



31/6-96L 10417-C Armory Ave.
(Kensington Historic District)

IMPORTANT

FOR Pat Parker
 DATE 8/14 - Thurs TIME _____ A.M.
 P.M.
 M Chiga Kagli spell?
 OF Cafe Monet
 PHONE 446-5187
AREA CODE NUMBER EXTENSION
 FAX
 MOBILE _____
AREA CODE NUMBER EXTENSION

TELEPHONED	PLEASE CALL
CAME TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	SPECIFIC ATTENTION
RETURNED YOUR CALL	

Handwritten notes:
 Sent 8/20/14 to you
 Cafe is open 12-10 PM
 minutes - when available
 Dennis Ave

MESSAGE _____
wants transcript of
last night
3007 Dennis Ave
Kensington 20815

SIGNED _____

Call Mary Ann Pershenson.
re: trip proposal.

8/1/96 -
she'll call 8/5/96 -
back

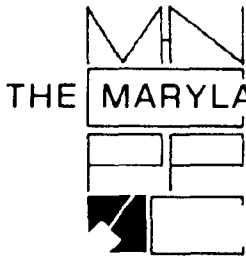
Sept 18th - mtg. w/ graphic designer
@ Kensington Town Hall
7:30pm.

Graphic Design - chosen same as
Camden Yard.

would like APC commissioners
+ staff.

217-3647

~~Parents attend~~



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

DATE: August 15, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

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

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!

▼ P5429-31 Black
 P5429-25 Verde
 P5429-30 White
 Cast aluminum post lantern with polished solid brass candles. Beveled clear glass panels, top and bottom.
 Size: 9-3/8" W., 25-1/8" ht.
 Fits 3" post (order separately).
 Lamps: Three candelabra-base lamps, each 60w max.



► P5528-25 Verde
 P5528-30 White
 P5528-31 Black
 Chain-hung cast aluminum lantern. Polished solid brass candles on hang-straight swivel. Beveled clear glass panels, top and bottom.
 Size: 9-3/8" W., 18" ht. Overall ht. w/chain 60"; wire 10'.
 Lamps: Three candelabra base lamps, each 60w max.



APPROVED
 LAMP
 P&C
 H&C

APPROVED
 Montgomery County
 Reservation Commission
 Historic Park



◀ P5629-30 White
 P5629-25 Verde
 P5629-31 Black
 Cast aluminum wall lantern. Polished solid brass candles. Beveled clear glass panels, top and bottom.
 Size: 9-3/8" W., 25-3/8" ht. Extends 10-5/8" H/CTR 19".
 Lamps: Three candelabra base lamps, each 60w max.

506-30

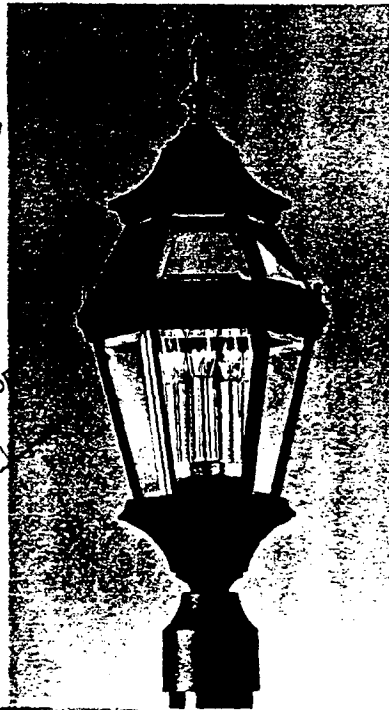
wrought
 metal
 shade.
 ht.
 wire 10'.
 base

▲ P5630-25 Verde
 P5630-30 White
 P5630-31 Black
 Cast aluminum wall lantern. Polished solid brass candles on hang-straight swivel. Beveled clear glass panels, top and bottom.
 Size: 9-3/8" W., 19" ht. Extends 10-5/8" H/CTR 6".
 Lamps: Three candelabra base lamps, each 60w max.

