

31/6-99G 3730 Howard Avenue
(Kensington Historic District)



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 6/23/99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

SHED

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

Approved

Denied

Approved with Conditions: _____

(1) Applicant to work with staff level approval on selection of new shed. Storage shed will be simplified & will not be reminiscent of a barn.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Roger Lund

Address: 3730 Howard Ave, Keensytn MD 20895

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



TO: DEPARTMENT OF PERMITTING SERVICES
 250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
 301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

Contact Person: Roger Lund

Daytime Phone No.: 301 946 9646

Tax Account No.: _____

Name of Property Owner: Victor Associates Daytime Phone No.: 301 588-0196

Address: 1300 Spring Street #124 Silver Spring MD 20910
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Roger Lund Daytime Phone No.: 301 946-9646

LOCATION OF BUILDING/PREMISE

House Number: 3734 Street: Howard Avenue

Town/City: Kensington Nearest Cross Street: Fawcett

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|---|--|--|------------------------------------|--|--|-------------------------------|--|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 1800⁰⁰

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
 Signature of owner or authorized agent

5/28/99
 Date

Approved: X w/ conditions For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 6/23/99

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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:

This 20' x 8' shed is located on a parking lot with no visibility from any street. The current structure was hit by a truck many years ago and is in danger of collapsing. It has rust through at many points. It sits on a concrete slab - see folder w/ photos details

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

A new, all wood shed would replace the existing structure. The new shed would be 4' shorter than the existing one. The shed would be painted to match the building at 3730 Howard - see folder for more details

2. **SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
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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**

- 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.
- 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**

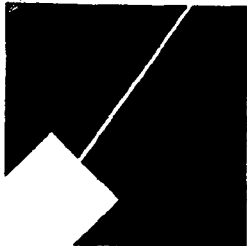
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 6/23/97

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *MZ* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

SIGN

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

Approved Denied

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Roger Lund

Address: # 3730 Howard Ave, Kensington 20895

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DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
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Daytime Phone No.: 301 946 9646
Tax Account No.: _____
Name of Property Owner: Victor & Associates Daytime Phone No.: 301 588 0196
Address: 1300 Spring Street #124 Silver Spring MD 20910
Street Number City State Zip Code
Contractor: Instant Sign Center Phone No.: 301 933 3191
Contractor Registration No.: _____
Agent for Owner: Roger Lund Daytime Phone No.: (301) 946 9646

LOCATION OF BUILDING/PREMISE

House Number: 3730 Street: Howard Avenue
Town/City: Kensington Nearest Cross Street: Fawcett
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: Sign

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

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3A. Height _____ feet _____ inches

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- 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.

Signature of owner or authorized agent: _____ Date: 5/28/99

Approved: X _____
Signature: _____ Date: 6/23/99
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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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:

This is a commercial structure. We plan on erecting 3 signs. Two of the signs replace previous signs. The third indicates parking in the rear of the structure. Attached is a file with photos of the building, drawings of the proposed signs, and a letter of support from the Mayor and the ~~city~~^{town} counsel of Kensington.

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

Montgomery county has been working on revitalizing Howard Avenue for the past 4 years. One problem cited was the lack of parking. There is a large parking lot behind 3730 Howard which is virtually never used. This new sign is intended to ease parking congestion. The type and style of the sign is very indicative of the turn of the century.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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- 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.
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M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date:

6/23/99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation Section

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 Permitting Services (DPS) 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3730 Howard Avenue	Meeting Date: 6/23/99
Resource: Kensington Historic District	Review: HAWP
Case Number: 31/6-99G	Tax Credit: No
Public Notice: 6/9/99	Report Date: 6/16/99
Applicant: Roger Lund, Tenant	Staff: Robin D. Ziek
PROPOSAL: New signage and Shed replacement	RECOMMEND: Approval w/Conditions

DATE OF CONSTRUCTION: 1880-1910

SIGNIFICANCE:

<input type="checkbox"/>	Individual Master Plan Site
<input checked="" type="checkbox"/>	Within a Master Plan Historic District
<input checked="" type="checkbox"/>	Primary Resource
<input type="checkbox"/>	Contributing Resource
<input type="checkbox"/>	Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: 2-story Vernacula frame house/general store with German siding.

PROPOSAL: 1) Install signage for new tenant, "Aunt Betty's General Store" (see Circle 10). Three signs are proposed: an 8' x 18" painted board sign over the entry door; a 30' x 24" roof sign at the edge of the roof (see historic photo, Circle 9); and a parking sign to hang on a bracket over the sidewalk at the NE corner of the building.

