

31/6-96C 10231 Carroll Place  
(Kensington Historic District)

Call

Steve Harvey -

(410) 255-6400

Call with LAP  
info.

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]* 3/27/96

P. 002/002



**Gable Signs & Graphics, Inc.**

7948 FORT SMALLWOOD ROAD  
 BALTIMORE, MARYLAND 21226  
 PHONE 410-255-6400  
 FAX 437-5336

CLIENT	GLOBAL HEALTH CARE
PROJECT	ALLEGIS I.D. SIGN
LOCATION	CHESAPEAKE
PHONE	FAX GH Steve H
DRAWN BY	GSG/REP 5/2/96 1/4" 1"
DATE	1/4/96
DRAWING NO.	

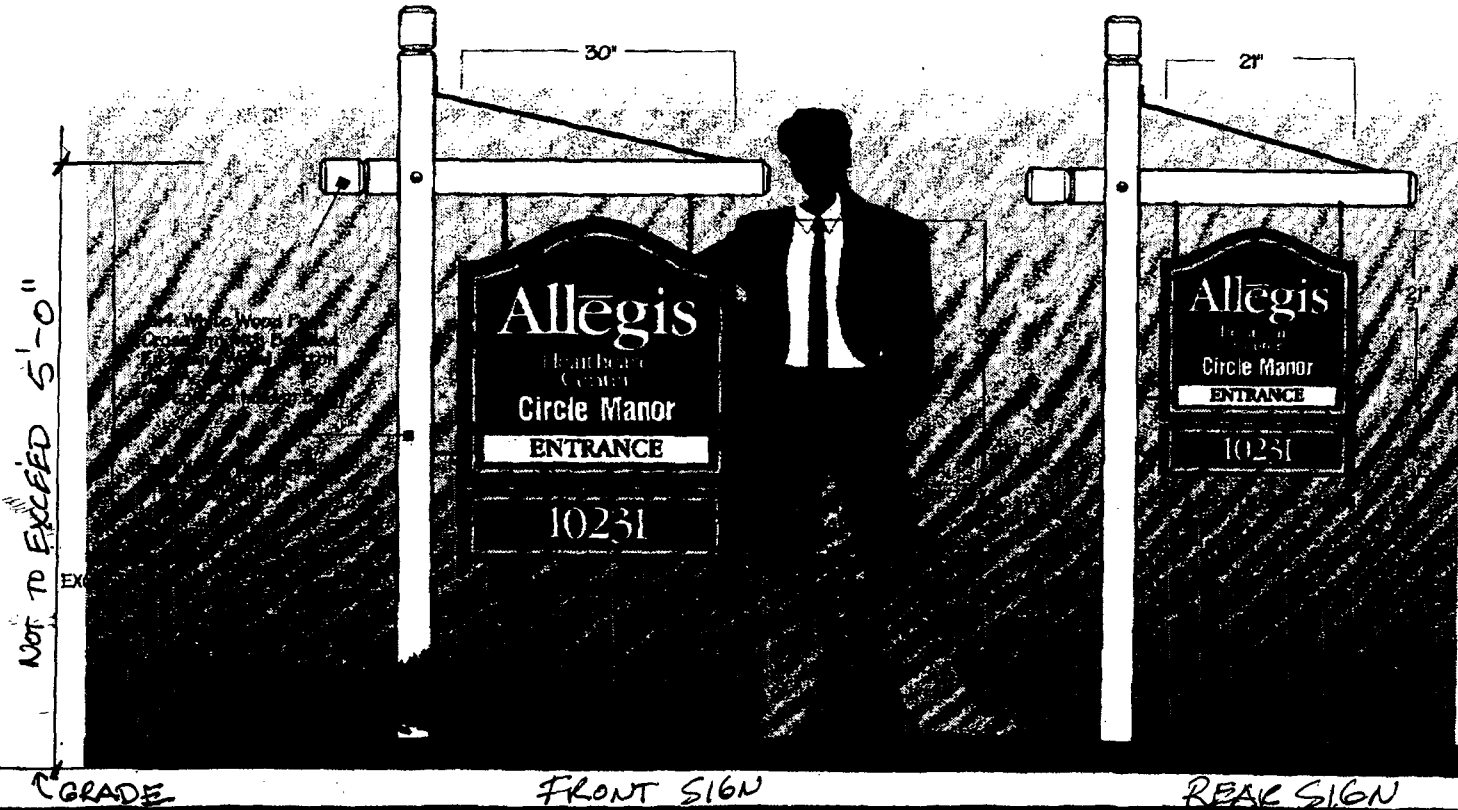
NOTES  
 REDUCED  
 NOT TO  
 SCALE

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CUSTOMER'S SIGNATURE  
 DATE

I.D. SIGN: ALLEGIS - Circle Manor

30" x 30" Double-Faced Sign suspended from White Post construction with bent Steel Strap Cross Support; Posts & Strap painted Bright White; MDO Sign Panel painted PMS 654 Deep Blue, with Light Blue Inline and White LogoType &



NOT TO EXCEED 5'-0"

FRONT SIGN

REAR SIGN

MAR-28-1996 15:34

TOTAL P. 002

Fax Transmittal



**Gable  
Signs &  
Graphics,  
Inc.**

TO: *ROBIN ZIEGLER*  
COMPANY: *HISTORICAL PRESERVATION*  
FAX # *301-495-1307*  
RE: *CIRCLE MIRROR*  
FROM: *STEVE*

NUMBER OF PAGES INCLUDING COVER SHEET:

ADDITIONAL INFORMATION:

*Robin,  
Your approval ASAP  
will be appreciated -  
Charles  
Steve*

---

7948 FORT SMALLWOOD ROAD  
BALTIMORE, MARYLAND 21226  
PHONE 410-255-6400  
FAX 437-5336

Mariner  
Health at  
Arde Manor  
(301) 949-0230



APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Handwritten Signature]*  
 3/29/96



**Gable  
 Signs &  
 Graphics,  
 Inc.**

7948 FORT SMALLWOOD ROAD  
 BALTIMORE, MARYLAND 21226  
 PHONE 410-255-6400  
 FAX 437-5336

CLIENT	GLOBAL HEALTH CARE
PROJECT	ALLEGIS I.D. SIGN
LOCATION	CROSSWIND
PHONE	FAX SH Steve H
DRAWN BY	GSG REP 52858 P-17
DATE	1/20/96
DRAWING NO.	

