

31/6-92D 10401 Armory Avenue —
Kensington Historic District



DHHS/Public Health Service
Agency for Health Care Policy and Research

DIANE S. DWYER
Program Analyst

2101 East Jefferson Street, Suite 502
Rockville, MD 20852

(301) 227-8349

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10401 Armory Avenue Meeting Date: 7/22/92
Resource: Kensington Historic District Review: HAWP/Alt.
Case Number: 31/6-92D Tax Credit: No
Public Notice: 7/9/92 Report Date: 7/15/92
Applicant: St. Paul's U.M. Church Staff: Nancy Witherell

Saint Paul's Church, housed in a brick and stone structure built in 1970, proposes the installation of a larger sign in front of its parking lot adjacent to the church. The area around the church is characterized by commercial structures, some of them large-scaled and generally of a non-historic nature.

The existing signs are small, metal signs typically seen on sidewalks near churches. The congregation would like a sign at a scale to be seen by drivers rather than by pedestrians, as well as a sign to display current information about the church's programs.

The proposed sign is a back-illuminated sign measuring 5' by 8', on one foot-tall posts, for a total height of 6'. The sign would be installed in front of the parking lot at the intersection of Armory Avenue and Knowles Avenue. The attached photographs show the existing signs and a mock-up of the proposed sign.

STAFF RECOMMENDATION

The proposed sign is of a type typically used by churches to convey information and advertise its presence. While these signs are normally seen facing roads with faster traffic in less dense areas, they are also used in urban settings, even in historic districts when appropriate. Given the large-scale and non-historic character of the immediate area and the church's desire to advertise both its presence to drivers and its program to parishoners, the staff recommends that the Commission find the proposal to be consistent with Chapter 24A, particularly 24A-8(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;

and, with Standard #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.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 29050193

NAME OF PROPERTY OWNER Board of Trustees TELEPHONE NO. 301 933 7933
(Contract/Purchaser) St. Paul's UMC (Include Area Code)

ADDRESS 10401 Armory Ave. Kensington, Md. ZIP 20895
CITY STATE

CONTRACTOR A. Dean Electric Co. TELEPHONE NO. 933 5255
CONTRACTOR REGISTRATION NUMBER 1071 Masters # 1963

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10401 Street Armory Ave.

Town/City Kensington Election District 13

Nearest Cross Street Mitchell Street

Lot P2 Block 2 Subdivision 15

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other Sign

1B. CONSTRUCTION COSTS ESTIMATE \$ NA

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? No

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

4A. HEIGHT _____ feet _____ inches
4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line _____
2. Entirely on land of owner _____
3. On public right of way/easement _____ (Revocable Letter Required).

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.

Deane S. Dwyer June 25 1992 (3)

9206230070

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

A 1970 brick and stone church between a residential and commercial area, one block east of Connecticut Avenue and one block south of the railroad track. No historical features or significance - merely resides in the historic area of the Town of Kensington

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

Our single-face sign will be white with black changeable letters. Height will be 6' from the ground with 1' from the bottom of the sign to the ground. The width is 8'. The sign will be illuminated from within. The back will be black.

There will be no impact on the historical resources, the environmental setting, or the historic district

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

A single-face sign, 6' tall 8' wide with 4" letters. One foot of clearance below the sign will contain low growing juniper bushes.

- b. the relationship of this design to the existing resource(s):

Replaces several smaller signs erected on an as needed basis.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

NA

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. **Design Features:** Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. **Facades:** Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. **Materials Specifications:** General description of materials and manufactured items proposed for incorporation in the work of the project.
8. **Photos of Resources:** Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. **Photos of Context:** Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. **Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Sateway
 Address 3838 Howard Avenue
 City/Zip Kensington 20895
2. Name Bakery Confectionery & Tobacco Workers International Cl
 Address 10401 Connecticut Avenue
 City/Zip Kensington 20895

3. Name Town of Kensington Government
 Address 3710 Mitchell Street
 City/Zip Kensington 20895
4. Name Apartments
 Address 10410 - 10416 Fawcett
 City/Zip Kensington 20895
5. Name Carole Crandon
 Address 10415 Armory Ave.
 City/Zip Kensington 20895
6. Name _____
 Address _____
 City/Zip _____
7. Name _____
 Address _____
 City/Zip _____
8. Name _____
 Address _____
 City/Zip _____

1757E



8' x 60" 4" letters

This has 6" letters, ours will have
4" letters, no brick work.

