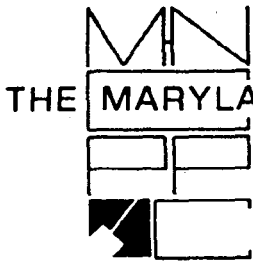


31/6-97H Howard Ave. Streetscape
(Kensington Historic District)



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

DATE: 9/24/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator *GMW*
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.

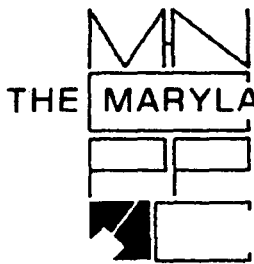
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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!



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

DATE: 9/24/97

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: MARIAN HERSHENSON, DHCA

Address: HOWARD AVENUE STREETSCAPING, KENSINGTON

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Marian V. Hershenson

Daytime Phone No.: 301-217-3647 or

Pat McAuley 301-949-2424

Tax Account No.:

Name of Property Owner: Town of Kensington Daytime Phone No.: 301-949-2424

Address: 3710 Mitchell Street Kensington MD 20895
Street Number City Street Zip Code

Contractor: To be selected Phone No.:

Contractor Registration No.:

Agent for Owner: Montgomery County Dept. of Housing and Community Affairs; Division of Community Development Daytime Phone No.: 301-217-3650

LOCATION OF BUILDING/PREMISE
Sidewalk area abutting 3730 to 3794 Howard Avenue, Kensington, including crosswalk
House Number: at Fawcett Street and Howard Avenue Street
Town/City: Kensington Nearest Cross Street: Armory Avenue, Fawcett Street
Lot: Block: Subdivision:
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
Move Install Wreck/Raze
Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
Solar Fireplace Woodburning Stove Single Family
Fence/Wall (complete Section 4) Other: Remove sidewalk and four cherry trees; install sidewalk, curb, street-lights, trees, trash receptacles; reinstall benches.

1B. Construction cost estimate: \$ 158,000

1C. If this is a revision of a previously approved active permit, see Permit # 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

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

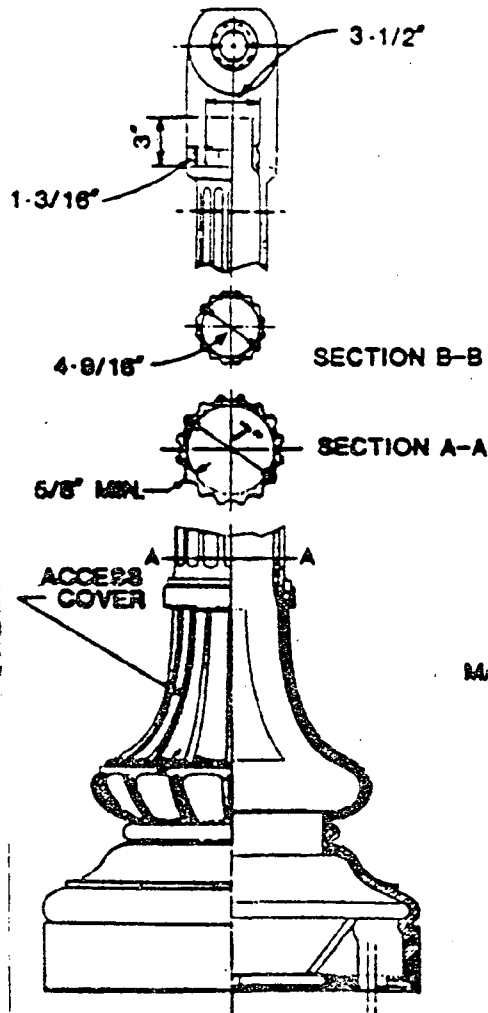
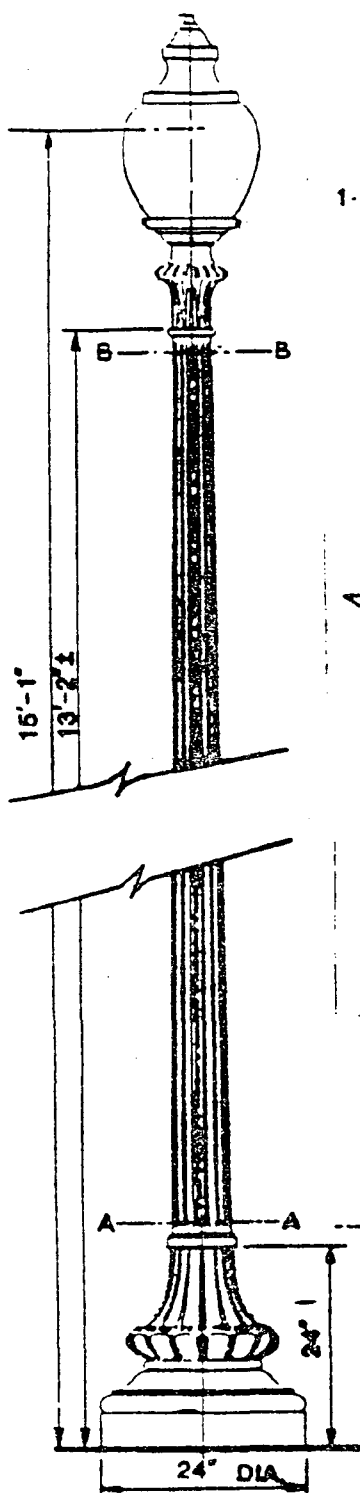
- On party line/property line Entirely on land of owner On public right of way/easement

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.

Thomas J. Minard Chief, Division of Community Development Sept. 9, 1997
Signature of owner or authorized agent Date

Approved: X For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date: 9/24/97
Application/Permit No.: Date Filed: Date Issued:

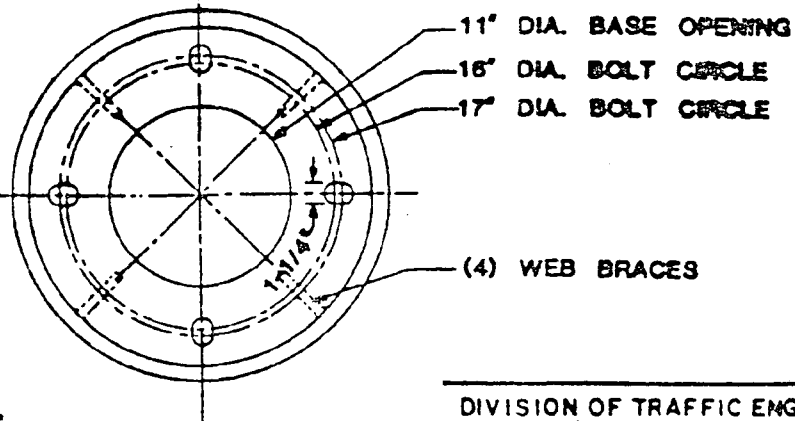
SEE REVERSE SIDE FOR INSTRUCTIONS



WASHINGTON
 GLOBE TO BE
 ENHANCED
 SEE PHOTO

MATERIAL: CAST DUCTILE IRON,
 GRADE 60-45-10 OR
 ANSI A 21.51

APPROVED
 Montgomery County
 Historic Preservation Commission
Green Wright
 9/24/97



DIVISION OF TRAFFIC ENGINEERING
 DEPARTMENT OF TRANSPORTATION
 MONTGOMERY COUNTY, MARYLAND

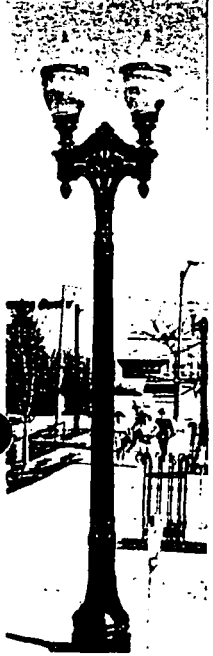
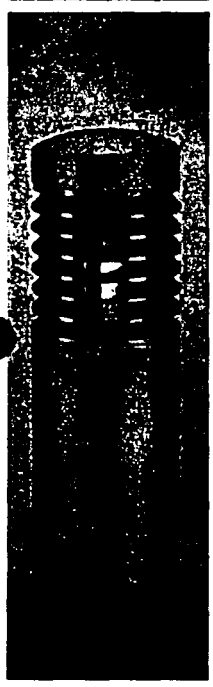
SILVER SPRING
 DECORATIVE LAMP POST

*High Performance Luminaires
and Superior Quality Poles.*



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
9/24/97

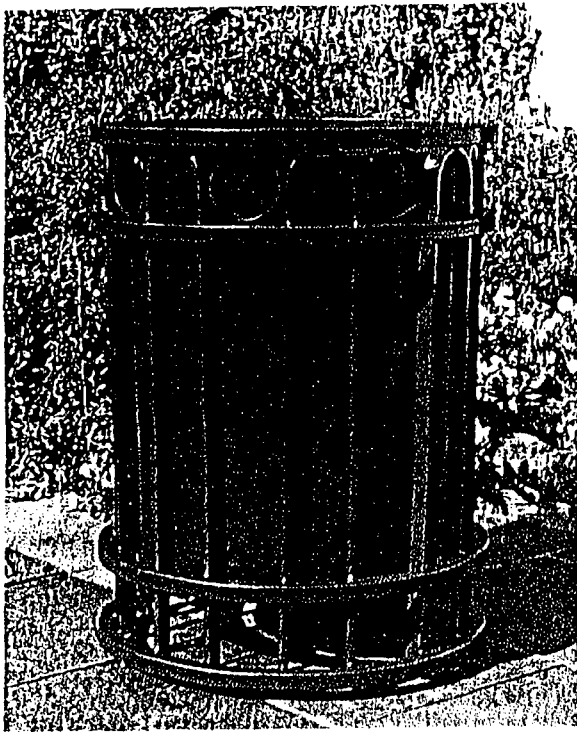
KING LUMINAIRE



SELECTED TRASH RECEPTACLE

THE ProTONE™ SERIES VICTOR STANLEY, INC.

Rich tone-on-tone or bold contrasting color highlights result when the exposed frame elements project on the interior powder-coated steel sleeve.



Model PSO-24 shown in bronze-on-bronze color . . . 24 gallon capacity. 5,241

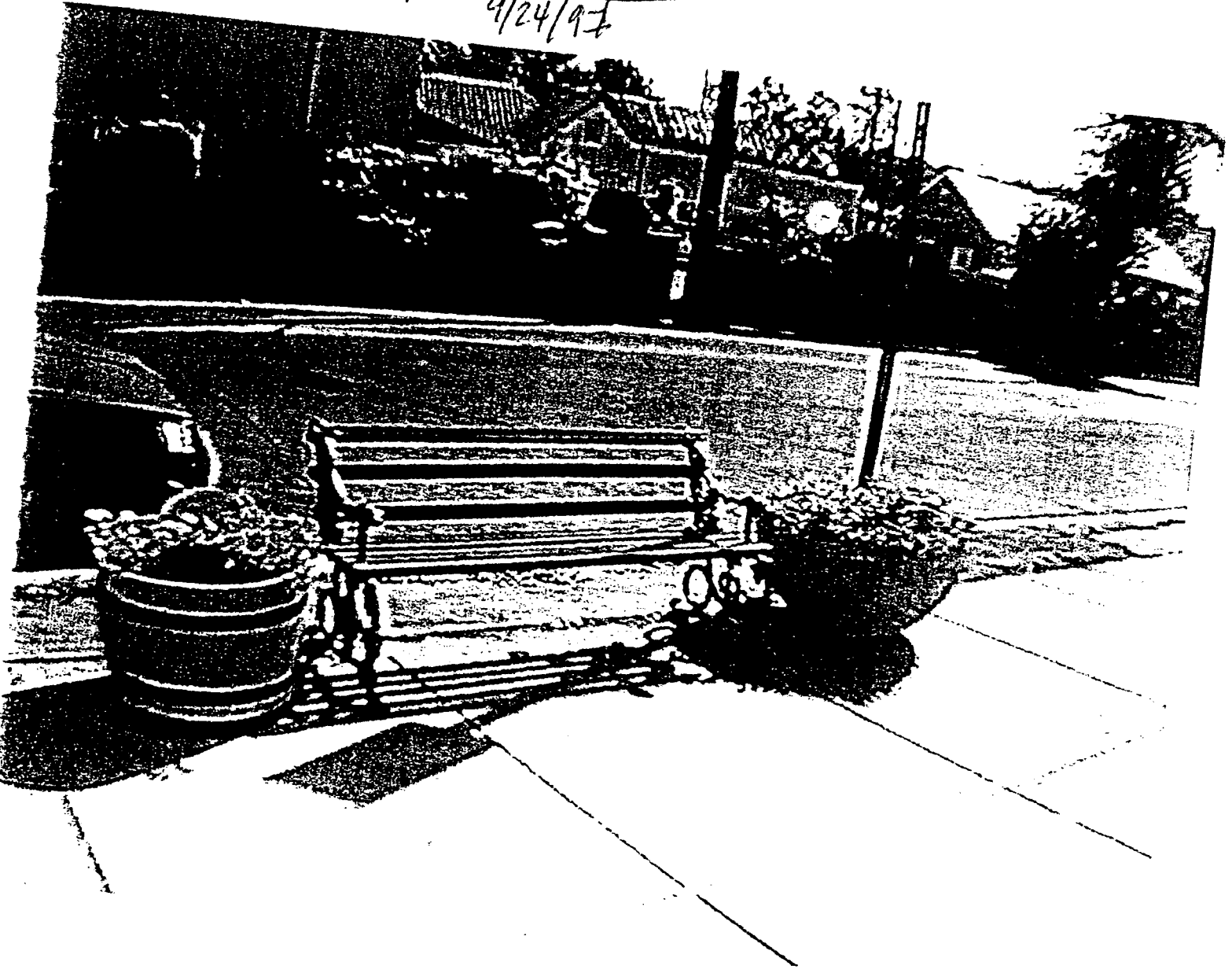
APPROVED
Montgomery County
Historic Preservation Commission

Gwen Wright
9/24/97

APPROVED
Montgomery County
Historic Preservation Commission

Jane Wright
9/24/97

SELECTED
BENCH -
PRESENTLY
IN USE

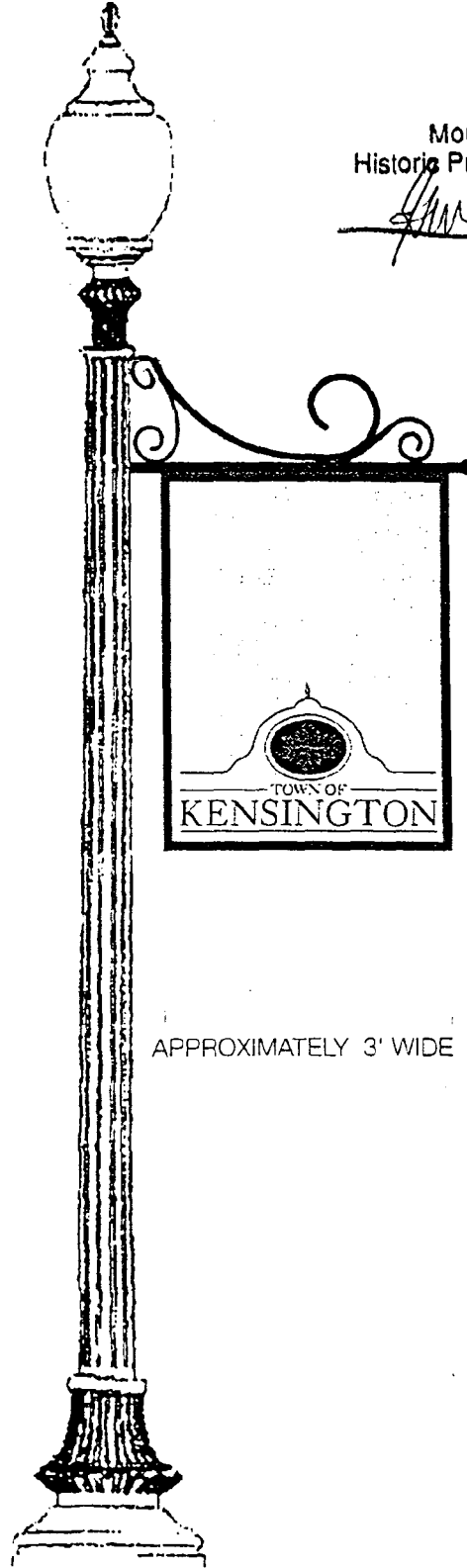
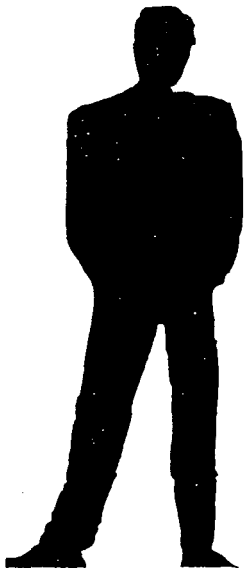


PROPOSED BANNER

APPROVED
Montgomery County
Historic Preservation Commission

Sharon Wright
9/24/97

13'2"



APPROXIMATELY 3' WIDE

APPROXIMATELY 4'3" TALL

APPROXIMATELY 8' ABOVE GROUND

PROPOSED
DIRECTIONAL
SIGNS

APPROVED
Montgomery County
Historic Preservation Commission
Sharon Wright
9/24/97



50% CONSTRUCTION DOCUMENTS SUBMITTAL

KENSINGTON STREETSCAPE HOWARD AVENUE - PHASE I CONSTRUCTION

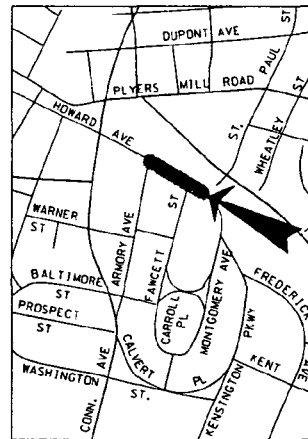
TOWN OF KENSINGTON, MARYLAND

CONSULTANTS

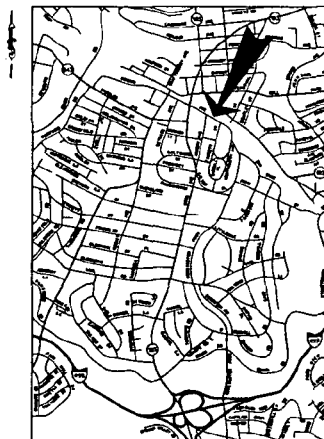
LANDSCAPE ARCHITECTS/
CIVIL ENGINEERS
P.E.L.A. DESIGN, INC.
2204 MARYLAND AVE., SUITE 300
BALTIMORE, MD 21218
PHONE: 410-366-7300
FAX: 410-366-7392

ELECTRICAL ENGINEERS
HENRY ADAMS, INC.
600 BALTIMORE AVE.
BALTIMORE, MD 21204
PHONE: 410-296-6500
FAX: 410-296-3156

LOCATION MAP
SCALE: 1" = 500'



VICINITY MAP
SCALE: 1" = 1500'



LIST OF DRAWINGS

- T-1 TITLE SHEET
- G-1 SYMBOLS, ABBREVIATIONS, & GENERAL NOTES
- C-1 DEMOLITION PLAN (1)
- C-2 DEMOLITION PLAN (2)
- C-3 SITE PLAN (1)
- C-4 SITE PLAN (2)
- C-5 SITE CONSTRUCTION DETAILS (1)
- C-6 SITE CONSTRUCTION DETAILS (2)
- L-1 LANDSCAPE PLAN (1)
- L-2 LANDSCAPE PLAN (2)
- E-1 LIGHTING PLAN (1)
- E-2 LIGHTING PLAN (2)

APPROVED
Montgomery County
Historic Preservation Commission
Loren Wright
9/24/97

FOR 50% REVIEW ONLY - NOT FOR CONSTRUCTION

P.E.L.A. DESIGN, INC. <small>LANDSCAPE ARCHITECTS/CIVIL ENGINEERS</small> 2204 MARYLAND AVE. SUITE 300 BALTIMORE, MD 21218 (410) 366-7300	DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS MONTGOMERY COUNTY DIVISION OF COMMUNITY DEVELOPMENT 51 MONROE STREET, SUITE 1001, ROCKVILLE, MARYLAND (301) 217-3650	APPROVED _____ DATE _____	DESIGNED: L.T./L.H. DRAWN: BN/SC/JH CHECKED: L.T./L.H.	KENSINGTON STREETSCAPE HOWARD AVE. - PHASE I CONSTRUCTION P.E.L.A. PROJECT NO.: 95-040-014 BID NUMBER: 677100001 PROJECT/JOB NUMBER: 969116	TITLE SHEET 50% CONSTRUCTION DOCUMENTS PHASE	DATE: 8-18-1997 SCALE: _____ PLAN: NONE SECTION: NONE	REVISIONS DATE BY DESCRIPTION _____ _____ _____	DRAWING T-1 NO: 1 OF: 12
	50% CONSTRUCTION DOCUMENTS PHASE							

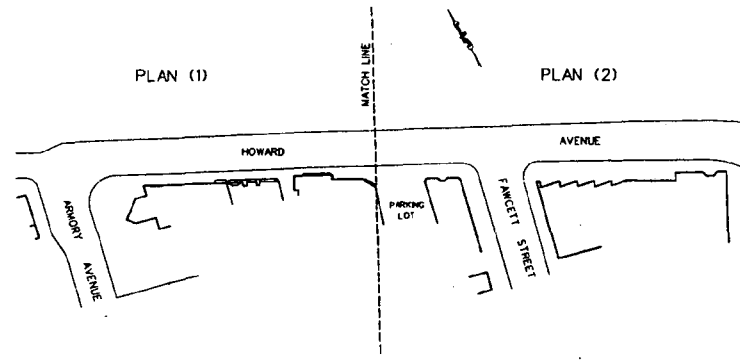
SYMBOLS

=====	C&G	CURB & GUTTER
-----	R/W	RIGHT-OF-WAY
---	E	PROPERTY LINE
+		FIRE HYDRANT
○ EMH		ELEC. MANHOLE (PEPCO)
○ SMH		SANITARY MANHOLE
○ SDMH		STORM DRAIN MANHOLE
---		SLOPE LINE
---	2'	EX. 2' CONTOUR
---	10'	EX. 10' CONTOUR
•	2.24	SPOT ELEVATION
TC		TOP OF CURB
BC		BOTTOM OF CURB
---		DOOR
---		EX. FENCE
○ W.M.		WATER METER
•	W.V.	WATER VALVE
---	UG ELEC	UNDERGROUND ELECTRIC (PEPCO)
---	UG B/A	BELL ATLANTIC
---		EXISTING WATER MAIN
---		BUILDING LINE
---		EXISTING SANITARY LINE
---		EXISTING GAS MAIN
---		STORM DRAIN LINE
---		STORM DRAIN INLET
○		DECIDUOUS TREE (SHOWING DIAMETER IN INCHES)
○		SHRUB
○		CONIFEROUS TREE (SHOWING DIAMETER IN INCHES)
C.O.		CLEAN OUT
▲		SIGN
●	UT. P.	UTILITY POLE W/TAG NO.

ABBREVIATIONS

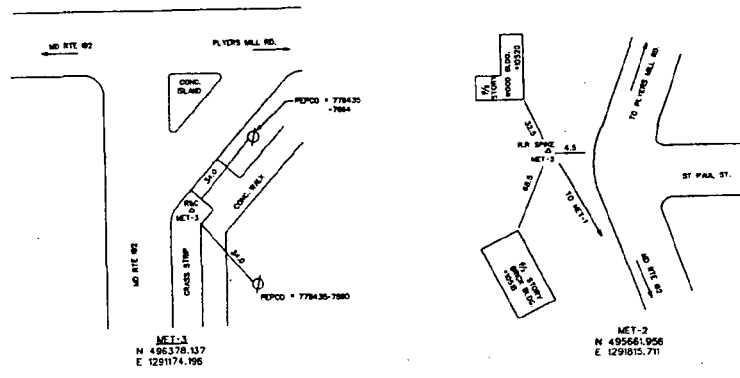
AC	ACRES
B&B	BALLED & BURLAPPED
BLD'G	BASELINE
BLDG.	BUILDING
CAL.	CALIPER
CS MH	CABLE MANHOLE
C&G	CURB AND GUTTER
C/L	CENTERLINE
CONC.	CONCRETE
C.I.-L.P.	CAST IRON LOW PRESSURE GAS LINE
DIA.	DIAMETER
D.G.A.B.	DENSE GRADED AGGREGATE BASE
DRWG.	DRAWING
E.	EAST
E.C.	ELECTRICAL CONDUIT
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EX.	EXISTING
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
GV	GAS VALVE
H.C.	HANDICAP
HE DHT	HE DHT
HORIZ.	HORIZONTALLY
L.P.	LINEAR PROFILE
M.H.	MANHOLE
MAC.	MACADAM
MAX.	MAXIMUM
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
D.C.	ON CENTER
P.G.L.	PROPOSED GRADE LINE
PSI	POUNDS PER SQUARE INCH
R	RADIUS
R/W	RIGHT OF WAY
S.D./SD	STORM DRAIN
S/L	STREET LIGHT
S.MH	SANITARY MANHOLE
SAN	SANITARY SEWER
SQ. FT.	SQUARE FEET
SPEC.	SPECIFICATIONS
STA.	STATION
STL	STEEL
T.C.	TELEPHONE CONDUIT
TEL. MH	TELEPHONE MANHOLE
TYP.	TYPICAL
VERT.	VERTICAL
W	WATER MAIN
WV	WATER VALVE
W.M.	WATER METER
WWM	WOVEN WIRE MESH
V.	VALVE

KEY TO PLAN SHEETS



APPROVED
 Montgomery County
 Historic Preservation Commission
Sharon Wright
 9/24/97

CONTROL MONUMENTS

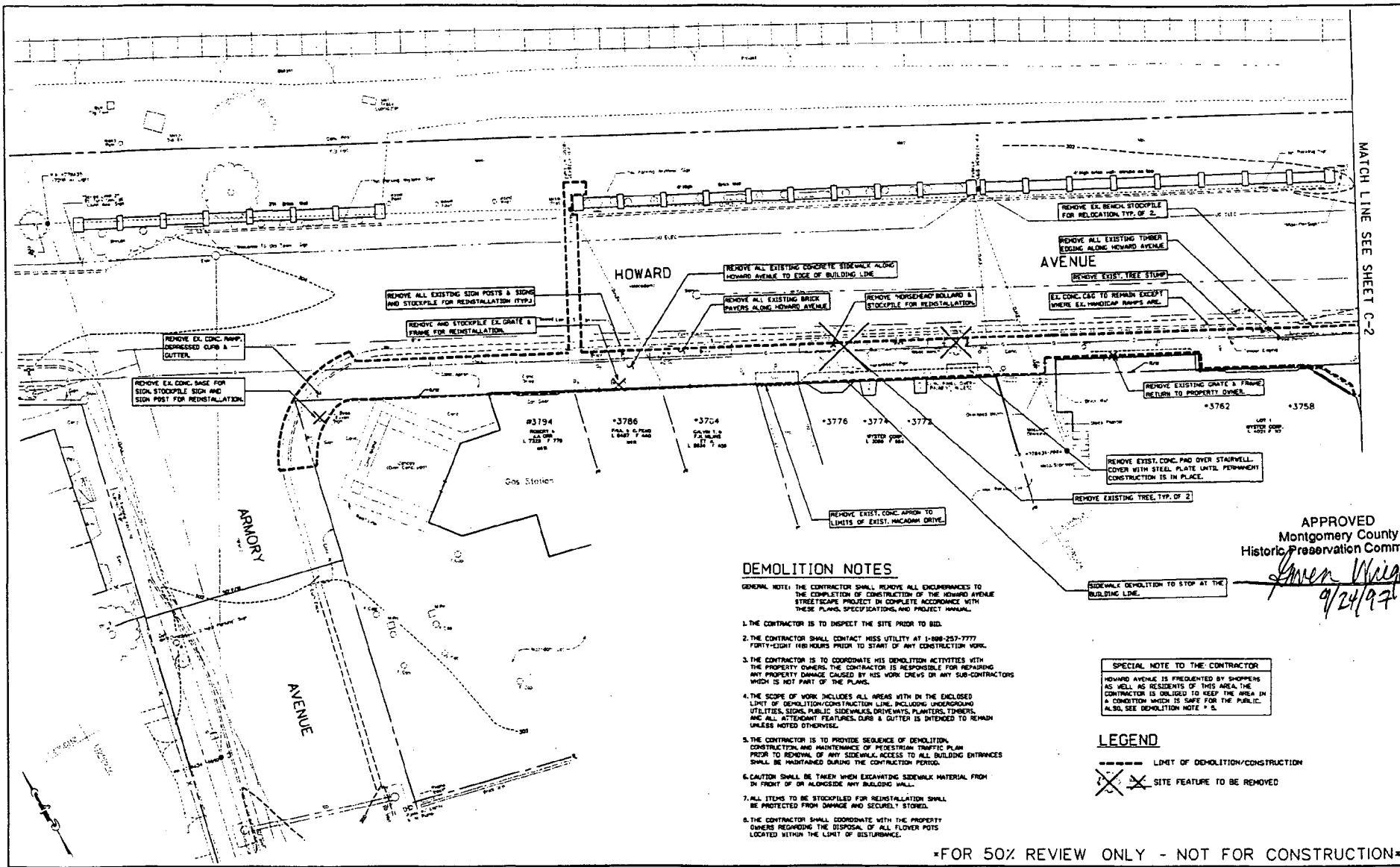


GENERAL NOTES:

- BENCHMARK No. 1041
 BRASS BOL. AND WASHER N NORTHEAST CORNER OF MARYLAND NATIONAL GUARD ARMORY AT SOUTHWEST CORNER OF CONNECTICUT AVE. AND MITCHELL ST. ELEVATION 292.163.
- SURVEY NOTES**
- TOPOGRAPHIC SURVEY WAS PERFORMED BY P.E.L.A. DESIGN, INC. DATED MAY, 1996. CONTACT PERSON: TIMOTHY J. LYNG, P.E.
 - THE UTILITY INFORMATION SHOWN ON THIS PLAN WAS ESTABLISHED BY FIELD SURVEYS AND UTILITY PLANS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR AGENCIES.
 - PROPERTY AND RIGHTS-OF-WAY INFORMATION WAS TAKEN FROM THE EXISTING MONTGOMERY COUNTY LAND RECORDS AND DEEDS, BUT SHOULD NOT BE CONSIDERED AN OFFICIAL BOUNDARY SURVEY.
 - THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTACT MISS UTILITY 48 HOURS PRIOR TO WORK AT 1-800-257-7777.
 - THE CONTROL MONUMENTS USED FOR THIS SURVEY ARE BM 1041 (VERTICAL) AND MET-2 AND MET-3 (HORIZONTAL), AS SHOWN ON THIS SHEET.