NOTES  
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 NOT TO  
 SCALE

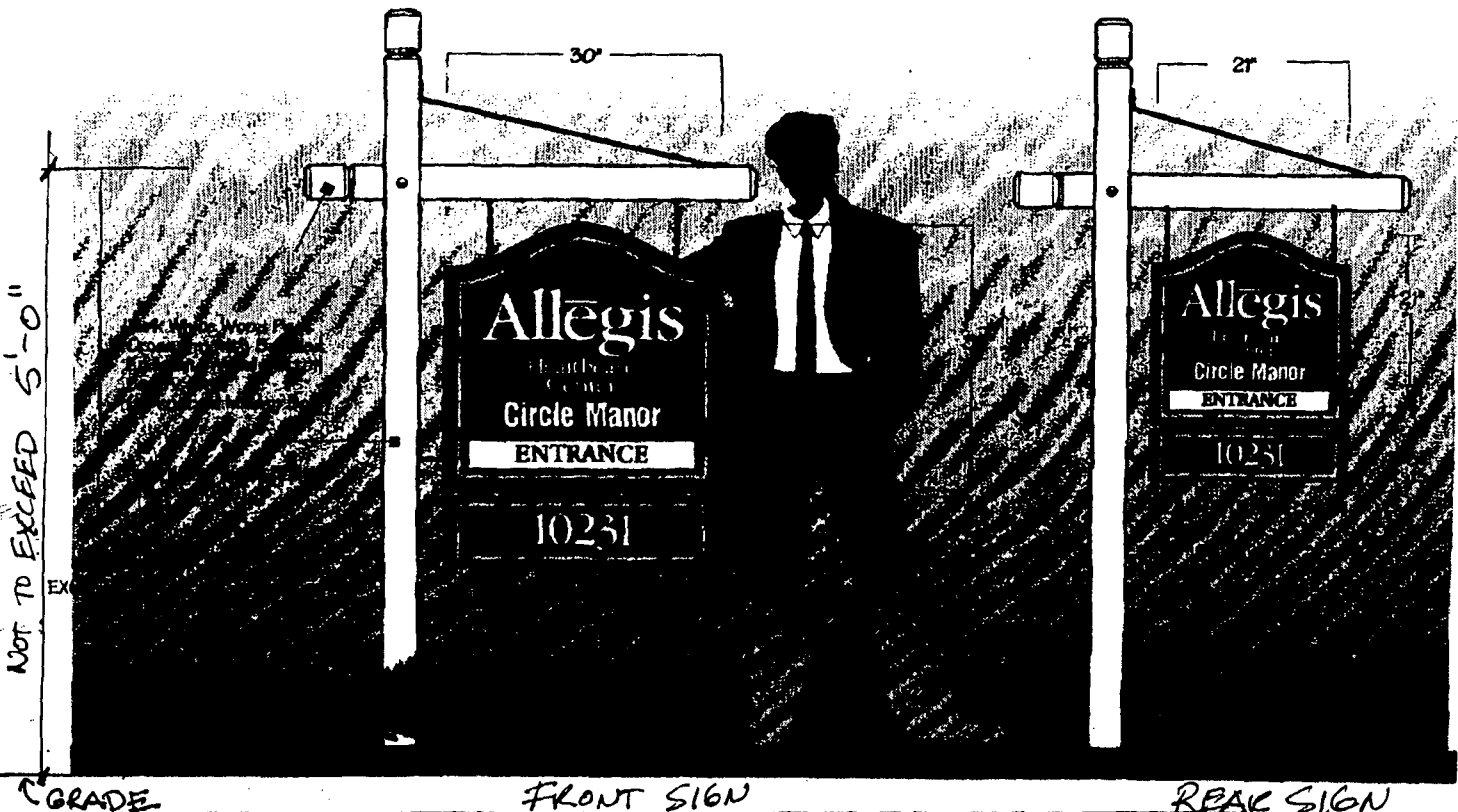
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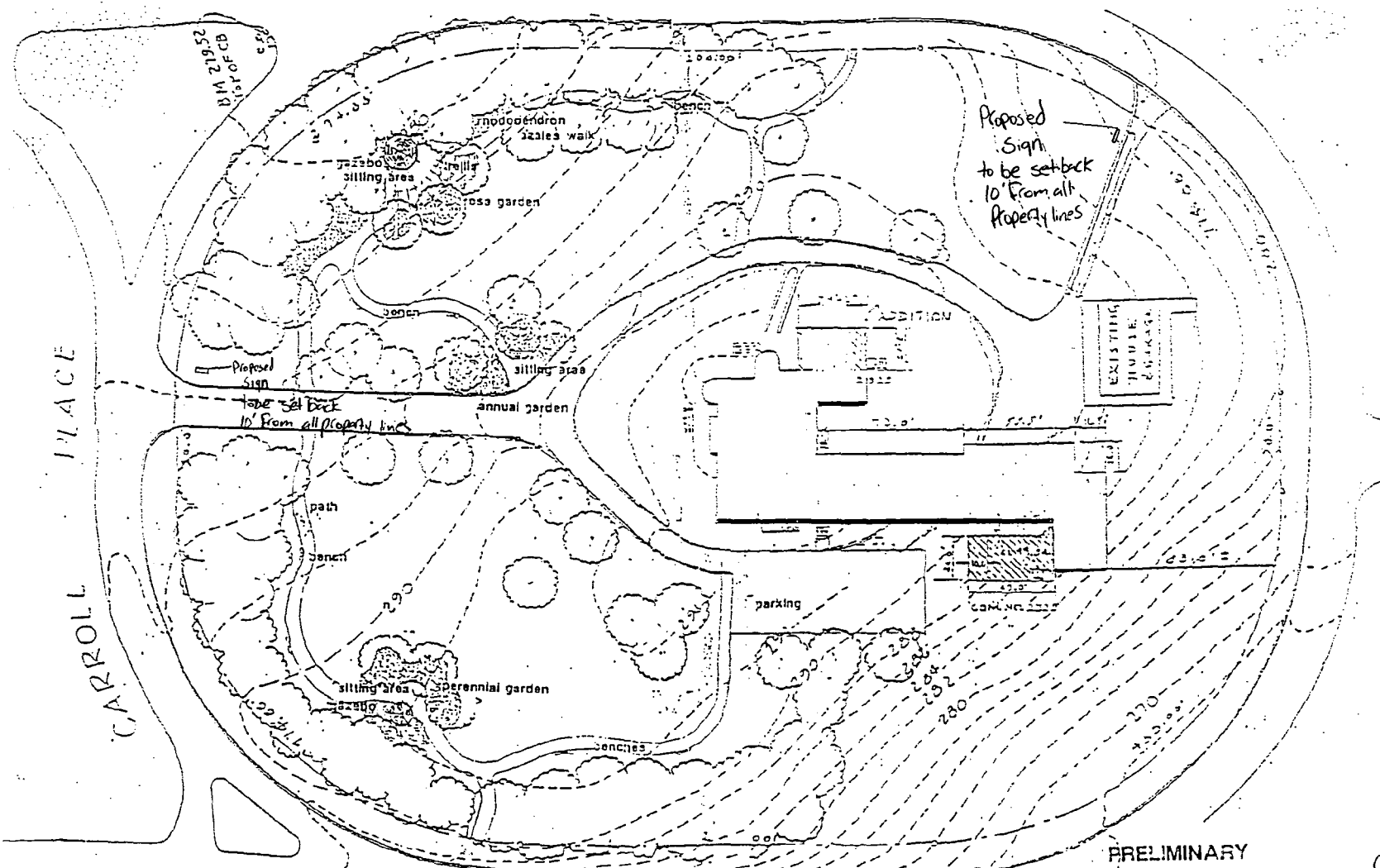


