eliminate 11 (eleven) parking spaces on-site, and the applicant will be required to acquire an additional 14 (fourteen) parking spaces within ¼ mile of the subject property.



Figure 2: Looking along the south and east elevations of the subject property.

Staff finds the subject property was constructed in 1975, does not contribute to the historic character of the district, and is not architecturally significant. Changes to the subject property should therefore be given a very lenient review, per 24A-8(d). Staff further finds that placing the addition directly behind the existing building will not have a substantial impact on the character of the district, per Standard 2, even though it will be visible from the public right-of-way (see Fig. 2, above).

Staff finds the proposed materials (i.e. brick siding, fixed and casement metal-framed windows, and brick banding) are all consistent with the design of the building. As the subject property is not historically or architecturally significant, Staff finds that the differentiation requirement under Standard 9 is not applicable and an addition that replicates the form, design, and materials of the existing building should be supported.

STAFF RECOMMENDATIONS

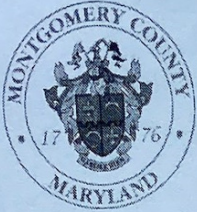
Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the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

and with the *Secretary of the Interior's Standards for Rehabilitation #2 and #9*;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Jubilee Association of Maryland, Inc
Address: 10408 Montgomery Ave
Daytime Phone: 301-949-8626

E-mail: skeener@jubileemd.org
City: Kensington Zip: 20895
Tax Account No.: 52-1102174

AGENT/CONTACT (if applicable):

Name: Josie Gardner / Office Space Planners
Address: 7150 SW Hampton St Suite 101
Daytime Phone: 877-918-1947

E-mail: josieg@officespaceplanners.com
City: Portland Zip: 97223
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 31-6

Is the Property Located within an Historic District? Yes/District Name Kensington
 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: _____ 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:

- | | | |
|--|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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.

Signature of owner or authorized agent

04/05/2022
Date 6

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

<p>Owner's mailing address</p> <p>Jubilee Association of Maryland, Inc. 10408 Montgomery Avenue Kensington, MD 20895</p>	<p>Owner's Agent's mailing address</p> <p>Office Space Planners, Inc. 7150 SW Hampton St Suite 101 Portland, OR 97223</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Sweat Shop Fitness 10410 Montgomery Avenue Kensington, MD 20895</p>	<p>M&T Bank 10415 Montgomery Avenue Kensington, MD 20895</p>
<p>Kensington Natural Smiles 10405 Montgomery Avenue Kensington, MD 20895</p>	<p>Lively, Worch & Zmuda, P.C. 10405 Montgomery Avenue, #1 Kensington, MD 20895</p>
<p>10400 Montgomery Avenue, Kensington, MD 20895</p>	<p>10407 Fawcett Street Kensington, MD 20895</p> <p>10405 Fawcett Street Kensington, MD 20895</p>

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

Existing 2-story 10,523 square foot office building located on flat lot. Building consists of brick exterior, glazing and blue awnings over entrances with mature shrubery on East / Front of building. Existing 32 parking spaces located on South and West of building within property lines. Site is surrounded by wood fencing on South, West and North sides. Adjacent properties include house-like structures with mature trees and similar 1-story brick structure with green awnings across the street.

West side of lot
Stair &
HVAC
equipment
present

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

Construction of an additional 5,400 square feet of building at the West / Back side of existing 2-story structure.

Work will include the demolition of existing stairs, building cut-outs, relocation of HVAC equipment & other building utilities within area of work to allow for the construction of addition. Site excavation / grading may be required to allow for continuity of existing building into the addition.

New addition will add approximately 5,400 square feet to existing building on the West / back of the building. All materials and finishes will match existing. Building addition will not exceed existing height.

New addition will eliminate 11 parking spaces from existing lot. Addition will require an additional 14 (minimum) parking spaces off-site, within 1/4 mile from project address with 20 space to remain on-site for a total of 34 required spaces.