FOR 50% REVIEW ONLY - NOT FOR CONSTRUCTION

P.E.L.A. DESIGN, INC. A PROFESSIONAL SERVICE CORPORATION 2204 MARYLAND AVE., SUITE 300 BALTIMORE, MD. 21218 (410) 366-7300	DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS MONTGOMERY COUNTY DIVISION OF COMMUNITY DEVELOPMENT 51 MONROE STREET, SUITE 1001, ROCKVILLE, MARYLAND (301) 217-3650	APPROVED _____ DATE _____ DESIGNED: TSH DRAWN: CADD CHECKED: TJL/ALT	KENSINGTON STREETSCAPE HOWARD AVE. - PHASE I CONSTRUCTION PELA PROJECT NO.: 95-040-01L BID NUMBER: 677100001 PROJECT/JOB NUMBER: 969116	SYMBOLS, ABBREVIATIONS, & GENERAL NOTES 50% CONSTRUCTION DOCUMENTS PHASE	DATE: 8-18-1997 SCALE: _____ PLAN: SEE DRWG. SECTION: SEE DRWG.	REVISIONS <table border="1"> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	DESCRIPTION							DRAWING G-1 NO: 2 OF: 12
	DATE	BY	DESCRIPTION													



MATCH LINE SEE SHEET C-2

APPROVED
 Montgomery County
 Historic Preservation Commission
Gaven Wright
 9/24/97

DEMOLITION NOTES

GENERAL NOTE: THE CONTRACTOR SHALL REMOVE ALL ENCUMBRANCES TO THE COMPLETION OF CONSTRUCTION OF THE HOWARD AVENUE STREETSCAPE PROJECT IN COMPLETE ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND PROJECT MANUAL.

1. THE CONTRACTOR IS TO INSPECT THE SITE PRIOR TO BID.
2. THE CONTRACTOR SHALL CONTACT MISS UTILITY AT 1-800-257-7777 FORTY-EIGHT (48) HOURS PRIOR TO START OF ANY CONSTRUCTION WORK.
3. THE CONTRACTOR IS TO COORDINATE HIS DEMOLITION ACTIVITIES WITH THE PROPERTY OWNERS. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY PROPERTY DAMAGE CAUSED BY HIS WORK CREWS OR ANY SUB-CONTRACTORS WHICH IS NOT PART OF THE PLANS.
4. THE SCOPE OF WORK INCLUDES ALL AREAS WITHIN THE ENCLOSED LIMIT OF DEMOLITION/CONSTRUCTION LINE, INCLUDING UNDERGROUND UTILITIES, SIGNS, PUBLIC SIDEWALKS, DRIVEWAYS, PLANTERS, TREES, AND ALL ATTENDANT FEATURES CURB & GUTTER IS INTENDED TO REMAIN UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR IS TO PROVIDE SEQUENCE OF DEMOLITION, CONSTRUCTION AND MAINTENANCE OF PEDESTRIAN TRAFFIC PLAN PRIOR TO REMOVAL OF ANY SIDEWALK ACCESS TO ALL BUILDING ENTRANCES SHALL BE MAINTAINED DURING THE CONSTRUCTION PERIOD.
6. CAUTION SHALL BE TAKEN WHEN EXCAVATING SIDEWALK MATERIAL FROM IN FRONT OF OR ALONGSIDE ANY BUILDING WALL.
7. ALL ITEMS TO BE STOCKPILED FOR REINSTALLATION SHALL BE PROTECTED FROM DAMAGE AND SECURELY STORED.
8. THE CONTRACTOR SHALL COORDINATE WITH THE PROPERTY OWNERS REGARDING THE DISPOSAL OF ALL FLOWER POTS LOCATED WITHIN THE LIMIT OF DISTURBANCE.

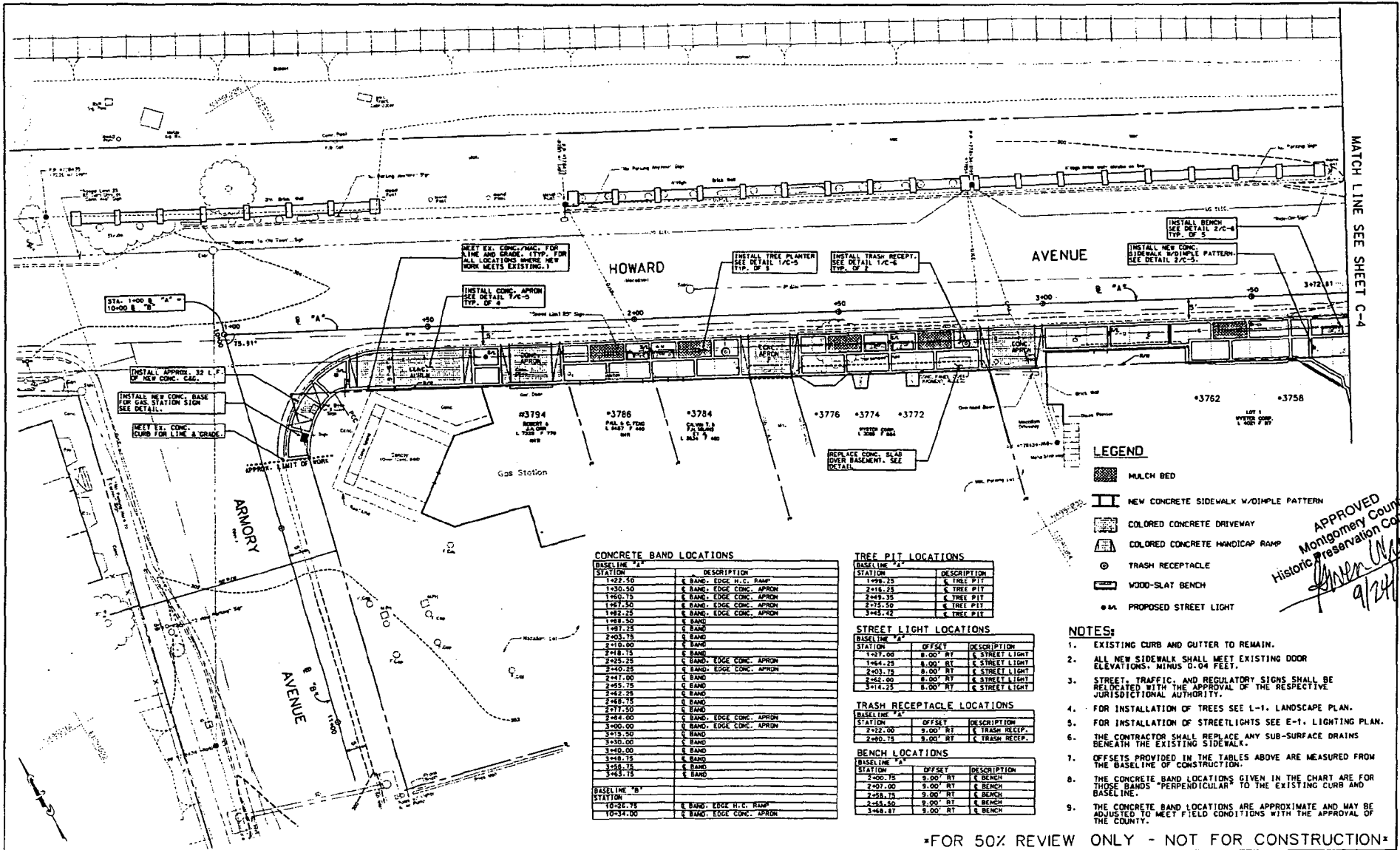
SPECIAL NOTE TO THE CONTRACTOR
 HOWARD AVENUE IS FREQUENTED BY SHOPPERS AS WELL AS RESIDENTS OF THIS AREA. THE CONTRACTOR IS OBLIGED TO KEEP THE AREA IN A CONDITION WHICH IS SAFE FOR THE PUBLIC. ALSO, SEE DEMOLITION NOTE # 5.

LEGEND

- LIMIT OF DEMOLITION/CONSTRUCTION
- ✕ SITE FEATURE TO BE REMOVED

FOR 50% REVIEW ONLY - NOT FOR CONSTRUCTION

F.E.L.A. DESIGN, INC. <small>PLANNED DEVELOPMENT CONSULTANTS</small> 2204 MARYLAND AVE. SUITE 300 BALTIMORE, MD. 21218 (410) 366-7300	DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS MONTGOMERY COUNTY	APPROVED _____ <small>DATE</small>	DESIGNED: <u>MR/TSN</u> DRAWN: <u>BN/SC</u> CHECKED: <u>TJL/LT</u>	KENSINGTON STREETSCAPE HOWARD AVE. - PHASE I CONSTRUCTION PELA PROJECT NO.: 95.040.01L BID NUMBER: 677100001 PROJECT/JOB NUMBER: 969116	DEMOLITION PLAN (1) 50% CONSTRUCTION DOCUMENTS PHASE	DATE: 8-18-97 SCALE: PLAN: 1" = 10' SECTION:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		DATE	DESCRIPTION							DRAWING C-1 NO: <u>3</u> OF: <u>12</u>
	REVISIONS																	
DATE	DESCRIPTION																	
DIVISION OF COMMUNITY DEVELOPMENT 51 MONROE STREET, SUITE 1001, ROCKVILLE, MARYLAND (301) 217-3650																		



LEGEND

- MULCH BED
- NEW CONCRETE SIDEWALK W/DIMPLE PATTERN
- COLORED CONCRETE DRIVEWAY
- COLORED CONCRETE HANDICAP RAMP
- TRASH RECEPTACLE
- WOOD-SLAT BENCH
- PROPOSED STREET LIGHT

NOTES:

1. EXISTING CURB AND GUTTER TO REMAIN.
2. ALL NEW SIDEWALK SHALL MEET EXISTING DOOR ELEVATIONS, MINUS 0.04 FEET.
3. STREET, TRAFFIC, AND REGULATORY SIGNS SHALL BE RELIANT UPON THE APPROVAL OF THE RESPECTIVE JURISDICTION'S AUTHORITY.
4. FOR INSTALLATION OF TREES SEE L-1. LANDSCAPE PLAN.
5. FOR INSTALLATION OF STREETLIGHTS SEE E-1. LIGHTING PLAN.
6. THE CONTRACTOR SHALL REPLACE ANY SUB-SURFACE DRAINS BENEATH THE EXISTING SIDEWALK.
7. OFFSETS PROVIDED IN THE TABLES ABOVE ARE MEASURED FROM THE BASELINE OF CONSTRUCTION.
8. THE CONCRETE BAND LOCATIONS GIVEN IN THE CHART ARE FOR THOSE BANDS "PERPENDICULAR" TO THE EXISTING CURB AND BASELINE.
9. THE CONCRETE BAND LOCATIONS ARE APPROXIMATE AND MAY BE ADJUSTED TO MEET FIELD CONDITIONS WITH THE APPROVAL OF THE COUNTY.

CONCRETE BAND LOCATIONS

BASELINE "A"	STATION	DESCRIPTION
1+22.50	C BAND, EDGE CONC. APRON	
1+30.50	C BAND, EDGE CONC. APRON	
1+60.75	C BAND, EDGE CONC. APRON	
1+67.50	C BAND, EDGE CONC. APRON	
1+82.25	C BAND, EDGE CONC. APRON	
1+88.50	C BAND	
1+91.25	C BAND	
2+03.75	C BAND	
2+10.00	C BAND	
2+18.75	C BAND	
2+25.25	C BAND, EDGE CONC. APRON	
2+40.25	C BAND, EDGE CONC. APRON	
2+47.00	C BAND	
2+55.75	C BAND	
2+69.75	C BAND	
2+77.50	C BAND	
2+84.00	C BAND, EDGE CONC. APRON	
3+00.00	C BAND, EDGE CONC. APRON	
3+13.50	C BAND	
3+30.00	C BAND	
3+49.75	C BAND	
3+58.75	C BAND	
3+63.75	C BAND	
BASELINE "B"	STATION	DESCRIPTION
10+26.75	C BAND, EDGE CONC. APRON	
10+34.00	C BAND, EDGE CONC. APRON	

TREE PIT LOCATIONS

BASELINE "A"	STATION	DESCRIPTION
1+99.25	C TREE PIT	
2+18.25	C TREE PIT	
2+49.25	C TREE PIT	
2+15.50	C TREE PIT	
3+18.25	C TREE PIT	

STREET LIGHT LOCATIONS

BASELINE "A"	STATION	OFFSET	DESCRIPTION
1+27.00	0.00'	RT	C STREET LIGHT
1+44.25	0.00'	RT	C STREET LIGHT
2+03.75	0.00'	RT	C STREET LIGHT
2+62.00	0.00'	RT	C STREET LIGHT
3+14.25	0.00'	RT	C STREET LIGHT

TRASH RECEPTACLE LOCATIONS

BASELINE "A"	STATION	OFFSET	DESCRIPTION
2+22.00	0.00'	RT	C TRASH RECP.
2+90.75	0.00'	RT	C TRASH RECP.

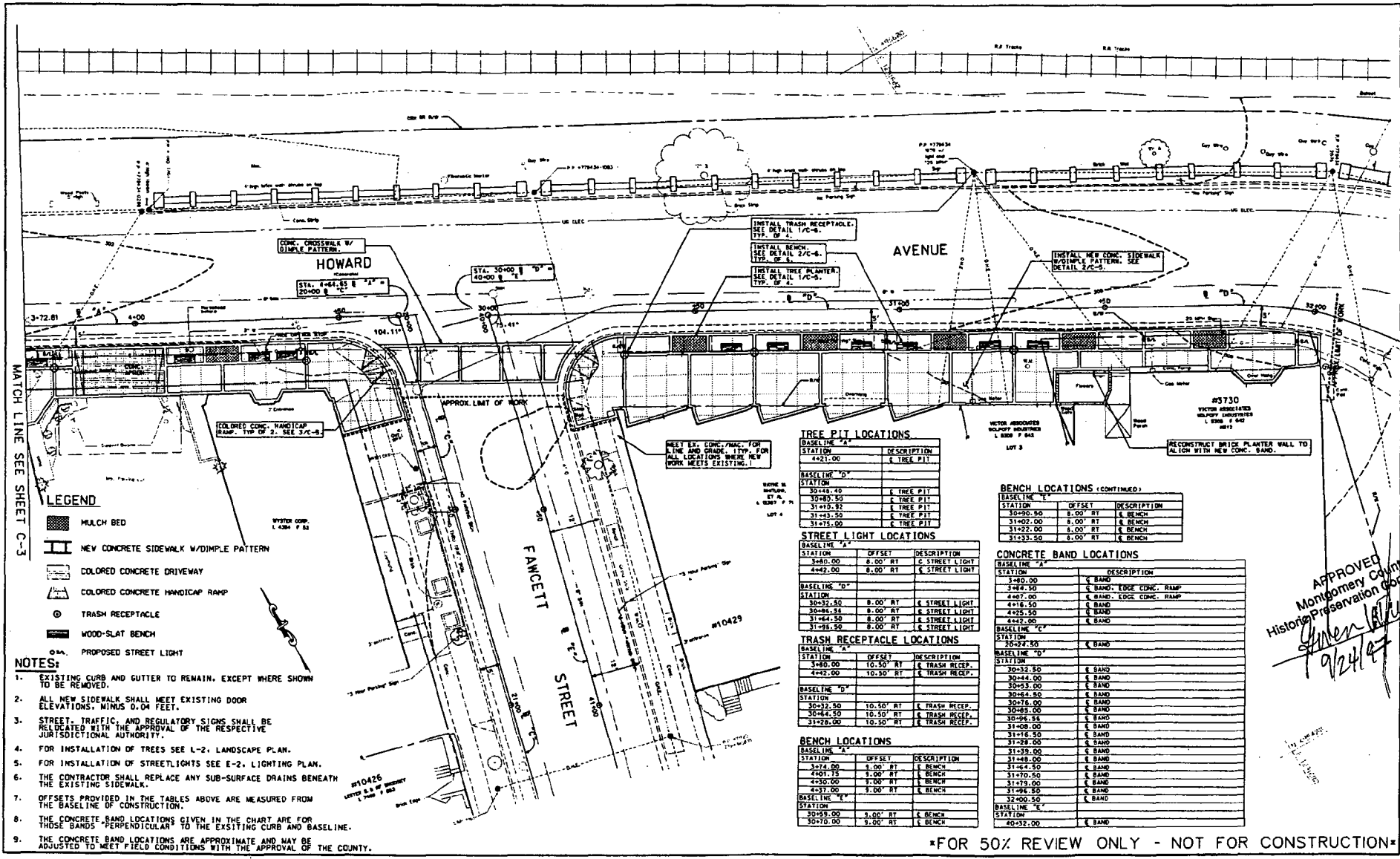
BENCH LOCATIONS

BASELINE "A"	STATION	OFFSET	DESCRIPTION
2+00.75	0.00'	RT	C BENCH
2+07.00	0.00'	RT	C BENCH
2+28.75	0.00'	RT	C BENCH
2+58.50	0.00'	RT	C BENCH
3+48.00	0.00'	RT	C BENCH

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APPROVED
Montgomery County
Historic Preservation Commission
Sharon Wright
9/24/97

P.E.L.A. DESIGN, INC. PLANNING, CONSULTING, LANDSCAPE ARCHITECTS 2204 MARYLAND AVE., SUITE 300 BALTIMORE, MD. 21218 (410) 366-7300	DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS MONTGOMERY COUNTY	APPROVED: _____ DATE: _____	DESIGNED: TH/ML DRAWN: BN/SC CHECKED: TL/LT	KENSINGTON STREETScape HOWARD AVE. - PHASE I CONSTRUCTION P.E.L.A. PROJECT NO.: 95_040.D1L BID NUMBER: 677100001 PROJECT/JOB NUMBER: 969116	SITE PLAN (1) 50% CONSTRUCTION DOCUMENTS PHASE	DATE: 8-18-97 SCALE: _____ PLAN: 1" = 30' SECTION: _____	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	DATE	BY	DESCRIPTION										DRAWING C-3 NO: 5 OF: 12
	DATE	BY	DESCRIPTION																	
DIVISION OF COMMUNITY DEVELOPMENT 51 MONROE STREET, SUITE 1001, ROCKVILLE, MARYLAND 20850 (301) 217-3650																				



MATCH LINE SEE SHEET C-3

LEGEND

- MULCH BED
- NEW CONCRETE SIDEWALK W/DIMPLE PATTERN
- COLORED CONCRETE DRIVEWAY
- COLORED CONCRETE HANDICAP RAMP
- TRASH RECEPTACLE
- WOOD-SLAT BENCH
- PROPOSED STREET LIGHT

NOTES:

1. EXISTING CURB AND GUTTER TO REMAIN, EXCEPT WHERE SHOWN TO BE REMOVED.
2. ALL NEW SIDEWALK SHALL MEET EXISTING DOOR ELEVATIONS, MINUS 0.04 FEET.
3. STREET, TRAFFIC, AND REGULATORY SIGNS SHALL BE RELOCATED WITH THE APPROVAL OF THE RESPECTIVE JURISDICTIONAL AUTHORITY.
4. FOR INSTALLATION OF TREES SEE L-2, LANDSCAPE PLAN.
5. FOR INSTALLATION OF STREETLIGHTS SEE E-2, LIGHTING PLAN.
6. THE CONTRACTOR SHALL REPLACE ANY SUB-SURFACE DRAINS BENEATH THE EXISTING SIDEWALK.
7. OFFSETS PROVIDED IN THE TABLES ABOVE ARE MEASURED FROM THE BASELINE OF CONSTRUCTION.
8. THE CONCRETE BAND LOCATIONS GIVEN IN THE CHART ARE FOR THOSE BANDS PERPENDICULAR TO THE EXISTING CURB AND BASELINE.
9. THE CONCRETE BAND LOCATIONS ARE APPROXIMATE AND MAY BE ADJUSTED TO MEET FIELD CONDITIONS WITH THE APPROVAL OF THE COUNTY.

TREE PIT LOCATIONS

STATION	DESCRIPTION
4+21.00	1 TREE PIT
30+44.50	1 TREE PIT
30+49.50	1 TREE PIT
31+19.92	1 TREE PIT
31+43.50	1 TREE PIT
31+75.00	1 TREE PIT

STREET LIGHT LOCATIONS

STATION	OFFSET	DESCRIPTION
3+40.00	8.00' RT	1 STREET LIGHT
4+42.00	8.00' RT	1 STREET LIGHT
30+32.50	8.00' RT	1 STREET LIGHT
30+46.58	8.00' RT	1 STREET LIGHT
31+44.50	8.00' RT	1 STREET LIGHT
31+48.50	8.00' RT	1 STREET LIGHT

TRASH RECEPTACLE LOCATIONS

STATION	OFFSET	DESCRIPTION
3+40.00	10.50' RT	1 TRASH RECEPTACLE
4+42.00	10.50' RT	1 TRASH RECEPTACLE
30+32.50	10.50' RT	1 TRASH RECEPTACLE
30+44.50	10.50' RT	1 TRASH RECEPTACLE
31+29.00	10.50' RT	1 TRASH RECEPTACLE

BENCH LOCATIONS

STATION	OFFSET	DESCRIPTION
3+74.00	3.00' RT	1 BENCH
4+07.00	3.00' RT	1 BENCH
4+30.00	3.00' RT	1 BENCH
4+37.00	3.00' RT	1 BENCH
30+59.00	9.00' RT	1 BENCH
30+76.00	9.00' RT	1 BENCH

BENCH LOCATIONS (CONTINUED)

STATION	OFFSET	DESCRIPTION
30+90.50	8.00' RT	1 BENCH
31+02.00	8.00' RT	1 BENCH
31+22.00	8.00' RT	1 BENCH
31+53.50	8.00' RT	1 BENCH

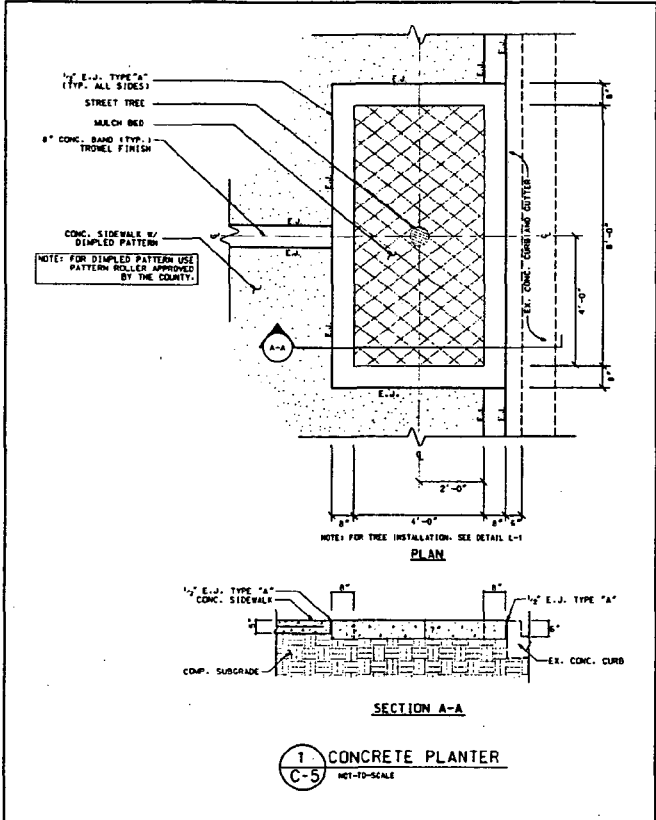
CONCRETE BAND LOCATIONS

STATION	DESCRIPTION
3+40.00	1 BAND
3+44.50	1 BAND, EDGE CONC. RAMP
4+07.00	1 BAND, EDGE CONC. RAMP
4+16.50	1 BAND
4+25.50	1 BAND
4+42.00	1 BAND
30+32.50	1 BAND
30+33.00	1 BAND
30+44.50	1 BAND
30+46.58	1 BAND
30+49.50	1 BAND
30+48.58	1 BAND
31+08.00	1 BAND
31+16.50	1 BAND
31+28.00	1 BAND
31+39.00	1 BAND
31+48.00	1 BAND
31+44.50	1 BAND
31+70.50	1 BAND
31+75.00	1 BAND
31+46.50	1 BAND
32+00.50	1 BAND
40+32.00	1 BAND

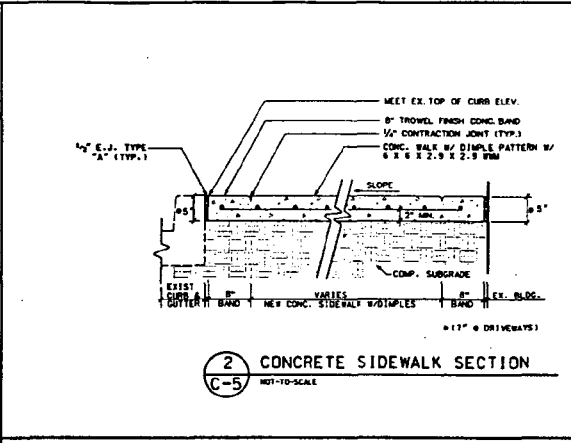
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Historic Preservation Commission
James Wright
9/24/97

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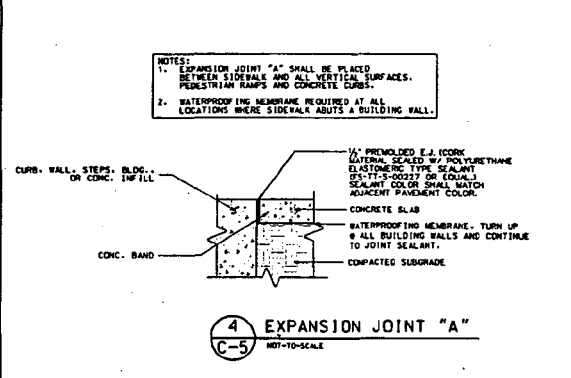
<p>P.E.L.A. DESIGN, INC. PLANNING DESIGN CONSTRUCTION SERVICES</p> <p>2204 MARYLAND AVE. SUITE 300 BALTIMORE, MD 21218 (410) 366-7300</p>	<p>DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS</p> <p>MONTGOMERY COUNTY</p> <p>DIVISION OF COMMUNITY DEVELOPMENT 51 MONROE STREET, SUITE 1001, ROCKVILLE, MARYLAND (301) 217-3650</p>	<p>APPROVED _____</p> <p>DESIGNED: TH/AR</p> <p>DRAWN: BM/SC</p> <p>CHECKED: TL/AT</p>	<p>KENSINGTON STREETScape HOWARD AVE. - PHASE I CONSTRUCTION</p> <p>PELA PROJECT NO.: 95.040.01L BID NUMBER: 677100001 PROJECT/JOB NUMBER: 969116</p>	<p>SITE PLAN (2)</p> <p>50% CONSTRUCTION DOCUMENTS PHASE</p>	<p>DATE: 8-18-1997</p> <p>SCALE: 1" = 10'</p> <p>PLAN: _____</p> <p>SECTION: _____</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	BY	DESCRIPTION							<p>DRAWING</p> <p>C-4</p> <p>NO: 6</p> <p>OF: 12</p>
DATE	BY	DESCRIPTION														