NOT TO EXCEED 5'-0"

GRADE

FRONT SIGN

BACK SIGN



CARROLL PLACE

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Handwritten Signature]* 3/29/96

PRELIMINARY  
 LANDSCAPE SITE PLAN

CIRCLE MANOR GARDENS

Scale: 1"=50'





RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-6370

Historic Preservation Commission  
 (301) 495-4570

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Bill Zimiec  
 DAYTIME TELEPHONE NO. (410) 255-6400  
 TAX ACCOUNT # 1315 1022343  
 NAME OF PROPERTY OWNER Henry M. Louder JR DAYTIME TELEPHONE NO. ( )  
 ADDRESS 10231 Carroll Place Kensington MD 20895  
CITY STATE ZIP CODE  
 CONTRACTOR Gable Signs & Graphics TELEPHONE NO. (410) 255-6400  
 CONTRACTOR REGISTRATION NUMBER 740168  
 AGENT FOR OWNER William Zimiec DAYTIME TELEPHONE NO. (410) 255-6400

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 10231 STREET Carroll Place  
 TOWN/CITY Kensington NEAREST CROSS STREET Baltimore Street  
 LOT 1 BLOCK 1 SUBDIVISION 15  
 LIBER 6010 FOLIO 692 PARCEL \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze  Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other Sign  
 1B. CONSTRUCTION COST ESTIMATE \$ 1000  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 ( ) WSSC 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_  
 2B. TYPE OF WATER SUPPLY 01 ( ) WSSC 02 ( ) WELL 03 ( ) OTHER \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:  
 On party line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/easement \_\_\_\_\_

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

William Zimiec Signature of owner or authorized agent 2/29/96 Date

APPROVED W/CONDITIONS For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 3/27/96

APPLICATION/PERMIT NO: 9603050097 DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

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**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.

  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 3/27/96

MEMORANDUM

TO: Historic Area Work Permit Applicants


FROM: Gwen Marcus, <sup>RDZ</sup> Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

 When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

*Passed*

**EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 10231 Carroll Place Meeting Date: 3/27/96  
 Resource: Kensington Historic District Review: HAWP  
 Case Number: 31/6-96C Tax Credit: No  
 Public Notice: 3/13/96 Report Date: 3/20/96  
 Applicant: William Znaniec, Agent for Owner Staff: Robin D. Ziek  
**PROPOSAL:** Install two signs **RECOMMEND:** APPROVAL

**DATE OF CONSTRUCTION:** c1895

**SIGNIFICANCE:**  Individual Master Plan Site  
 Within a Master Plan Historic District  
 Outstanding Resource (Primary)  
 Contributing Resource  
 Non-Contributing/Out-of-Period Resource

**ARCHITECTURAL DESCRIPTION:** Queen Anne frame house; home of Brainard Warner

**PROPOSAL:** Replace existing sign at main entrance, and install new sign at rear entrance. Both signs would be painted wood, with two components measuring 30" x 30" and 30" x 10". The free-standing signs would hang from a white painted wood sign post. The signs would be located 10' from all property lines. The sign at the front entrance would be located in the same location as the existing sign. The existing sign is also 30" x 30". The address sign on the tree would be removed if the new sign is approved as proposed.