Similar sign on Old Georgetown Road:

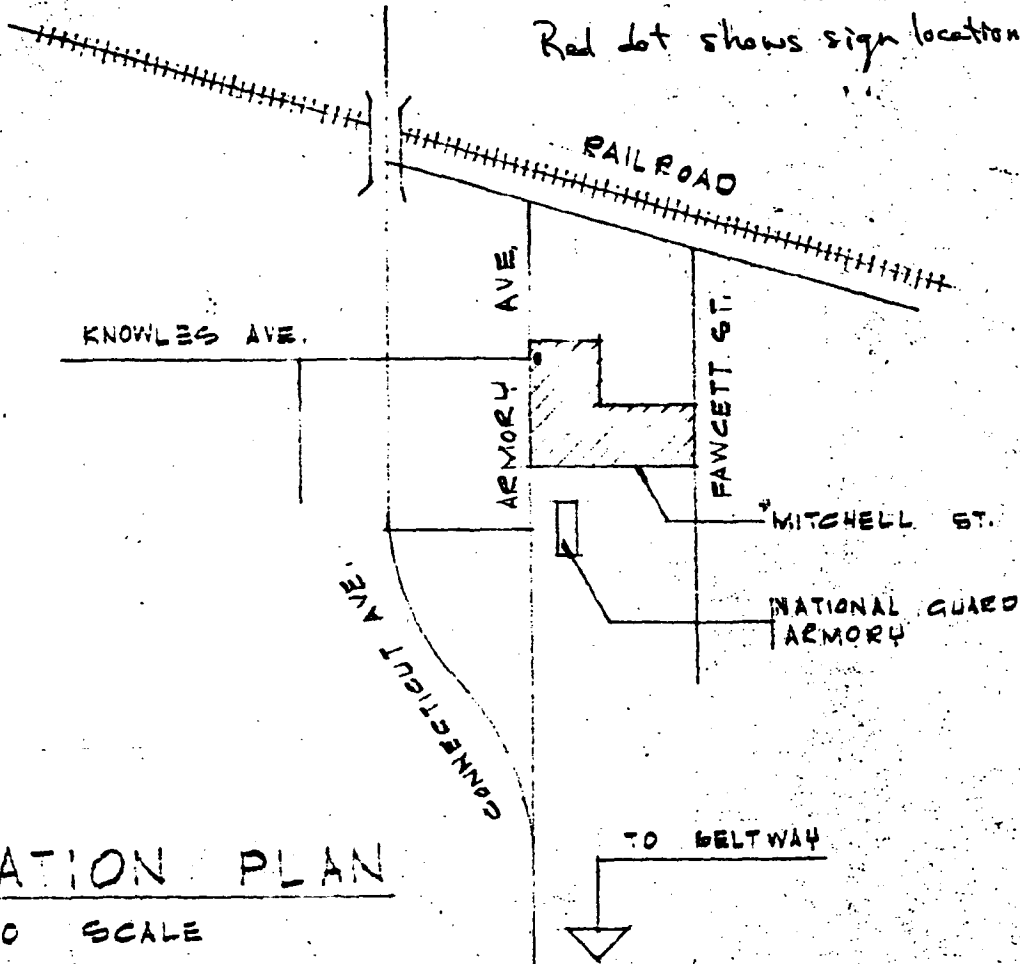
Ours will 1. be identical in size

2. have 4" letters as opposed to 6" letters here.

3. not have any brick work.

KENSINGTON

Red dot shows sign location.



LOCATION PLAN

NO SCALE



THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE OF MONTGOMERY COUNTY

ARCHITECT

REG. NO.

ENGINEER

REG. NO.