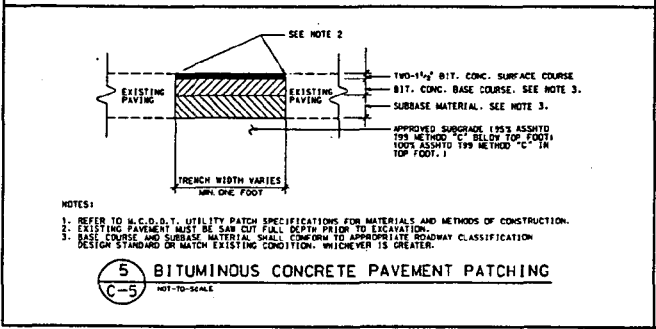
1 CONCRETE PLANTER
C-5 NOT-TO-SCALE



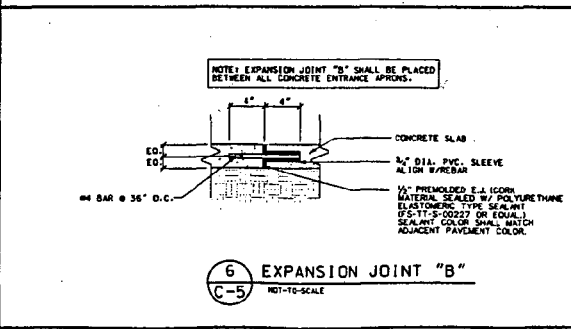
2 CONCRETE SIDEWALK SECTION
C-5 NOT-TO-SCALE



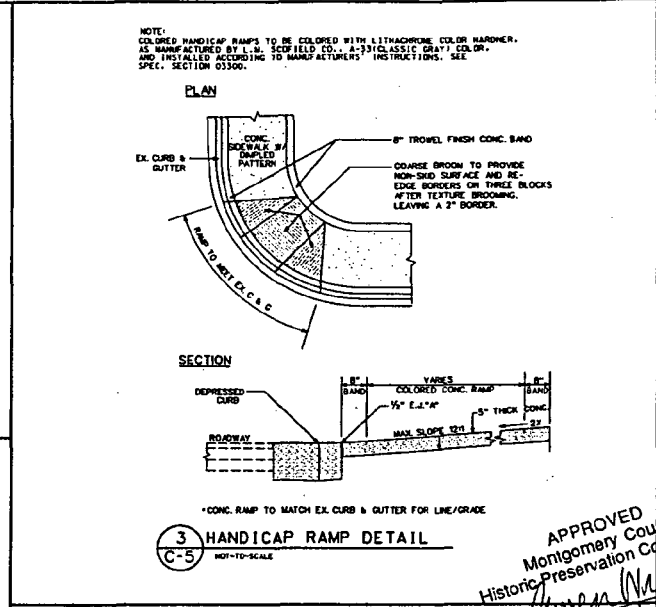
4 EXPANSION JOINT \"A\"
C-5 NOT-TO-SCALE



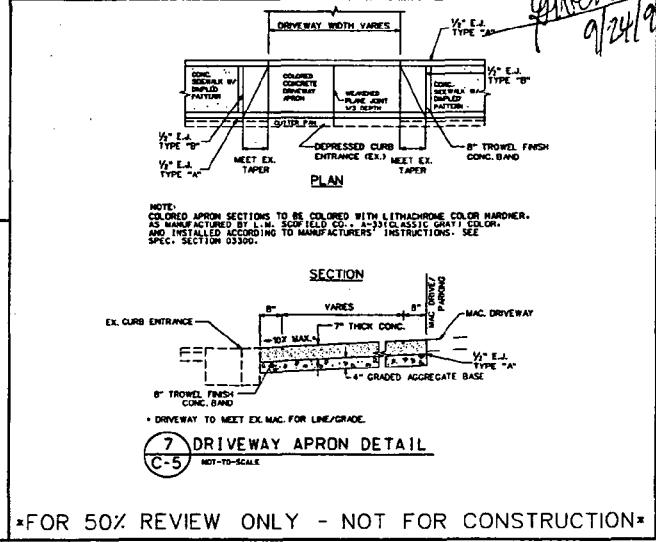
5 BITUMINOUS CONCRETE PAVEMENT PATCHING
C-5 NOT-TO-SCALE



6 EXPANSION JOINT \"B\"
C-5 NOT-TO-SCALE



3 HANDICAP RAMP DETAIL
C-5 NOT-TO-SCALE



7 DRIVEWAY APRON DETAIL
C-5 NOT-TO-SCALE

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Historic Preservation Commission
James Walcott
9/24/97

P.E.L.A. DESIGN, INC.
PLANNING ENGINEER LICENSED ARCHITECTS
2204 MARYLAND AVE.
SUITE 300
BALTIMORE, MD. 21218
(410) 366-7300

DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS
MONTGOMERY COUNTY
DIVISION OF COMMUNITY DEVELOPMENT
51 MONROE STREET, SUITE 1001, ROCKVILLE, MARYLAND
(301) 217-3650

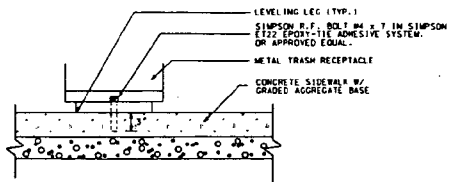
APPROVED _____
DATE _____

DESIGNED: T.J.L./L.T./T.S.H.
DRAWN: T.S.H./B.N./S.C.
CHECKED: T.J.L./L.T.

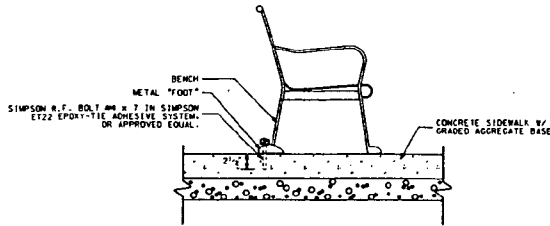
**KENSINGTON STREETSCAPE
HOWARD AVE. - PHASE I CONSTRUCTION**
PELA PROJECT NO.: 95.040.01L
BID NUMBER: 6771000001
PROJECT/JOB NUMBER: 963116

SITE CONSTRUCTION DETAILS (1)
50% CONSTRUCTION DOCUMENTS PHASE

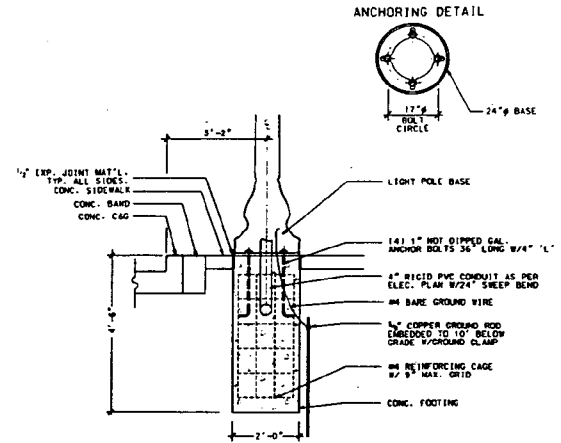
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SCALE	DATE BY DESCRIPTION	C-5
PLAN: AS SHOWN		NO: 7
SECTION: AS SHOWN		OF: 12



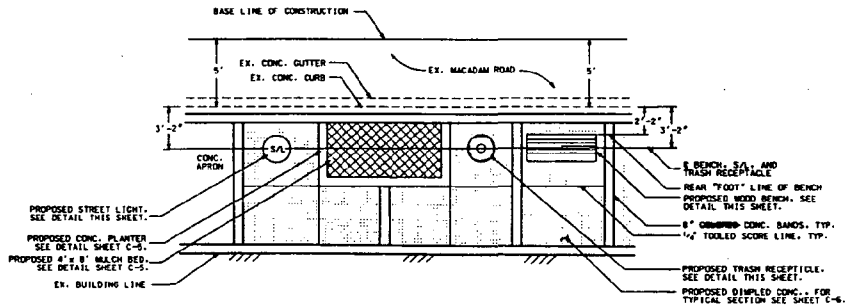
1 TRASH RECEPTACLE ANCHORING DETAIL
C-6 NOT-TO-SCALE



2 BENCH ANCHORING DETAIL
C-6 NOT-TO-SCALE

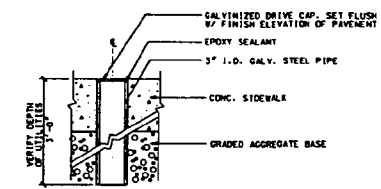


3 LIGHT POLE BASE FOOTING DETAIL
C-6 NOT-TO-SCALE



- LAYOUT NOTES:
1. FOR LOCATIONS OF THE CONCRETE BANDS, STREET LIGHTS, TRASH RECEPTILES, AND BENCHES ALONG HOWARD AVENUE SEE LAYOUT STATIONING SHEET C-3 & C-4.
 2. ALL DIMENSIONS ARE MEASURED FROM THE ROADSIDE CURB FACE.
 3. THE SCORING PATTERN ABOVE IS TYPICAL AND MAYBE ADJUSTED WITH APPROVAL OF THE COUNTY.

5 TYPICAL SIDEWALK LAYOUT PLAN
C-6 SCALE: 1/2" = 1'-0"

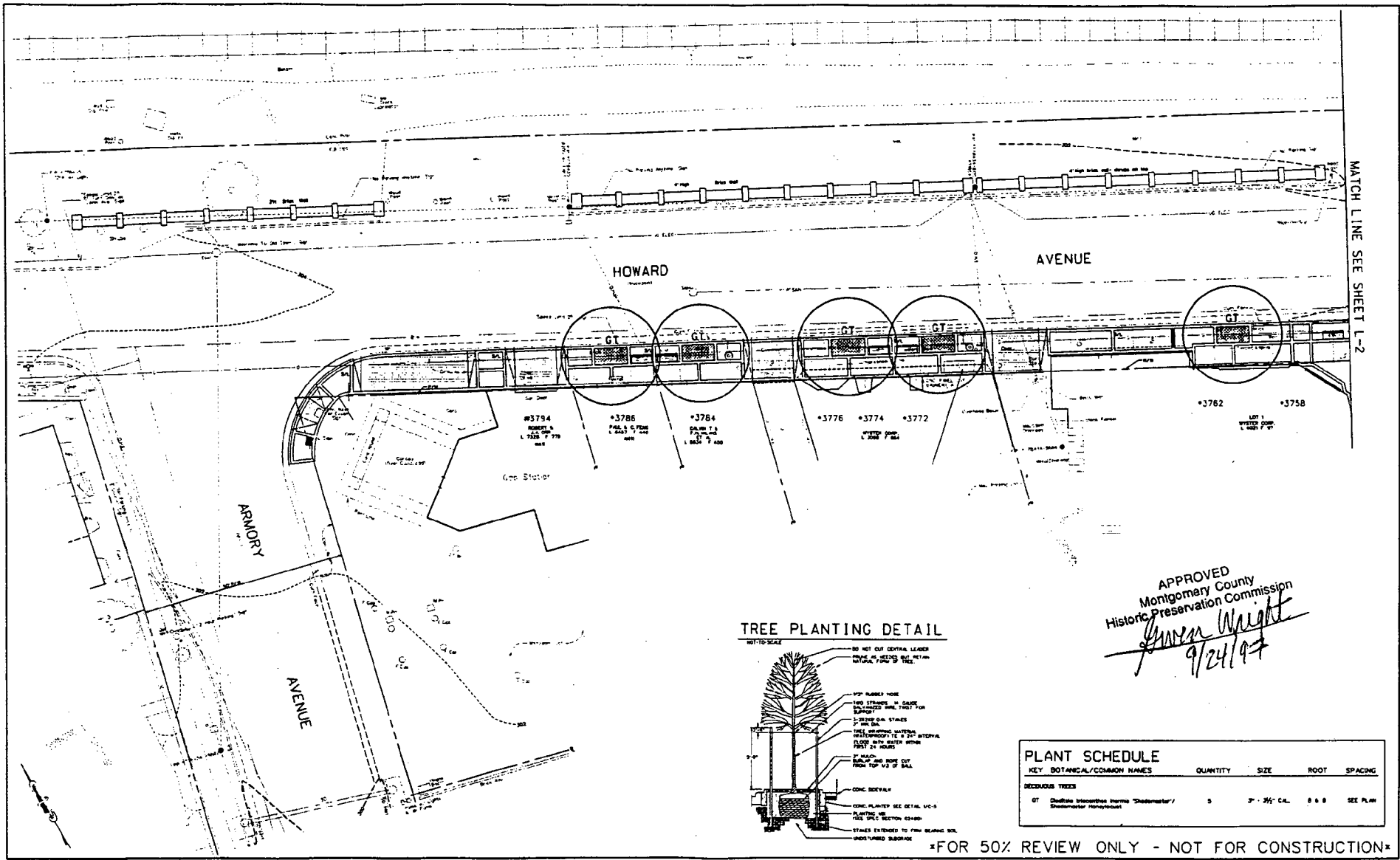


4 SIGNAGE POLE SLEEVE DETAIL
C-6 NOT TO SCALE

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Aven Wright
9/24/97

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	DATE	BY	DESCRIPTION																	



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2204 MARYLAND AVE.
SUITE 300
BALTIMORE, MD. 21218
(410) 368-1300

DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS
MONTGOMERY COUNTY
DIVISION OF COMMUNITY DEVELOPMENT
51 MONROE STREET, SUITE 001, ROCKVILLE, MARYLAND
(301) 217-3650

APPROVED _____
DESIGNED: TH/MK
DRAWN: BM/SC
CHECKED: TL/CL

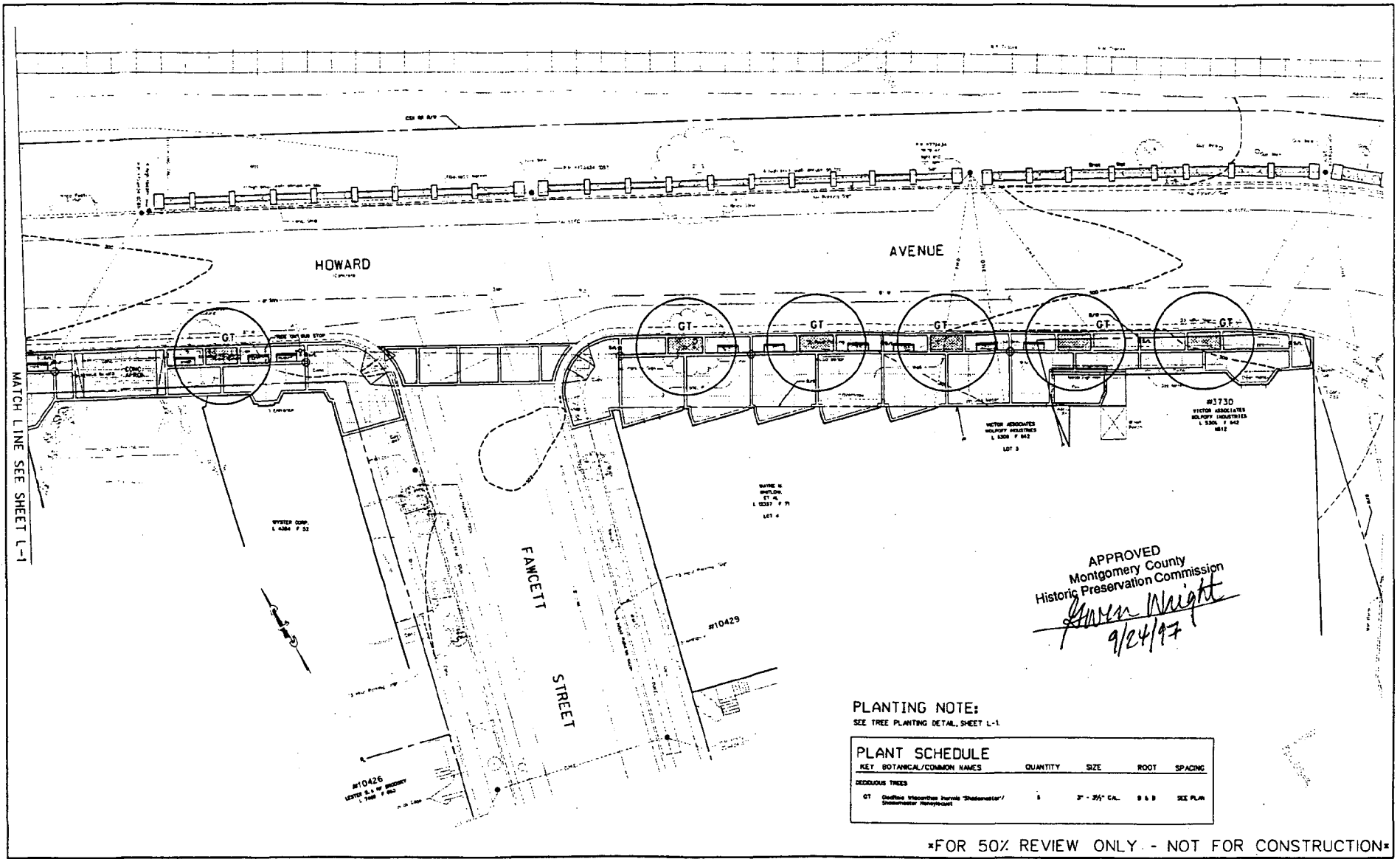
KENSINGTON STREETSCAPE
HOWARD AVE. - PHASE I CONSTRUCTION
DELA PROJECT NO.: 95-040-01L
SID NUMBER: 6771000001
PROJECT/JOB NUMBER: 365116

LANDSCAPE PLAN (1)
50% CONSTRUCTION DOCUMENTS PHASE

DATE: 8-18-97
SCALE
PLAN: 1" = 10'
SECTION:

REVISIONS		
DATE	BY	DESCRIPTION

DRAWING
L-1
NO: 9
OF: 12



APPROVED
 Montgomery County
 Historic Preservation Commission
Aileen Wright
 9/24/97

PLANTING NOTE:
 SEE TREE PLANTING DETAIL SHEET L-1

KEY BOTANICAL/Common NAMES	QUANTITY	SIZE	ROOT	SPACING
DECIDUOUS TREES				
GT <i>Quercus macrocarpa</i> (Shademaster) <i>Shademaster</i> (Shademaster)	8	3" - 3 1/2" CAL.	B & B	SEE PLAN

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 PRINCIPAL DESIGNER, LANDSCAPE ARCHITECT
 2204 MARYLAND AVE.
 SUITE 300
 BALTIMORE, MD. 21218
 (410) 366-7300

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MONTGOMERY COUNTY
 DIVISION OF COMMUNITY DEVELOPMENT
 51 MONROE STREET, SUITE 1001, ROCKVILLE, MARYLAND
 (301) 217-3650

APPROVED _____ DATE _____

DESIGNED: TH/MLK
 DRAWN: BN/SC
 CHECKED: TL/LT

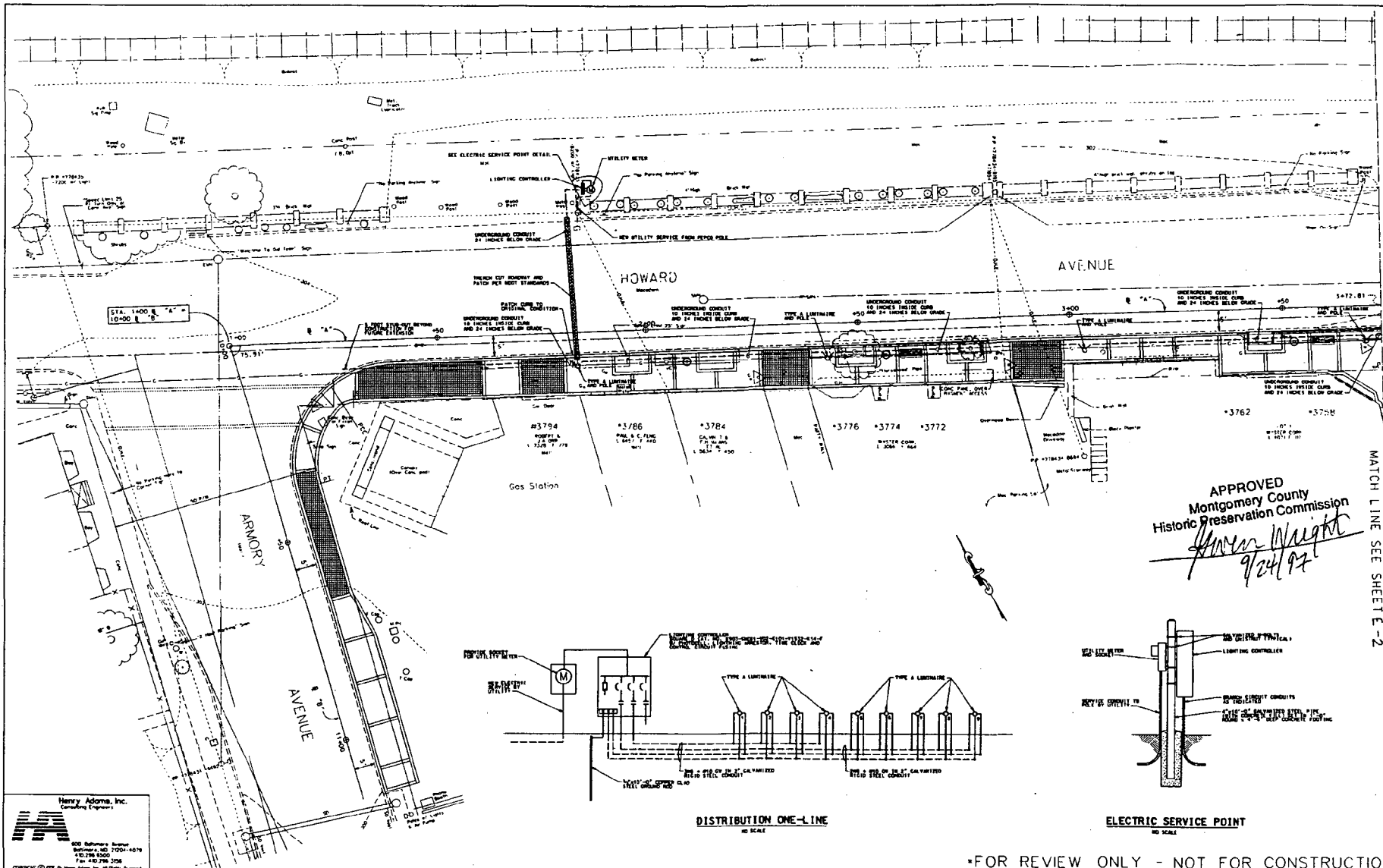
KENSINGTON STREETSCAPE
 HOWARD AVE. - PHASE I CONSTRUCTION
 P.E.L.A. PROJECT NO.: 95.640.01L
 BID NUMBER: 677100001
 PROJECT/JOB NUMBER: 969116

LANDSCAPE PLAN (2)
 50% CONSTRUCTION DOCUMENTS PHASE

DATE: 8-18-1997
 SCALE
 PLAN: 1" = 10'
 SECTION: _____

REVISIONS		
DATE	BY	DESCRIPTION

DRAWING
L-2
 NO: 10
 OF: 12



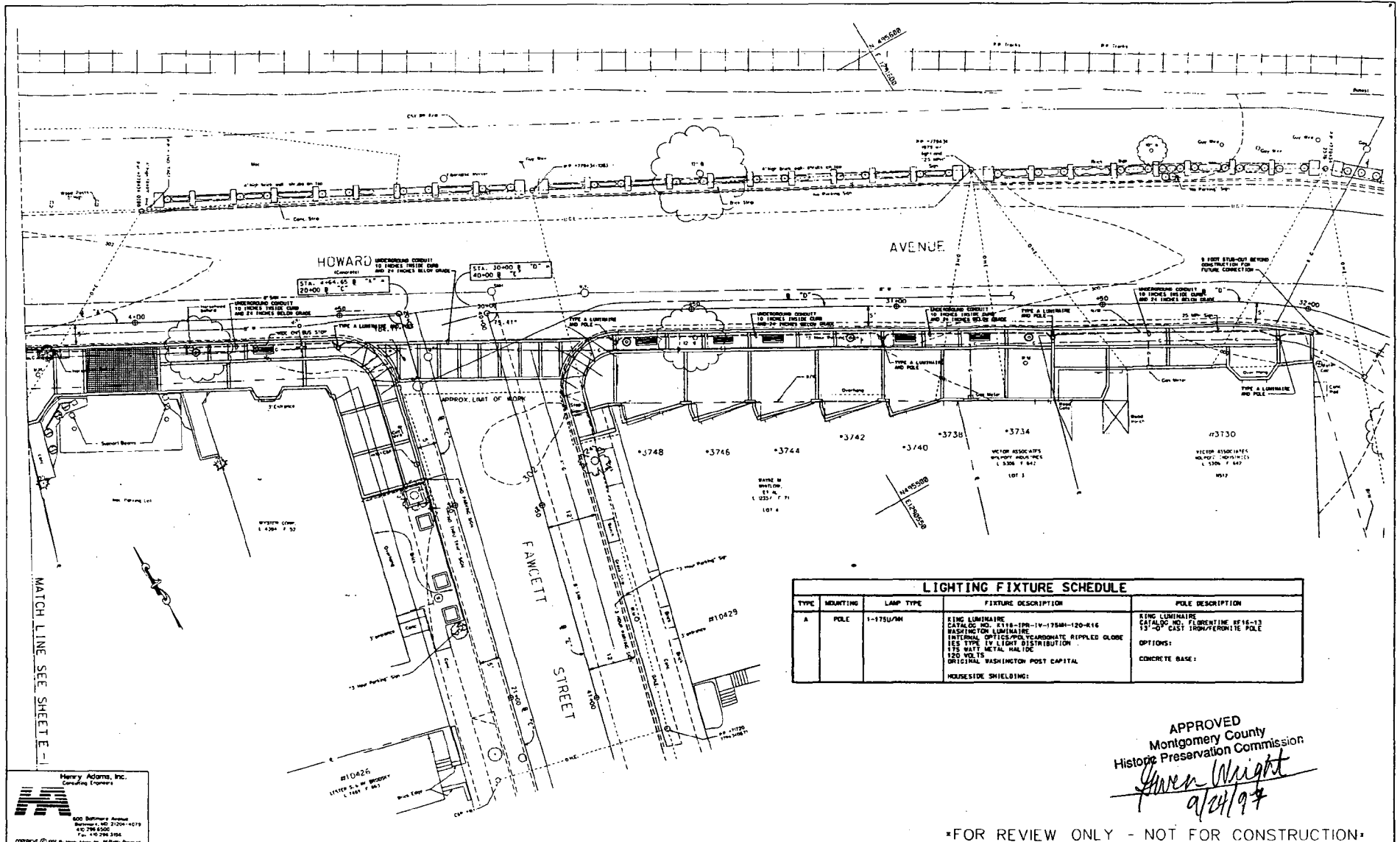
APPROVED
 Montgomery County
 Historic Preservation Commission
James Wright
 9/24/97

Harry Adams, Inc.
 Consulting Engineers

800 Baltimore Avenue
 Baltimore, MD 21201-6019
 410.738.5500
 Fax: 410.738.5258
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	FOR REVIEW ONLY - NOT FOR CONSTRUCTION							