**RECOMMENDATION:**  Approval  
 Approval with conditions:

1. Rear sign be 30% smaller than front sign
2. Front sign be set with cross bar at same height as existing sign.
3. \_\_\_\_\_

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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 insure conformity with the purposes and requirements of this chapter, if it finds that: 4-1

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;

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

①

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Bill Zmariec  
 DAYTIME TELEPHONE NO. (410) 255-6400

TAX ACCOUNT # 1315 1022343

NAME OF PROPERTY OWNER Henry M. Loudon JR DAYTIME TELEPHONE NO. ( )

ADDRESS 10231 Carroll Place Kensington md 20895  
CITY STATE ZIP CODE

CONTRACTOR Gable Signs & Graphics TELEPHONE NO. (410) 255-6400  
 CONTRACTOR REGISTRATION NUMBER 740168

AGENT FOR OWNER William Zmariec DAYTIME TELEPHONE NO. (410) 255-6400

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 10231 STREET Carroll Place

TOWN/CITY Kensington NEAREST CROSS STREET Baltimore Street

LOT 1 BLOCK 1 SUBDIVISION 15

LIBER 6010 FOLIO 692 PARCEL \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other Signs

1B. CONSTRUCTION COST ESTIMATE \$ 1000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 ( ) WSSC 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_

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William Zmariec Signature of owner or authorized agent 2/29/96 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_



Bryan Moraghan  
10205 Montgomery Ave  
Kensington Md 20895

Alan Morris  
10225 Montgomery Ave  
Kensington Md 20895

Mary Brake  
10207 Montgomery Ave  
Kensington Md 20895

Alfred Veerhoff  
10209 Montgomery Ave  
Kensington Md 20895

Mary Stewart  
10211 Montgomery Ave  
Kensington Md 20895

N. Raphael & IL Shulman  
10221 Montgomery Ave  
Kensington Md 20895

Harry McPherson  
10213 Montgomery Ave.  
Kensington Md 20895

Charlie Middleton  
10220 Carroll Place  
Kensington Md 20895

Wm. Nicholson  
10104 Hadley Place  
Kensington Md 20895

Ja. Shar P  
10226 Carroll Place  
Kensington Md 20895

Scott Dinn  
10109 Hadley Place  
Kensington Md 20895

Ja Henn  
10234 Carroll Place  
Kensington Md 20895

Anna Dresdorf  
10401 Fawcett Street  
Kensington Md 20895

Henry Lowden  
10234 Carroll Place  
Kensington Md 20895

Allen Kronstadt  
10203 Montgomery ave  
Kensington Md 20895

## I D SIGN DESCRIPTION

Gable Signs & Graphics to install two (2) 30" x 40" x 5' high double faced sandblasted redwood signs mounted on 4' x 4' post; 4' x 4' post and cross support will have bevelled ends and will be painted white. Sign panel to be painted PMS 654 deep blue with light blue inline white logo type and accent rule line. Sign copy to read "Allegis Healthcare Center", "Circle Manor" and "Entrance".

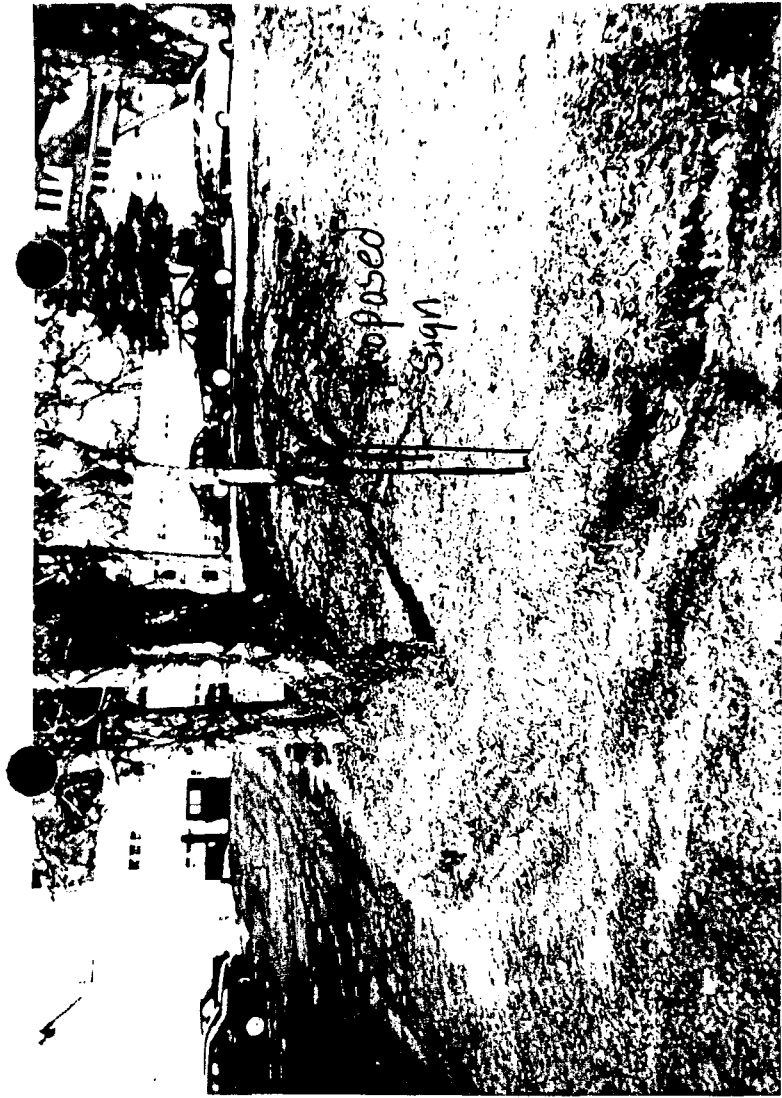






(F)