2) The applicant proposes to remove an existing delapidated metal shed, and replace it with a new storage shed. The proposed shed is a wood prefabricated shed which measures 8' x 16'. It has a gambrel roof, cross-buck doors, two windows, and applied shutters (see Circle 16).

RECOMMENDATION: Staff recommends that the applicant modify the design of the shed to simplify the massing (using a simple gable roof form), delete the shutters, and install doors that do not use the cross-buck pattern. As Kensington is a suburban development, rather than a rural development, the barn vocabulary for the storage shed is not in-keeping with the character of the town. While the shed is in the rear, this area is being promoted as a public parking area and therefore, the shed will be in the public view. However, staff fully supports the replacement of the existing shed with a shed of similar dimensions to that proposed.

Approval
 Approval with conditions:

1. The new storage shed will be simplified and not reminiscent of a barn.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1

- X 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- X 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; or

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Roger Lund

Daytime Phone No.: 301 946 9646

Tax Account No.: _____

Name of Property Owner: Victor Associates

Daytime Phone No.: 301 588 0196

Address: 1300 Spring Street #124 Silver Spring

MD

20910

Street Number

City

State

Zip Code

Contractor: Instant Sign Center

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Contractor Registration No.: _____

Agent for Owner: Roger Lund

Daytime Phone No.: (301) 946 9646

LOCATION OF BUILDING/PREMISE

House Number: 3730

Street: Howard Avenue

Town/City: Kensington

Nearest Cross Street: Fawcett

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: Sign

1B. Construction cost estimate: \$ _____

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5/28/99

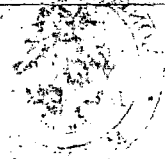
Date

Approved: _____

For Chairperson, Historic Preservation Commission

3

REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.



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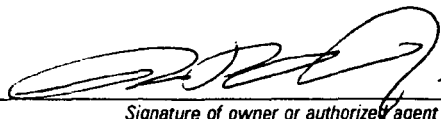
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Signature of owner or authorized agent

5/28/99
Date

(5)

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HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Victor & Associates
1200 Spring St #124
Silver Spring MD 20910

MRS 2 Joint Venture
Atten: Mary Whitlow
4938 Hampden Lane #281
Bethesda MD 20814

Prevention of Blindness of Metropolitan
Wash
Arnold Simones, dir.
1775 Church St NW
Washington, DC 20036

Ann Donohoe
c/o Frank Emmet R.E., Inc.
8609 2nd Ave #502
Silver Spring, MD
20910



June 3, 1999

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland

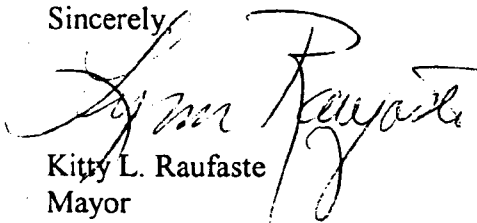
Dear Commissioners:

The Mayor and Council support Mr. Roger Lund's (proprietor of Aunt Betty's General Store) demolition of a metal shed in the parking lot behind his business. The shed is an eyesore in our newly revitalized Antique Row locality.

He is proposing to install a new wooden shed at that location and new signage at his shop. If the building and signs meet County Codes, setbacks, and HPC approval, the Mayor and Council support these improvements.

If you have any questions, please call me.