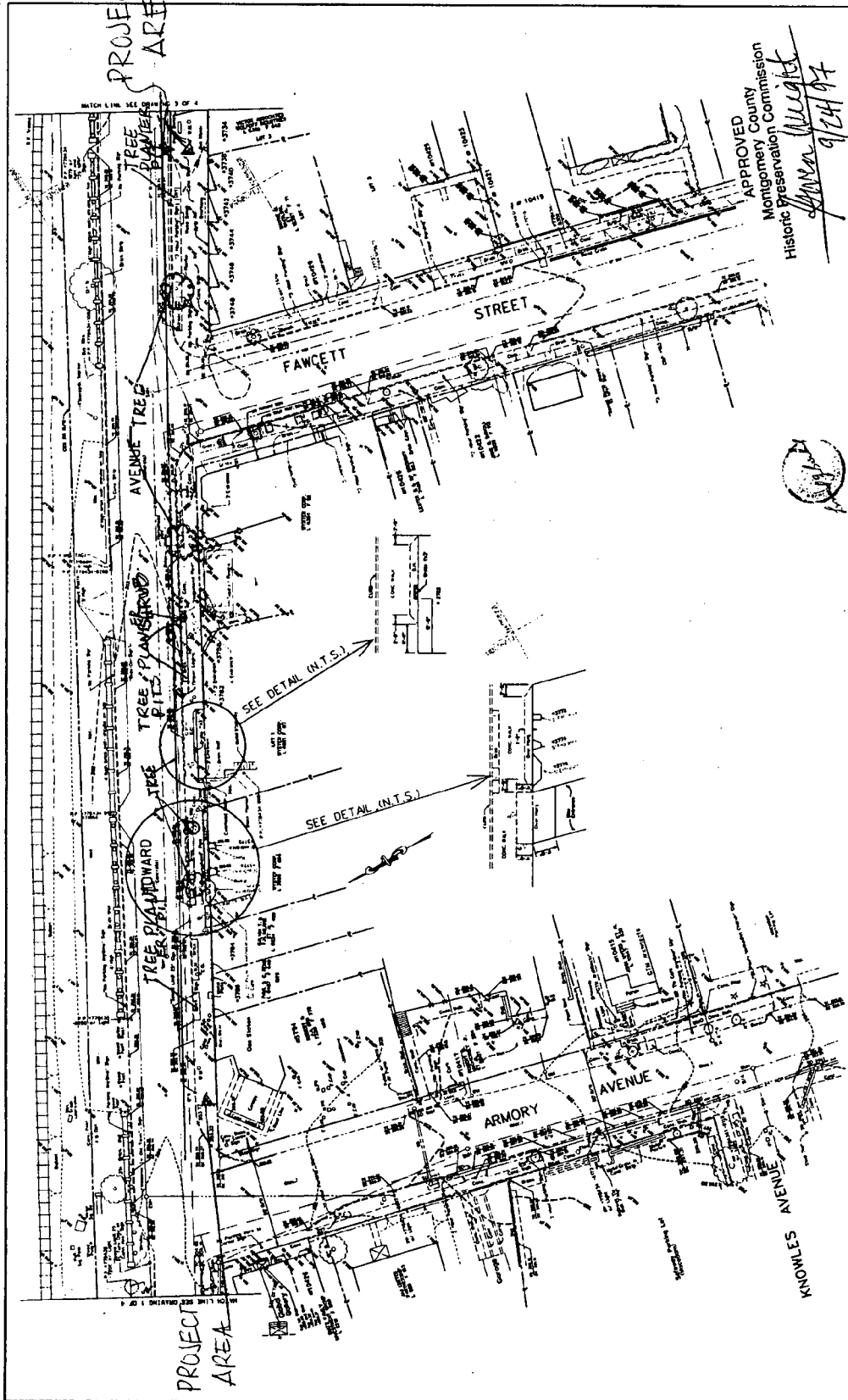
LIGHTING FIXTURE SCHEDULE				
TYPE	MOUNTING	LAMP TYPE	FIXTURE DESCRIPTION	POLE DESCRIPTION
A	POLE	1-175U/M	RING LUMINAIRE CATALOG NO. 2118-100-1V-175M-120-616 WASHINGTON LUMINAIRE INTERNAL OPTICALLY TRANSPARENT REPPLED GLOBE IES TYPE IV LIGHT DISTRIBUTION 175 WATT METAL HALIDE 120 VOLTS ORIGINAL WASHINGTON POST CAPITAL HOUSESIDE SHIELDING:	RING LUMINAIRE CATALOG NO. F182ENTINE RF16-13 13" Ø CAST IRON/PERNITE POLE OPTIONS: CONCRETE BASE:

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 Montgomery County
 Historic Preservation Commission
James Wright
 9/24/97

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 Henry Adams, Inc.
 Consulting Engineers
 800 Baltimore Avenue
 Baltimore, MD 21204-4219
 410.778.6500
 Fax: 410.778.3156
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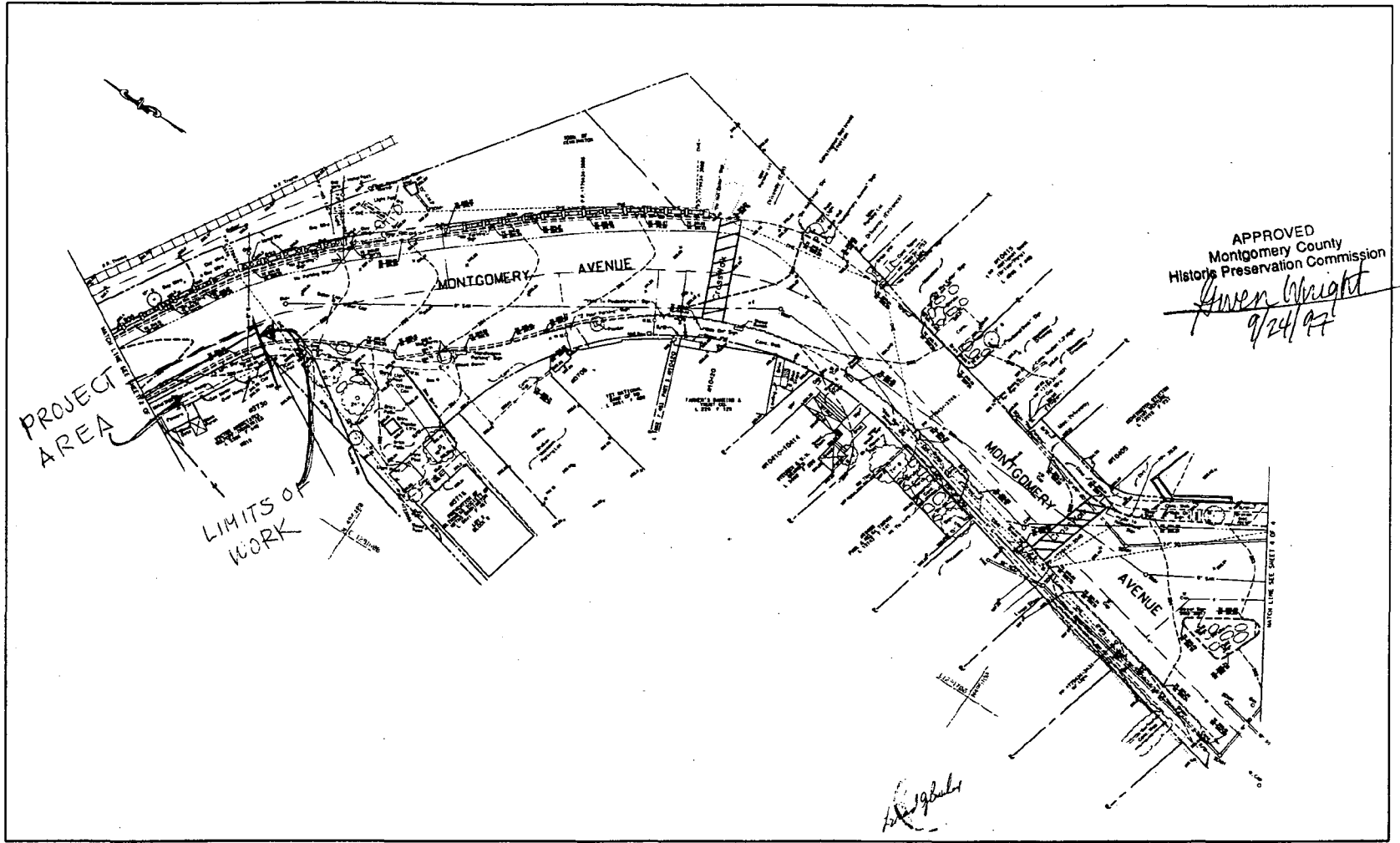
P.E.L.A. DESIGN, INC. 2704 MARYLAND AVE. SUITE 300 BALTIMORE, MD. 21218-5141 (410) 366-7300	DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS MONTGOMERY COUNTY DIVISION OF COMMUNITY DEVELOPMENT MONROE STREET, SUITE 1001, ROCKVILLE, MARYLAND (301) 217-3650	APPROVED _____	DESIGNED: JDT DRAWN: JDT CHECKED: JDT	KENSINGTON STREETScape HOWARD AVE. - PHASE I CONSTRUCTION PELA PROJECT NO.: 95.040.01L BID NUMBER: 677100001 PROJECT/JOB NUMBER: 969116	ELECTRICAL PLAN SHEET 2 50% CONSTRUCTION DOCUMENTS PHASE	DATE: 8-18-1997 SCALE PLAN: 1" = 60' SECTION:	REVISIONS DATE BY DESCRIPTION	DRAWING E-2 NO: 12 OF: 12
		MATCH LINE SEE SHEET E-1						



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 Historic Preservation Commission
Anna Wright
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P.E.L.L.A. DESIGN, INC. 2204 MARYLAND AVE. MONTGOMERY, MD 20910	TOWN OF KENSINGTON MARYLAND 3710 MITCHELL ST., KENSINGTON, MD. 20895 1501 944-2424	APPROVED: _____ DESIGNER: _____ DRAWN: _____ CHECKED: _____	HOWARD AVE. - TOWN OF KENSINGTON STREETSCAPE P.E.L.L.A. PROJECT NO. 95-045-D-1A BID NUMBER: _____ PROJECT/JOB NUMBER: _____	EXISTING CONDITIONS SURVEY PROJECT AREA KENSINGTON	DATE: _____	SCALE: _____	REVISIONS DATE BY DESCRIPTION	DRAWING NO. 2 OF 4
					SECTION: _____	SECTION: _____		

1" = 50'



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Gwen Wright
 9/24/97

P.E.L.A. DESIGN, INC. <small>PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE</small> 2204 MARYLAND AVE. SUITE 300 BALTIMORE, MD. 21218	TOWN OF KENSINGTON MARYLAND 3710 MITCHELL ST., KENSINGTON, MD. 20895 (301) 949-2424	APPROVED: _____	DESIGNED: _____	HOWARD AVE. - TOWN OF KENSINGTON STREETScape P.E.L.A. PROJECT NO.: 95-040-01A BID NUMBER: _____ PROJECT/JOB NUMBER: _____	EXISTING CONDITIONS SURVEY	DATE: 11-8-1998	REVISIONS		DRAWING NO: 2 OF: 4
		SCALE	DATE BY:			DESCRIPTION			
						PLAN: 1" = 20'			
						SECTION:			

1" = 50'

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Howard Avenue, Kensington

Meeting Date: 9/24/97

Resource: Kensington Historic District

Review: HAWP/Alterations

Case Number: 31/6-97H

Tax Credit: No

Public Notice: 9/10/97

Report Date: 9/17/97

Applicant: MC Dept. of Housing and Community Affairs
Marian Hershenson, Planner

Staff: Gwen Wright

PROPOSAL: Streetscaping, Signage

RECOMMEND: APPROVAL

BACKGROUND

This issue has been before the HPC on three previous occasions: general discussions on February 26th and April 9th, and a Preliminary Consultation on May 14th. The goal of the Howard Avenue Revitalization Project is to establish a comprehensive plan for streetscaping, signage, and facade improvements which will aide in the revitalization and enhancement of the Howard Avenue commercial area. The County will contribute some funds towards initial implementation of streetscape improvements and signage in a 1 1/2 block area along Howard Avenue; however, this is a phased project and additional funds will need to be raised to implement the overall plans. In addition, the facade improvements will need to be undertaken by individual property owners - each will come in as a Historic Area Work Permit (HAWP) when and if the owners decide to begin renovations to their facades. *Therefore, this HAWP is not for any changes to buildings - it is only for streetscaping work and signage.*

The current HAWP application does not differ greatly from the material presented at the Preliminary Consultation. The signage plan has been refined and is presented in more detail. The applicant has provided more detailed information on the types of benches, trash cans, and street lights that will be utilized in the project. In addition, the issue of new street trees that are to be planted is also addressed in this application.

The Howard Avenue Revitalization Project is being undertaken by the Montgomery County Department of Housing and Community Affairs, in conjunction with the Town of Kensington and the merchants on Howard Avenue. An advisory committee has been working with Marian Hershenson (from DHCA) and the County-hired consultants on the design concepts for this project. In addition, the Kensington LAP and the Kensington Historical Society have offered suggestions on various aspects of the project. *The proposals in the HAWP application are the result of many discussions between the groups noted above and have been agreed to by the different parties.*

The primary concerns expressed by the HPC and LAP in early discussions on this topic were:

- Maintain the historicity of the Howard Avenue commercial area - highlight the special historic buildings, use materials and fixtures that recall the history of the area, and do not attempt to create a false sense of history by "Victorianizing" structures.

- Use simple landscaping features which enhance the streetscape, but which do not overwhelm the storefronts and/or sidewalks.
- Consistency in lighting fixtures and in signage is very important.
- Maintain a visual connection between the commercial areas on both sides of the railroad tracks - both were part of Kensington's historic commercial area.
- Develop a staging plan so that the most important work can be done first, with priorities developed for future work as funds become available.

PROPOSAL

The current proposal is essentially an enhancement of what the HPC has seen before. In addition, there are some responses to specific comments and suggestions made at earlier meetings.

The proposal affects 1 1/2 blocks of Howard Avenue (from 3730 to 3794 Howard Avenue) and includes:

- replacement of existing concrete sidewalks with new sidewalks to be treated with an historically-appropriate "dimpled" finish,
- installation of street lights, using a Washington Globe luminaire enhanced by a filigree coronet (total 11 lights),
- removal of four existing street trees (cherry) and installation of eleven Shademaster honey locusts as the new street tree for this 1 1/2 block area,
- reinstallation of existing 5' long benches and installation of several additional benches (total 15 benches),
- installation of dark green metal trash can per application (total 7 trash cans),
- installation of directional signs and banners per application.

STAFF DISCUSSION

Staff feels that the proposed streetscaping work and signage are compatible with the historic nature of the Kensington commercial area and would enhance the overall ambiance of the area. Several points to be noted are:

- The detailed landscaping plans show that an effort has been made to keep the facades of the contributing historic buildings exposed/not hidden by vegetation. For example, no street trees are proposed in front the historic gas station at 3794 Howard Avenue or in front of 3762 Howard Avenue - another contributing resource.
- Staff commends DHCA for using the "dimpled" concrete recommended by the LAP. This treatment is proposed in conjunction with 4' x 8' planting areas for the 11 street trees, with mulch and no tree grates.
- The benches proposed for the sidewalk areas replicate the benches that are currently in use and staff feels that these wood and metal benches are appropriate for the area.

- The type of luminaire to be utilized for the new street types was a hotly-debated topic in the Kensington community. The proposed Washington Globe luminaires, enhanced with a filigree coronet, represents a compromise that has been accepted by all parties. The proposed luminaires meet the County's requirements for optics and ready availability. The community feels that the luminaire with the enhancement of a filigree coronet will be historically appropriate and sufficiently unique to reflect Kensington's special character.
- The signage proposals appear to be very appropriate for Kensington's commercial area.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the proposed streetscaping work and signage as being consistent with Chapter 24A-8(b)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 with the Secretary of the Interior's Standards for Rehabilitation #1 and #2;

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 Permitting Services five day prior to commencement of work and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Marian V. Hershenson

Daytime Phone No.: 301-217-3647 or

Pat McAuley 301-949-2424

Tax Account No.:

Name of Property Owner: Town of Kensington Daytime Phone No.: 301-949-2424

Address: 3710 Mitchell Street Kensington MD 20895
Street Number City State Zip Code

Contractor: To be selected Phone No.:

Contractor Registration No.:

Agent for Owner: Montgomery County Dept. of Housing and Community Affairs; Division of Community Development Daytime Phone No.: 301-217-3650

LOCATION OF BUILDING/PREMISE

Sidewalk area abutting 3730 to 3794 Howard Avenue, Kensington, including crosswalk
House Number: at Fawcett Street and Howard Avenue Street:

Town/City: Kensington Nearest Cross Street: Armory Avenue, Fawcett Street

Lot: Block: Subdivision:

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable

CHECK ALL APPLICABLE:

- A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: Remove sidewalk and four cherry trees; install sidewalk, curb, street-lights, trees, trash receptacles; reinstall benches.

1B. Construction cost estimate: \$ 158,000

1C. If this is a revision of a previously approved active permit, see Permit # 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

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.

Thomas J. Minard Chief, Division of Community Development Sept. 9, 1997
Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 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:

ATTACHMENT 1

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

ATTACHMENT 2

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, (301/279-1355).

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.

Attachment 1. Written Description of the Kensington Streetscape Project

The project area is the sidewalk area abutting 3730 to 3794 Howard Avenue and includes the crosswalk at Howard Avenue and Fawcett Street. This locale falls within one of the four commercial sections in Kensington and makes up part of a County and Town designated commercial revitalization area. The existing structures which line the sidewalk consist primarily of commercial structures spanning the period from the 1880's to around the 1950's. The second floor of one of the commercial structures was built as apartments. Of the eleven structures involved five are primary historic resources: three date from 1880 to 1910 and two from 1910 to 1930. The buildings are all small in scale. Seven are one storey in height; three are two stories; and one is three stories.

The project area makes up part of what was once called Knowles station. That community, now Kensington, developed at a proposed stop on the B & O Railroad after the Civil War. One of the buildings remaining from the early period of Knowles Station is 3730 Howard Avenue. Immediately northeast of this project area is the newly restored Kensington Train Station. Visible to the northeast of the project areas and across the railroad tracks is St. Paul Street with a number of old buildings from the early Knowles Station period.

The environmental setting for the structures consists of worn concrete sidewalk with a brick border back of the curb. Within the brick border are eight tree pits now holding only four trees. The trees are Yoshino cherry trees which are low trees with horizontal branching. Paul Wolfe, arborist and president, Integrated Plant Care, who services as the Town's trees, made a tree survey in the project area. (See attached letters dated July 9 and August 20, 1997 to Ms. Pat McAuley, Town Administrator.) Wolfe judged two of the four cherry trees in fair condition and two in poor condition. He also noted that the trees are "on the downhill side of life." He describes the hostile environment to which the trees are subjected. He recommends the "community consider taking down the remaining [cherry] trees and replanting with a species better suited to withstand city condition."

There are presently no street lights in the project area. Lighting is accomplished by sodium vapor lamps which are attached to utility poles on the north side of the street, opposite the project area. Also on the north side of the street is a brick wall that separates Howard Avenue from the CSX (formerly B&O) tracks.

The Town and the merchants and property owners have cooperatively installed benches and planters in an attempt to make the area attractive in order to draw customers.

In sum, the environmental setting for this important historic area is a deteriorated, ill equipped public way.

Attachment 2. General Description of the Kensington Streetscape Project and its Effect on the Historic Resources, the Environmental Setting, and the Historic District.

The project has been undertaken by the County and the Town as part of a larger streetscape project in order to stabilize and revitalize the Kensington Commercial Area (KCA) while focussing on Howard Avenue (east) and other associated adjacent streets.

The revitalization effort by the Town was started in 1989 when it established a Revitalization Committee. With the aide of consultants, the Committee developed a revitalization strategy. Thereafter, with document in hand, the Town sought funding from the county to implement the recommendations. Starting in 1996, the County funded a Capital Improvement Program for Howard Avenue (east) and adjacent streets to run through fiscal year 1999.

Since 1996, when the Town reconstituted the Revitalization Committee, it has been meeting regularly to work with the County design and economic consultants, Kensington citizens and the business community. The purpose of the committee's work was (1) to develop plans for physical improvements to the project area, (2) to update the economic analysis and revitalization strategy, and (3) to act as a liaison to the business community, the Town, its citizens, and the County to implement the strategy.

The committee is presently composed of eleven members: the mayor (who is also a merchant, one town council member, the town administrator, two merchants, two property owners, and four residents. The process employed to develop plans and strategies is as follows:

- Holding open meetings with opportunities for the public to speak.
- Development of requests for proposals for consultant selection, which included emphasis on recognition and enhancement of the historic district portion of the commercial area as well as on an open review process by the community.
- Public meetings for consultant presentation to the citizens and the business community.
- Display of plans and provision of comment sheets for citizens and members of the business community.
- Committee analysis and synthesis of the comments so as to inform the committee's position.
- The seeking of input from the Historic Preservation Commission (HPC), the Local Advisory Panel (LAP) and the Historical Society (HS).
- Committee critique of plans to give direction to the consultant.
- Discussion and comments by the Town Council on the committee's design

recommendations. Direction by the Town Council to review plans again with additional input from the LAP and the HS.

- Holding of this meeting with attendance by HS board members, some of whom are members of the LAP. Discussion of lighting selection, tree selection and cherry tree removal. Final recommendation made to Town Council.
- Town Council resolution accepts Revitalization Committee's recommendation.

The committee has sought to incorporate the comments of divers interest, while trying to develop a coherent plan that would meet the criteria that the HPC uses to evaluate plans, i.e., that the plans :

- Not substantially alter the historic site.
- Be compatible with the historic site.
- Would enhance the preservation of the historic site.
- Would remedy unsafe condition.
- Would serve the general public welfare.

The project for the one and one-half blocks of Howard Avenue (east) consists of:

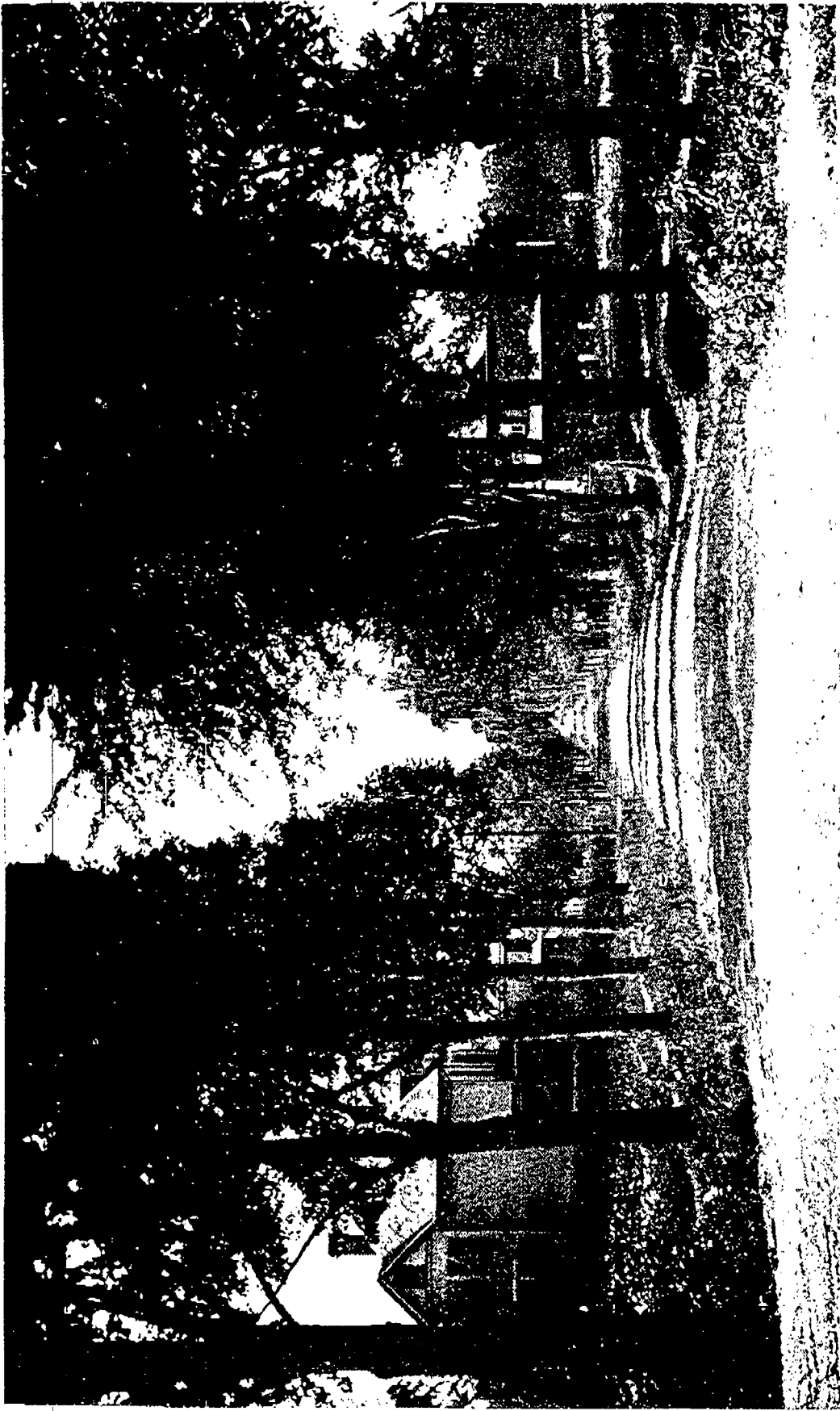
- Replacement of worn concrete sidewalks. New sidewalks to be treated with an historic roller to give a dimpled finish. This treatment was recommended by the LAP and the HS as historically correct. There appeared to be a consensus by HPC members supporting this treatment.
- Installation of streetlights. The luminaire selected is the Washington Globe enhanced by a filigree coronet. The lamp is metal halide which will give truer color rendition than high pressure sodium to the historic buildings and the merchandise displayed. The pole is cast iron fluted pole to be painted green. This fixture is a post top streetlight as were the early gas lights in Kensington. The selected pole and luminaire came into use about 1915 to 1920. This selection was finalized at the design reconciliation meeting called by the Town Council with the LAP and the HS.

The luminaire was selected because of its optics as well as its design qualities, historical reference to the post top lamp, and history of ready availability. Because much of the project is a one-sided commercial area, and due to budget constraints, street lighting on one side of the street will have to illuminate the sidewalk and up to 48 feet of roadway width. This luminaire will do the job, providing a comfortable ambiance for evening shoppers, which is one of the goals of this project. Light trespass from the luminaire to the several second floor apartments will be minimized with the use of internal light reflectors and shields. A demonstration was made to the community by a lighting

distributor to show that these would work.

- Remove four cherry trees. These trees were judged in poor to fair condition by the Town's arborist. Another four trees that had been planted in the project area have already succumbed to the hostile urban environment on Howard Avenue: glare and heat from sidewalk, smallish tree pits, compaction, and salt. After reviewing recommendations by the landscape architectural consultant; consulting with the HPC, the National Arboretum and various local arborists; reviewing comments by the LAP and the HS, the committee choose the Shademaster honey locust for the one and one-half blocks of Howard Avenue (east).
This is an improved cultivar that is thornless and virtually podless. It is on the recommended list of trees in State Tree Factsheets, a publication of the Municipal Tree Restoration Program and the Directory of Landscape Tree Cultivars Project with the support of the U.S.D.A. Forest Service, State and Private Forestry and used by the State of Maryland and Montgomery County.
This tree tolerates compaction, wet and dry soils, a high PH, and high soil salt. The species tree is widely found in Kensington. The Committee selected this tree for its precedent in Kensington as well as for its light and airy crown. The crown will not block the view of the historic buildings nor of commercial signs. Additionally, because the leaves are quite small and tend to blow away, they will not pose the safety hazard or maintenance problems of slippery large leaves.
There is no tree recommended for planting in front of 3762 and 3794 Howard Avenue, two of the primary historical resources of the area. Tree spacing was considered in the design. A historic photograph (attached) revealed regular tree spacing of what appear to be similar trees along old Connecticut Avenue, now Armory Avenue. Based on this evidence, the committee believes regular tree spacing has a historical precedent in Kensington. However, spacing arrangements cannot be truly regular since tree locations are streetlight placement required to achieve standard lighting levels.
- Reinstallation of and addition^{al} installations of a five foot long bench made of wrought iron and teakwood. This design is used in the Enid Haupt Victorian garden at the Smithsonian. See attached photograph. *Benches as shown on plans.*
- The trash receptacle to be used will be dark green metal. See attached photograph.
- Directional signs and banners will be used in the area. See attached drawings.

The committee believes the design with its selected elements are compatible with and have historic references to the area. The committee believes that the design will enhance the setting for the historic buildings. Also, the design offers a maximum of safety, convenience and amenities for the areas. The design with its placement of street trees and street lights along the curb edge will provide a safety and comfort zone for the pedestrian. The streetlights will deter crime.



Connecticut Ave., Kensington, Md.