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**Gable  
Signs &  
Graphics,  
Inc.**

SALES · SERVICE · INSTALLATION

7948 FORT SMALLWOOD ROAD  
BALTIMORE, MARYLAND 21226  
PHONE 410-255-6400  
FAX 437-5336

CLIENT	
GLOBAL HEALTH CARE	
PROJECT	
ALLEGIS I.D. SIGN	
LOCATION	
Circle Manor	
PHONE	FAX
DRAWN BY	GSG REP
BW	Steve H
DATE	SCALE
2.13.96	1" = 1"
DRAWING NO.	
33/1B	

NOTES

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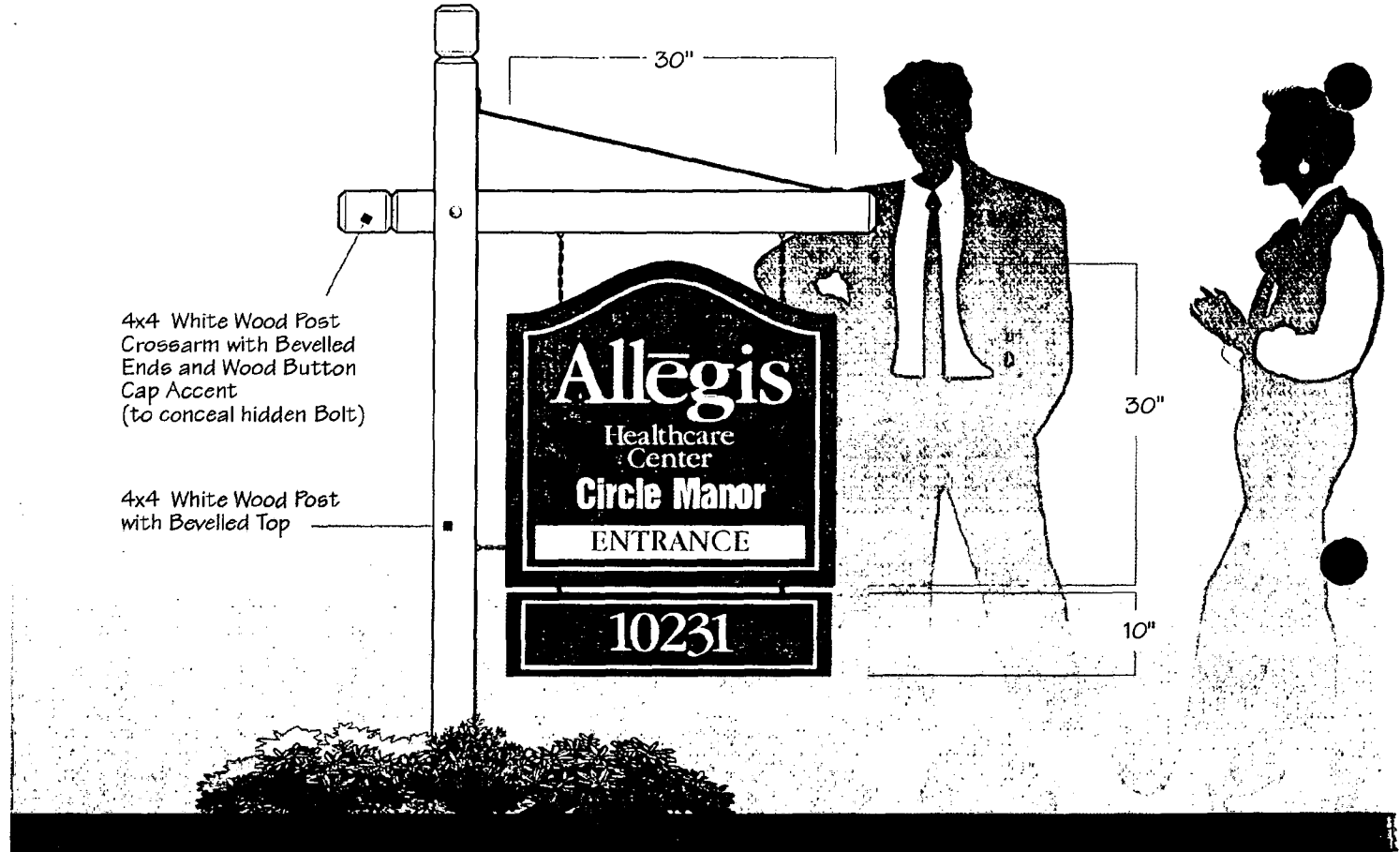
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CUSTOMER APPROVAL