ST. PAUL'S METHODIST CHURCH, KENSINGTON, MD.

TITLE SHEET & SITE PLAN

DATE:

FILE NO. 230

DRAWING NO.

DUANE & DUANE AIA
ARCHITECTS
2600 CONN. AVE., NW., WASHINGTON, D.C. 20008



(9)

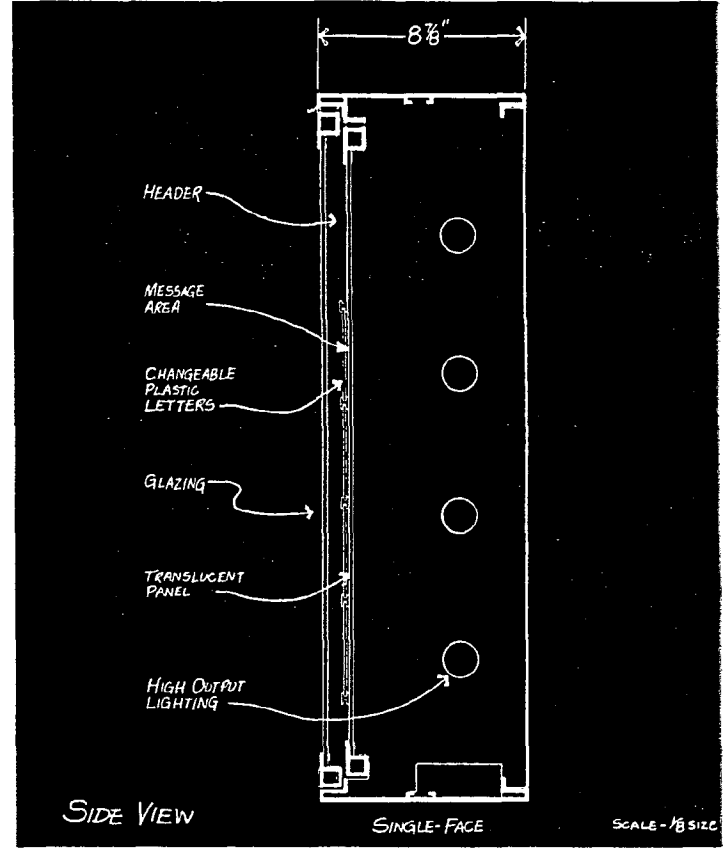
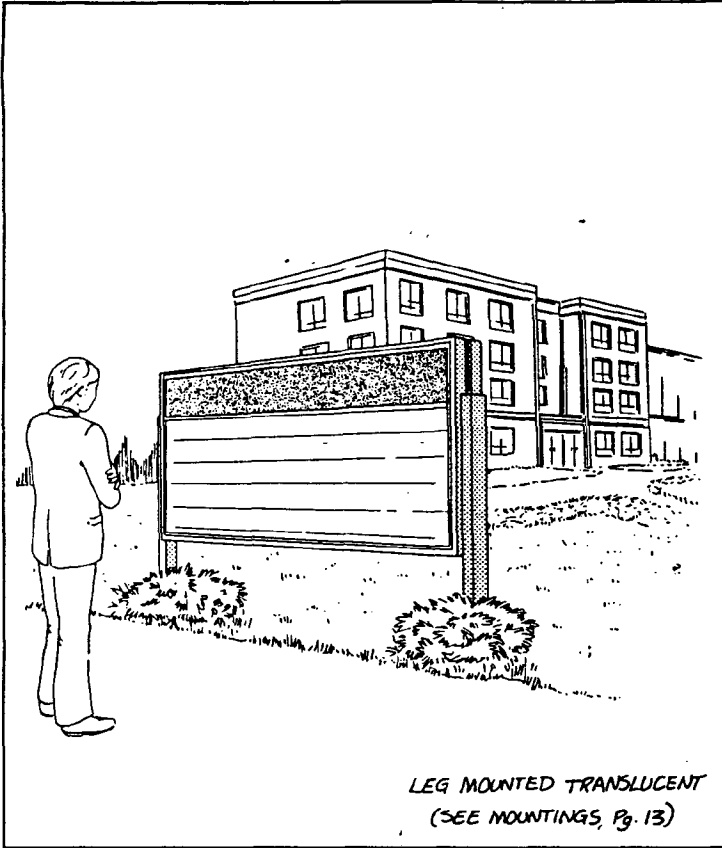
Translucent—Single Face

