

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9510 Hemswell Place, Potomac	Meeting Date:	8/17/2022
Resource:	Master Plan Site #29/18 (<i>Kentsdale</i>)	Report Date:	8/10/2022
Applicant:	Jacqueline & George Hinman (Mark Giarraputo, Architect)	Public Notice:	8/3/2022
Review:	HAWP	Tax Credit:	N/A
Case Number:	949997 & 955668 REVISION		
Proposal:	Alterations to location and details of previously approved garage and colonnade		

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.

BACKGROUND:

The Commission previously approved a HAWP application for construction of a swimming pool, pool house, garage, and other alterations at the subject property by consent at the June 23, 2021 HPC meeting.¹

PROPOSAL:

The applicants propose alterations to the location and details of the previously approved garage and colonnade.

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.

¹ Link to June 23, 2021 HAWP staff report: <https://montgomeryplanning.org/wp-content/uploads/2021/06/ILJ-9510-Hemswell-Place-Potomac-949997-955668.pdf>

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 applicable *Standards* are as follows:

- 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.
- 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 colonnade connecting the north side addition to the chapel building. The main building, addition, chapel building, and colonnade all have similar finishes, with terra cotta tile roofing and stucco cladding. There is a forest conservation easement at the east side of the property.

The Commission previously approved a HAWP application for construction of a swimming pool, pool house, garage, and other alterations at the subject property by consent at the June 23, 2021 HPC meeting. The approved garage was to be located at the northeast side of the subject property and connected to the northeast corner of the existing c. 1931 addition via an enclosed breezeway/mudroom. The approved garage was to be a two-story (three-car garage with exercise room above) stucco-clad building, with corner quoins similar to those on the historic house. Other materials included architectural asphalt shingle roofing, bronze gutters and downspouts, decorative oil-rubbed bronze/wrought iron light fixtures, aluminum-clad wood garage doors, SDL aluminum-clad wood entry doors and casement windows, decorative ironwork window coverings on the east and west elevations, and an attached wooden trellis on the west elevation.

The applicants propose alterations to the location and details of the previously approved garage, due to existing rock outcroppings that necessitate moving the garage further to the north. The orientation of the garage will remain the same, but the previously approved enclosed breezeway/mudroom that was to connect the garage to the northeast corner of the existing c. 1931 addition has been removed from the proposal. Instead, a new colonnade is proposed to connect the garage to the existing colonnade that connects the c. 1931 addition to the chapel building. The north elevation of the proposed garage remains the same; however, the fenestration pattern and architectural detailing of the east and west elevations have been revised (see *Figs. 2 - 5* below). Staff notes that an enclosed stair is now proposed at the west side of the garage to accommodate for the previously approved interior stair, which was partly in the enclosed breezeway/mudroom. The south elevation has also been significantly revised, due to the removal of the enclosed breezeway/mudroom from the proposal.