DATE

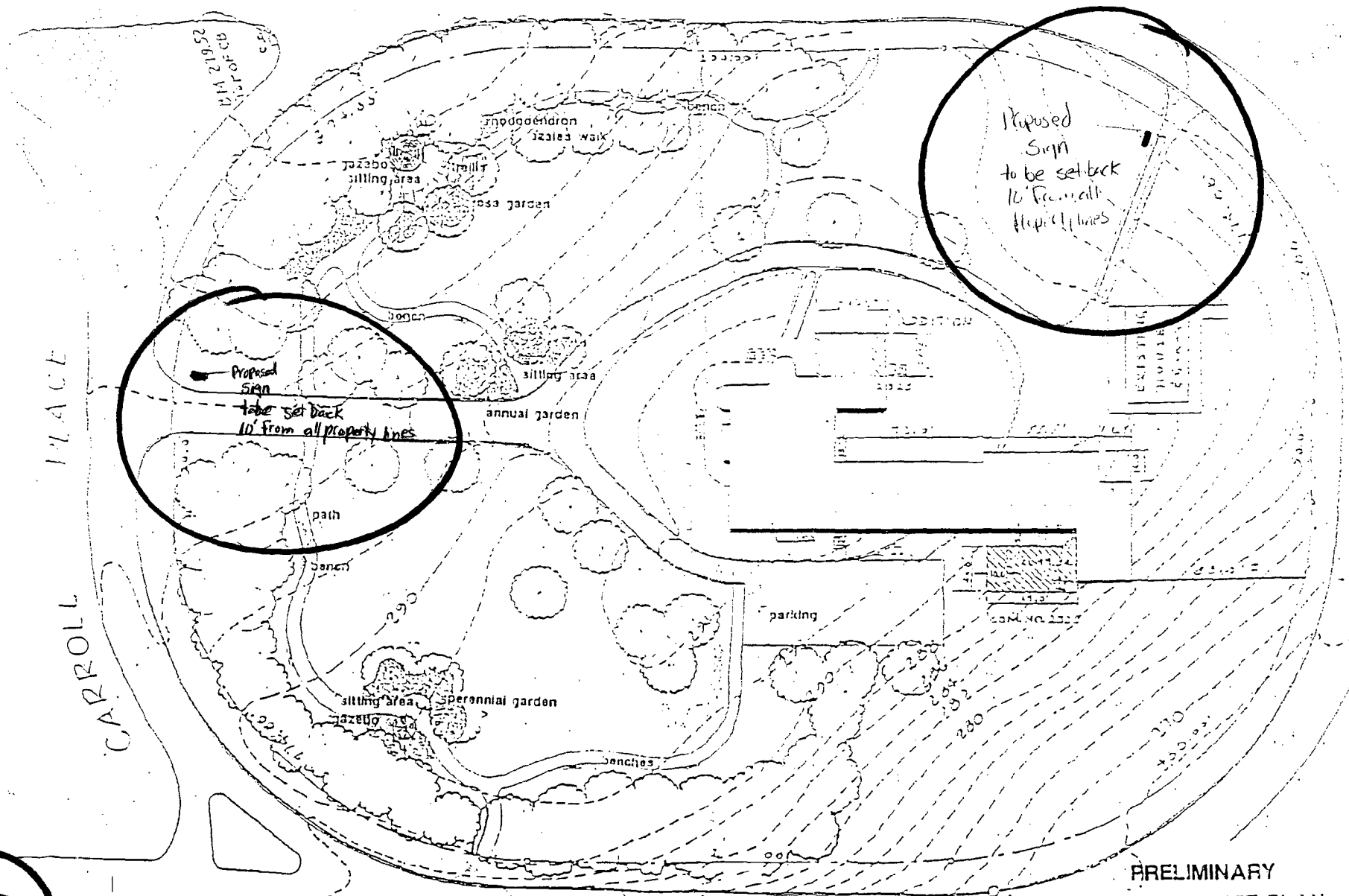
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30" x 30" Double-Faced Sign suspended from White Post construction with bent Steel Strap Cross Support; Posts & Strap painted Bright White; Sign Panel painted PMS 654 Deep Blue, with Light Blue Inline and White LogoType & Accent Rule Line; Anti-Sway connection near bottom of Sign Panel



9

PROPOSED SIGN TO BE SET BACK 10 FEET FROM ALL PROPERTY LINES.



10

PRELIMINARY  
LANDSCAPE SITE PLAN

Sc

CIRCLE MANOR GARDENS

THE KENSINGTON HISTORICAL SOCIETY

P.O. BOX 453  
KENSINGTON, MARYLAND 20895

27 March 1996

Historic Preservation Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Subject: Circle Manor Nursing Home, Kensington, Maryland

Dear Commissioners:

The Kensington Historical Society (KHS) has concerns about the application for the two proposed hanging signs at Circle Manor Nursing Home. KHS determines this application is incomplete. The overall height of the sign and distance to ground is not designated. KHS suggests to the Historic Preservation Commission (HPC) that signs within the Kensington Historic District be reviewed carefully for compatibility. The Circle Manor Site is a prominent resource within the Kensington Historic District and therefore KHS recommends that the HPC approve a low and small sign that has a less commercial appearance.

Sincerely yours,

  
Kitty L. Raufaste  
Chairman, Preservation Committee  
Kensington Historical Society

Pat Parker: 301-495-1307

Mar. 27, 1996

to: Pat Parker, HPC Staff

from: Yvonne Burnay  
acting chair, Kans. LAP

re: HPC Case # 31/6-96C - Circle Manor - New Signs

We question whether the rear entry sign is to be the same as front. Assuming so, we found the proposed sign too large; commercial; propose that the post height be 5'-0", that the entire sign be reduced by 30% and that the name "Circle Manor" be in large letters while other information be reduced in size. We appreciate removal of the house numbers from the tree.

re: HPC Case #31/6-96D - Anderson Garage

We agree w/ staff's position finding it acceptable so long as light is directed onto paving.

re: Revision HPC - Case # 31/6-93A - Fleming

We prefer Option 5 reducing ht to 2'-6" as approved by HPC. & question the 6'-5" cty ht. in the rear addition. Reducing the pld to 3'-1/2' is our second choice. We request again <sup>an occupant</sup> scaled streetscape and proposed rear window details.



