

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10408 Montgomery Ave., Kensington	Meeting Date:	8/17/2022
Resource:	Secondary Resource Kensington Historic District	Report Date:	8/10/2022
Applicant:	Jubilee Association of Maryland, Inc.	Public Notice:	8/3/2022
Review:	HAWP	Staff:	Dan Bruechert
Case Number:	1000442	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 enclosed patio at the front of the building with a new awning and sliding glass doors.

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, brick quoins, and decorative brick banding. The front has a central entrance with large plate glass walls to either side. The area between the building and the sidewalk is used as a garden.

The applicant proposes converting the existing garden to a paved patio space, partially enclosed by a metal railing, and covered by a metal horizontal awning anchored to the building facade. The front plate glass windows will be removed and sliding glass doors, with metal frames, measuring 11' 8" × 8' (eleven feet eight inches wide by eight feet tall) will be installed in their place. The applicant additionally proposes to remove one of the punched brick openings on the left elevation and install another sliding glass door, matching the two proposed for the front.



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

Staff finds the existing windows and awnings are not historically significant to the character of the district and, as a Secondary Resource, the building does not contribute to the character of the Kensington Historic District. Staff finds the proposed alterations will not have a significant impact on the size and massing of the subject property, nor will they negatively impact the historic character of the contributing and non-contributing commercial buildings along Montgomery and Howard Aves. Staff recommends the HPC approve the HAWP under 24A-8(b)(2) and (d) and Standard 2.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(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: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

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: _____ 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

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ 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.

Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Kensington, MD 20895

10400 Montgomery Avenue

10410 Montgomery Avenue

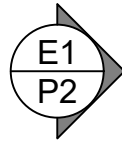
10415 Montgomery Avenue

3716 Howard Avenue

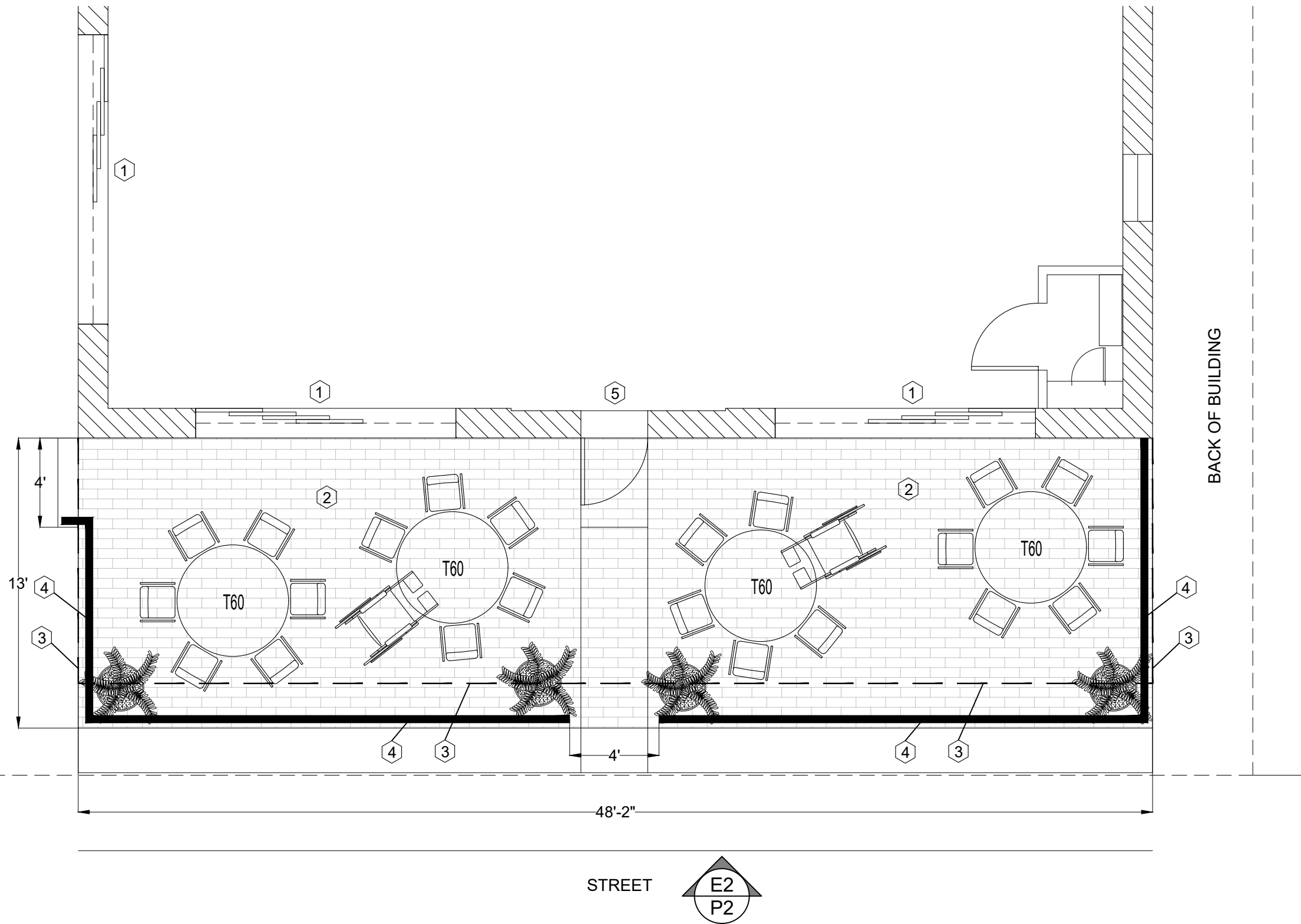
10409 Fawcett Street

10407 Fawcett Street

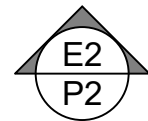
10405 Fawcett Street



FRONT OF BUILDING / PARKING LOT



STREET



BACK OF BUILDING

JUBILEE - FIRST FLOOR PATIO PLAN

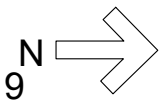
NTS

GENERAL NOTES:

- 1 NEW EXTERIOR SLIDING GLASS DOOR
- 2 NEW PERMEABLE PAVED PATIO
- 3 NEW AWNING OVER PATIO
- 4 NEW RAILING
- 5 EXISTING ENTRY DOOR

PROPERTY:

JUBILEE ASSOCIATION OF MARYLAND
Patio Addition
10408 Montgomery Avenue
Kensington, MD 20895



SHEET TITLE: Patio Addition

REV DATE

REV	DATE

SHEET: 1 OF 3

DATE: 07/12/2022

DRAWN BY: J. GARDNER

SCALE: NTS

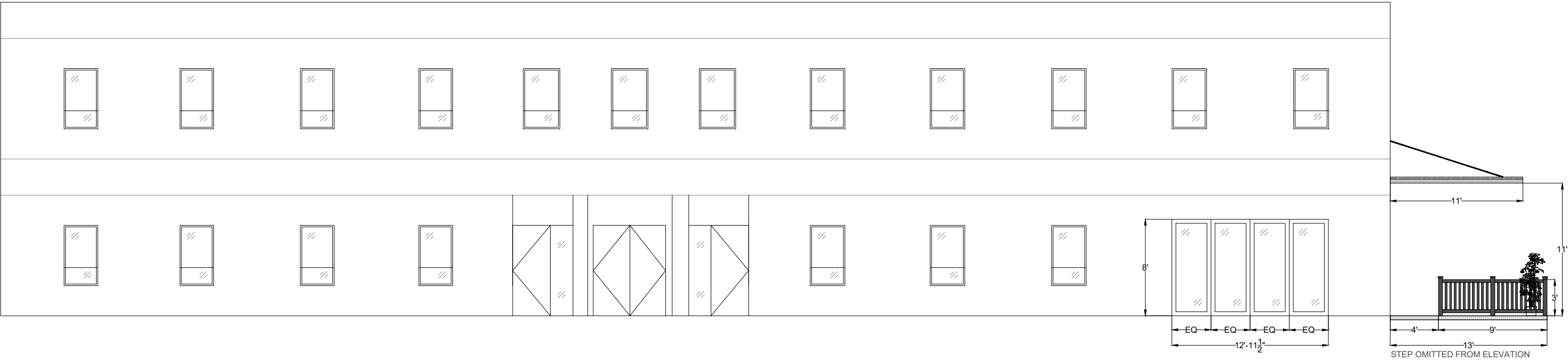
CAD FILE: I/derekh/Jubilee/Planning/Patio