► P5628-31 Black
 P5628-25 Verde
 P5628-30 White
 Cast aluminum wall lantern. Beveled clear glass panels top and bottom.
 Size: 8" W., 18-3/4" ht. Extends 8-5/8" H/CTR 15-3/4".
 Lamp: One medium base lamp, 100w max.



▼ P5429-31 Black
 P5429-25 Verde
 P5429-30 White
 Cast aluminum post lantern with polished solid brass candles. Beveled clear glass panels, top and bottom.
Size: 9-3/8" W., 25-1/8" ht.
 Fits 3" post (order separately).
Lamps: Three candelabra-base lamps, each 60w max.



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 P5528-30 White
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APPROVED LAMP
 P&C
 H&C

APPROVED
 Montgomery County
 Reservation Commission

Arthur P. ...



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 P5629-31 Black
 Cast aluminum wall lantern. Polished solid brass candles. Beveled clear glass panels, top and bottom.
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506-30

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10417-C Armory Avenue

Meeting Date: 8/14/96

Resource: Kensington Historic District

HAWP: Alteration

Case Number: 31/6-96L

Tax Credit: No

Public Notice: 7/31/96

Report Date: 8/7/96

Applicant: Debbie Lawless

Staff: Patricia Parker

PROPOSAL: Install commercial sign, fencing & gate

RECOMMEND: Approve
w/condition

The applicant proposes to install two 6'0" high ornamental black metal double entrance gates across a existing opening 9'9" wide. The gates, as proposed, would be lighted with lamps at each side and include an ornamental arch to support a sign. The sign would be constructed of wood and ceramic tiles. The logo of the business would be hand painted on the ceramic tiles and the words "Cafe Monet" would be hand painted on wood.

This lighted gate and nonluminous sign would be installed on the property of a secondary resource in the commercial area of Master Plan Site #31/6, the Kensington Historic District. The property at 10415 is a primary resource zoned for residential and office use and this property is adjacent to the subject property. Across Armory Avenue are large scale commercial structures and parking lots outside the Kensington Historic District and immediately to the north is another secondary resource within the commercial area. To the rear of 10417-C is another primary resource.

STAFF DISCUSSION

On June 26, 1996, Marian V. Hershenson, Kensington Revitalization Coordinator within Montgomery County's Department of Housing and Community Affairs appeared before the Historic Preservation Commission to inform the Commission of the County's current efforts to develop recommendations for facade improvements and signage as a Capital Improvement Program project for a portion of the Kensington Business District. The HPC was informed that the County expects to complete this program within the next six months and have guidelines in place at that time.

MCDHCA requested that cases involving properties in this area be deferred until such time as the recommendations and plans are finished. At the June 26, 1996 meeting, the applicant chose to withdraw his proposal from HPC consideration because of this new information presented to the Historic Preservation Commission. On that basis, the HPC agreed to defer consideration of the proposal at that time.

This proposal would also be located within the Business District of the Kensington Historic District. Therefore, staff requested that the applicant provide a copy of the plans to MCDHCA for their review and comment. At the time of this writing, HPC staff has not received comments from MCDHCA.

The sign does appear to be in conformance with all other County sign regulations. And the sign is non-illuminated. It would receive light from the lamps situated atop the wrought iron fencing. The sign situated above the new 6'5" high wrought iron fencing, receives light from lamp posts at each side. Double gates vary in height from 5' at their lowest point to 6'0" high.

Staff agrees with the applicant that the building is substantially recessed from the public street. Therefore staff feels that a sign located closer to the public street may be necessary for commercial purposes. The sign does not project from the outside face of the adjacent exterior walls and is not mounted or painted on the buildings. The sign, fencing, gates and lamps would appear to be harmonious with the street scape, building facades and neighboring structures and provides continuity and an opportunity for the public to utilize an open courtyard.

The proposed use of wrought iron fencing with 1/2" pickets 4" o.c. would offer more than 50% openness so that the building at 10417-C Armory Avenue would still be visible from the public street. And the existing brick wing walls are 6'5" in height. Therefore staff does not find the height of the fencing and gates to be problematic because of the openness of the fence achieved through the use of slender pickets and 4" spacing.