Construction

Work Item 1: Demolition

Description of Current Condition: Existing brick building with no windows on West end of lot. Stair & HVAC equipment present.

Proposed Work: Portion of existing building, hvac/utilities will need to be demolished within area of work.

Work Item 2: Excavation/Grading

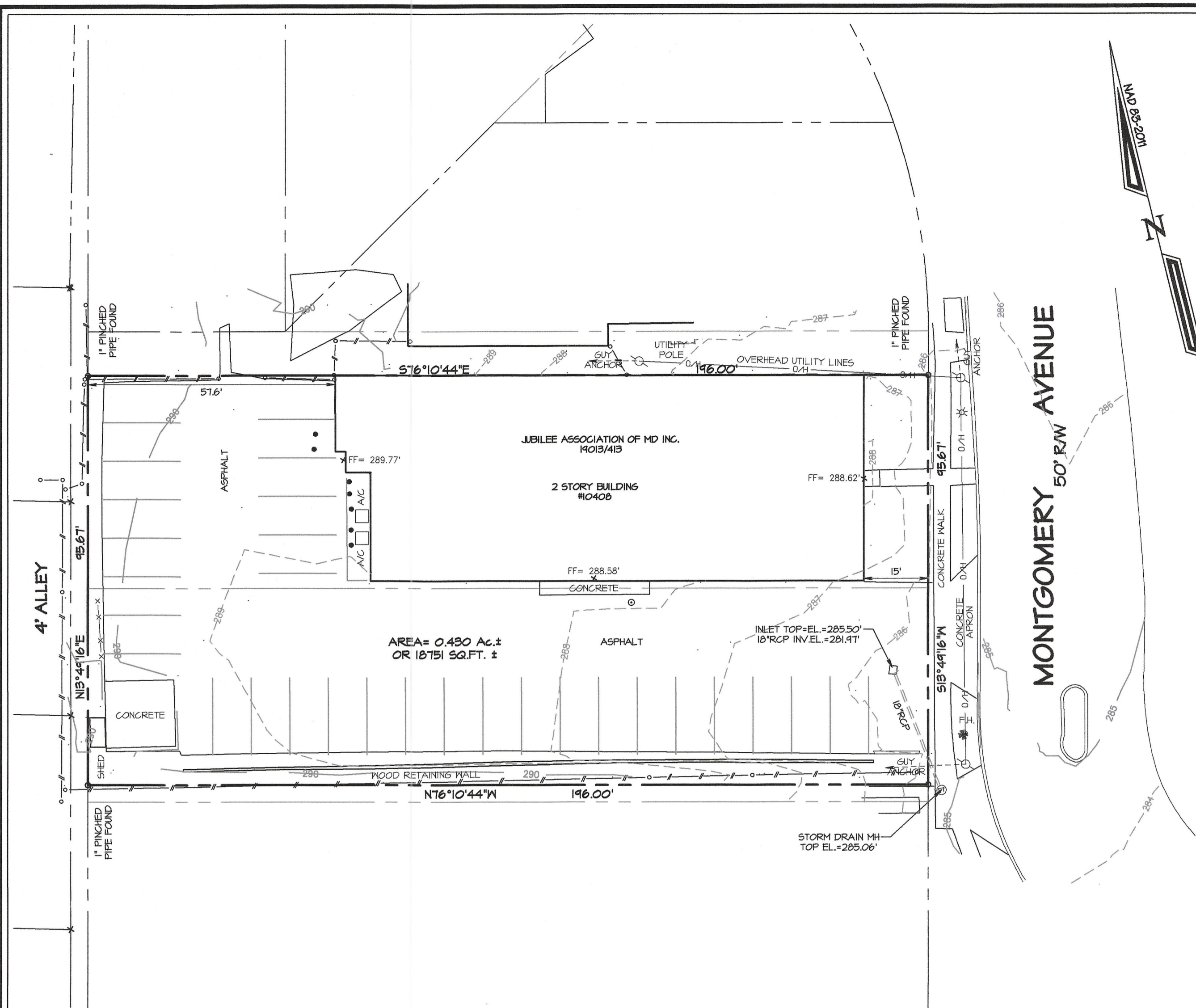
Description of Current Condition: Current lot is assumed to have a slight grade to it at the West end of the lot.