OFFICE SPACE PLANNERS

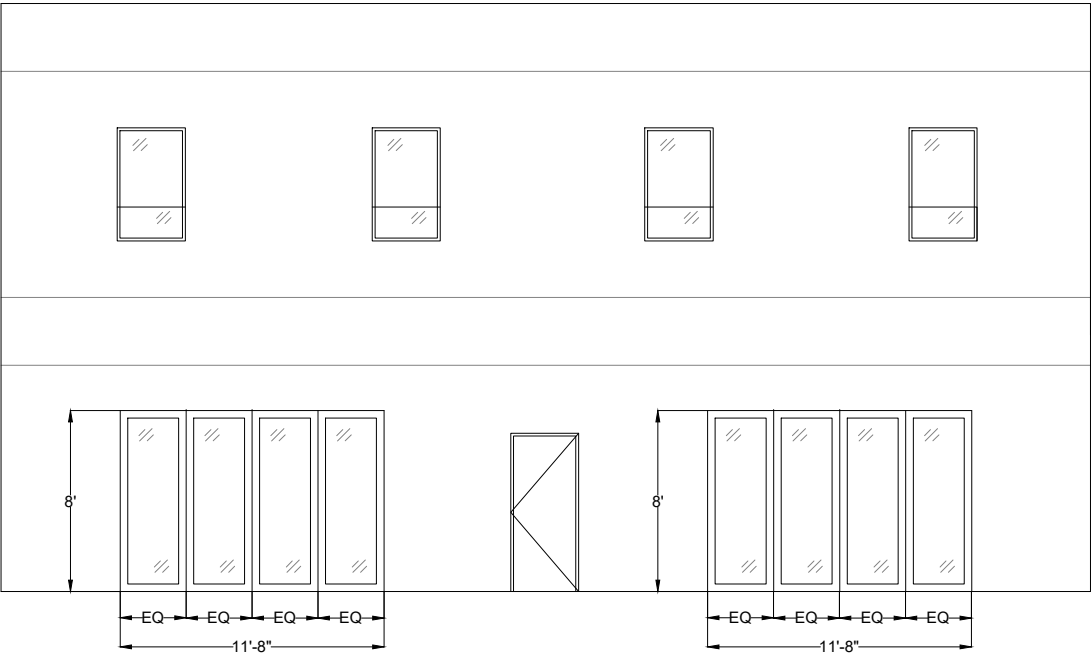
877-918-1947

www.officespaceplanners.com

P1



E1 CONCEPTUAL NORTH ELEVATION
NTS



E2a CONCEPTUAL EAST ELEVATION
PATIO DOORS NTS



E2b CONCEPTUAL EAST ELEVATION
PATIO & AWNING NTS

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

10	PROPERTY: JUBILEE ASSOCIATION OF MARYLAND Patio Addition Elevations 10408 Montgomery Avenue Kensington, MD 20895	REV						SHEET TITLE: Patio Addition Elevations	SHEET: 2 OF 3
		DATE						DATE: 07/12/2022	
								DRAWN BY: J. GARDNER	
								CAD FILE: I\derekh\Jubilee\Planning\Patio	
								OFFICE SPACE PLANNERS 877-918-1947 www.officespaceplanners.com	P2