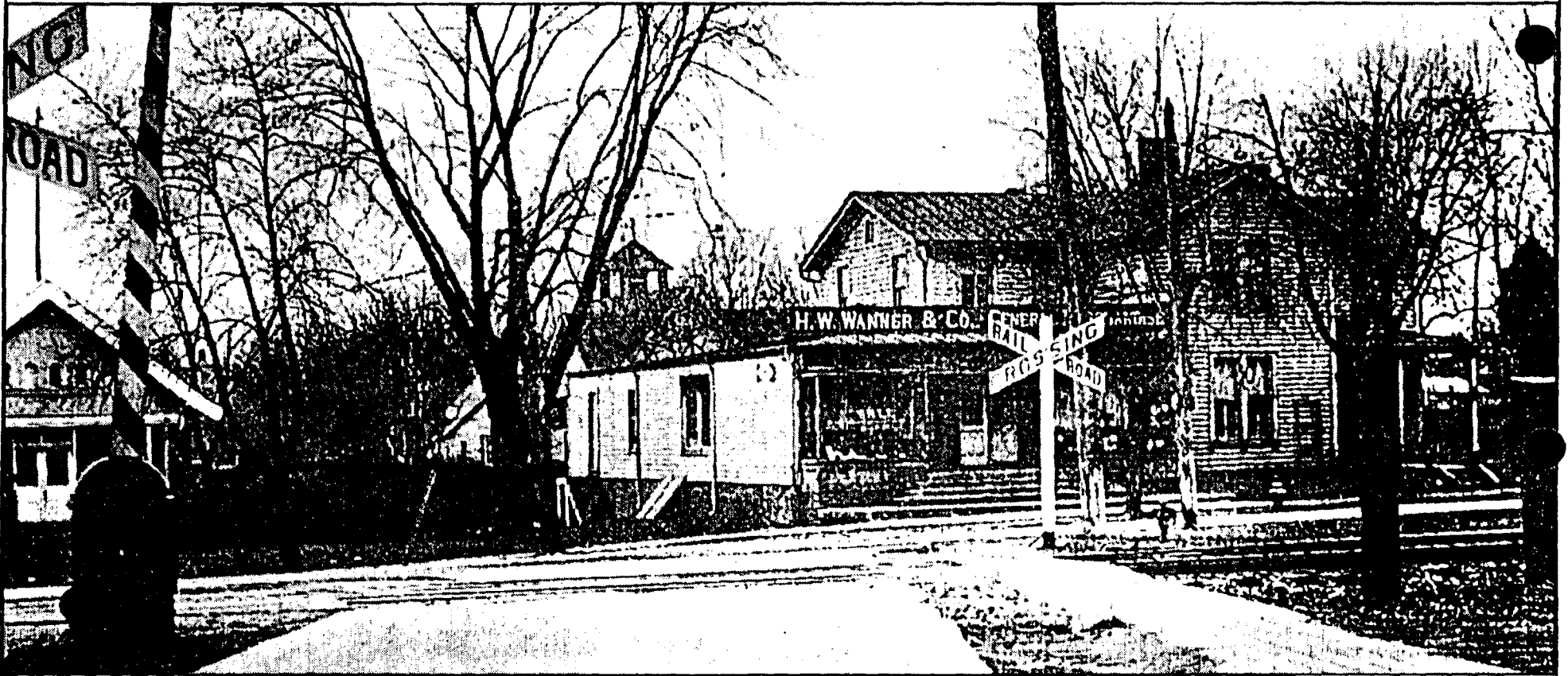
Sincerely,



Kitty L. Raufaste
Mayor

⑧

GRADE CROSSING AT ST. PAUL STREET



Credit: Kensington Historical Society

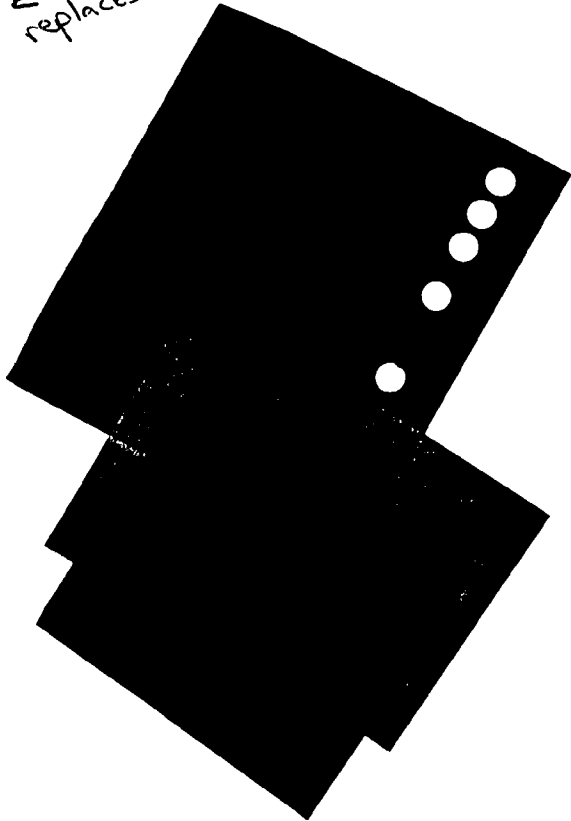
The grade crossing at St. Paul Street was one of the most dangerous in Montgomery County. In the 1927 picture above the street barricade is relatively new and is the result of long hours spent by Kensington residents badgering state officials. The H.W. Wanner store shown in the background occupies the same building that early Kensington entrepreneur Frank Fawcett built around 1880. It is now part of Antique Row.