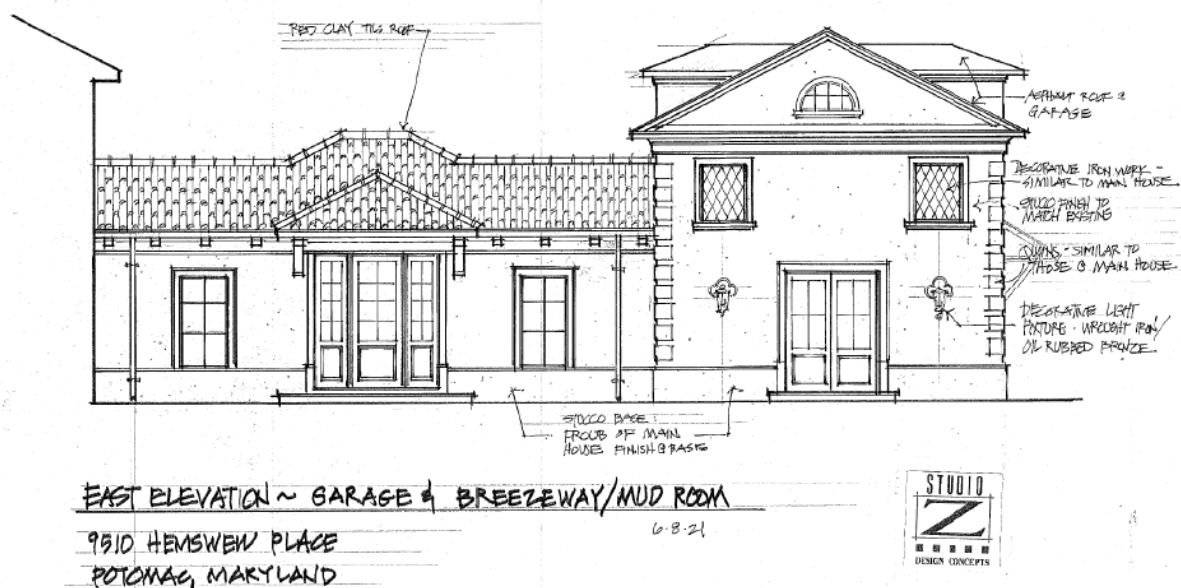


Fig. 2: Previously approved east elevation.



Fig. 3: Revised east elevation.

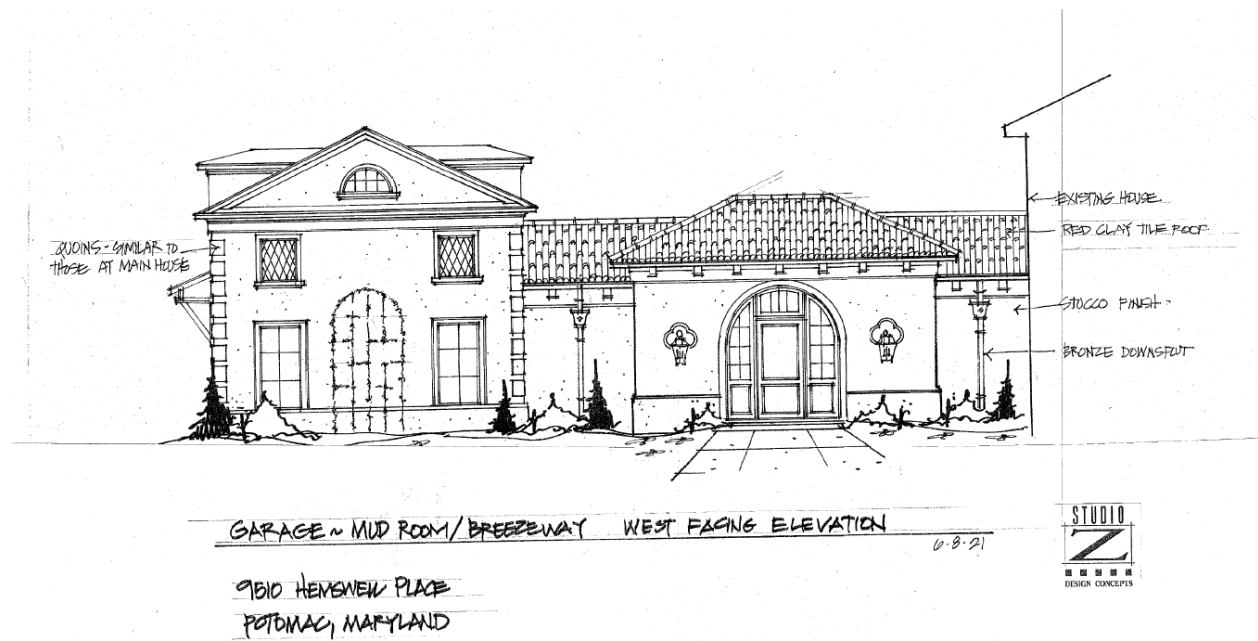


Fig. 4: Previously approved west elevation.