SAMPLE AWNING



SAMPLE RAILING



SAMPLE PATIO DOORS



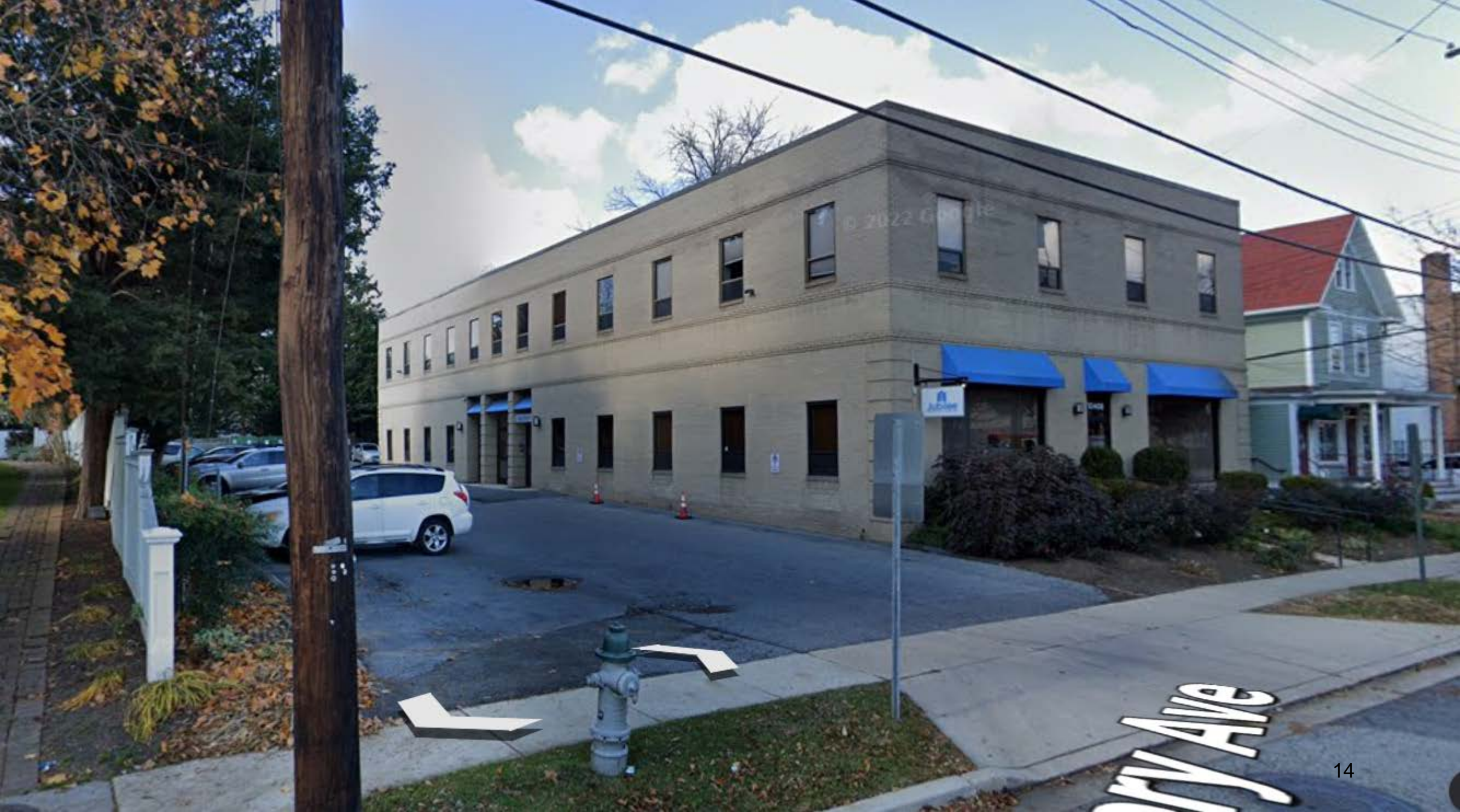
SAMPLE PERMEABLE PAVERS

NOTE: FOR CONCEPTUAL
DESIGN PURPOSES ONLY.

11	PROPERTY: JUBILEE ASSOCIATION OF MARYLAND Patio Addition Sample Images 10408 Montgomery Avenue Kensington, MD 20895										REV								SHEET TITLE: Patio Addition Sample Images	SHEET: 3 OF 3	
											DATE									DATE: 07/12/2022	
																				DRAWN BY: J. GARDNER	
																				CAD FILE: I\derekh\Jubilee\Planning\Patio	
																				OFFICE SPACE PLANNERS 877-918-1947 www.officespaceplanners.com	P3











DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/18/2022

Application No: 1000442
AP Type: HISTORIC
Customer No: 1431781

Comments

Addition of 626 square foot covered patio, railings, awning/s and (3) stackable patio doors.

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 10408 MONTGOMERY AVE
KENSINGTON, MD 20895
Othercontact Office Space Planners (Primary)

Historic Area Work Permit Details

Work Type ALTER
Scope of Work Addition of ADA patio, railings, awnings and stackable patio doors.