← 30' x 24" roof sign
 This size sign has been on the roof since at least the 1920s.

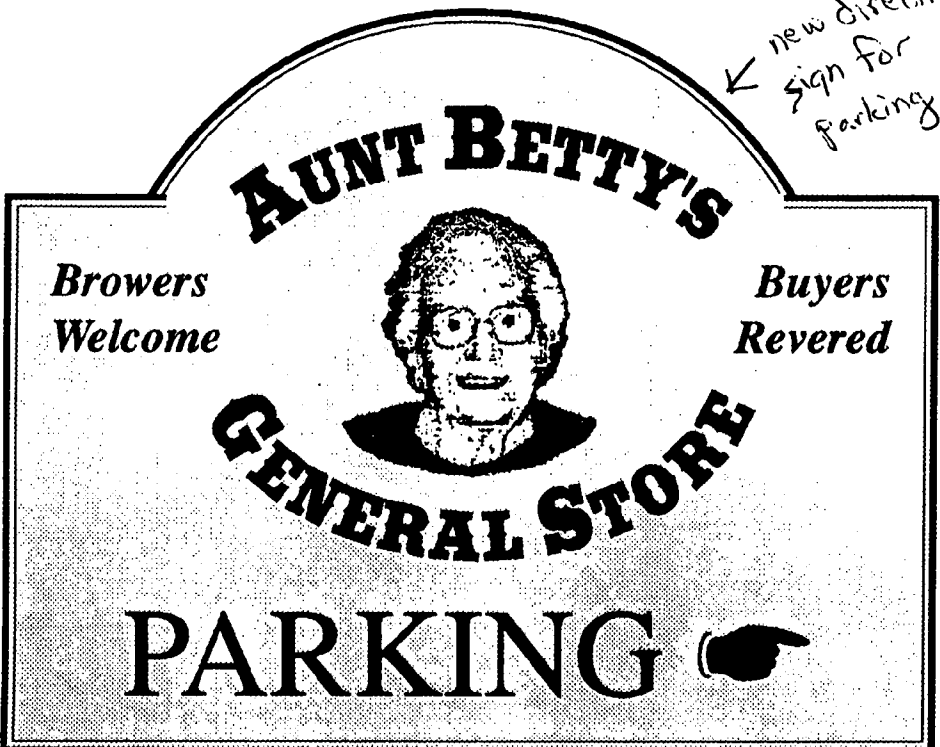


← 8' x 18" over door.
 replaces existing sign



Lettering, borders and images will use these 4 colors. The background of this wood sign will be a cre color. (Flat paint)

← new directional sign for parking



The newest version of this sign featured a wide wood border in dark green and a more stylized, "general store," torn of the century. I want Rough version (w/ bad photo) attached

new picture to be inserted



-Tan, Green, Pink, Red, Gold

The roof on this structure was replaced this week and the 30' x 24" wooden sign which had been on the roof (in one form or another) was removed. I

since 1928

would propose

replacing the

sign as indicated on my drawings. The style proposed is reminiscent of the 1920s version (see copy of Historical Society photo)