**Gable  
Signs &  
Graphics,  
Inc.**

SALES • SERVICE • INSTALLATION

7948 FORT SMALLWOOD ROAD  
BALTIMORE, MARYLAND 21226  
PHONE 410-255-6400  
FAX 437-5336

CLIENT	
GLOBAL HEALTH CARE	
PROJECT	
ALLEGIS I.D. SIGN	
LOCATION	
Circle Manor	
PHONE	FAX
DRAWN BY	
BW	Steve H
DATE	
2.13.96	1"=1"
DRAWING NO.	
3371B	

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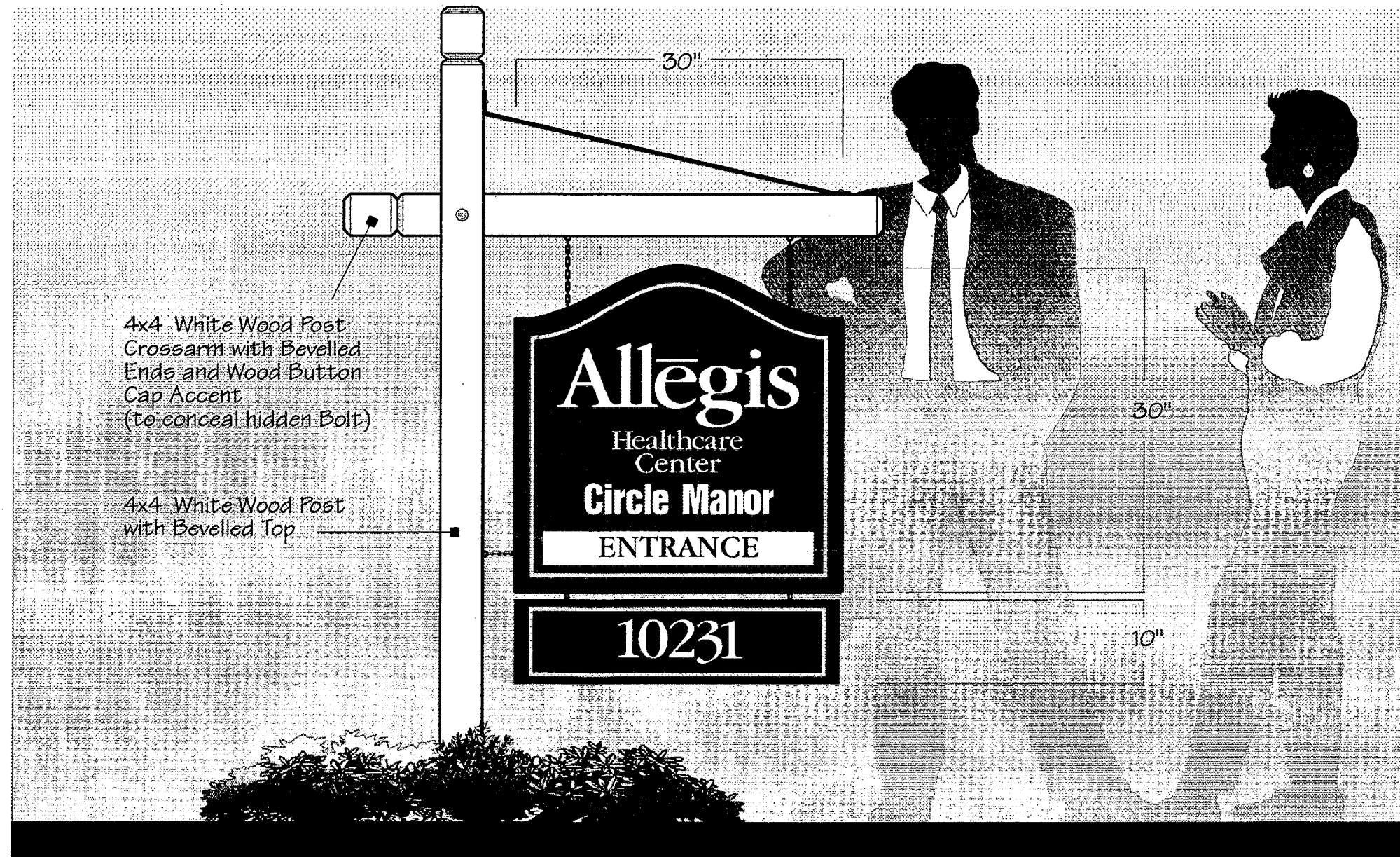
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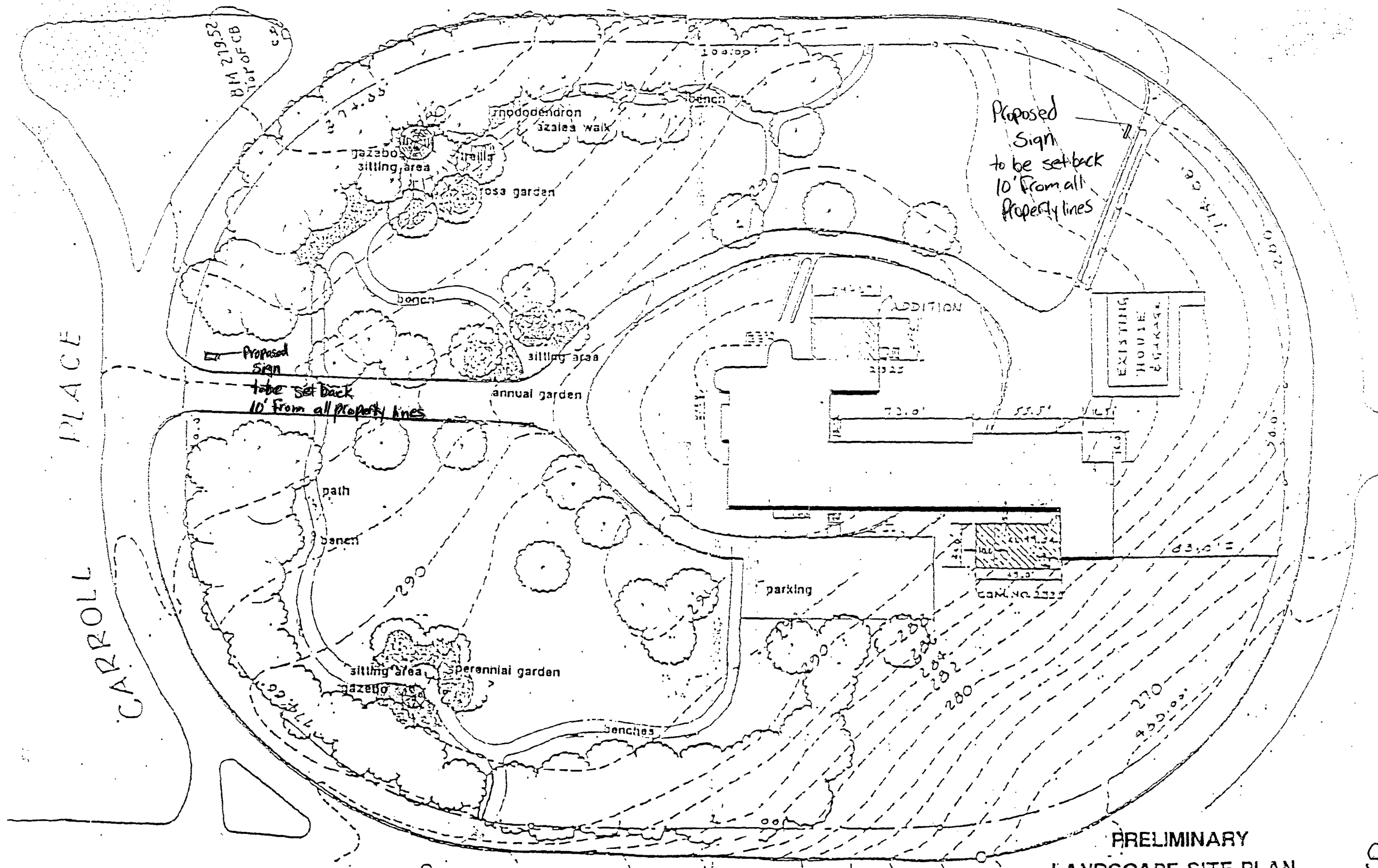