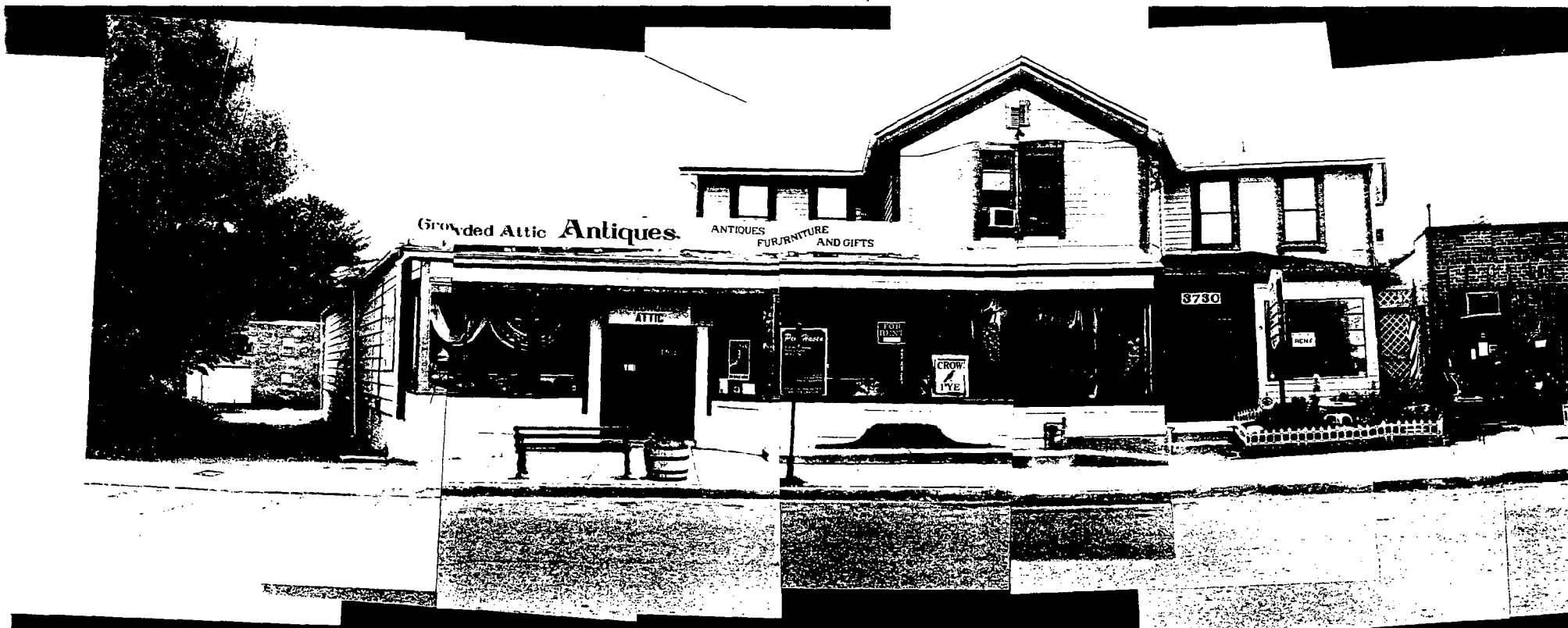
Thompson's Pasture

HISTORIC TREE PLANTING PRECEDENT

"Present Armory Ave., before 1909, looking toward Washington St. That's the way it was

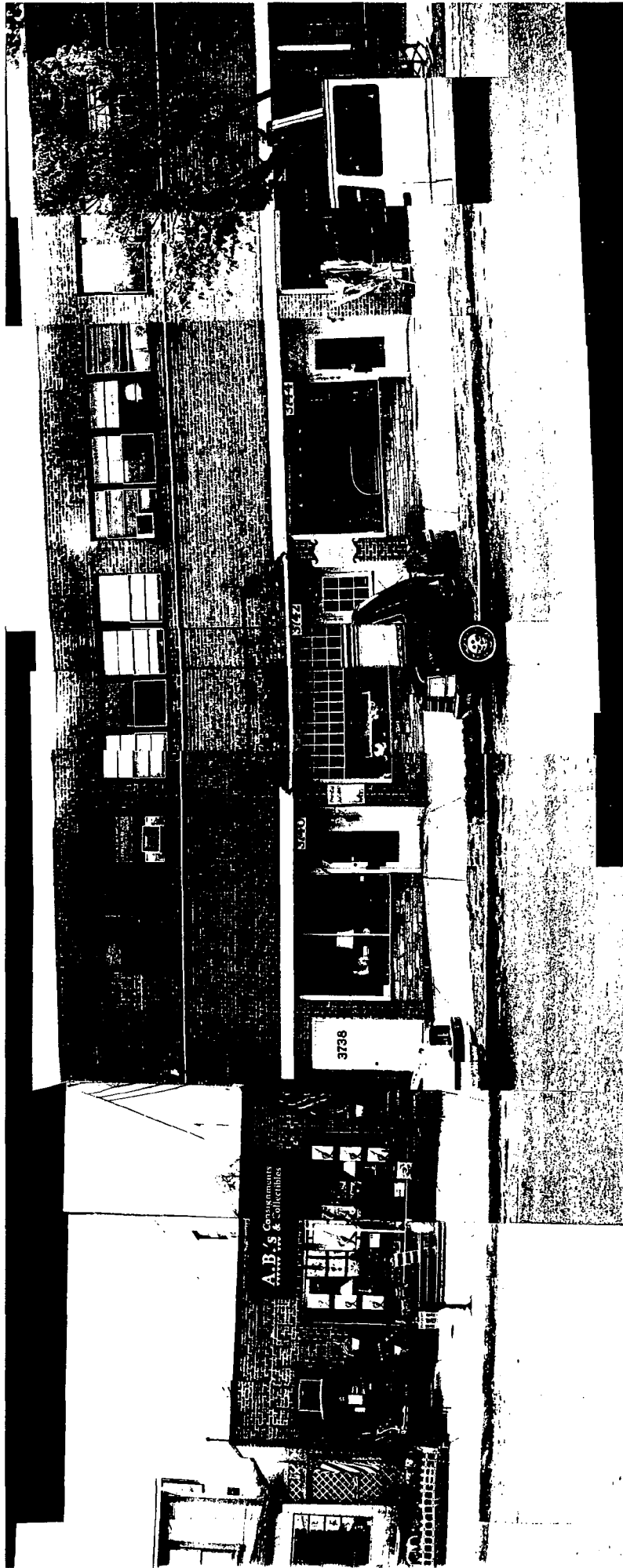
HOWARD AVENUE

overhead utility wires



3730
PRIMARY RESOURCE

overhead utility wires



3734

PRIMARY RESOURCE

3738-3748

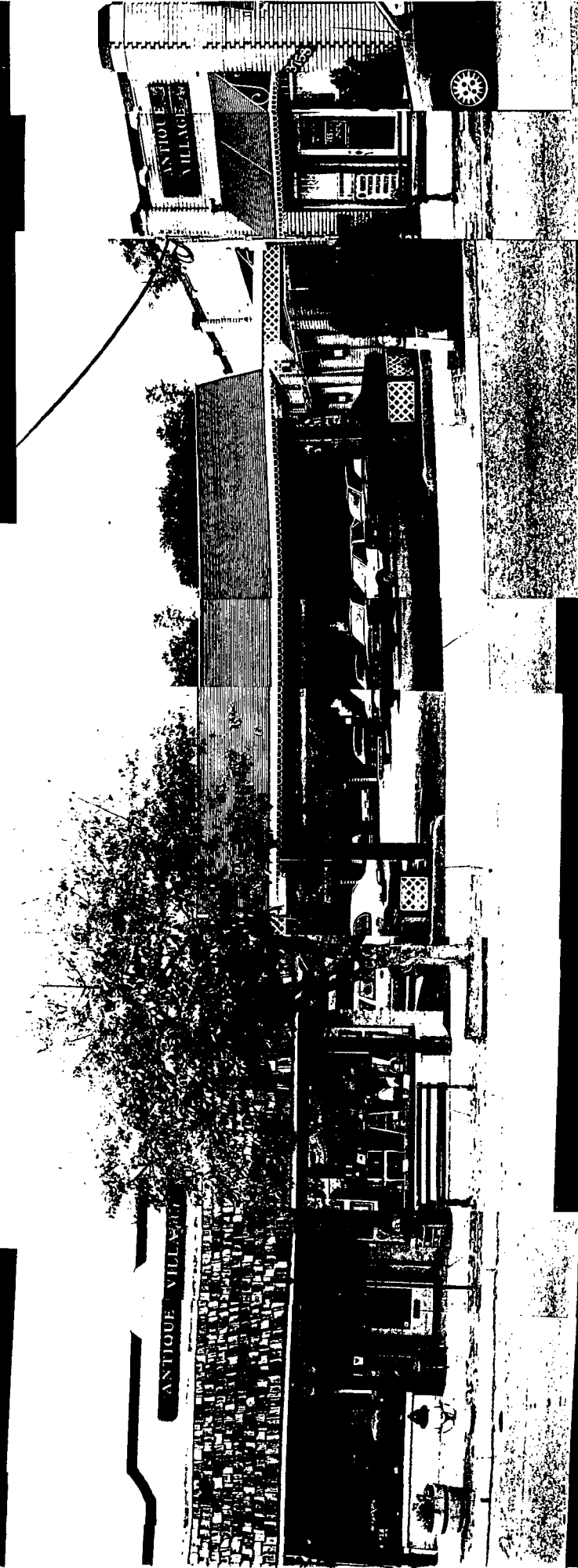
Abandoned
tree pit

m



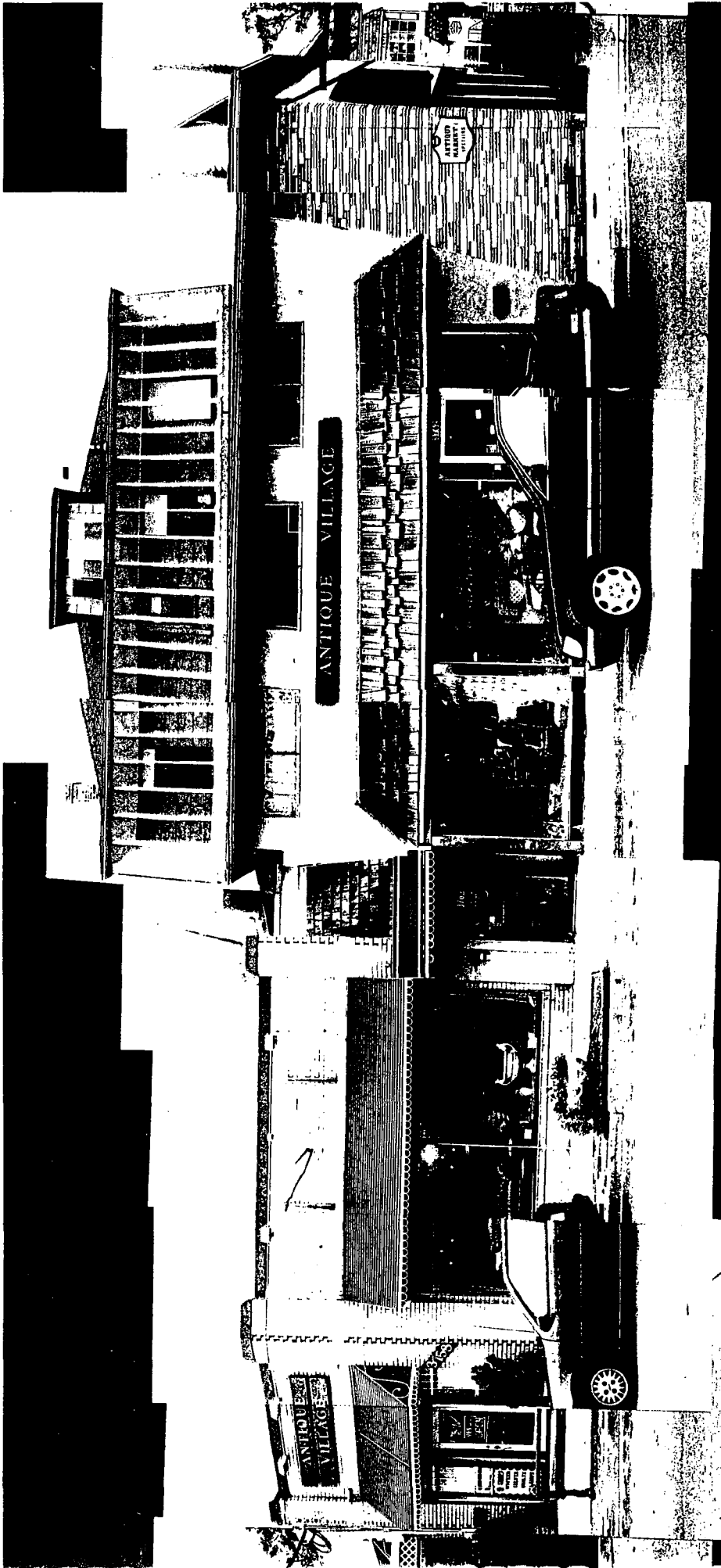
CHERRY TREE
AT # 3748
"poor condition"

overhead utility wires



cherry tree at # 3750 "fair condition

abandoned tree pit with shrub planting



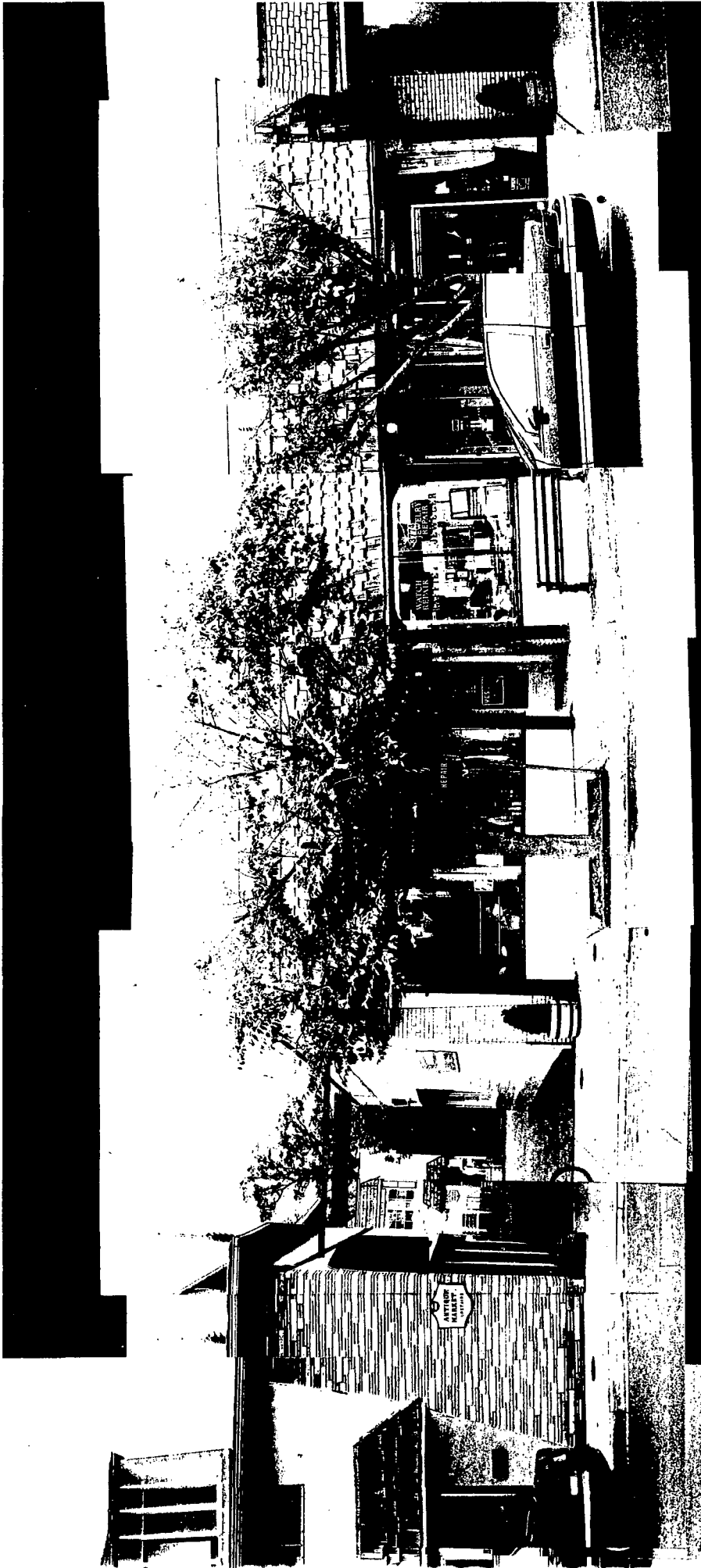
3762

PRIMARY RESOURCE

abandoned
tree pit #3762

3758

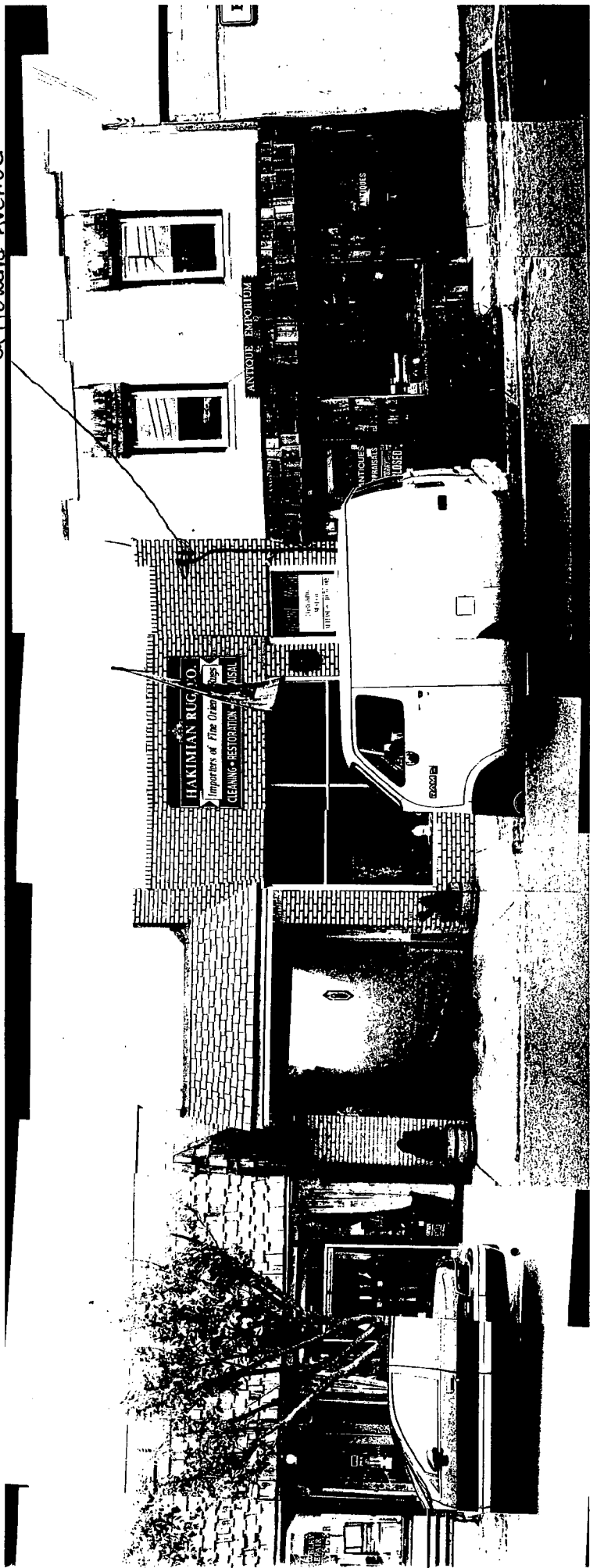
2



cherry tree at #3772
#3772 "fair condition!"
#3772-3774

7.

Overhead wires from north side
of Howard Avenue



Cherry tree at
3776
"poor condition"

3784

3786

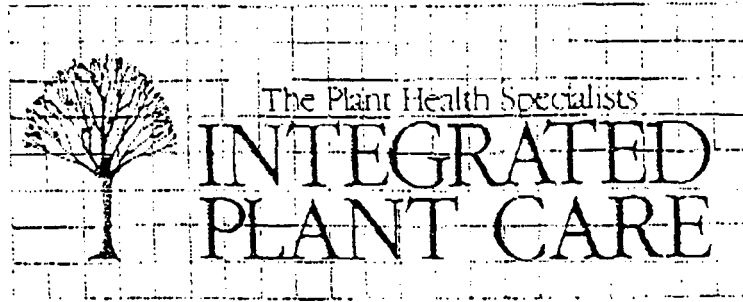
overhead wire
from northside of Howard Avenue



Abandoned
tree pit

3794

PRIMARY RESOURCE



2279 Lewis Avenue □ Rockville, Maryland 20851

July 9, 1997

(301) 881-8130

Ms. Pat McAuley
Town of Kensington
Mitchell St.
Kensington, MD 20895

RECEIVED JUL 11 1997

Dear Ms. McAuley,

I was recently asked to examine the trees along Howard Ave. and submit a report as to my findings. Having completed the survey, I wish to submit observations, suggestions and recommendations to you consideration.

Howard Ave. presents a very hostile environment in which to attempt to grow shade or ornamental trees. The planting holes are very small and the soil is heavily compacted, the heat reflecting off the pavement and buildings can quickly scald the leaves and bark and the trees are subjected to both pedestrian and vehicular abuse in every conceivable form. I'm surprised that the 7 cherry trees currently growing in the 3700 block have survived for these many years.

In looking at the trees more closely, it is evident that the trees have simply survived in these conditions. I don't believe any have particularly thrived. We've been monitoring the condition of the trees in Kensington for several years and I can't ever recall a stunning floral display in the spring or vibrant colors in the fall. While they do offer some greenery and provide a modicum of shade, most are currently in fair to poor condition and on the downhill side of life.

Over the years, a number of trees have been lost due to one reason or another. Those that are left create a hodge-podge appearance. To aid in the aesthetics of the best known street in Kensington, I recommend the community consider taking down the remaining trees and replanting with a species better suited to withstand the city conditions.

One tree that is quite popular today is the zelkova. This species has been successfully used in many street tree plantings in the Washington area. Others you may wish to consider would include the ginkgo or Amur cork. Honey locust is also an alternative,

although it is subject to a number of insect pests and there is no fall color.

Please let me know if you desire additional information or I may be of service in any further way.

Sincerely,



Paul L. Wolfe, II
President
Integrated Plant Care, Inc.



2279 Lewis Avenue □ Rockville, Maryland 20851

August 20, 1997

(301) 881-8130

Ms. Pat McAuley
Town of Kensington
3710 Mitchell Ave.
Kensington, MD 20895

Dear Mrs. McAuley,

This serves as an addendum to my previous letter of July 9, 1997 regarding the trees along Howard Ave. I had the opportunity today to inspect the trees six weeks after my previous visit and wish to report my findings.

There are eight 3-4" diameter little-leaf linden trees in front of the Safeway. Each of these trees appears to be in good condition. I do recommend they each receive supplemental water whenever nature doesn't provide enough as they are showing signs of wilting.

The 10" crabapple and 7" white pine in front of the Safeway are also in good condition.

The following are the Yochino cherries.

- 1 3776- 14"- poor condition- stunted growth, dieback in crown
- 2 3772- 10"- fair condition- limbs scarred by trucks
- 3 3730- 12"- fair condition- large scar on trunk, one-sided
- 4 3748- 12"- poor condition- practically dead
- 5 3716- 5"- poor condition- no growth, failing rapidly
- 6 3716- 6"- fair condition- stunted growth
- 7 3706- 10"- fair condition- some dieback in top

As stated in my previous correspondence, I recommend the community consider removing all these trees at one time and replacing them with a variety that will be tolerant to the existing stressful conditions.

Please let me know if I may be of any further service.

Sincerely,

Paul L. Wolfe, II
President
Integrated Plant Care, Inc.



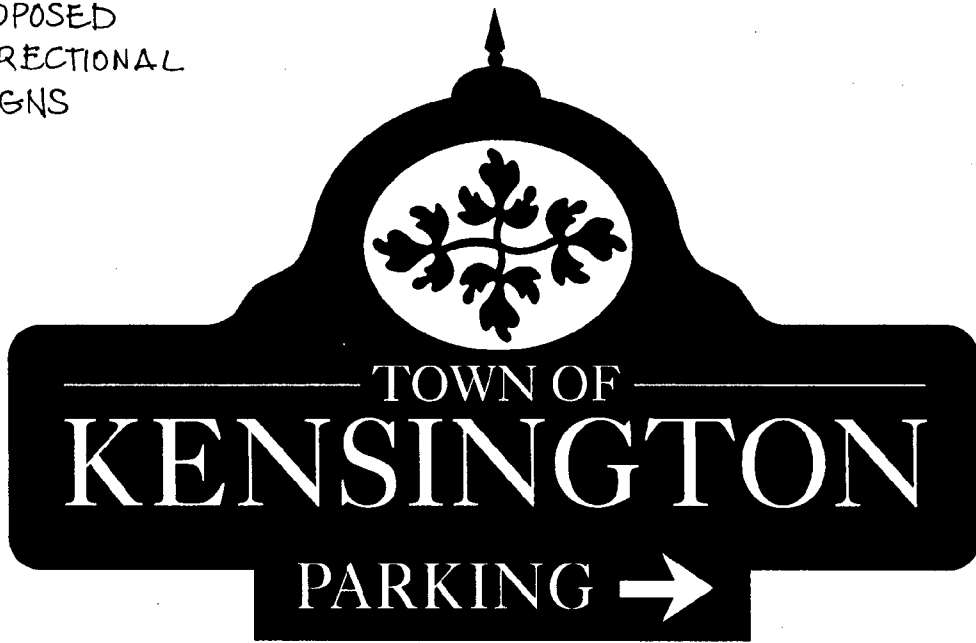
cherry tree at # 3748
Howard Avenue "poor
condition"

cherry
tree at
#3776
Howard
Avenue
"poor
condition"



cherry tree
at # 3772
Howard Ave-
nue "fair
condition"

PROPOSED
DIRECTIONAL
SIGNS



Kensington Commercial Revitalization Project

Property Owners

Property Address

Property Owner's Mailing Address

Armory Avenue

- | | |
|---------|---|
| # 10426 | Diatz Family Investment Group (abuts the project area)
7817 Laurel Leaf Drive
Potomac, MD 20854 |
| # 10417 | Robert W. Mc Chesney Jr. et al (abuts the project area)
c/o Realty Investment Corp.
3702 Perry Avenue
Kensington, MD 20895 |

Howard Avenue

- | | |
|--------------------------|---|
| # 3794 | Robert & J.A. Orr
3794 Howard Avenue
Kensington, MD 20895 |
| # 3786 | Paul & C. Feng
3786 Howard Avenue
Kensington, MD 20895 |
| # 3784 | Calvin T. & F. H. Milans, et al
T/A Older Town Joint Venture
RICA - 3702 Perry Avenue
Kensington, MD 20895 |
| # 3772,
3760,
3750 | Morris Parker
Wyster Corporation
3762 Howard Avenue
Kensington, MD 20895 |
| # 3738 | Mary Whitlow, et al
4721 North 36th Street
Arlington VA 22207 |

Kensington Revitalization Project Property Owners

Page 2

**Property
Address**

**Property Owner's
Mailing Address**

3734,
3730

Victor Associates
Wolpoff Industries
1300 Spring Street
Silver Spring, MD 20910

3716

Prevention of Blindness Society of Metropolitan Washington, Inc.
1775 Church Street, NW
Washington, D. C. 20036 (abuts the project area)

Fawcett Street

10422

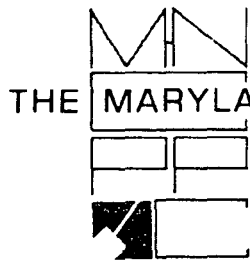
Jane S. Davoli (abuts the project area)
2501 East Meredith Street
Vienna, VA 22180

10426

Lester S. and R. F. Brodsky, et al
10426 Fawcett Street
Kensington, MD 20895

10419

Mary Whitlow, et al (abuts the project)
4721 Arlington Street
Arlington, VA 22207



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 495-4605

Montgomery County Planning Board
Office of the Chairman

September 23, 1997

Ms. Elizabeth B. Davison, Director
Department of Housing and Community Affairs
51 Monroe Street
Rockville, Maryland 20950

Re: Mandatory Referral No. 97025
Kensington Commercial Revitalization
Project Phases I to III

Dear Ms. Davison:

At the regular meeting of the Planning Board we reviewed the mandatory referral application of the Kensington Commercial Revitalization Project Phases I to III. After discussion with staff, Marion Hershenson of your staff, the Honorable Mayor of Kensington, as well as a representatives of the Wheaton-Kensington Chamber of Commerce and other businesses in the area, the Planning Board recommends that this mandatory referral application be approved subject to the following conditions:

1. The concept plan for Phases II and III should be revised to reflect the following conditions and submitted for final planning staff and Planning Board review.
2. Approve the Phase I plan for the shopping area from Armory Avenue to 195 feet east of Fawcett Street.
 - A. The proposed Washington Globe street light should be designed to restrict light intrusion into second floor apartments in the project area.
 - B. Use a consistent species of tree to establish continuity and linkage of the commercial areas in Phase I.
3. Modify the concept plan for the Phase II entry area from Connecticut Avenue to Armory Avenue, as follows:

Ms. Elizabeth B. Davison, Director, DHCA

September 23, 1997 - MR 97025

Page two

3.
 - A. Retain the large trees (Green Ash) on the north side. Flowering trees and seasonal plantings may be interspersed to replace the formal hedges.
 - B. Plant the same species large trees (Green Ash), smaller flowering trees and parking lot screening along the south side.
4. Modify the concept plan for the Phase II MARC station area on Montgomery Avenue beginning 195 feet east of Fawcett Street to Kensington Parkway, as follows:
 - A. Retain the large maple tree at the Prevention of Blindness plaza. The Town Clock should be placed near the sidewalk for greater visibility.
 - B. Identify a safe pedestrian crossing near the MARC station and expanded plaza. Work with the Town and the Department of Public Works and Transportation.
5. Modify the concept plan for the Phase III transition area on Kensington Parkway, from Montgomery Avenue to 110 feet west on Frederick Avenue, as follows:
 - A. Extend the Honey Locust trees along Kensington Parkway, but consider saving some healthy Cherry Trees in this transitional area.
 - B. Extend the sidewalk along the north side of Frederick Avenue to provide pedestrian access for residents of the apartment building east of Johnsons'.