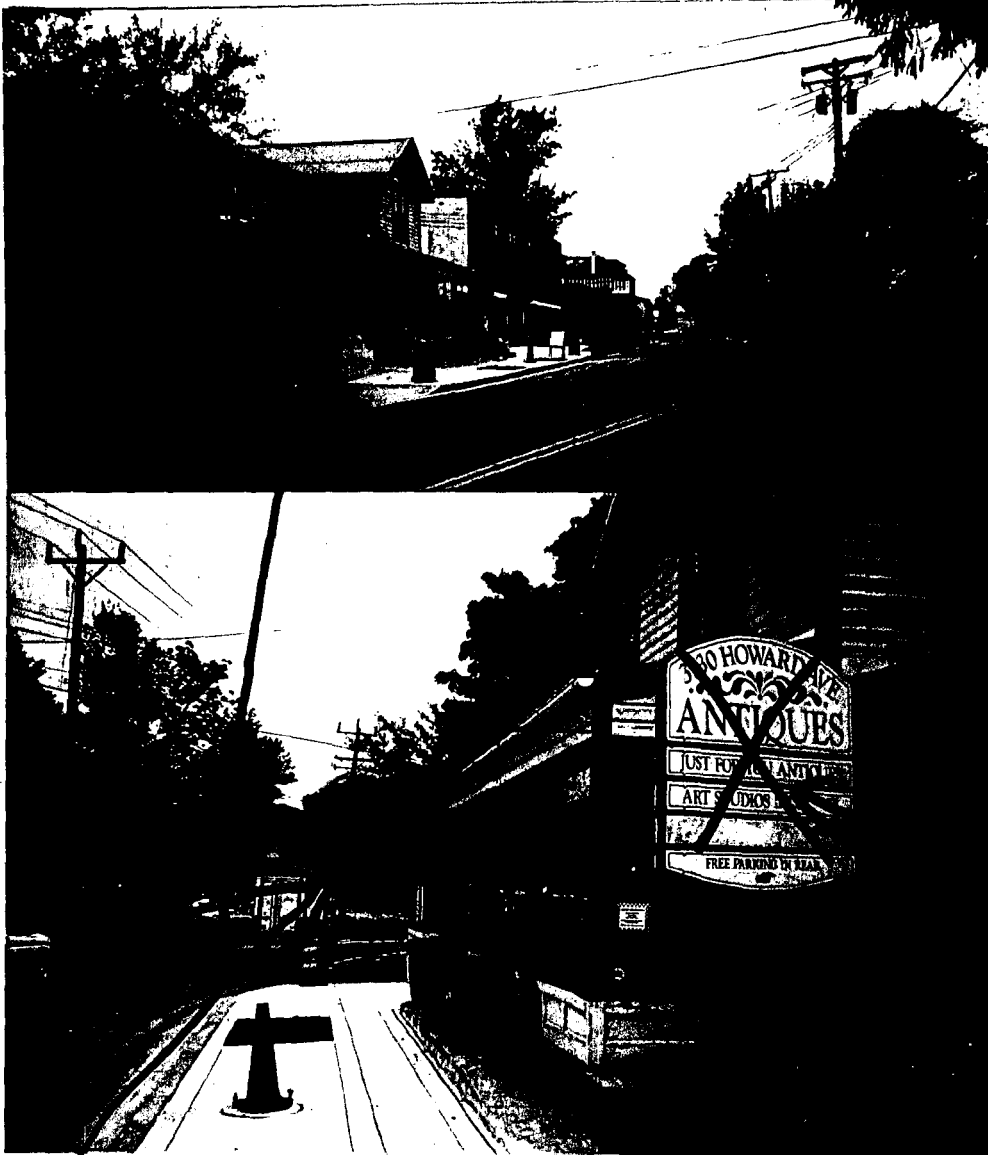


Existing sign to be replaced by 8' x 20" painted wooden sign.



View of building from both the east and west. The street is Howard Avenue and is the only street adjacent to the building. The sign in the lower photo is to be removed, as will the post. Instead a directional sign indicating "Parking" is proposed to hang from the side of the building closest

to the driveway



To be removed

Location of proposed sign (which will be 2 sided)
The new sign will be 24" x 30" — significantly smaller than the sign being removed.

Shed Photographs
3734 Howard Avenue
Kensington

Existing shed
as seen by
Willow



Existing shed
as seen by
Prevention of
Blindness



This area can not be seen
from any roadway



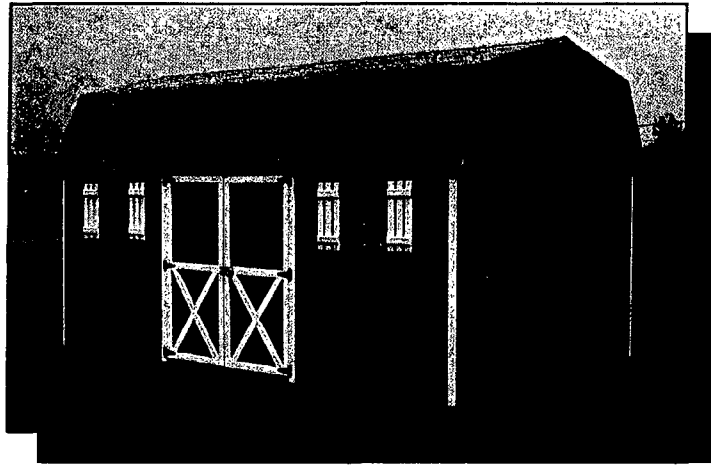
Existing shed
as seen by
Victor + Assoc.



Existing shed
as seen by
Donohoe

The current shed sits on a 8' x 20'
concrete slab. The new shed will
be 8' x 16'.