Standard Features

High Output (800 ma) Fluorescent Lighting
 3/16" Plexiglass Glazing
 Natural (Clear) Anodized Finish

Options Available

3/16" Lexan Glazing (see below)
 Choice of Finishes (see below)
 Choice of Mounting (see page 13)
 Custom Logo (see page 14)



SINGLE-FACE

*note
to
toughness*

SIZES WIDTH x HEIGHT	PRICE	ADD FOR 3/16" LEXAN® GLAZING	ADD FOR OPTIONAL FINISH			CRATED SHIPPING WEIGHT	CHANGEABLE LETTERS INCLUDED
			GOLD ANODIZED	BRONZE DURANODIC OR ACRYLIC POLYURETHANE (ANY COLOR)	BLACK DURANODIC		
72" x 36"	\$2231	\$33	\$131	\$166	\$237	265 lbs.	(356)3"
72" x 42"	2334	39	146	184	259	294	(356)3"
84" x 42"	2512	45	164	206	290	320	(356)3"
84" x 48"	2636	51	179	222	315	345	(356)4"
84" x 54"	2853	57	194	242	339	410	(356)3"
96" x 48"	2817	58	208	257	358	410	(320)3"
96" x 54"	3035	65	222	275	378	430	(320)4 1/2"
96" x 60"	3208	73	239	295	408	450	(320)4 1/2"
108" x 54"	3314	74	253	311	428	480	(320)4 1/2"
108" x 60"	3532	83	268	330	454	530	(320)4 1/2"
120" x 54"	3717	83	282	347	473	530	(200)6"
120" x 60"	3903	92	300	366	500	530	(200)6"