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CUSTOMER APPROVAL

DATE



PRELIMINARY  
LANDSCAPE SITE PLAN

Scale: 1" = 50'

CIRCLE MANOR GARDENS







10019 Frederick Ave.  
Kensington, MD 20895  
March 23, 1996

Chairman, Commissioners  
Historic Preservation Commission  
MNCPPC Building  
8787 Georgia Avenue  
Silver Spring, MD

Dear Chairman and Commissioners:

I am writing concerning the proposed signs at Circle Manor, 10231 Carroll Place, Kensington. I object to the signs as proposed for two reasons. These two by four support posts, painted white and, if they are seven feet tall, appear to be unnecessarily large and reminiscent of real estate signs. The actual signs are also very large and appear to be primarily an advertisement for the Allegis Company which manages the nursing home. Much more appropriate to the area would be a simpler identification that this is indeed "Circle Manor" at 10231 Carroll Place. I think that because this home is at the core of the Historic District and totally within a residential neighborhood special care should be taken.

Thank you,

*Julie O'Malley*  
Julie O'Malley

10019 Frederick Ave.  
Kensington, MD 20895  
March 25, 1996

Chairman, Commissioners  
Historic Preservation Commission  
MNCPPC Building  
8787 Georgia Avenue  
Silver Spring, MD

Dear Chairman and Commissioners:

I'm pleased to see the Commission's firmness in the case of Mr. Fleming's building on Washington Street in Kensington. With the large amount of time and effort devoted to obtaining an acceptable plan, and the focus on height and streetscape throughout the proceedings, there can be no excuse for the builder to depart so dramatically from the approved plans. And the remedy is clear -- for the community's protection and for the credibility of the Commission, the builder must come into compliance.

I believe compliance requires that the height of the building, overall, ground to peak, should conform to the original intention of the Commission. This height is a major determinant of the effect on the streetscape, not simply the sill to peak height.

Regarding the drawings Mr. Fleming has presented, I notice that he has sometimes used the preservation of livable, third floor space as an argument for approval. But it was clear at the February 14, 1994 meeting that the HAWP granted at that time did not include such space. In fact, Mr. Fleming was allowed to mass up the rear of the house to two stories, explicitly to make up for the loss of that third floor space. It's likely that his attempt to fit space into the third floor contributed to the problem here. Certainly this argument should carry no weight.

I also note that the options, particularly the gambrel roof, are beginning to carry us far afield from the original plan. While a certain amount of creativity could be helpful in solving this problem, it should not be treated as an opportunity for redesign. The original plan was developed through painstaking hours of review and should not be redone at the last minute. The goal should be to come as close as possible to what was agreed.

Further, the drawings include some errors and inaccuracies, e.g., the roof rise for Option 5 should probably be 9'11", rather than 8'9" as stated, the window placements are not always consistent, and the relationship of the stated pitch to the rise is sometimes puzzling. The new roof line will require a smaller and lower placed window. Given the history of this project, I hope the Commission will require detailed and accurate drawings for whichever plan you approve.

Some further comments on the options:  
Option 1

Widow's walks are typical of Georgian style homes. This is not a Georgian house.