- Please note several changes made to the staff report. Conditions 3C and 4C in the staff report have been removed from the above list of conditions due to a misreading of the plan. In Condition 4A, retention pertains only to the large maple tree at the Prevention of Blindness Plaza and does NOT include the boxwood hedge as stated in the staff report. Also, referring to the last sentence in the penultimate paragraph on page 3 of the staff report, the sentence should read: "The Plan provides additional on-street parking and also replaces existing angled parking with parallel parking." The original sentence had incorrectly referred to "a perpendicular arrangement."

Ms. Elizabeth B. Davison, Director, DHCA
September 23, 1997 - MR 97025
Page three

The Planning Board wants to congratulate all those involved in this endeavor on the very effective plan that has evolved. We appreciate the thoughtful concern and energy spent on this project and the evident accommodations that were made by all participants in order to come to this very successful conclusion. We recommend that there be less uniformity to the facade improvements and color scheme to avoid dating the area. Heightening the differences between the businesses would visually promote the charming individuality of the shops with their unique wares pouring out on to the street.

It was a pleasure to review this proposal and we look forward to seeing it as it evolves. Thank you for providing the necessary information that made this mandatory referral review possible.

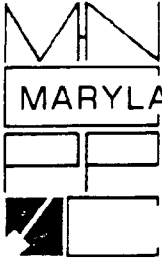
Sincerely,



William H. Hussmann
Chairman, MCPB

WHH:MWF

cc: ✓Historic Preservation Commission
Marion Hershenson - DHCA
Don Downing - Community-Based Planning
Marilyn Clemens - Community-Based Planning



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

MCPB
Item # 16
9/18/97

MEMORANDUM

DATE: September 12, 1997
TO: Montgomery County Planning Board
VIA: Melissa Cuñha Banach, Chief *MCB*
Community-Based Planning Division
FROM: Don Downing, AICP, Planning Coordinator, *D.D.*
Georgia Avenue Team (301/495-4555)

CASE NUMBER: 97025
REVIEW TYPE: Mandatory Referral from the Department of Housing and
Community Affairs
APPLYING FOR: Mandatory Referral Review of Kensington Commercial
Revitalization Project Phases I to III.

PROJECT NAME: Kensington Commercial Revitalization Project Phases I to III
REVIEW BASIS: Article 28, Chapter 7-112 of Regional District Act

ZONE: C-2, C-1, O-M and C-T
LOCATION: Howard Avenue between Connecticut Avenue and Frederick
Avenue

MASTER PLAN: Kensington Sector Plan, 1978

APPLICANT: Department of Housing and Community Affairs
FILING DATE: August 1, 1997

STAFF RECOMMENDATION: APPROVAL with conditions.

The staff recommends approval of Phase I of the Kensington Commercial Revitalization Project with the following conditions.

1. The concept plan for Phases II and III should be revised to reflect the following conditions and submitted for final planning staff and Planning Board review.
2. Approve the Phase I plan for the shopping area from Armory Avenue to 195 feet east of Fawcett Street.
 - A. The proposed Washington Globe street light should be designed to restrict light intrusion into second floor apartments in the project area.

- B. Use a consistent species of tree to establish continuity and linkage of the commercial areas in Phase I.
3. Modify the concept plan for the Phase II entry area from Connecticut Avenue to Armory Avenue, as follows:
- A. Retain the large trees (Green Ash) on the north side. Flowering trees and seasonal plantings may be interspersed to replace the formal hedges.
 - B. Plant the same species large trees (Green Ash), smaller flowering trees and parking lot screening along the south side.
 - C. Consider replacing the recommended white picket fence with a wrought iron fence as an entry feature, as it would be more in keeping with the commercial character of Connecticut Avenue and the Safeway complex.
4. Modify the concept plan for the Phase II MARC station area on Montgomery Avenue beginning 195 feet east of Fawcett Street to Kensington Parkway, as follows:
- A. Retain the large maple tree and the boxwood hedge at the Prevention of Blindness plaza. The Town Clock should be placed near the sidewalk for greater visibility.
 - B. Identify a safe pedestrian crossing near the MARC station and expanded plaza. Work with the Town and the Department of Public Works and Transportation.
 - C. Provide new sidewalks at the two new curb locations south of the MARC station entry.
5. Modify the concept plan for the Phase III transition area on Kensington Parkway, from Montgomery Avenue to 110 feet west on Frederick Avenue, as follows:
- A. Extend the Honey Locust trees along Kensington Parkway, but consider saving some healthy Cherry Trees in this transitional area.
 - B. Extend the sidewalk along the north side of Frederick Avenue to provide pedestrian access for residents of the apartment building east of Johnsons'.

SUMMARY OF ISSUES

This project was prepared by the Department of Housing and Community Affairs (DHCA) in cooperation with the Revitalization Committee of the Town of Kensington (see Circle 1). The Town Council, the Town Revitalization Committee and DHCA have

recommended the Washington Globe street light with "cornet ring enhancements" and Honey Locust "Shademaster" trees throughout the project. The Town of Kensington Historic District and the Local Advisory Panel (LAP) to the Historic Preservation Commission (HPC) have both recommended use of the "gooseneck" street light now used at the MARC rail station or a light that is distinct from other designs used in the County. They have recommended that most existing street trees be retained, including the Cherry trees in the Phase I area. The issues for which there may still be opposition include:

1. Which street light design should be used?
2. Should existing trees be replaced with a single species of street tree?

The purpose of this review is to provide Planning Board recommendations to the Department of Housing and Community Affairs, in conformance with the Mandatory Referral law. This law is intended to insure that public agency projects are reviewed by the Planning Board in the context of relevant Master Plans and that the public has the opportunity to comment to the Planning Board. Board recommendations should also be presented to the Historic Preservation Commission which has work permit authority over those parts of the project that are located within the Kensington Historic District. The HPC will meet to review and act on the Phase I of the project on September 24, 1997.

PROJECT DESCRIPTION

The Howard Avenue east area is part of the Kensington Antique Row (see Circle 3). In recent years the area has experienced weak sales and increased vacancies. From Connecticut Avenue drivers and potential customers do not have clear awareness or a daily reminder of the Antique Row area. The old sidewalks, scattered trees, standard street lighting, store vacancies, and minimal street furniture suggests an area in decline. Some buildings are in need of maintenance, paint and facade improvements. In general, the area has only average attractiveness as a shopping environment.

The Concept Plan provides sidewalks, street lights, street trees, benches, trash receptacles, directional and directory signage, and the redesign of an existing mini park (see Circles 4-6). The Plan proposes an entry arch over Howard Avenue that uses the same new Town logo that will be used in the signage program. The Plan provides additional on-street parking and also replaces existing on-street parallel parking with a perpendicular arrangement.

Sidewalks throughout the project will be concrete with a dimpled finish and brushed borders, and range from six to seventeen feet of width. The existing five-foot long benches will be retained. They are made of wrought iron and teakwood, with a Victorian design. While the Town Council, the Revitalization Committee and DHCA have recommended the Washington Globe street light, this choice has been subject of debate within the community. The project proposes to save existing trees in the first

block between Connecticut and Armory Avenues. They propose to replace existing street trees in the other areas with a Honey Locust "Shademaster" tree.

The project is in three phases. Following is a block by block description of the land use, beginning at Connecticut Avenue and extending to Frederick Avenue.

Connecticut Avenue to Armory Avenue (Phase II): The area south of Howard Avenue contains a Safeway grocery store and parking lot, and a retail building on the corner of Armory Avenue. Along the north side of Howard Avenue is a buffer strip for the MARC rail line.

Armory Avenue to 195 feet east of Fawcett Street (Phase I): The area south of Howard Avenue contains a gasoline station and a series of retail shops. One building contains second floor apartments.

Montgomery Avenue beginning 195 feet east of Fawcett Street to Kensington Parkway (Phase II): The area southwest of Montgomery Avenue contains a landscaped patio area in front of the Prevention of Blindness building, a bank and several retail businesses. The area north east of Montgomery Avenue contains the MARC rail station and parking lot, a bank drive through and the Kensington Station shopping center.

Kensington Parkway, from Montgomery Avenue to 110 feet west on Frederick Avenue (Phase III): The area north of Kensington Parkway contains retail shopping, as well as offices and a US Post Office. The Johnson Garden Center is at the intersection of Frederick Avenue.

COMMUNITY CONTEXT

Development of the town began in the 1870s with the opening of the B&O Railroad. The commercial uses along Howard Avenue were generally built between 1890 and 1930. Following recommendations of the Kensington Sector Plan of 1978, the Kensington Historic District was established.

The Sector Plan for The Town of Kensington (1978) addressed the land use and character of the Town. The application is consistent with the Sector Plan goals to improve the visual appearance of the Kensington business area. The Sector Plan emphasizes the importance of helping commercial areas along Howard Avenue to remain competitive. Recommended improvements to the area include street furniture, landscaping, parking, pedestrian access and directional signs.

The report, "Kensington Business District Strategies for Revitalization" (page 28, Pickard, 1991), identifies goals of Town residents for the Business District. Priority goals for the Kensington Business District include promoting a building improvement program, establishing a streetscape program, and reinforcing Kensington's history and origins.

The project begins on the west at Connecticut Avenue, a major highway corridor which divides the Town into east and west halves. Along the north of the project is the MARC rail line, which divides the Town into north and south halves. The MARC rail station is a historic resource which serves as the focal point for the commercial part of the historic district in this area. The land use north of the rail line is a mix of retail and industrial uses with access on Metropolitan Avenue. The ability to view the areas across both sides of the rail tracks is important to the historic character of the area.

The land use south of the project area varies from office to retail to residential neighborhoods and parks in The Town of Kensington (see Circle 3). The area east of the project, along Frederick Avenue, contains many residents in several apartment buildings. The area is linked to the surrounding community by walkable neighborhoods and sidewalks.

ANALYSIS

1. Conformance with the Sector Plan for the Town of Kensington:

The project conforms with the intent of the Sector Plan to maintain a small town character, improve the appearance of the Kensington business area, to support the Howard Avenue shopping area, respect the historic character of the Town and to create an improved streetscape environment.

2. Project Design:

Street Lighting

The Town Council, the Revitalization Committee and DHCA propose use of the Washington Globe light (see Circles 8 and 9) with "cornet ring enhancements" rather than the "gooseneck" lamp (see Circle 10) used at the Kensington MARC rail station. The Kensington Historical Society and the HPC Local Advisory Panel (see Circle 17) argue that the Washington Globe is not the preferred way of fitting into the historic character of the Town of Kensington. They believe that the gooseneck lamp creates both a unique style and an appropriate historic image. Staff is also concerned that second floor residents along Howard Avenue need to be shielded from commercial street lights.

The Town believes they can save money by establishing a contract with the Montgomery County Department of Public Works and Transportation (DPW&T) to maintain the lights. The DPW&T stocks parts to maintain the Washington Globe, but does not plan to add another style to be maintained (see Circle 11).

Staff does not have a strong preference for one light or the other and therefore accepts the decision of the Town Council as reasonable. Staff also recognizes that the Historic Preservation Commission must make the final determination for those areas within the Kensington Historic District.

Street Trees

Staff conducted a field survey and evaluated the project design on a block by block basis. Our recommendations address areas where existing trees should be saved and possibly interspersed with new trees.

The project proposes use of Honey Locust "Shademaster" trees in the Phase I area along Howard Avenue rather than a mix of trees in each block. This was confirmed by the Town Council and the Revitalization Committee at their September 8 meeting. The Town and LAP (see Circle 17) historic groups prefer to save existing trees and add new trees to create a variety of species throughout the project area. They believe that a mix of trees relates better to the residential area and are concerned that a uniform pattern would be overly structured.

Staff strongly prefers use of a single tree in the Phase I area. We believe that the business climate will be harmed and town residents will be disappointed if a mix of unhealthy, damaged trees are retained. The Town arborist evaluated each of the seven trees in the Phase I area and found most to be damaged, with three in poor and four in fair condition (see Circle 13). His recommendation is to remove "all these trees at one time and replace them with a variety that will be tolerant to the existing stressful conditions."

Along Kensington Parkway and Frederick Avenue, the Phase III project should be sensitive to the relation between the south side residential and park character, with tall trees, and north side commercial environment. Staff believes that the healthy cherry trees could be saved and that some Honey Locusts are acceptable under the power lines. Since this is a transitional area, it is acceptable to use a mix of tree types.

Other Streetscape Elements

The entry landscaping and signs seem to fit into the general design and streetscape objectives of the Kensington Sector Plan and the character of the area. Both the white picket fence and the entry arch are out of character and scale with the Connecticut Avenue commercial area. These features should be reconsidered in the final design (see Circles 14-16).

Facade and Building Improvements

The DHCA is working with property owners to establish a facade improvement program. If established, owners would be expected to share with DHCA the cost of improvements. Concepts for improvements were presented to DHCA for informal comment, but actual project applications within the Kensington Historic District would need to be approved by the Historic Preservation Commission (HPC) on a case by case basis.

Staff supports establishment of a facade improvement program and recognizes that the HPC must make the final determination for approval of specific projects within the Kensington Historic District. Staff suggests that some buildings could be modified to better fit within the range of commercial styles included in the project area. Improvements would help maintain the viability of the commercial area.

Plaza Design

Phase II of the project shows a plaza on the south-side where Howard Avenue becomes Montgomery Avenue. The plaza area will be expanded, a town clock installed and new landscaping put in place (see Circle 7). Staff would like to see a final design for this area that preserves most of the boxwood hedges. Honey Locust trees should be included to create a continuity with Howard Avenue streetscaping.

Staff supports preservation of the large healthy Maple tree near the front of the Prevention patio, which shades the plaza and near by paving. The project should not remove the boxwood hedge, which has an established character, but could consider providing a path through the hedge to the expanded plaza area.

Pedestrian Crosswalk Locations

A safe location should be identified for a crosswalk near either the exit from or entry to the MARC station parking lot to the expanded plaza on the south side of Montgomery Avenue. Alternatively the walk and crosswalk could be shifted 70 feet to the east of the MARC exit (see Circle 5). A design to protect the pedestrian crossing is needed.

The crosswalk from Post Office to park seems reasonable, since the park is used by Town residents as a pathway (see Circle 6). The Town should address the speed and safety of the mid-block crossing by considering speed bumps, parking on both sides and other measures which will help slow traffic near the mid-block cross walk. Staff recommends that other crosswalk locations be approved as shown.

3. Compatibility with nearby commercial and residential areas:

The Town is concerned about both redevelopment and pedestrian access in this area. The Kensington Historic District also extends across Metropolitan Avenue. Residents have expressed a desire for pedestrian access across the rail line to businesses and residents along and near Metropolitan Avenue. A sidewalk extends from the MARC parking lot exit toward the railroad tracks. Pedestrians cross the tracks from the area along St. Paul Street and extending past the Mizell Lumber Company (see Circle 7).

The redevelopment of the Metropolitan Avenue area and possible establishment of a formal access way across the tracks should be subject of future study.

4. Historic preservation requirements:

The Phase I area is located within the Kensington Historic District (see Circle 3). HPC will consider approval of the Phase I project on September 24, 1997. DHCA is working with building owners to establish a facade improvement program. Individual improvement applications will be subject to HPC approval. The HPC members informally advised that only modest changes be made to building facades.

Issues concerning streetscape elements have addressed both historic context and contemporary community character. The application accepted the advice of the historic advisory groups to use a dimpled concrete sidewalk pattern, which is used at other locations in the Town.

The Washington Globe is said to represent a portion of the period when Kensington was developing. The "gooseneck" lamp is a more recent addition to the historic MARC rail station and is preferred by the historic advisory groups.

The Honey Locust street tree was selected by DHCA to provide continuity, easy maintenance, and visibility for merchants. It does not seem to have historic precedence, except that a continuous row of trees were in place along Armory Avenue prior to 1909. The historic advisory groups strongly prefer a mix of trees as better relating to the residential pattern.

CONCLUSION

The staff recommends approval of the Mandatory Referral for Phase I of the Kensington Commercial Revitalization Project subject to the conditions identified at the beginning of this report. Staff recommends that Phases II and III be redesigned in accordance with staff conditions and a new concept plan submitted to the Planning Board for final review.

DD:ss\A:\mrkenho5
Attachments



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Douglas M. Duncan
County Executive

Elizabeth B. Davison
Director

August 1, 1997

William H. Hussmann, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Kensington Commercial Revitalization
Project, Mandatory Referral

Dear Mr. Hussmann:

Under the Mandatory Referral procedures, we are submitting the final concept plan with supporting documents for the Phase I Kensington streetscape (Capital Project No. 769616) for your comment and approval. Phase I extends for one and one-half blocks on Howard Avenue, running easterly from its intersection with Armory Avenue. We are also submitting the concept plan for Phases II and III. For efficiency purposes, we ask that the Planning Board's decisions and recommendations apply to all three phases of the project.

The Kensington Commercial Revitalization Project is located within the Town of Kensington. Phase I falls entirely in the Kensington Historic District. Staff of the Department of Housing and Community Affairs has worked closely with the Kensington Commercial Revitalization Committee (appointed by the Town Council) and staff of the Historic Preservation Commission in developing the design for this work. The design process benefitted from the input of the community in public meetings and by the use of comment sheets to respond to design alternatives on display at the Town Hall. The Revitalization Committee has unanimously approved the design and the Town Council has unanimously passed a resolution endorsing the design.

The Phase I streetscape replaces worn and broken sidewalks and several cherry trees that are in fair to poor condition with: 1) new concrete sidewalks with a dimpled surface, which is traditional to Kensington; 2) Washington Globe streetlights, similar to the old Kensington gas lights, in that both are post-top lights; and 3) "Shademaster" honey locust trees. The cherry trees, which are merely surviving, are low branching and provide neither the ambiance nor the shade appropriate to a commercial area. The "Shademaster" has an open lacy look and is tolerant of harsh urban conditions. Existing Victorian style benches, now in place, will be reused in the new design.

William H. Hussmann
August 1, 1997
Page 2

As with other commercial revitalization programs, this streetscaping is being undertaken in connection with expected private reinvestment in the area. In a Memorandum of Agreement executed by the County and the Town, the Town accepted maintenance responsibilities for the completed streetscape.

We are anxious to move forward on this project. My staff is available to discuss this project and the design with your staff and the Board. Should you have questions, please do not hesitate to contact Marian Hershenson at (301) 217-3647.

Sincerely,

Joe Guley, Acting Director
FOR

Elizabeth B. Davison
Director

EBD:dt
S:\DHCD\COMMDEV\THOMP\OFFICE\MNDATORY.MVH

Enclosures

CC: KHALID AFZAL

Kensington Business District









Strategies for Revitalization

John Pickard Associates
with Andrew Winters AIA
RPR Economic Consultants
Gorove Slade Associates

Urban Design, Planning
Architecture
Market Analysis
Traffic Engineering

North: 

Date:

-  Retail
-  Mixed Use
-  Office
-  Auto Repairs / Gas Stations
-  Warehouse / Showroom / Industry
-  Institutional Uses
-  Parking Garages
-  Park





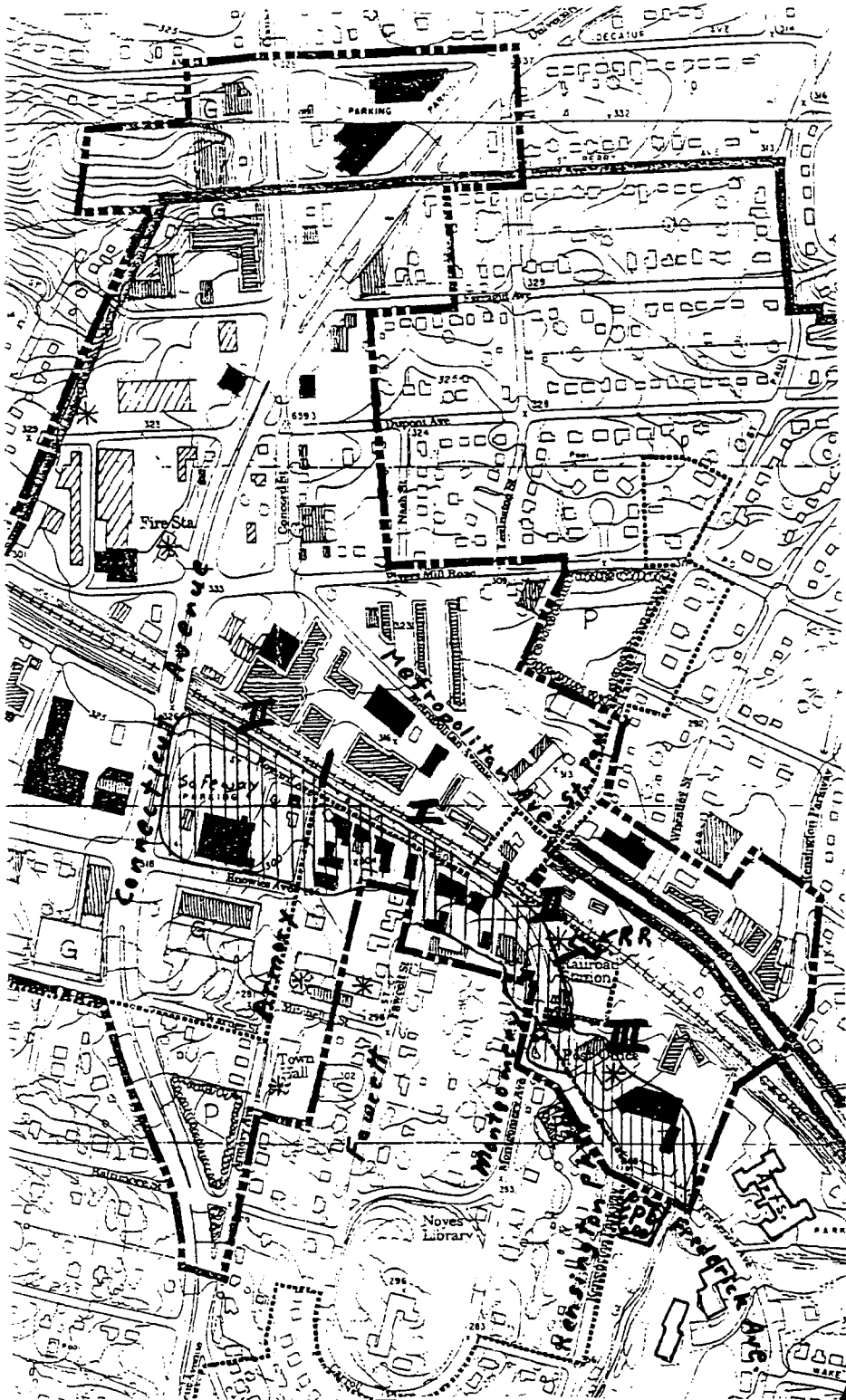
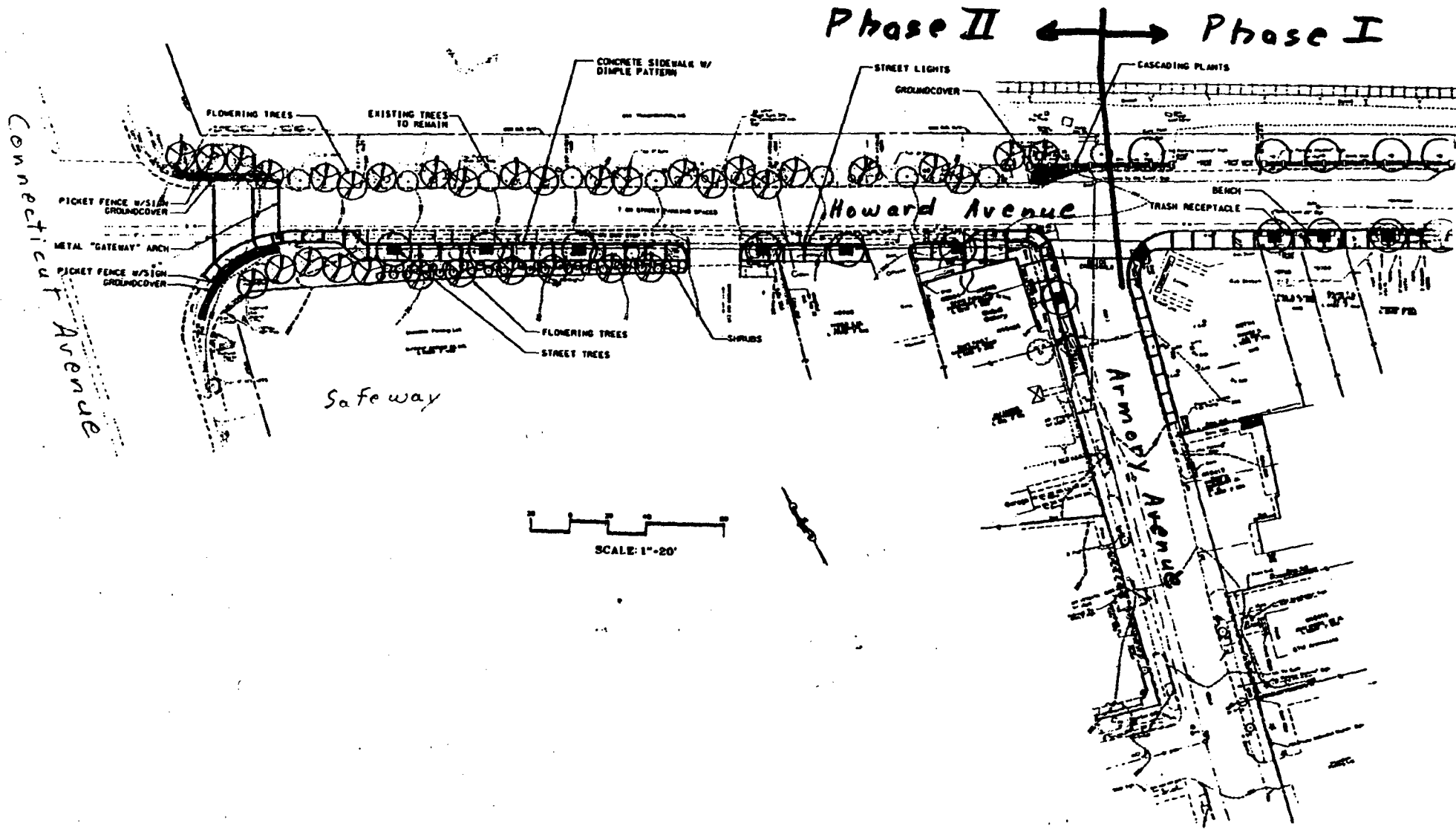
ATTACHMENT 4
KENSINGTON STREETSCAPE
EXISTING LAND USE
PROJECT AREA 
PHASES I, II, or III

Exhibit 1
Existing Land Use



-  CBD Commercial Area
-  Town Limits
-  Historic District





CONCEPT PLAN

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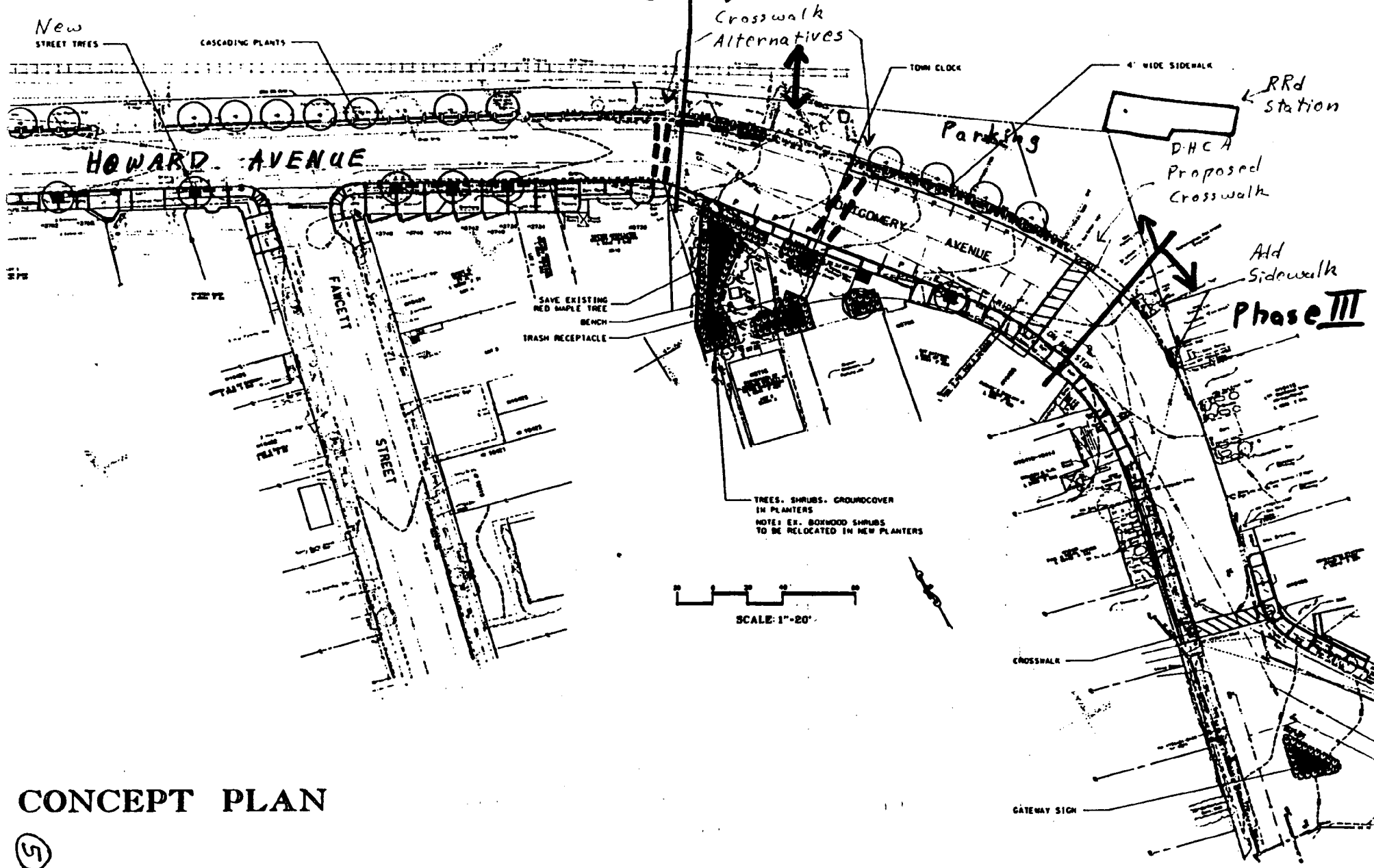
KENSINGTON STREETScape DESIGN PROJECT
TOWN OF KENSINGTON, MARYLAND