Amish-made building from Burtonsville



The DUTCH BARN

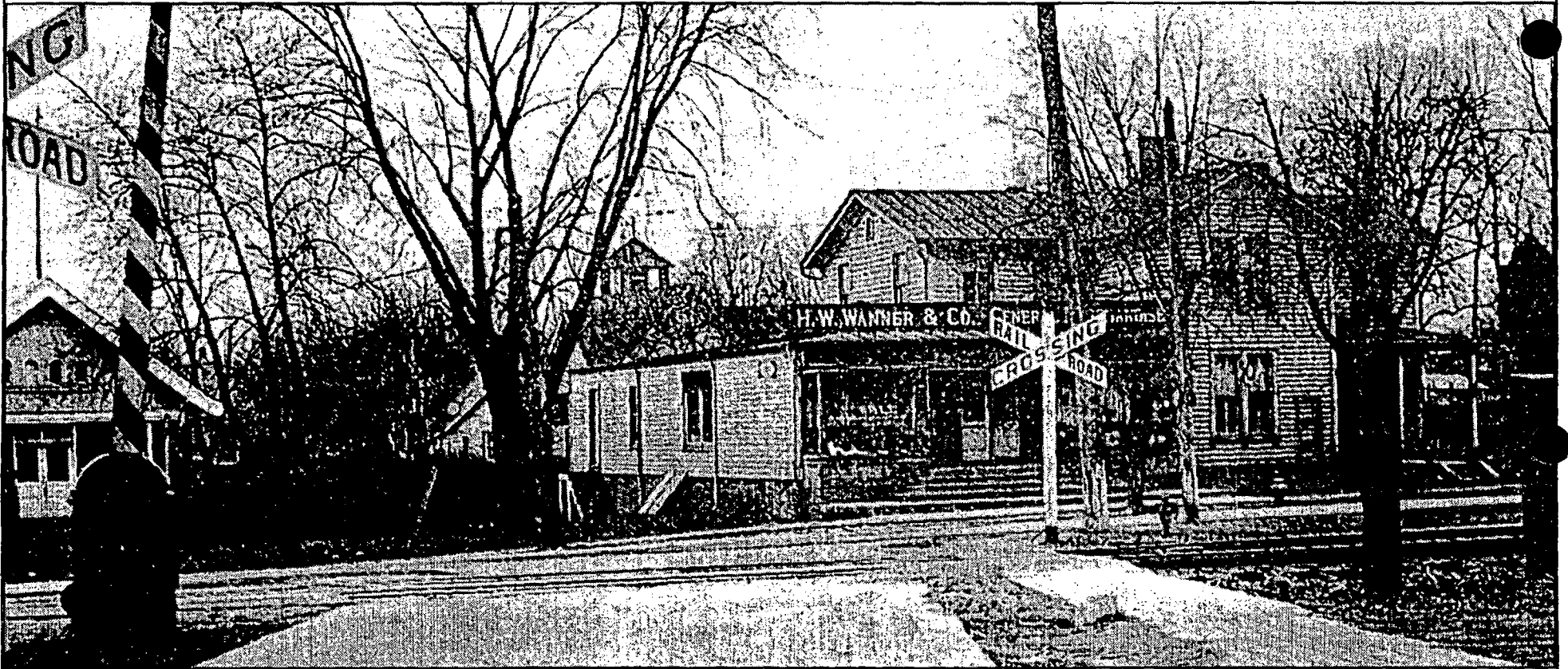
A solution to many storage & space needs, its standard features are:

- One double door
- Two 18x22 jalousie windows

This building will be 8'x16' and will sit on the existing concrete slab (8'x20'). It will be painted beige with black trim and red shutters to match 3730 Howard Avenue. All wood construction, this building has a 10 year warranty and will arrive fully built.

(1)

GRADE CROSSING AT ST. PAUL STREET



Credit: Kensington Historical Society

The grade crossing at St. Paul Street was one of the most dangerous in Montgomery County. In the 1927 picture above the street barricade is relatively new and is the result of long hours spent by Kensington residents badgering state officials. The H.W. Wanner store shown in the background occupies the same building that early Kensington entrepreneur Frank Fawcett built around 1880. It is now part of Antique Row.