Staff is concerned about the amount of ornamentation proposed and located above the wrought iron fencing. Staff suggests that the lights and wrought iron fretwork above the fencing be simplified. As proposed, the style of the lights, bracketing for the sign and ceramic tile may be inconsistent with other commercial buildings which face Armory Avenue. However, staff can not recommend that this approach be taken because staff is without information and a finalized recommendation from MCDHCA for the street scape. The HPC may want to discuss this portion of the proposal with the applicant.

The applicant would also like for the Commission to provide comment on whether the sign letters could be hand painted on glass instead of wood. Staff feels that if the sign utilized glass in place of wood, the signage would be more transparent with possibly even less impact to the Kensington Historic District, and would be acceptable.

STAFF RECOMMENDATION

With the following condition, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)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;

and with the Secretary of the Interior's Standards for Rehabilitation #9 and #10:

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; and

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;

Condition:

1) The style of the lights and wrought iron fretwork above the fencing should be simplified;

and with the general condition applicable to all Historic Area Work Permits that the applicant shall 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Debbie Lawless
DAYTIME TELEPHONE NO. (301) 946-2509
TAX ACCOUNT # 16-13 01022720
NAME OF PROPERTY OWNER Debbie Lawless/Cafe Monet, Inc. DAYTIME TELEPHONE NO. (301) 946-2509
ADDRESS 3003 Dennis Ave. Kensington MD 20895
CITY STATE ZIP CODE
CONTRACTOR Undecided TELEPHONE NO. ()
CONTRACTOR REGISTRATION NUMBER _____
AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 10417-C STREET Armory Ave.
TOWN/CITY Kensington NEAREST CROSS STREET Knowles Ave
LOT 9 BLOCK 2 SUBDIVISION R.B. Detricks Subdivision of Kensington
LIBER _____ FOLIO _____ 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 Gate/Sign
1B. CONSTRUCTION COST ESTIMATE \$ 3,400
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.

Deborah Lawless 7/16/96
Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

Description of Work

Çaya Cagri and Debbie Lawless will be opening Café Monet, a coffee house and bakery, at 10417-C Armory Avenue in Old Town Kensington. The café is located in the store on the south end of a two-story building that houses seven stores. We would like to erect a gate and signage at the entrance to the courtyard of the café. (See site plan.)

We propose to erect a double gate 9'6" wide x 6' high with lamps on each side and an ornamental arch supporting the signage (see design for specific dimensions).

The 17" wide by 21 1/4" sign will be our logo handpainted on ceramic tiles (see logo art). "CAFÉ MONET" will be handpainted on wood.

Gate and arch fabrication will be of a welded construction. All welds are chipped, exposed welds are ground smooth. All material will be primed and black iron semi-gloss dip painted with 100% enamel paint.

The property is managed by Dennis McCurdy of Realty Investment Corporation of America at (301) 933-1551. Our lease provides the owner's approval to erect the gate/sign.

HAWP Application
Address of Adjacent & Confronting Property Owners

South:

GTM Architects
10415 Armory Ave.

North:

10417-21 Armory Ave.
Connected building managed by Dennis McCurdy of Realty Investment Corporation of America

West:

Safeway
3838 Howard Ave.

Property Manager:

Dennis McCurdy
Realty Investment Corporation of America
3702 Perry Ave.
Kensington, MD 20895