Proposed Work: Potential to need grading/excavation to allow building addition to flow seamlessly into existing structure.

Work Item 3: Construction

Description of Current Condition: Existing 2-story brick building with approximately 10,523 square feet.

Proposed Work: 2-story, 5,400 square feet addition to West of existing building.



Notes

A Boundary Survey was performed without the benefit of a title report.
 Elevations and contours shown hereon are based on the NGVD-88 vertical datum.
 All visible utilities have been located.
 No comparison to any plans has been made.
 Pipe size, type and direction must be verified before construction.

BOUNDARY AND TOPOGRAPHIC SURVEY
 of the property of

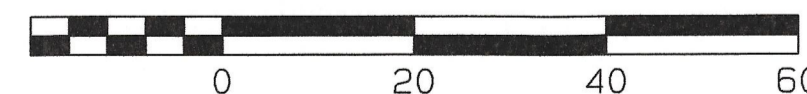
**JUBILEE ASSOCIATION
 OF MARYLAND, INC.**

10408 Montgomery Avenue
 Montgomery County, Maryland

Deed Ref.: M.Q.R. No. 19013 folio 413
 Tax Map HP43

13th Election District
 Scale: 1"=20' Date: April 26, 2021

GRAPHIC SCALE 1"=20'

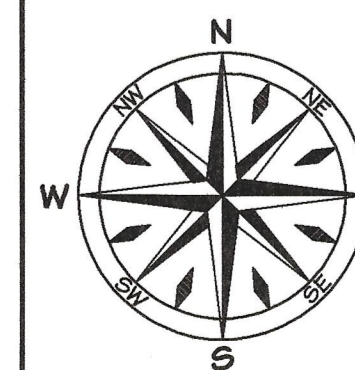


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS" AS ADOPTED BY THE STATE OF MARYLAND.

Brian Dietz 51421
 BRIAN R. DIETZ

PROFESSIONAL LAND SURVEYOR NO. 21080
 LICENSE EXPIRES 2-12-2023



Dietz Surveying, Inc.
 Land Surveying and Land Planning
 8119 Oakleigh Road Baltimore MD 21234
 Ph 410-661-3160, Fax 410-661-3163
 www.dietzsurveying.net