Settled • 1873
Incorporated • 1894

June 3, 1999

Historic Preservation Commission
8787 Georgia Avenue
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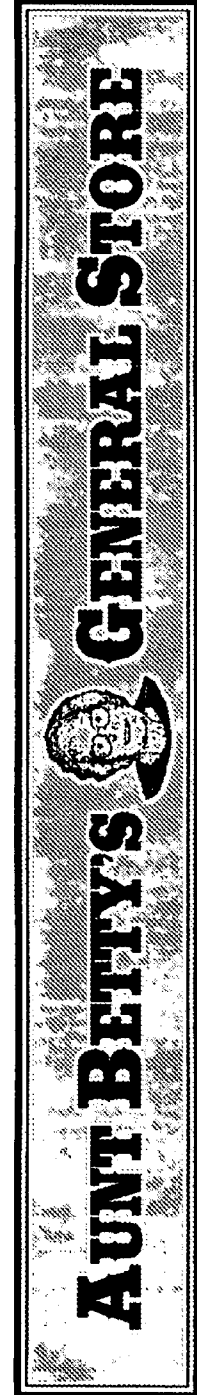
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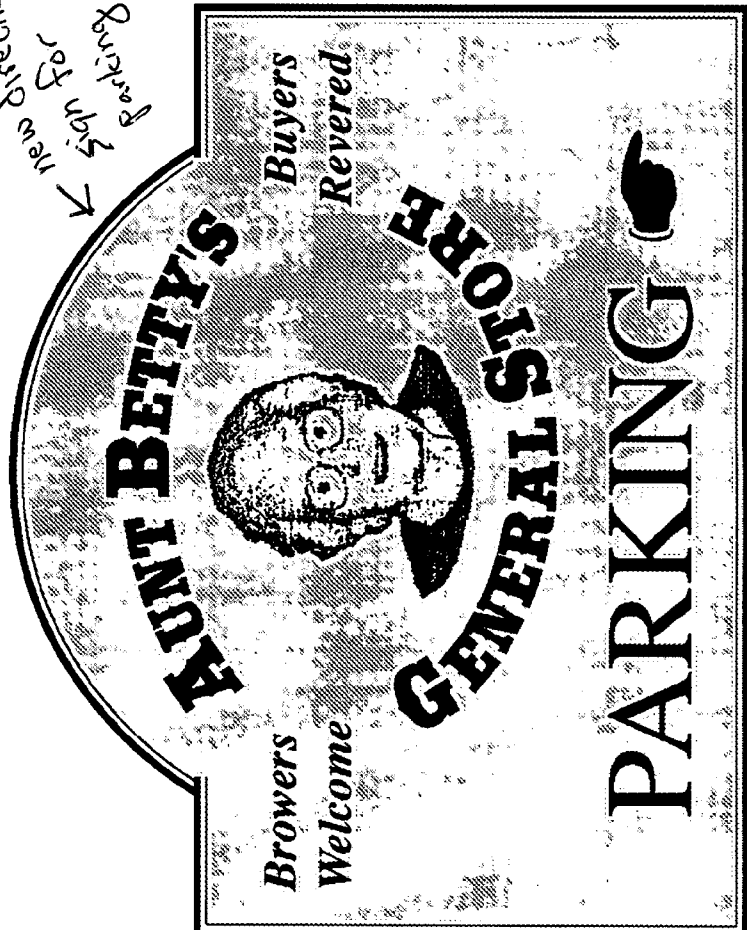
Kitty L. Raufaste
Mayor



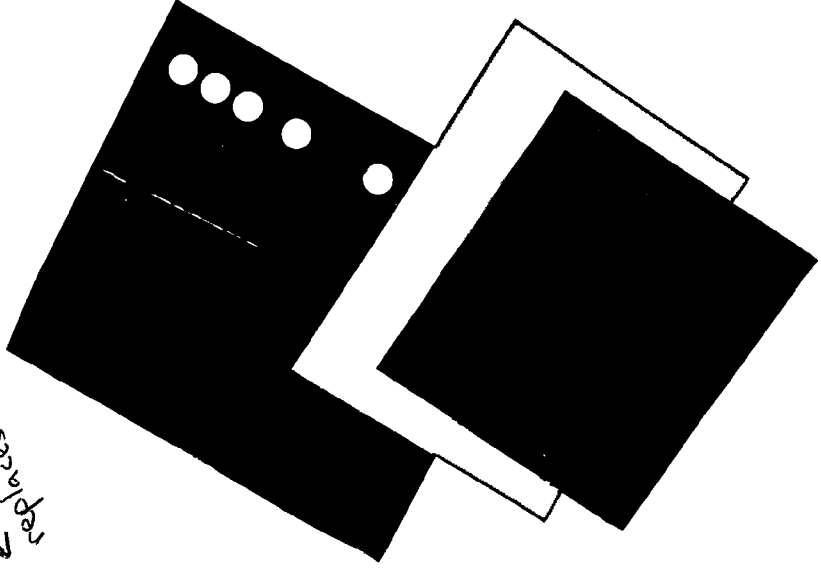
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AUNT BETTY'S