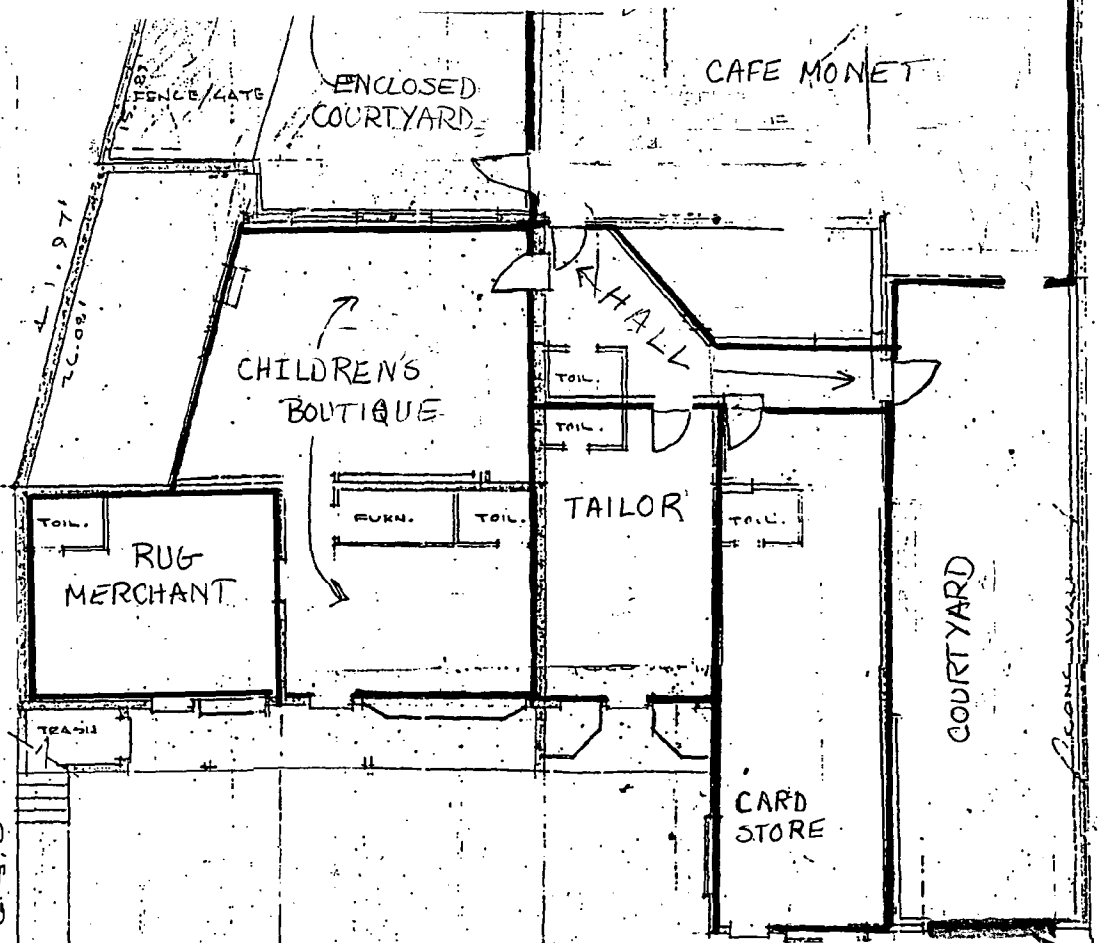


TABLE OF RENTABLE SPACE

COMMERCIAL	AREA	NOTES
#10417	• 685 S/F	
#10419	• 420 S/F	
#10421	• 496 S/F	
#10423	• 504 S/F	
OFFICE/STUDIO		(2ND FLOOR)
#10421-23	• 1000 S/F	
WAREHOUSE		
9 OFFICE	• 830 S/F	
DISPLAY	• 665 S/F	CONVERSION OF "EXTENSION"

TOTAL • 4600 S/F • RENT

- 1165
- SHARE 410
- MARTIN PARKING MOVE IN, MOVE OUT (3-VEN)

Location of gate + sign

COMMERCIAL DISTRICT

#10423 #10421 #10419 #10417 (REAR)

ARMORY AVE. KENSINGTON RD.