PREPARED FOR:
MONTGOMERY COUNTY PLANNING AND COMMERCIAL REVITALIZATION
21 MONROE STREET, ROCKVILLE, MD 20850

PREPARED BY:
P.R.L.A. DESIGN, INC.
1204 MARYLAND AVE., BALTIMORE, MD 21202

SHEET 1 OF 3
DATE: 06-1997

Phase I ← → Phase II



CONCEPT PLAN

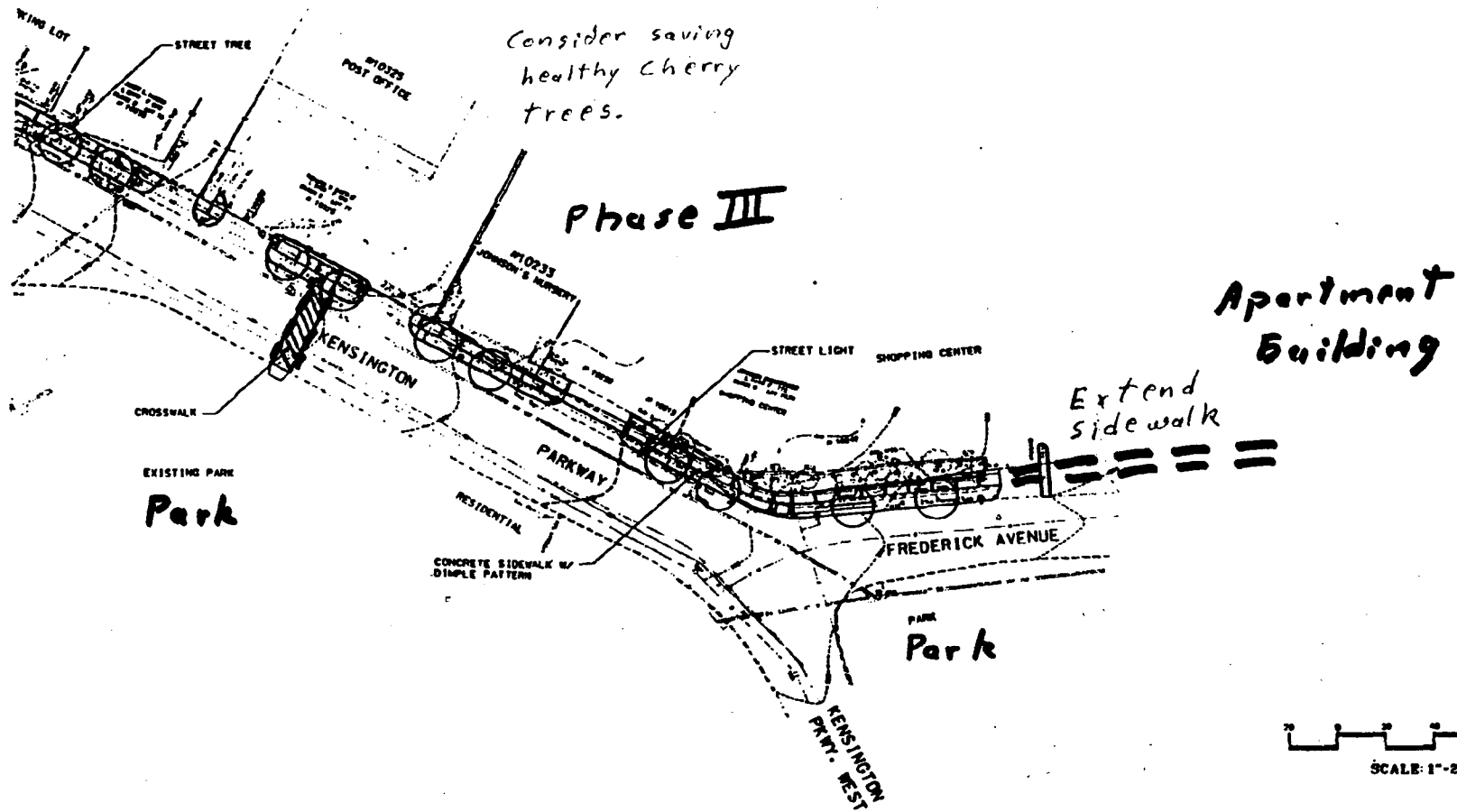
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KENSINGTON STREETScape DESIGN PROJECT
TOWN OF KENSINGTON, MARYLAND

PREPARED FOR:
MONTGOMERY COUNTY PLANNING AND COMMERCIAL REVITALIZATION
61 MONROE STREET, ROCKVILLE, MD 20850

PREPARED BY:
P.E.L.A. DESIGN, INC.
2204 MARYLAND AVE, BALTIMORE, MD 21220

SHEET 1 OF 3
DATE: 9-6-1977



CONCEPT PLAN

KENSINGTON STREETScape DESIGN PROJECT

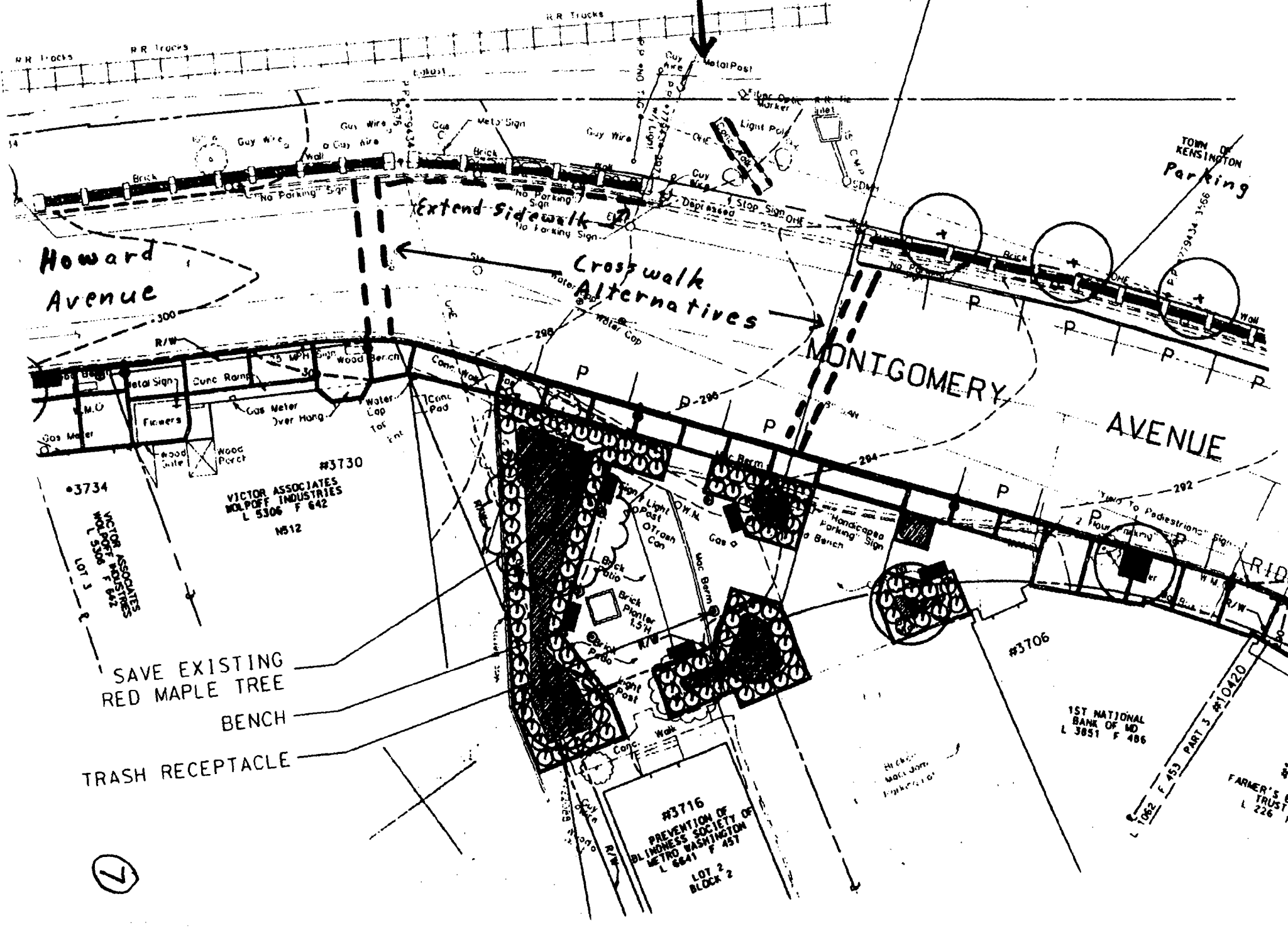
TOWN OF KENSINGTON, MARYLAND

9 PREPARED FOR:
 MONTGOMERY COUNTY PLANNING AND COMMERCIAL REVITALIZATION
 41 MONROE STREET, ROCKVILLE, MD 20850

PREPARED BY:
 P.E.L.A. DESIGN, INC.
 3204 HARTLAND AVE, BALTIMORE, MD 21218

SHEET 3 OF 3
 DATE: 9-2-1997

To Metropolitan Ave.
and St. Paul Street
TOWN CLOCK



Howard Avenue

MONTGOMERY AVENUE

TOWN OF KENSINGTON
Parking

#3734
VICTOR ASSOCIATES
MOLPOFF INDUSTRIES
L 5306 F 642

#3730
VICTOR ASSOCIATES
MOLPOFF INDUSTRIES
L 5306 F 642
N512

SAVE EXISTING
RED MAPLE TREE
BENCH
TRASH RECEPTACLE

#3706

1ST NATIONAL
BANK OF MD
L 3851 F 486

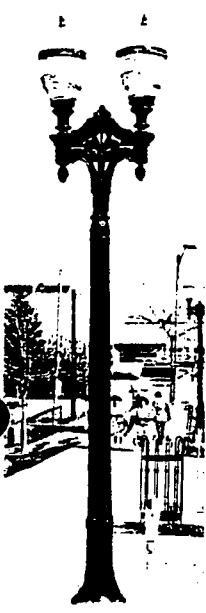
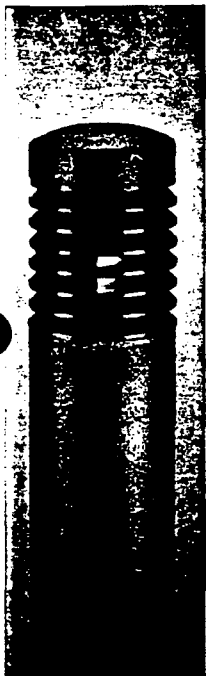
#3716
PREVENTION OF
BLINDNESS SOCIETY OF
METRO WASHINGTON
L 8641 F 457
LOT 2
BLOCK 2

FARMER'S BANK
TRUST CO.
L 226 F 12

7

425

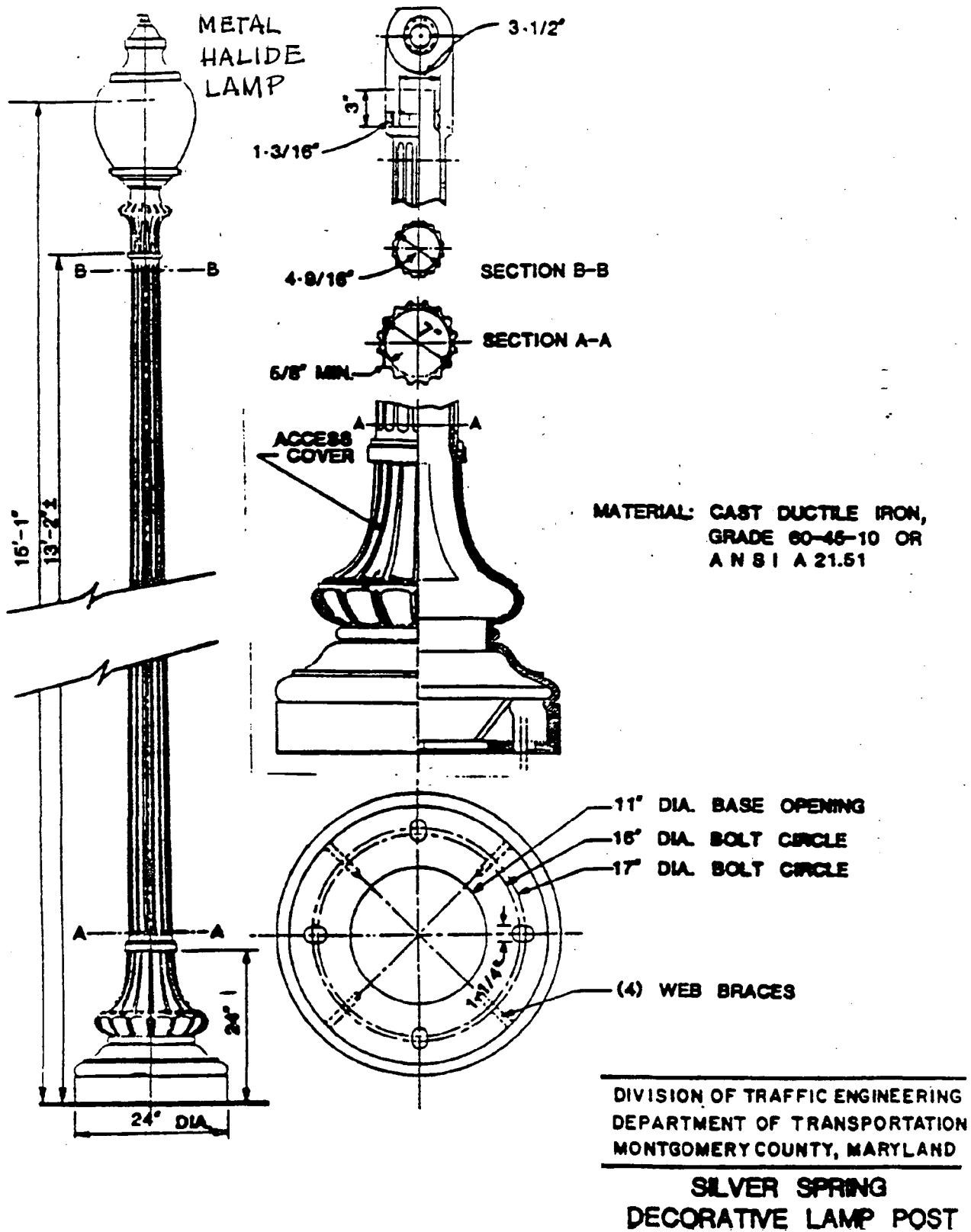
EDGE OF THE WORLD
and Superior Quality Poles



KINGDOM

8





LUMINAIRE SPECIFICATIONS

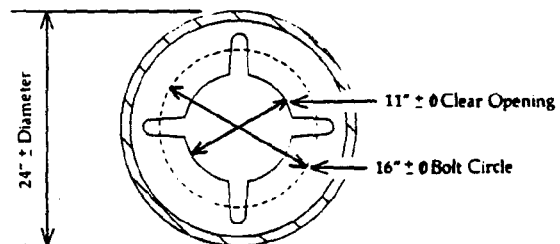
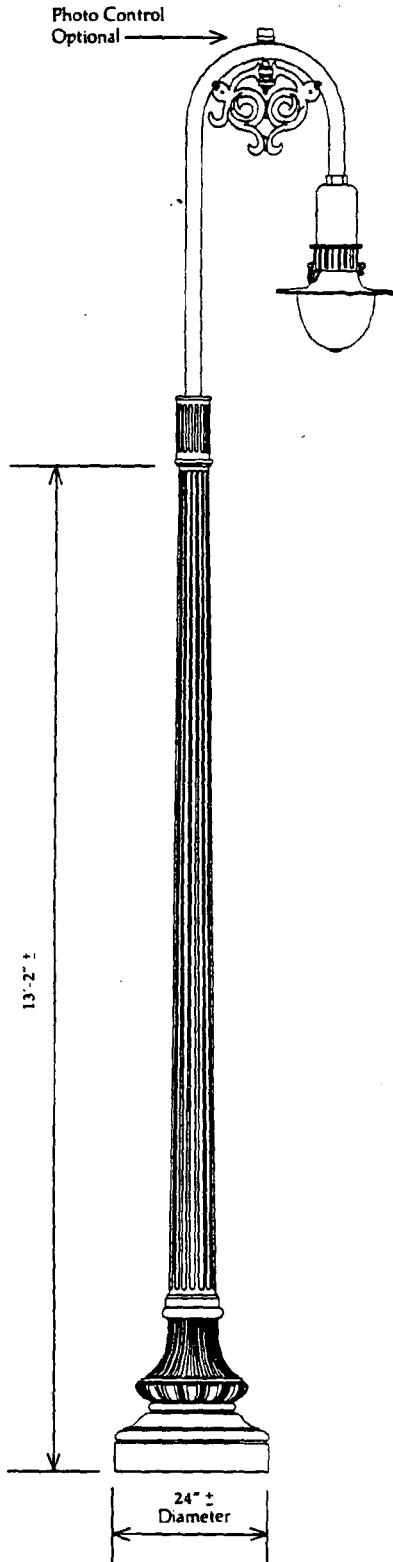
Style:	Dorchester — 110 Globe
Height:	27" ±
Width:	20" ±
Material:	Cast Aluminum
Globe/Panels:	Polycarbonate or Acrylic
Finish:	Finish Paint
Wattage/Lamping:	Mercury Vapor (100 or 175 Watt) High Pressure Sodium (100 or 150 Watt) Metal Halide (175 Watt) Incandescent
Distribution:	Symmetric Asymmetric
Voltage:	120, 208, 240, 277 or 480

CROOK SPECIFICATIONS

Style:	Dorchester Single
Height:	5'-3" ±
Width:	22" ± C _L of Post to C _L of Luminaire
Material:	Aluminum Pipe w/ Cast Aluminum Ornamentation
Finish:	Iron Oxide Red — Prime Paint
Options:	Crook Height May Vary Also Available as a Twin Unit Photo Control — Twist Lock Type

LAMP POST SPECIFICATIONS

Style:	Washington #16 Standard
Height:	13'-2" ±
Light Center:	15'-4" ±
Base:	24" ± Diameter
Material:	1 Piece, Heavy Wall Cast Iron, per A.S.T.M., A 48-83 Class 30
Finish:	Iron Oxide Red — Prime Paint
Access Door:	Located in Base
Anchor Bolts:	(4) 1" × 30" + 4" Hook (Fully Galvanized)
Bolt Projection:	3" Required Above Foundation
Bolt Circle:	16" ± Diameter
Options:	Post Height Available as a Villa or Washington 10'-0", 11'-0", 12'-0", 13'-0", 13'-2", 14'-5", 16'-2" or 17'-1" ±. Also Available in Washington Style Utilizing Steel Shafts in a Variety of Heights.



ANCHOR BOLT DETAIL

SPRING CITY ELECTRICAL MFG. CO.

P.O. Drawer A, Spring City, PA 19475 • Phone 215-948-4000 • Fax 215-948-5577

10



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION


Douglas M. Duncan
County Executive

Graham J. Norton
Director

MEMORANDUM

July 11, 1997

TO: Marian V. Hershenson, Senior Planner
Division of Community Planning
Department of Housing and Community Affairs

FROM: Anthony S. Ricchiuti, Chief 
Traffic Operations Section
Division of Traffic and Parking Services
Department of Public Works and Transportation

SUBJECT: Selection of Streetlights for Kensington

We are writing in reply to your April 23rd memorandum requesting clarification of several street lighting issues concerning the County's streetlight maintenance contract and the Town of Kensington's proposed installation of streetlights. This memorandum is in follow-up to your conversations with Mr. Bradley, of our staff, where definitive answers to these issues were conveyed. We are sorry for any inconvenience our delay in providing a written reply may have caused.

The first issue raised had to do with adding a specialty pole and fixture to our existing contract. At this time we will not be adding any new lighting equipment to our existing contract due to the difficulties encountered when trying to reorder specialty poles and fixtures.

Your concern for stocking specialty streetlight parts is legitimate and, if the Town of Kensington decide to use them, negotiations for supplying and maintaining specialty lighting would be directly between the Town of Kensington and the County's streetlight maintenance contractor.

Your third issue for discussion concerned the County's willingness to install "train station lights" along the County's streets, within the commercial area of the Town of Kensington. Our street lighting CIP does not include funds for extensive decorative lighting, as would be required to light streets through-out the commercial area of the Town of Kensington. Therefore, we cannot agree to fund the installation of decorative streetlights in the commercial area of the Town of Kensington.

Division of Traffic and Parking Services

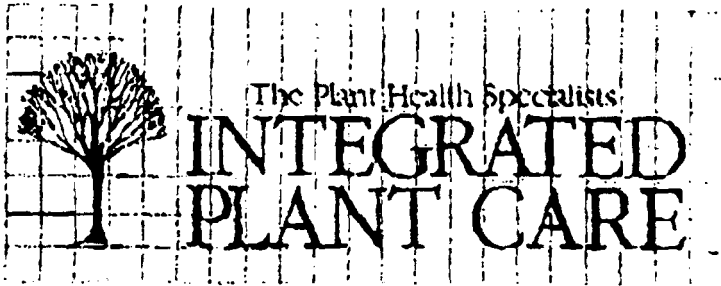
101 Monroe Street, 11th Floor • Rockville, Maryland 20850-2589 • 301/217-2190, FAX 301/217-2637

Marian V. Hershenson
Selection of Streetlights for Kensington
Page 2

The final issue concerned the maintenance of streetlight poles and fixtures which currently exist in the County's contract and modifying the lamp and/or lens. The wattage and the distribution pattern of fixtures may be modified, as long as the luminaire is a standard contract item.

We trust that this memorandum provides you with the information needed. If you should have any questions, please do not hesitate to contact Pat Bradley at 301-217-2293. Thank you for your patience and interest in Montgomery County roadway lighting.

ASR/JPB/kbs
herskens.wpd



2279 Lewis Avenue □ Rockville, Maryland 20851
 (301) 881-8130

August 20, 1997

Ms. Pat McAuley
 Town of Kensington
 3710 Mitchell Ave.
 Kensington, MD 20895

Dear Mrs. McAuley,

This serves as an addendum to my previous letter of July 9, 1997 regarding the trees along Howard Ave. I had the opportunity today to inspect the trees six weeks after my previous visit and wish to report my findings.

There are eight 3-4" diameter little-leaf linden trees in front of the Safeway. Each of these trees appears to be in good condition. I do recommend they each receive supplemental water whenever nature doesn't provide enough as they are showing signs of wilting.

The 10" crabapple and 7" white pine in front of the Safeway are also in good condition.

The following are the Yochino cherries.

- 1 3776- 14"- poor condition- stunted growth, dieback in crown
- 2 3772- 10"- fair condition- limbs scarred by trucks
- 3 3730- 12"- fair condition- large scar on trunk, one-sided
- 4 3748- 12"- poor condition- practically dead
- 5 3716- 5"- poor condition- no growth, failing rapidly
- 6 3716- 6"- fair condition- stunted growth
- 7 3706- 10"- fair condition- some dieback in top

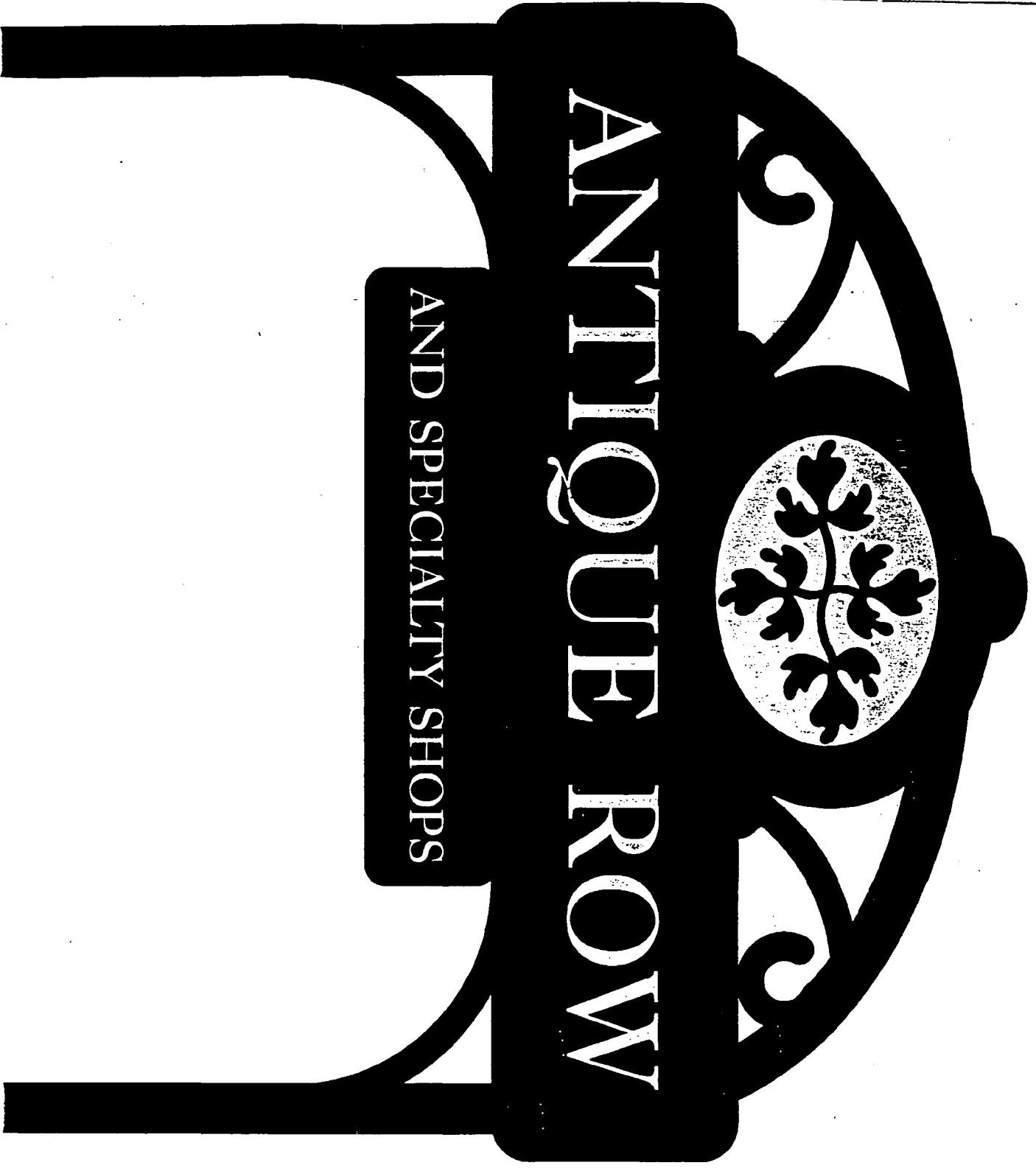
As stated in my previous correspondence, I recommend the community consider removing all these trees at one time and replacing them with a variety that will be tolerant to the existing stressful conditions.

Please let me know if I may be of any further service.

Sincerely,

Paul L. Wolfe, II
 President
 Integrated Plant Care, Inc.