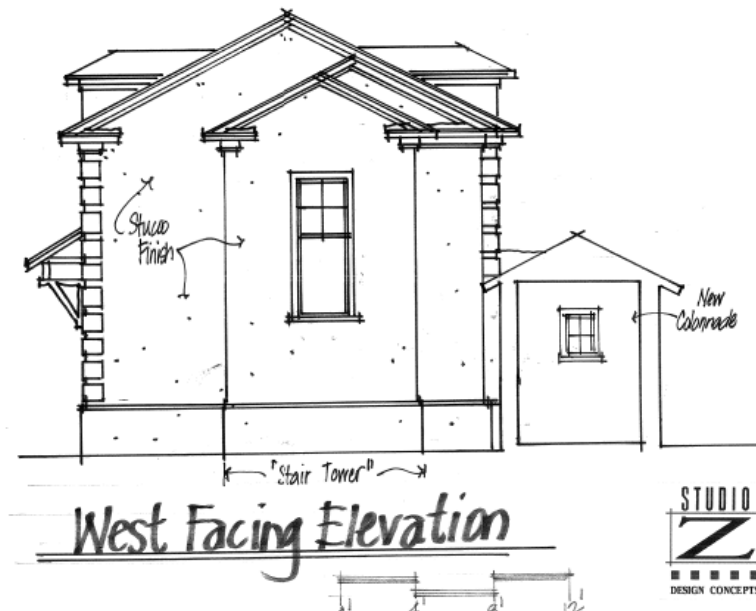


Fig. 5: Revised west elevation.

Staff continues to support the applicants' proposal. The proposed garage is in the most appropriate and suitable location, given the property's construction history and site constraints. As noted, there is a forest conservation easement at the east side of the property, and this precludes the garage being constructed completely behind the historic house and/or c. 1931 addition. Staff also finds the revised proposal to be an improvement, as much of the visibility of the northeast side of the property through the existing colonnade will be retained with the removal previously approved breezeway/mudroom.

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.



FOR STAFF ONLY:

HAWP# 949997 & 955668 REVISION

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Studio Z Design Concepts, LI
Address: 8120 Woodmont Ave Suite
Daytime Phone: 301-951-4391 ext 306

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
Daytime Phone: 301-951-4391 ext 306

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 29/18

Is the Property Located within an Historic District? Yes/District Name _____
No/Individual Site Name Kentsdale

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: _____ 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 type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input 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.

7-19-2022

Signature of owner or authorized agent

Date

8

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

Owner's mailing address Jacque Hinman 9510 Hemswell Place Potomac, Maryland 20817	Owner's Agent's mailing address Studio Z Design Concepts, LLC. Mark Giarraputo, AIA 8120 Woodmont Avenue Suite 950 Bethesda, Maryland 20814
Adjacent and confronting Property Owners mailing addresses	
9508 Hemswell Place Rockville, MD 20854	9514 Hemswell Place Potomac, MD 20854
9509 Hemswell Place Potomac, Md 20854	9505 Hemswell Place Rockville, MD 20854

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 existing former Monastery, turned residence is located on a 73,000 square foot lot in Potomac. Currently there is a Main Residence, Colonnade and old Church Building. There is a Tree Conservation Area located in the rear yard of the property that cannot be built within. Last year, HPC approved the construction of a garage, pool and pool house in the rear yard. Currently the pool and pool house are under construction. As previously mentioned, due to the existing rock out outcroppings that exist on the property, this has further necessitated moving the proposed garage even further to the North.

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

The homeowner desires to relocate the already approved Garage structure and create an open colonnade to match the colonnade that is existing to connect back to the exiting home. As previously mentioned, due to the existing rock out outcroppings that exist on the property, this has further necessitated moving the garage even further to the North. Siesmic research and extensive borings have proven this. This will now open up the view from the front of the property through all the way to the woods in the rear of the property. (The Mud Room previously approved has being eliminated therefore reducing the massing of the new structure.) The proposed garage is still of similar size and scale to what was originally approved by HPC in 2021. It has been pushed back and also more behind the existing house structure keeping most of it out of the view shed from the street. This new location is still well away from the tree save area mandated for this property. The proposed garage as designed will be a three car garage with a second floor above.