File Name: J:\Montgomery Ave 10408, Job #21206\MONTGOMERY AVE 10408.pro

Revisions

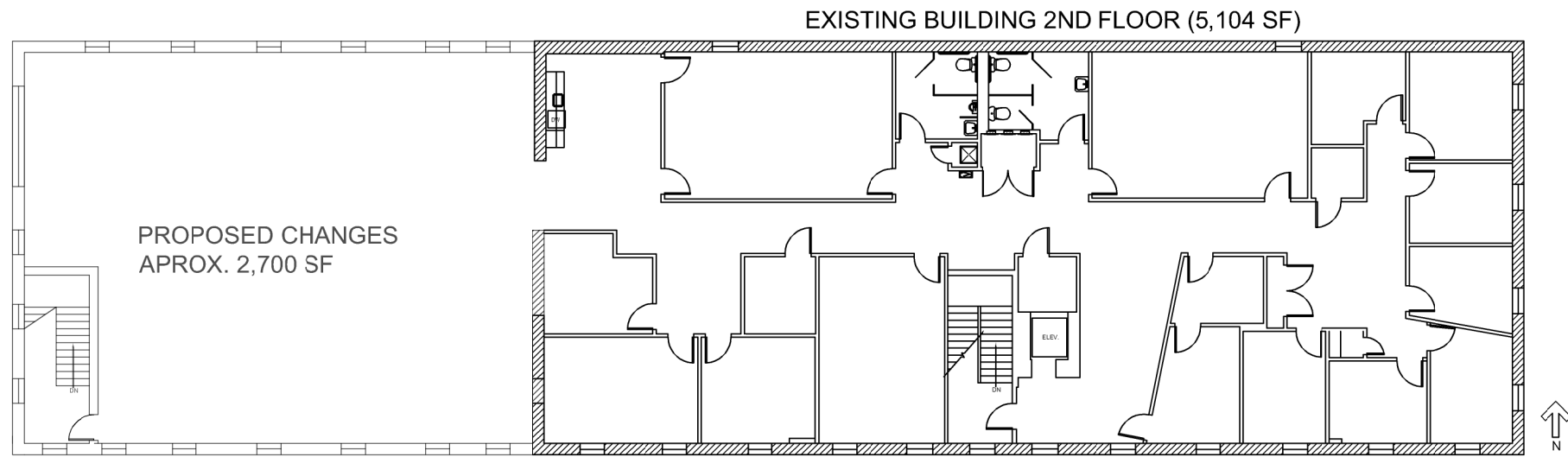
Date

Plot Date: 5/14/2021

FIELD: BDD,JSD

DRAWN: BRD

Job No. 21206



SECOND FLOOR CONCEPTUAL

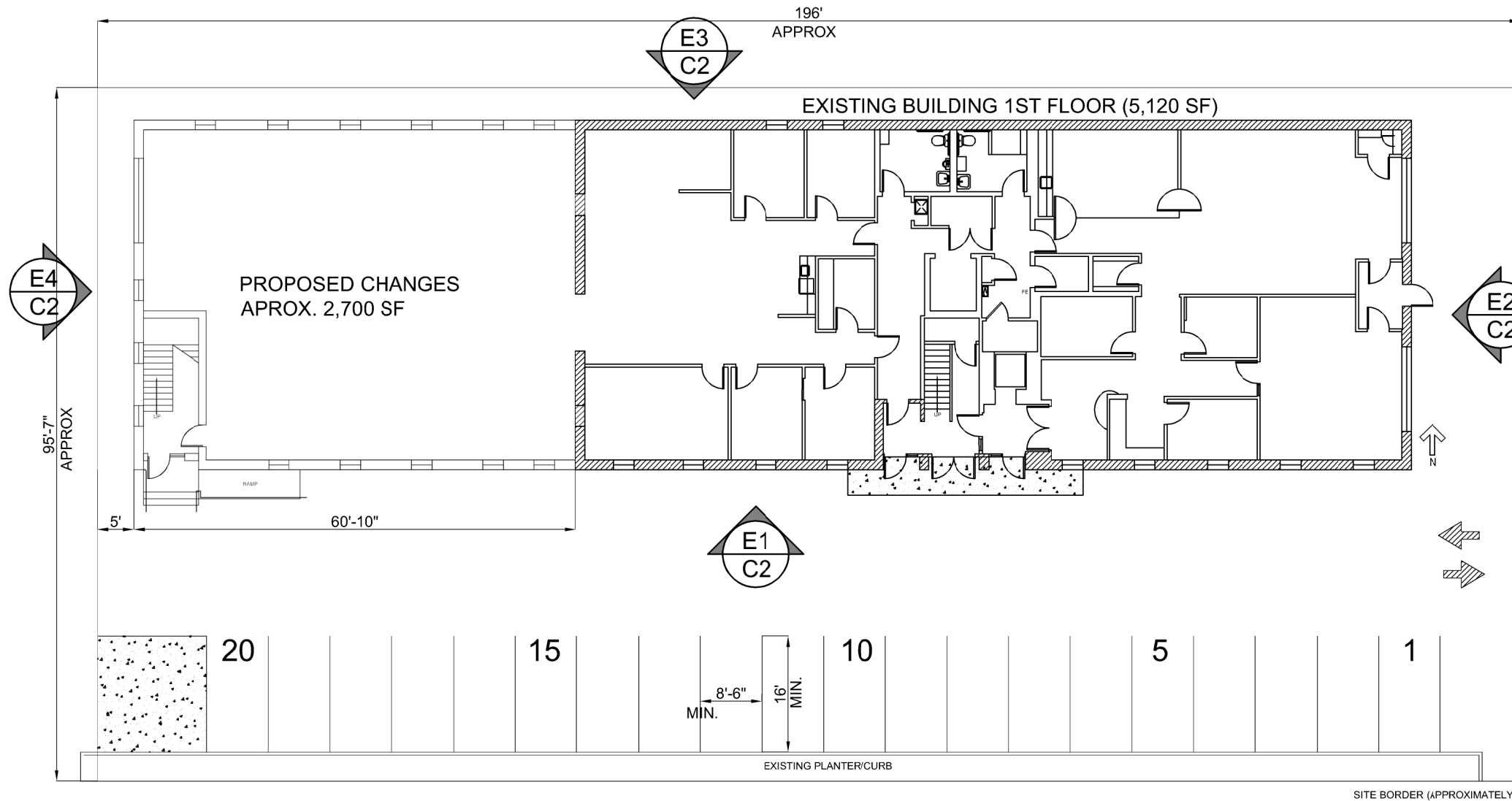
NOTE: FOR CONCEPTUAL DESIGN PURPOSES ONLY. SITE NOT VERIFIED.