GENERAL STORE

[Handwritten scribble]

new picture to be inserted



— Tan, Green, Brick Red, Gold

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3734 Howard Avenue
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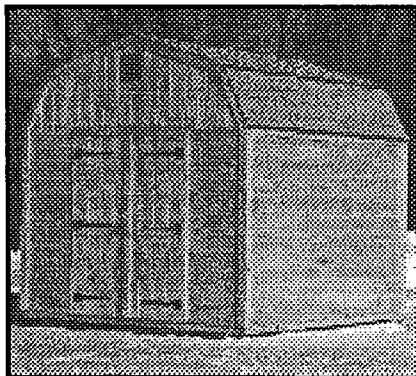
Existing shed
as seen by
Whitlow



Existing shed
as seen by
Prevention of
Blindness



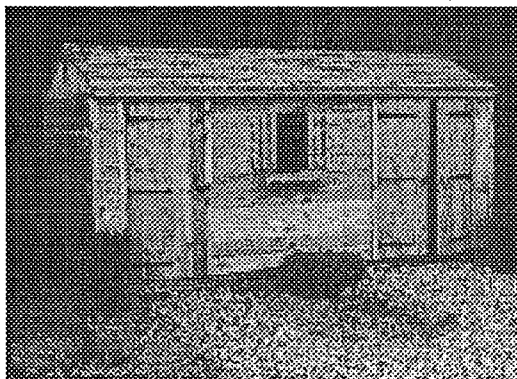
This area can not be seen
from any roadway



STORAGE KING

For small city lots to rambling farms

If you need a small amount of storage for your skis, moped and garden tools, or a big drive-in space for your yard tractor and trailer, there is a Storage King model for you. Wide double doors on one end, and room for shelving inside make this a very popular choice. A 4'x8' conveniently located at the end of your driveway could garage a snow blower, or the huge 12'x20' could be the ideal boathouse. Available in many, many sizes.



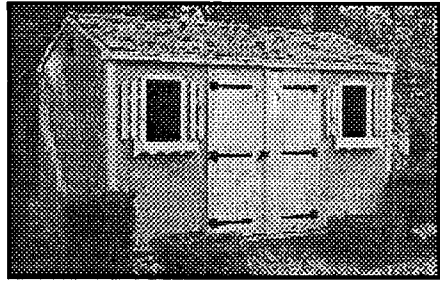
YARD KING

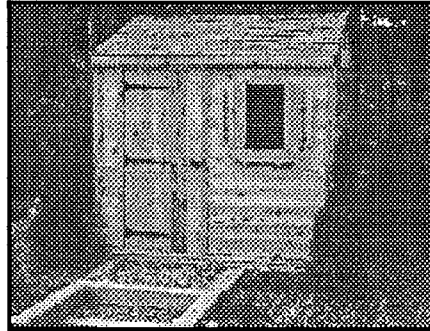
Big in function and value

We can't seem to decide if this is a generously sized shed, or a small barn. Whatever you call it, it holds plenty of tools, bicycles, pool equipment, boating gear and still leaves room for a large lawn tractor. The Yard King has become our best seller, featuring a set of large double doors as well as a second entry for quick and simple access to your smaller things. Available in 8'x16', 10'x16', 12'x16', 16'x20', and 12'x20'.

↑? Applicant hasn't submitted any thing but her tools better than the "Barn" PDZ.
6/16/99

ROUGH FACE NEWPORT CEDAR SMOOTH FACE NEW ENGLAND WHITE PINE OR TEXTURE 111

	<h3>TOWN & COUNTRY</h3> <p>Roomy and versatile</p> <p>Many customers have told us this looks like a doll house. We worked hard to get everything right on the Town and Country - the right proportions, details, and price! This building can be used to store nearly anything you have. Use it as a utility building, workshop, or even a tractor building. Available in 8'x12', 10'x12', and 12'x12'.</p>
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<h3>GARDNER</h3> <p>A classy little addition to your property</p> <p>Here is a very attractive and functional building for use as a pool cabana, tool shed, garden shed, or a wonderful play house for the children. Its 8'x8' size will fit into most any yard and increase available storage for those often-used items that need protection. Let your imagination roam. It may bring you right to the Gardner. Also available in 6'x8'.</p>	
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