TC

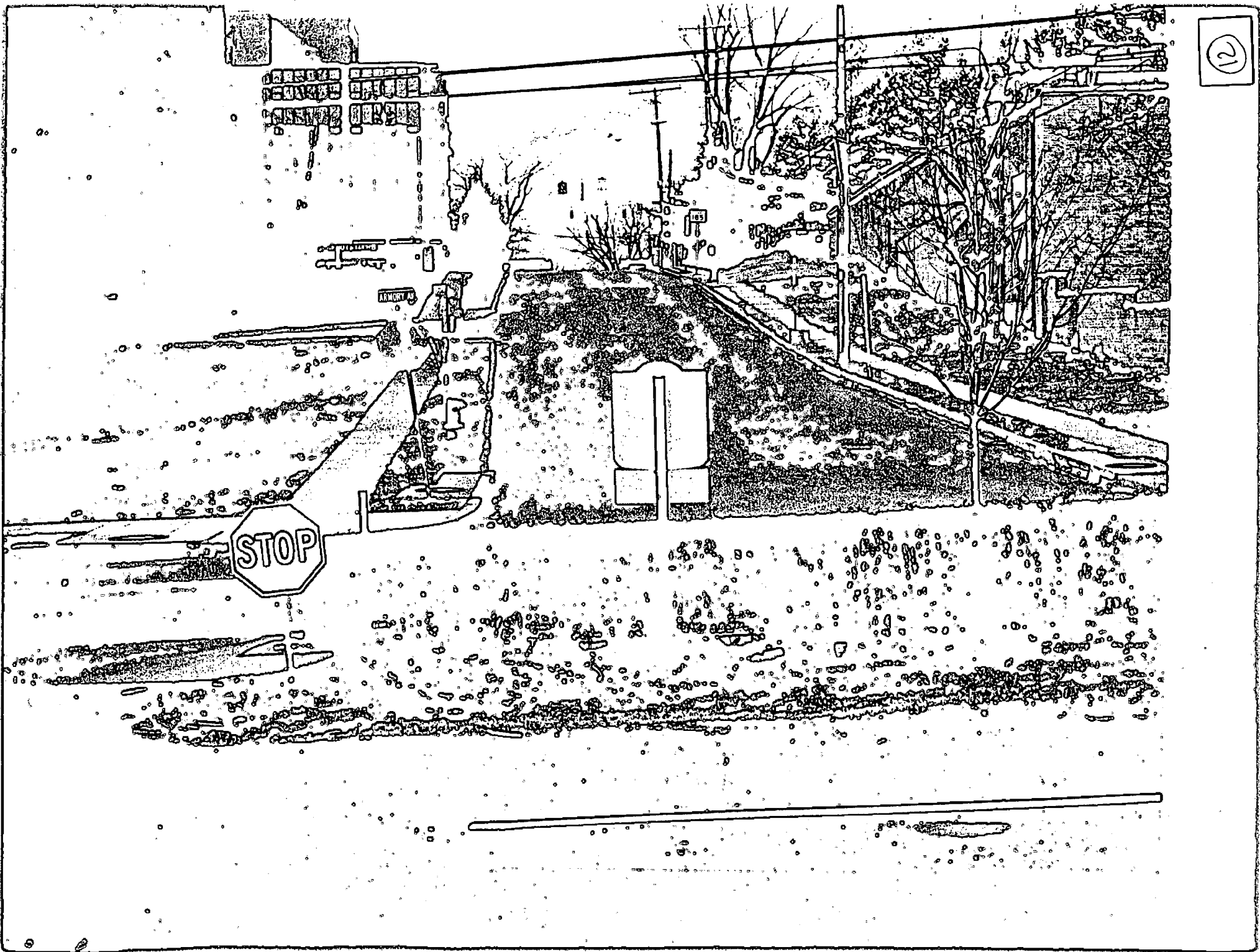


Graham Clark

ARMORY AV

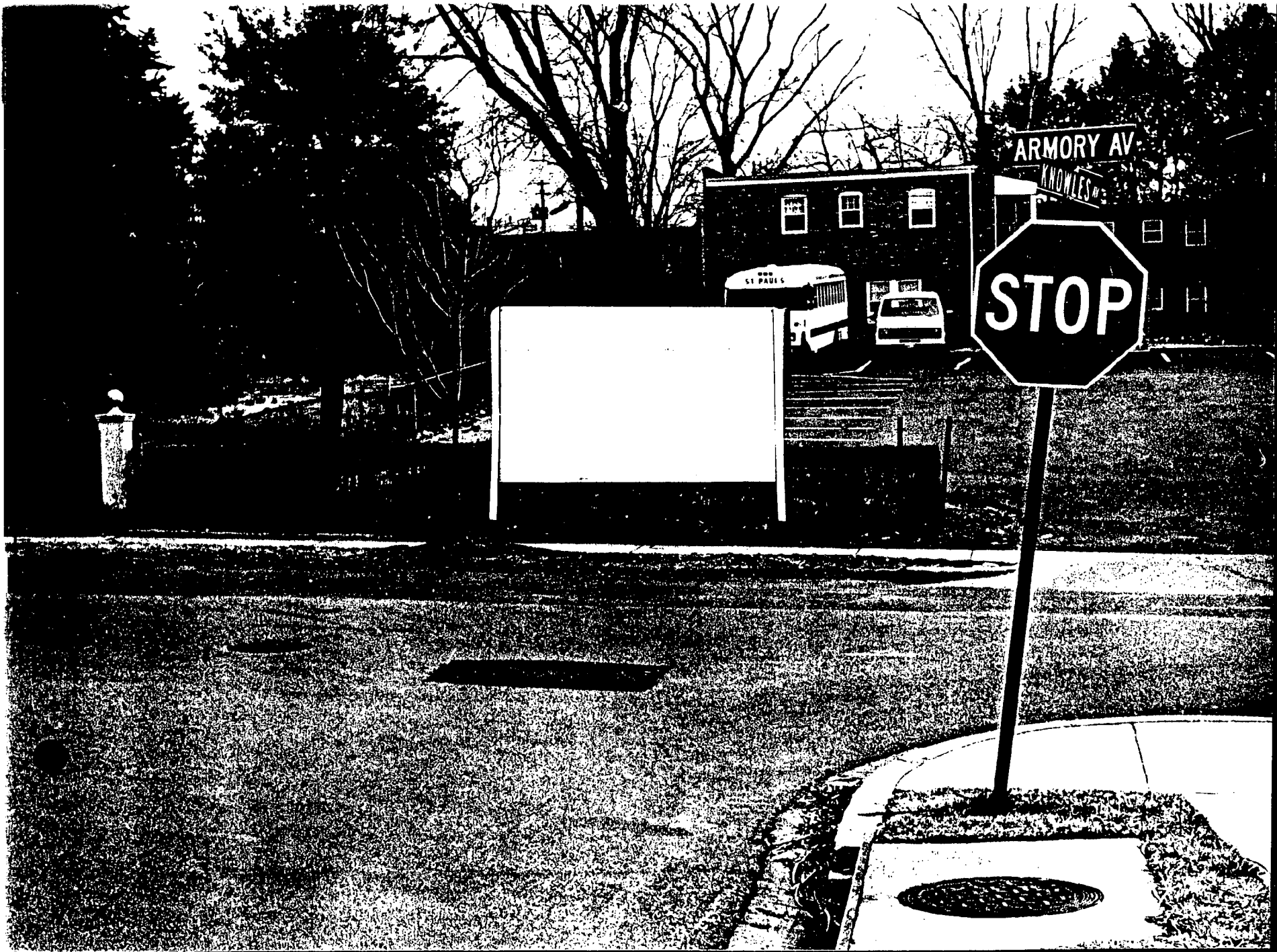
STOP

Graham Clark
PARKING





4





Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 29050113

NAME OF PROPERTY OWNER Resident Trustee TELEPHONE NO. 301 933 7983
(Contract/Purchaser) 1216 LLC (Include Area Code)

ADDRESS 1141 Armany Ave STATE MD ZIP 20855

CONTRACTOR A. De... S... CITY ... TELEPHONE NO. 933 5255

PLANS PREPARED BY _____ TELEPHONE NO. _____
REGISTRATION NUMBER _____ (Include Area Code)

LOCATION OF BUILDING/PREMISE

House Number 10401 Street Armany Ave

Town/City Kensington Election District 13

Nearest Cross Street Mitchell Street

Lot 2 Block 2 Subdivision 15

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|------------|----------------|-----------|---------------------------------|-------------------|---------------|
| Construct | Extend/Add | Alter/Renovate | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revocable | Porch | Deck | Fireplace |
| | | | Revision | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | Woodburning Stove | Other |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ NA
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NA
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | |
|---|------------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Septic |
| 03 <input type="checkbox"/> Other | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|---|----------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Well |
| 03 <input type="checkbox"/> Other | |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches
- 4B. 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 _____ (Revocable Letter Required).

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.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED X For Chairperson Historic Preservation Commission
DISAPPROVED _____ Signature Albert B. Randall Date 7.22.92

APPLICATION/PERMIT NO: 1190 260 70 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

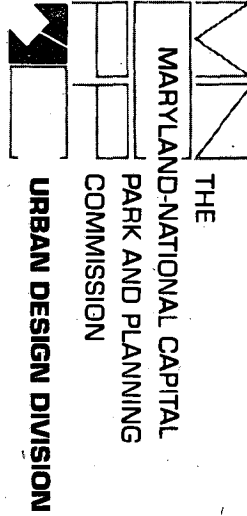
(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

Robert [unclear]

878 Georgia Avenue • Silver Spring, Maryland 20910-3760



St. Paul's U. M. Church
10401 Armony Ave
Kensington
31/6-92D
HPC REVIEW 7-22-92

FIRST CLASS

photos submitted by applicant

7-22-92









ARMORY AV

KNOWLES

STOP

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