PARKING REQUIREMENTS:

1ST GROSS FLOOR AREA: 7,597
 2ND GROSS FLOOR AREA: 7,378
 TOTAL GROSS FLOOR AREA: 14,975

EXISTING PARKING SPACES: 20
 TOTAL PARKING SPACES REQUIRED: 34

NOTE: A MINIMUM OF 14 OFF-SITE PARKING SPACES WILL BE PROVIDED TO MEET COUNTY CODE.



FIRST FLOOR CONCEPTUAL

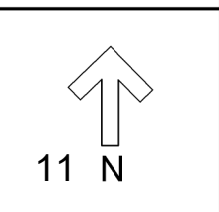
ADDITION AT BACK OF BUILDING

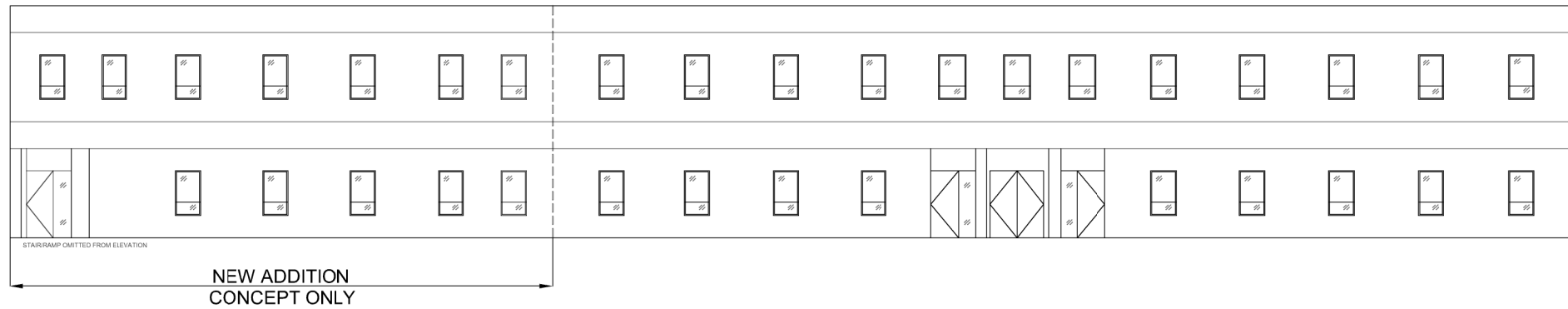
NTS

SHEET: 1 OF 2	C1
DATE: 03/30/2022	
DRAWN BY: J. GARDNER	
SCALE: NTS	
SHEET TITLE: CONCEPTUAL ADDITION PLAN	
PROPERTY NUMBER:	
PROPERTY MANAGER:	
CAD FILE: O/UmquaBank/	
OFFICE SPACE PLANNERS	
877-918-1947	
www.officespaceplanners.com	