KENSINGTON STREET
ENTRY SIGN



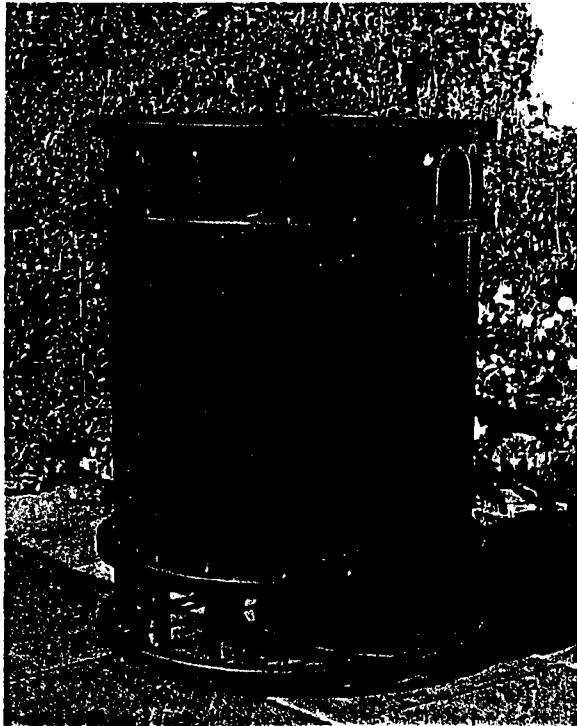
14

ATTACHMEN 9.C.
KENSINGTON STREETSCAPE
BENCH



THE ProTONE™ SERIES VICTOR STANLEY, INC.

Rich tone-on-tone or bold contrasting color highlights result when the exposed frame elements project on the interior powder-coated steel sleeve.



Model PSO-24 shown in bronze-on-bronze color ... 24 gallon capacity. 524.
Also available

ATTACHMENT 9, D.
KENSINGTON STREETSCAPE
TRASH RECEPTACLE

3915 Baltimore Street
Kensington, MD 20895
June 24, 1997

Mr. George Kousoulas, Chairperson
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Kousoulas:

At its meeting of Saturday June 21st, the Kensington Local Advisory Panel (LAP) reviewed and discussed the letter submitted to you by the President of the Kensington Historical Society. The LAP as a group, with the exception of Charles Stuart, who asked to be identified as the one dissenting member, concurred with the Kensington Historical Society letter and voted to transmit the following recommendations from the LAP regarding the Kensington Commercial Revitalization Project: You will probably recognize these comments as essentially identical to those of the LAP's discussion with the HPC April 9, 1997.

1. Foremost, the LAP believes that the final project should be a revitalization rather than a redesign. All agree that the completed project should be a revitalized but historically-accurate reflection of the Howard Avenue business district as it evolved over the past one hundred years.
2. A variety of new trees should be added along Howard Avenue. The existing healthy street trees should be retained and new trees selected to complement these. Each tree variety should be selected to meet the criteria of each specific space. Trees should continue to be spaced at uneven intervals. Finally, it is our understanding that there is no additional cost to maintaining a variety of tree specimens.
3. We understand that it is cost-effective to select a single street lamp design. However, we do not believe it should be the Washington Globe. In reviewing the project designer's street lamp recommendations, we noted that four of the six were gooseneck-type lamps. We believe there are several advantages to selecting the gooseneck design currently in place at the railroad station: First, the design is historically-accurate. Second, it will provide a consistent type of lighting the entire length of Howard Avenue. Third, this design will shield the second-story apartments from light. Fourth, it will provide a unique type of

street lamp to the county's only revitalization project within a historic district. Also, it is our understanding that historic districts across the United States are selecting street lamps of the gooseneck design, thus insuring their continuing availability. We suggest that Montgomery County add the gooseneck design to the County's inventory.

4. We urge the County to install dimpled sidewalks along Howard Avenue. Again, they are historically accurate and will provide a consistent sidewalk from the railroad station along the length of Howard.

Thank you for considering these advisory comments. Of course, we will be happy to meet with the HPC to discuss these recommendations.

Sincerely,

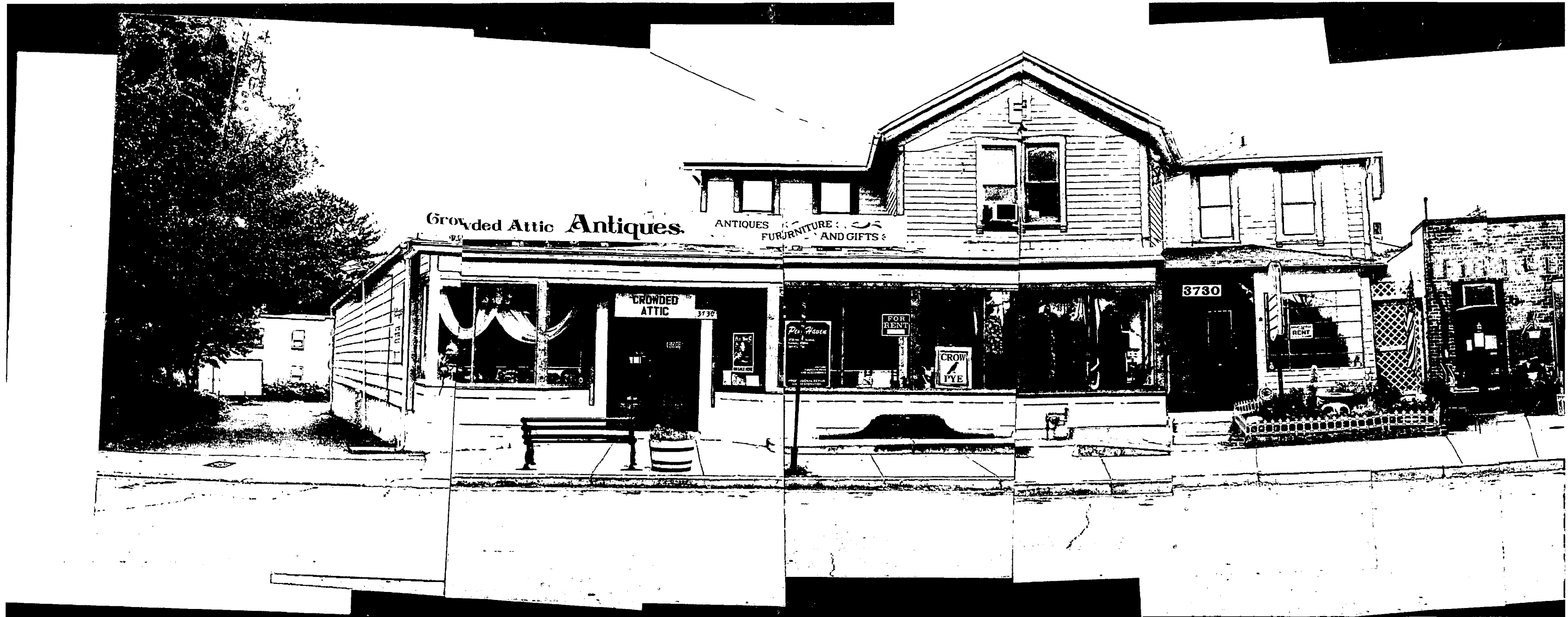


Barbara H. Wagner
Chairperson,
Kensington LAP

cc: George Basle
Carol Dedes
Marian Hershenson
Bob Ritzman
Michael Sean Scanton
Charles Stuart
James Wagner
Gwen Marcus Wright

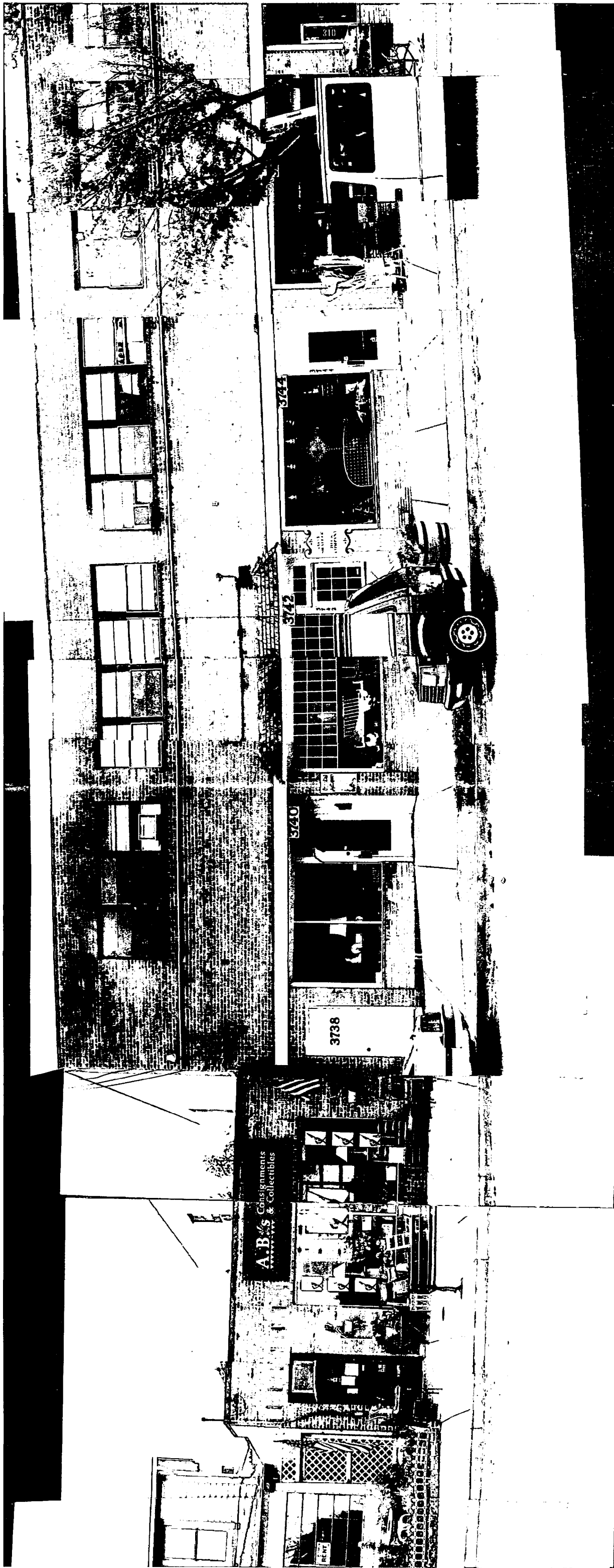
HOWARD AVENUE

overhead utility wires



3730
PRIMARY RESOURCE

overhead utility wires



3738-3748

Abandoned
tree pit

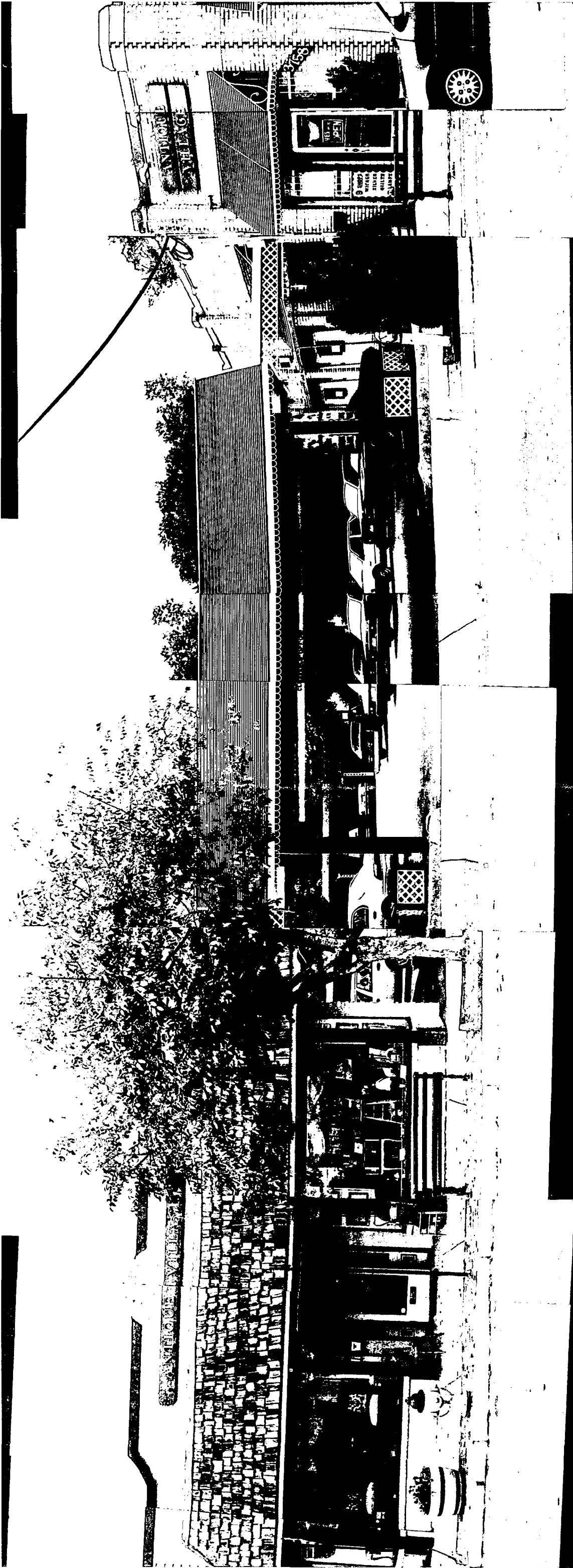
3734

PRIMARY RESOURCE



CHERRY TREE
AT # 3748
"poor condition"

overhead utility wires



cherry tree at # 3750 "fair condition

abandoned tree pit with shrub planting



#3762
PRIMARY RESOURCE

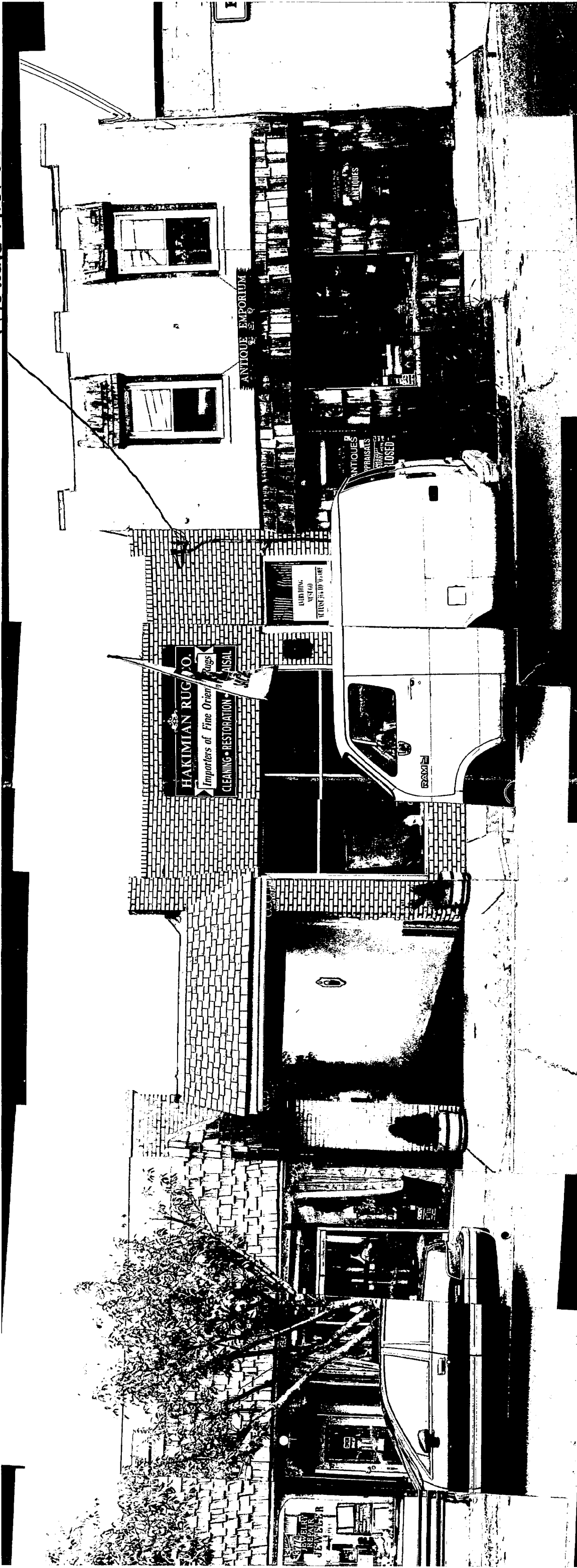
abandoned
tree pit #3762

#3758



cherry tree at #3772-3774
 #3772
 "fair condition"

overhead wires from north side of Howard Avenue

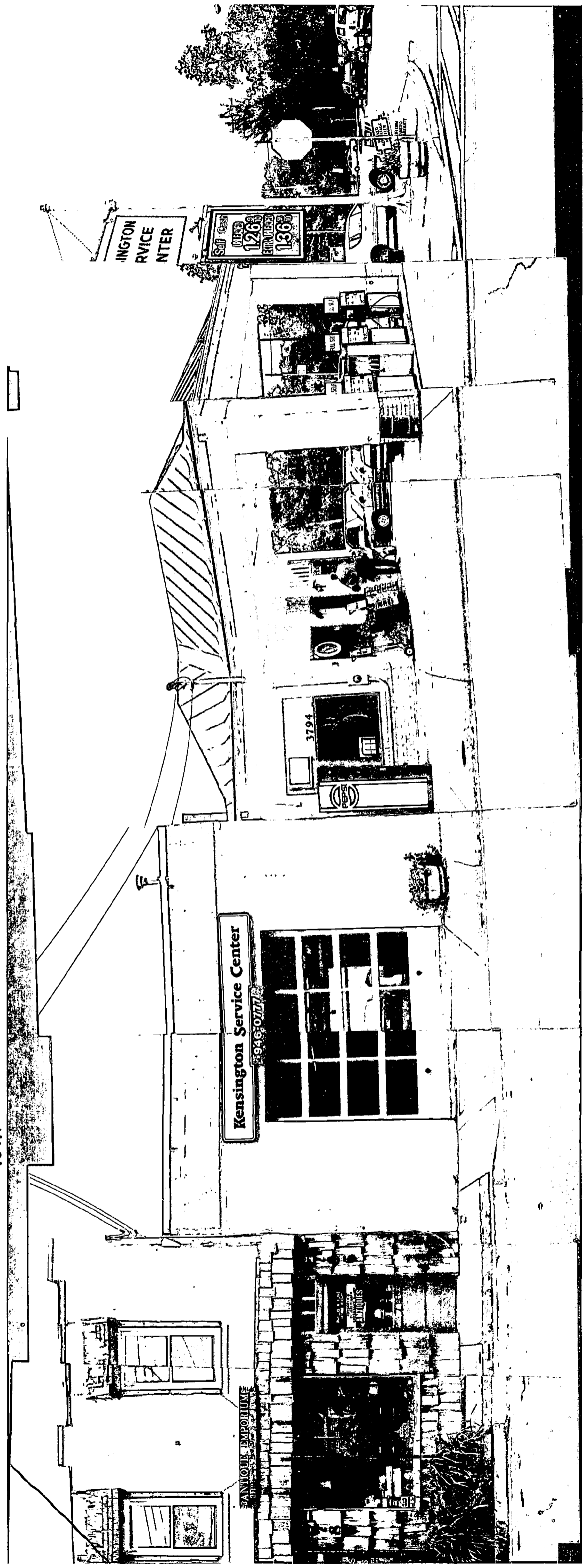


cherry tree at # 3776 "poor condition"

3784

3786

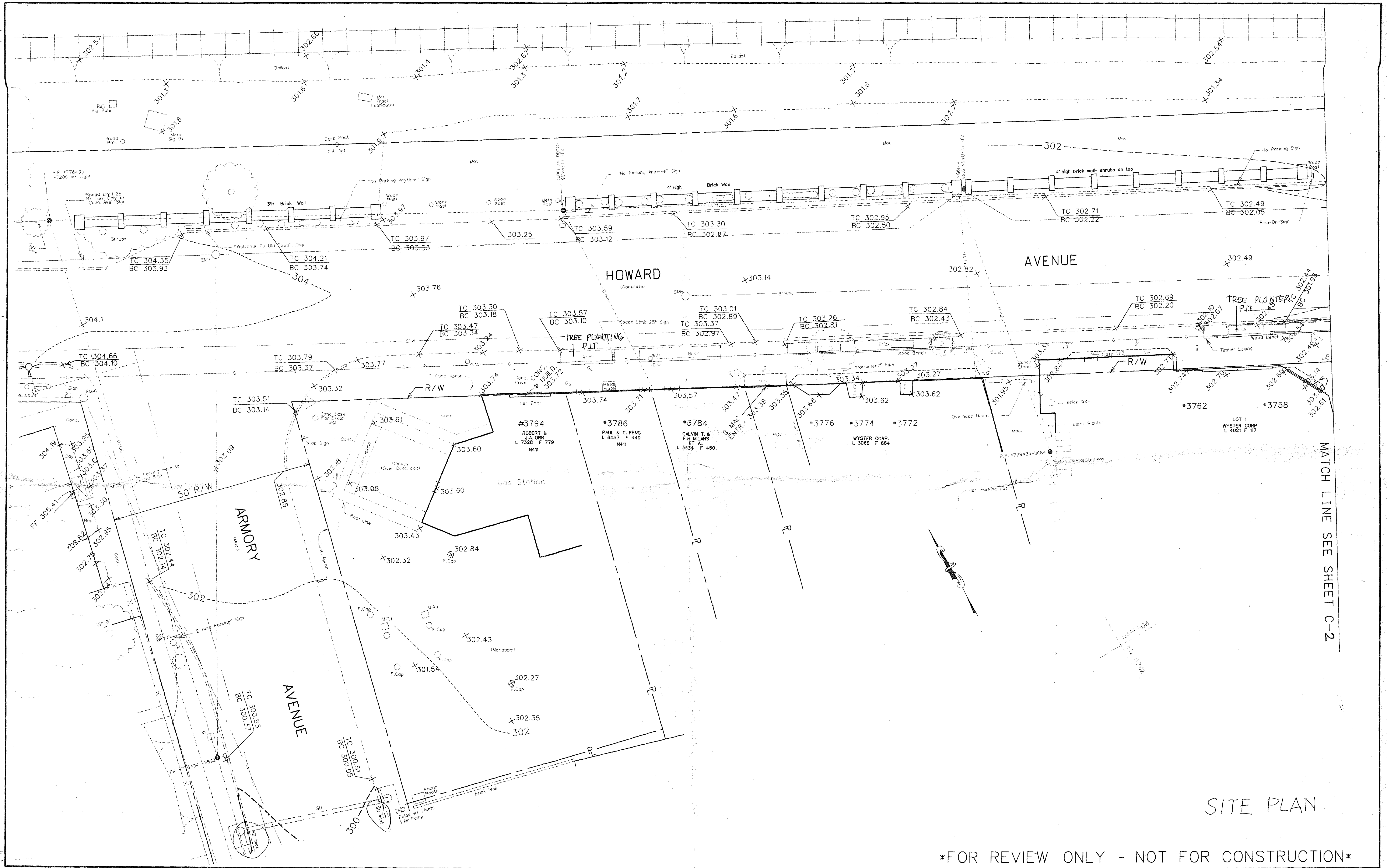
over head wire
from north side of Howard Avenue



Abandoned
tree pit

3794

PRIMARY RESOURCE

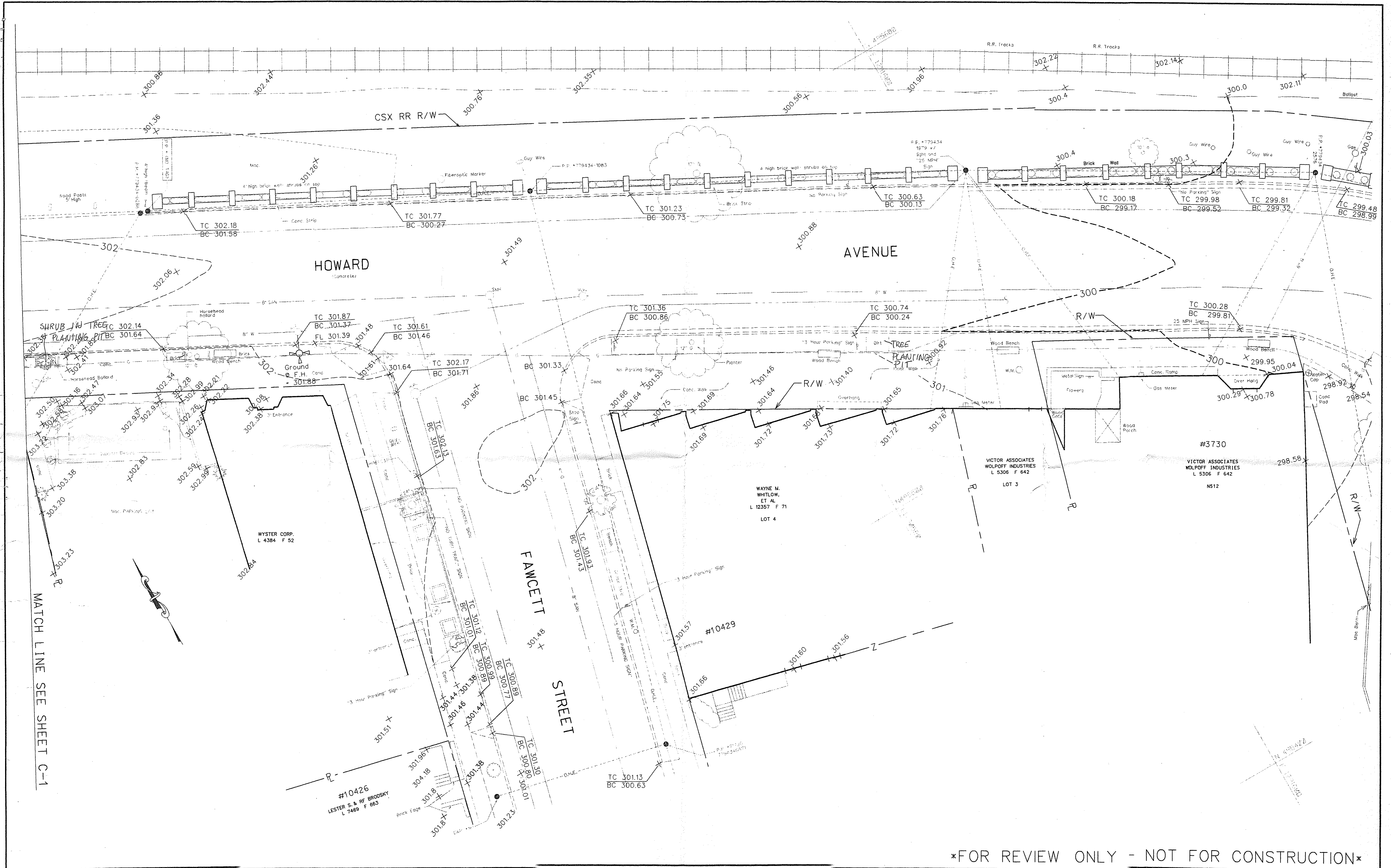


MATCH LINE SEE SHEET C-2

SITE PLAN

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

<p>P.E.L.A. DESIGN, INC. PLANNERS, ENGINEERS, LANDSCAPE ARCHITECTS</p> <p>2204 MARYLAND AVE. SUITE 300 BALTIMORE, MD, 21218 (410) 366-7300</p>	<p>DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS</p> <p>MONTGOMERY COUNTY</p> <p>DIVISION OF COMMUNITY DEVELOPMENT 51 MONROE STREET, SUITE 1001, ROCKVILLE, MARYLAND (301) 217-3650</p>	<p>APPROVED _____ DATE: _____</p>	<p>DESIGNED: CADD</p> <p>DRAWN: CADD</p> <p>CHECKED: TJL/LT</p>	<p>KENSINGTON STREETSCAPE HOWARD AVE. - PHASE I CONSTRUCTION PELA PROJECT NO.: 95.040.01L BID NUMBER: 6771000001 PROJECT/JOB NUMBER: 969116</p>	<p>EXISTING CONDITIONS (1)</p> <p>30% CONSTRUCTION DOCUMENTS PHASE</p>	<p>DATE: 7-22-1997</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS			DATE	BY	DESCRIPTION										<p>DRAWING</p> <p>C-1</p> <p>NO: 3</p> <p>OF: _____</p>
						REVISIONS																	
DATE	BY	DESCRIPTION																					
<p>SCALE</p> <p>PLAN: 1" = 10'</p> <p>SECTION: _____</p>																							



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BALTIMORE, MD. 21218
(410) 366-7300

DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS
MONTGOMERY COUNTY
DIVISION OF COMMUNITY DEVELOPMENT
51 MONROE STREET, SUITE 1001, ROCKVILLE, MARYLAND
(301) 217-3650

APPROVED _____ DATE: _____
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**KENSINGTON STREETSCAPE
HOWARD AVE. - PHASE I CONSTRUCTION**
PELA PROJECT NO.: 95.040.01L
BID NUMBER: 6771000001
PROJECT/JOB NUMBER: 969116

EXISTING CONDITIONS (2)
30% CONSTRUCTION DOCUMENTS PHASE

DATE: 7-22-1997
SCALE
PLAN: 1" = 10'
SECTION:

REVISIONS		
DATE	BY	DESCRIPTION

DRAWING
C-2
NO: 4
OF: _____