Work Item 1: Three Car Garage Structure

Description of Current Condition:

Proposed Work:

The new two story garage structure with room above will sit behind the existing church structure. There is a proposed colonnade that will link the proposed garage to the existing colonnade per the design drawings. The court yard will now be open when viewed through the existing colonnade with views of the tree save area to the east.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

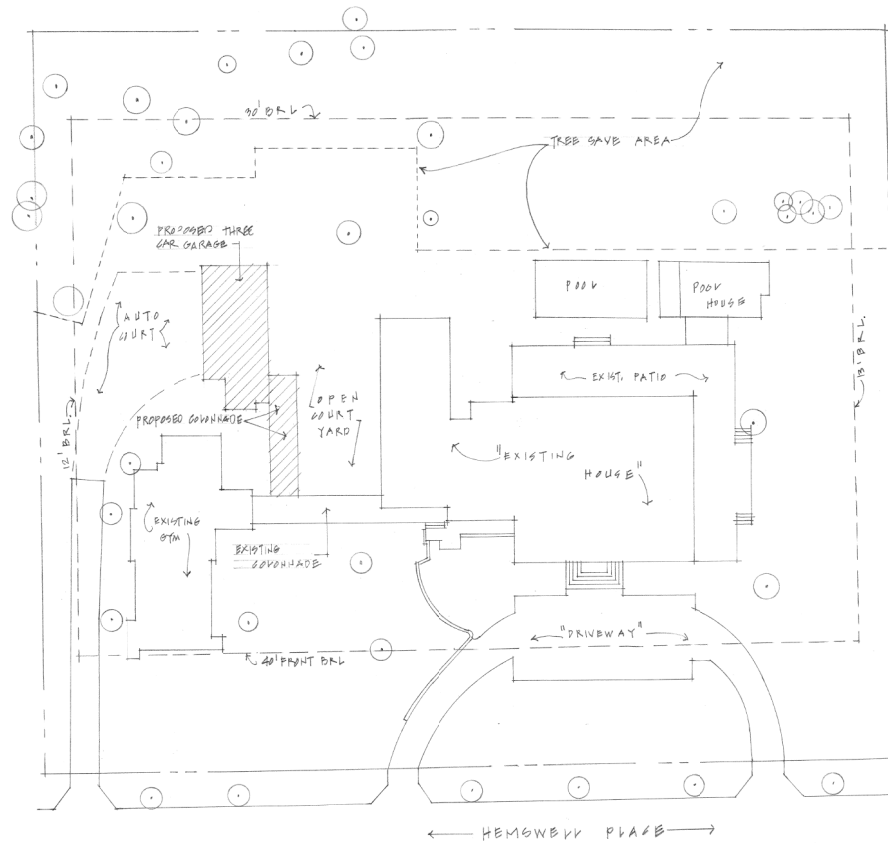
Work Item 3: _____

Description of Current Condition:

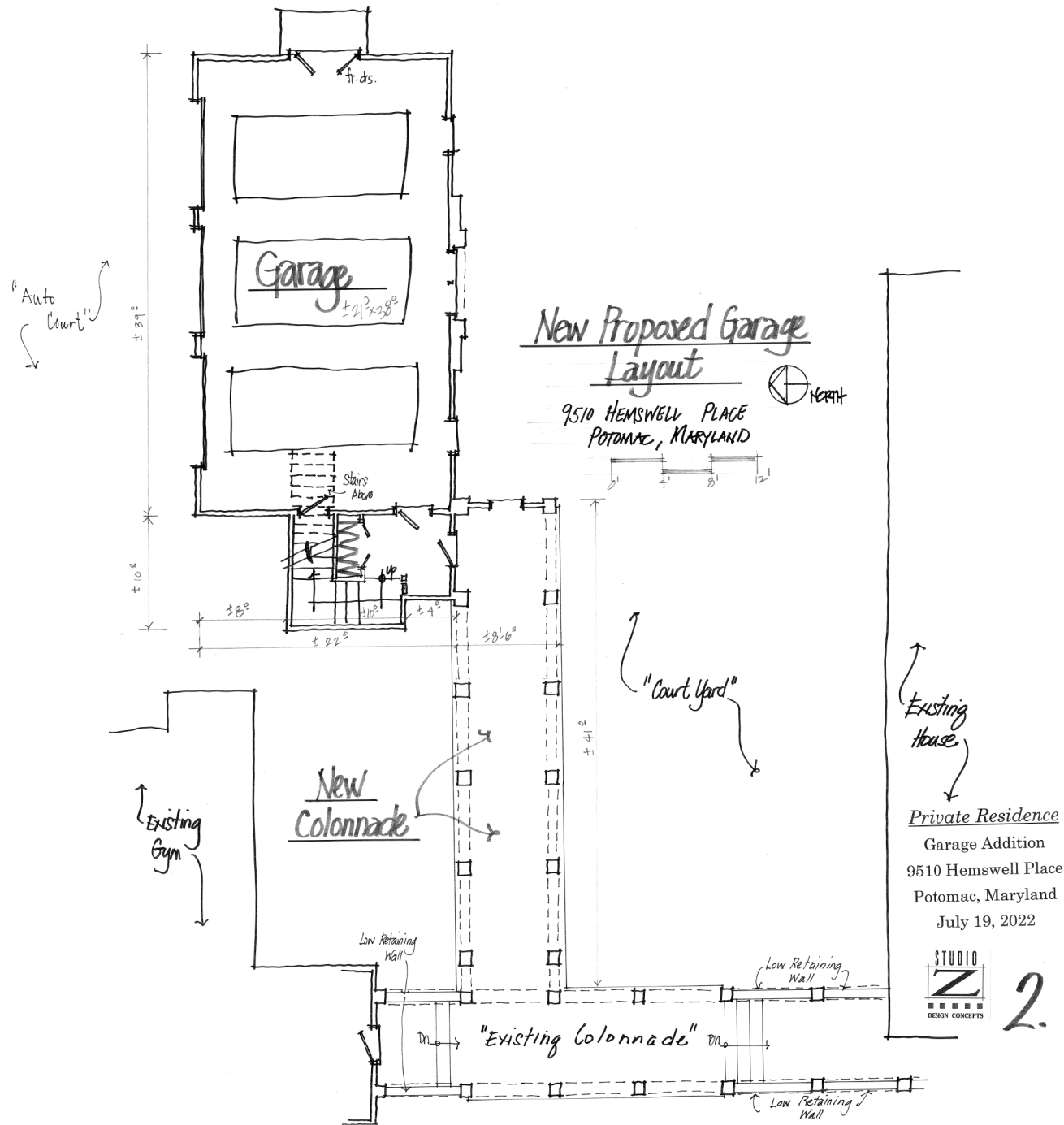
Proposed Work:

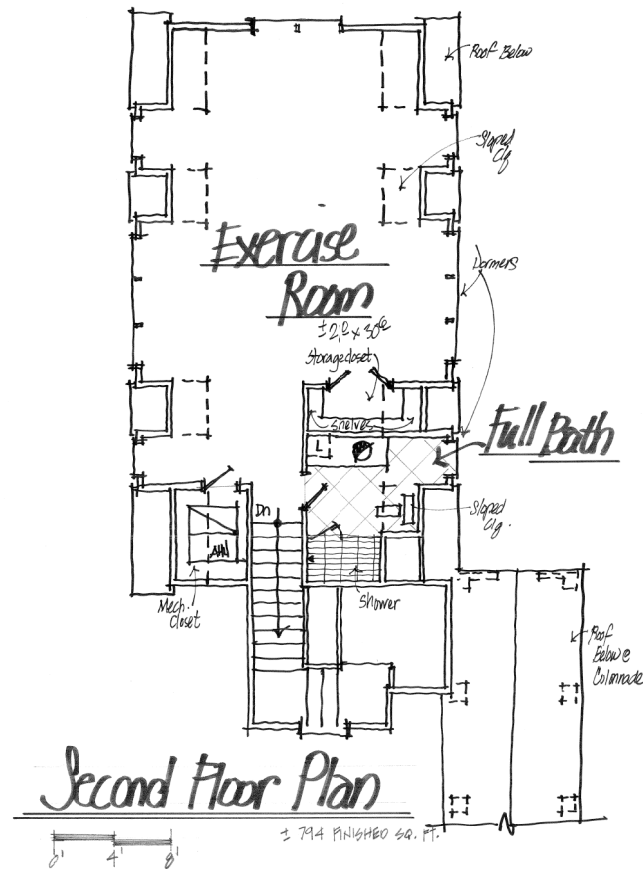
HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description DONE	2. Site Plan DONE	3. Plans/ Elevations DONE	4. Material Specifications DONE	5. Photographs DONE BY HPC	6. Tree Survey SEE SITE PLAN	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



Private Residence
Garage Addition
9510 Hemswell Place
Potomac, Maryland
July 19, 2022

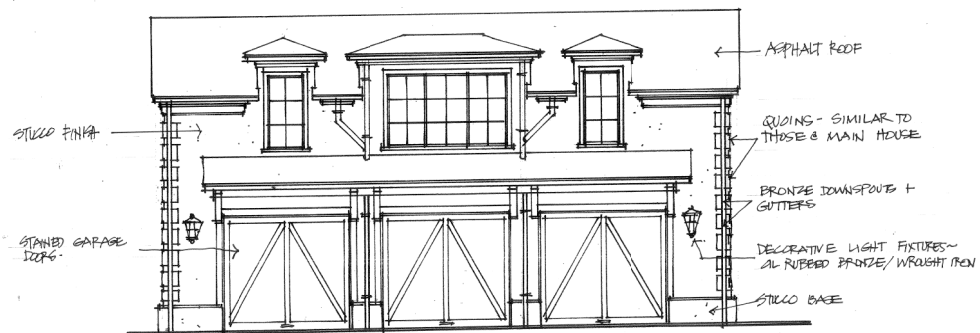




Private Residence
Garage Addition
9510 Hemswell Place
Potomac, Maryland
July 19, 2022



7.



NORTH FACING GARAGE ELEVATION

Private Residence
 Garage Addition
 9510 Hemswell Place
 Potomac, Maryland
 July 19, 2022



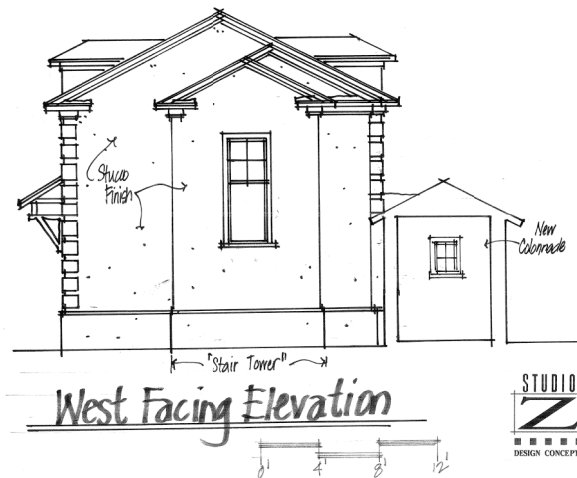
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Private Residence

Garage Addition
9510 Hemswell Place
Potomac, Maryland
July 19, 2022

4.



West Facing Elevation

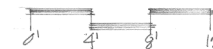
Private Residence
 Garage Addition
 9510 Hemswell Place
 Potomac, Maryland
 July 19, 2022

STUDIO
Z
 DESIGN CONCEPTS

5.



South Facing Elevation



6.

Private Residence

Garage Addition
9510 Hemswell Place
Potomac, Maryland
July 19, 2022