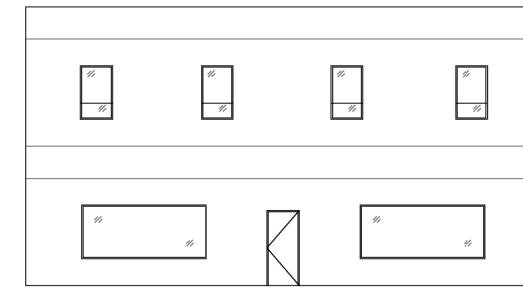
REV	DATE

PROPERTY:
 JUBILEE ASSOCIATION OF MARYLAND
 10408 Montgomery Avenue
 Kensington, MD 20895

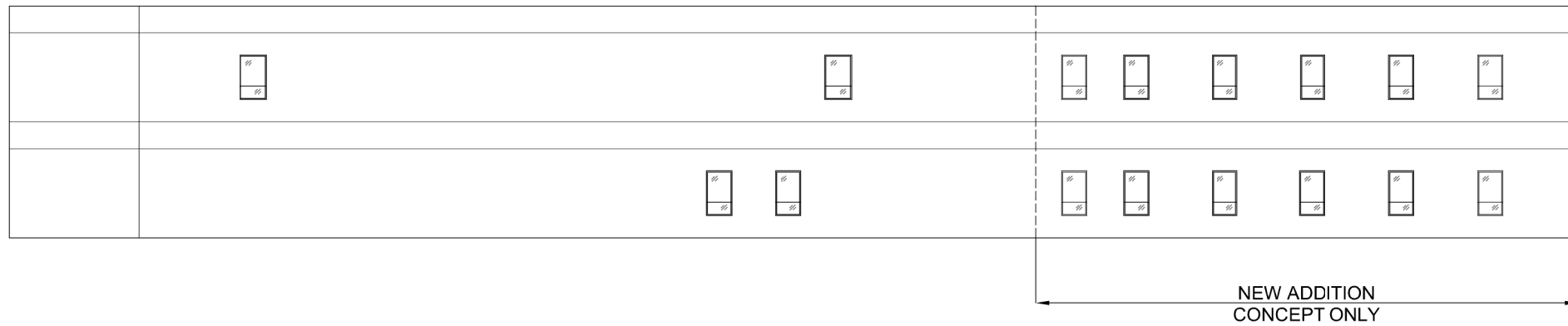




E1 CONCEPTUAL NORTH ELEVATION



E2 CONCEPTUAL EAST ELEVATION
NO CHANGES



E3 CONCEPTUAL SOUTH ELEVATION



E4 CONCEPTUAL WEST ELEVATION

NOTE: FOR CONCEPTUAL
DESIGN PURPOSES ONLY.
SITE NOT VERIFIED.

ADDITION AT BACK OF BUILDING

NTS

PROPERTY:	SHEET TITLE: CONCEPTUAL ADDITION ELEVATIONS	SHEET: 2 OF 2
	PROPERTY NUMBER:	DATE: 03/30/22
	PROPERTY MANAGER:	DRAWN BY: J. GARDNER
	CAD FILE: O/UmquaBank/ OFFICE SPACE PLANNERS 877-918-1947 www.officespaceplanners.com	SCALE: NTS
JUBILEE ASSOCIATION OF MARYLAND 10408 Montgomery Avenue Kensington, MD 20895		C2
12		