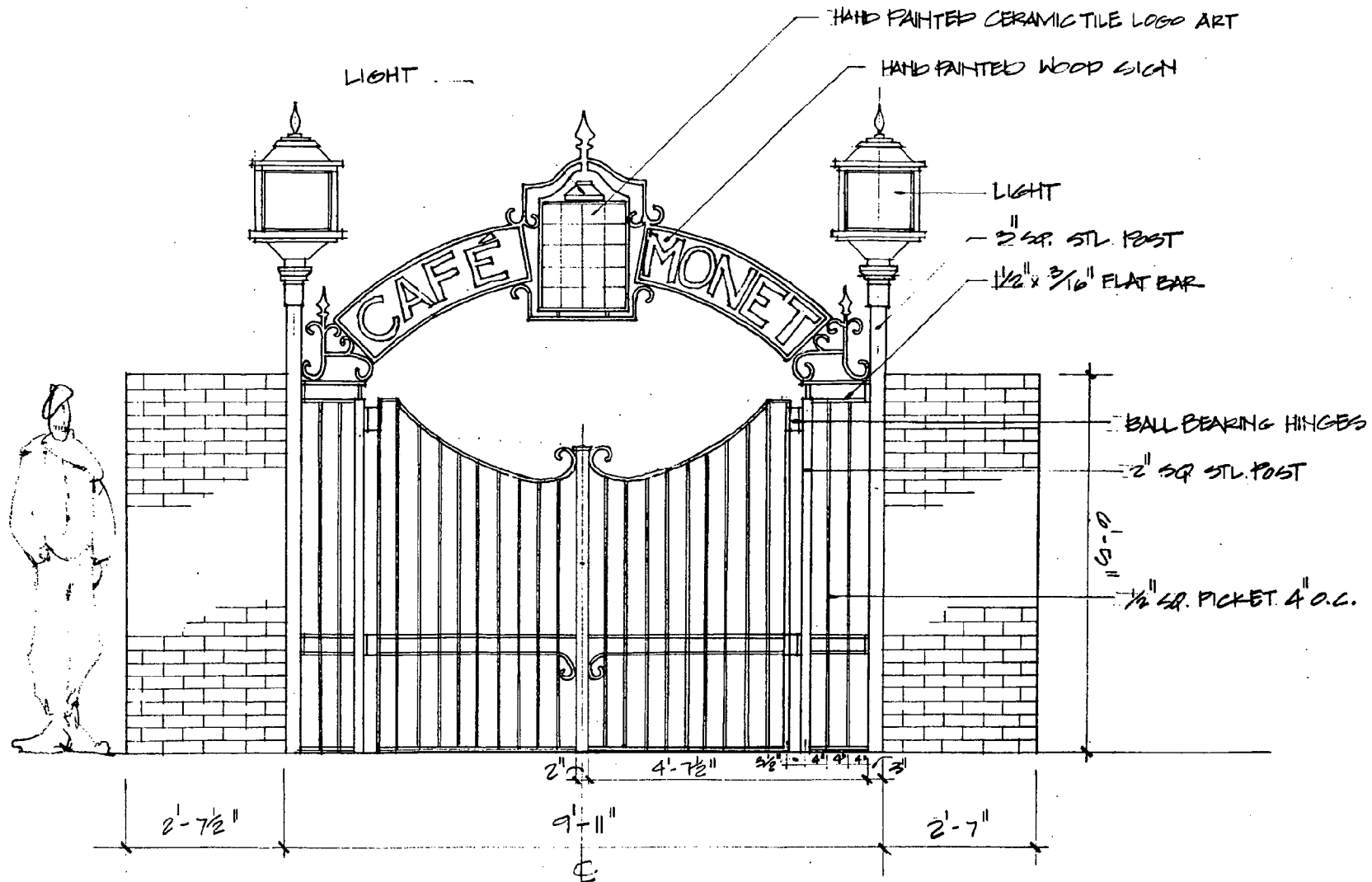
21'-0" 20'-0" 13'-0" 17" 15'-0"

TWO-STORIES SINGLE-STORY

HAIR SALON/PHOTO STUDIO (on second story)

S.C.C.

11



CAFÉ MONET
 ENTRY GATE - (TWO FIXED END PANELS + 2 OPERABLE GATES)
 SCALE: 1/2" = 1'-0"
 JULY 17, 1990





Courtyard looking to front of Café Monet



Logo art for handpainted ceramic sign
(Café Monet)

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