



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

William Kirwan  
Chairman

December 7, 2018

Mr. Casey Anderson  
Chair, Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

**RE: Solera Kensington, Preliminary Plan No. 120180220 and Site Plan No. 820180180**

Dear Mr. Anderson and Members of the Planning Board:

The Historic Preservation Commission (HPC) reviewed the proposed Solera Kensington Preliminary and Site Plan project at three (3) HPC Preliminary Consultations this year on September 5<sup>th</sup>, October 10<sup>th</sup>, and October 24<sup>th</sup>. As you know this project is located partially within the boundaries of the Kensington Master Plan Historic District and includes two historic buildings dating from the early-twentieth century on St. Paul Street.

At our hearings the HPC gave the applicants direction and suggestions regarding the size, mass, scale, height and overall architectural and historical compatibility of the new proposed Senior Living Center and the proposed rehabilitation of the historic commercial buildings.

The HPC is supportive of this project. The applicants were responsive to Commission feedback at each meeting and worked through multiple iterations of their design. Our comments focused on the scale, massing, and materiality of the southeast façade of the proposed building confronting the historic resources, the one-story connecting link to the historic resources, and avoiding any detrimental impact the link may have upon existing character defining features of the historic resources. The proposal is much improved at this point in the process and we expect further refinements to the design when we see them back before the HPC. The applicants understand that a final Historic Area Work Permit (HAWP) is required before they can proceed to permitting and construction.





## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**William Kirwan**  
*Chairman*

A major construction project such as this has the potential to be disruptive to the character of a historic district. We are pleased to see that this proposal will not only preserve and protect the historic buildings, but will create new and vibrant spaces within Kensington for the enjoyment of current and future residents.

The HPC supports this proposal and recommends that the Planning Board approve the project.

Very Sincerely,

William Kirwan  
Chair, Historic Preservation Commission

cc. HPC Members  
Town of Kensington