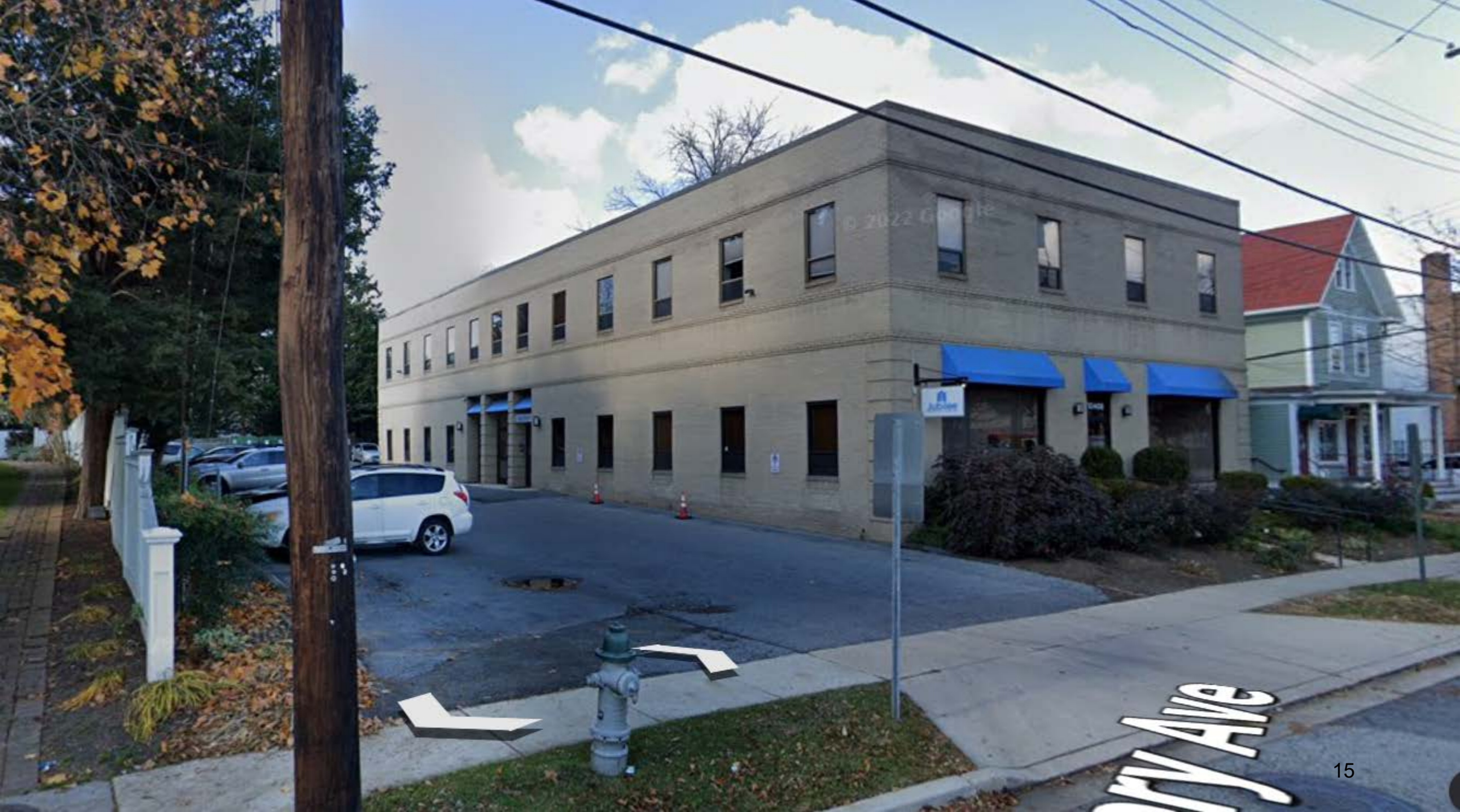
10405

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KEASINGER, DENTAL SMILES
Susan Ho, D.D.S.
Cosmetic, Implant &
General Dentistry
301-933-3903
susanhodds.com

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WELLY WORCH & ZMUDA, P.C.
PUBLIC ACCOUNTANTS
301-933-2490





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Julien

MAY AVE



NO
PARKING
ANY
TIME
←

1 HOUR
PARKING
9:00 AM
TO 5:00 PM
→

10408