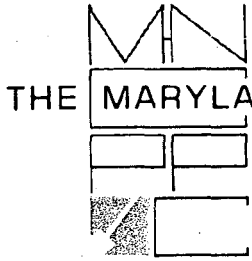


31/6-991 RETRO 3794 Howard Avenue
(Kensington Historic District)



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

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Robert Lach FAX NUMBER: 301-942-3929

FROM: Corri Jimenez

DATE: 10/23/02

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 3

NOTE:

Here is the HPC Case No. 31/6-995.
The first 2 Conditions have been made, it
is the 3rd which may be applied to our
upcoming case. Let me know if you have
any questions. Thanks, Corri
S



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue Silver Spring, Maryland 20910-3760

Date: 8/20/99

MEMORANDUM

TO: Robert Hubbard, Director Department of Permitting Services
FROM: PDZ Gwen Wright, Coordinator Historic Preservation
SUBJECT: Historic Area Work Permit

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

Approved Denied

X Approved with Conditions: (1) Vinyl material on fascia boards under the eaves to be removed immediately & replaced with painted wood finish.

(2) Vinyl material on soffit and on underside of the beams should be removed & replaced with similar material & finish within 1 year.

(3) Applicant should work w/ staff for 6 months (until 2/18/2000) to investigate potential materials for underside of roof in gas canopy as alternative to existing vinyl, and then return to HPC for further consideration.

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

Applicant: Robert & Jo Orr

Address: 3794 Howard Ave, Kensington 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.

M-NCPPG



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

September 1, 1999

Mr. Robert Orr
100 Ridge Road
Riva, Maryland 21140
Re: Kensington Service Station (31/6-99J Retroactive)

Dear Mr. Orr:

After the HPC meeting on August 18, 1999, I began work investigating potential manufacturers to assist you in the search for a replacement material for the gas canopy.

I am enclosing a list of manufacturers that produce tin ceiling panels and a list of contractors in the area that specialize in installing these ceiling systems.

After several conversations with these professionals, the following information was obtained:

1. The manufacturers and the contractors agreed that because your ceiling is non-load bearing and purely decorative, the use of an interior tin ceiling system could be used on this application.
2. The grade of tin is not a factor in the application, as long as the tin is properly maintained and painted.

The manufacturers have also sent me brochures and samples of their products. Fortunately, several of these companies still produce and stock an exact match to the pattern that was installed on your building.

Please contact me if you need any additional information, or would like to set up an appointment to look at the brochures and samples.

Thank you for your cooperation in this matter.

Sincerely,

Michele Naru
Preservation Planner

Enclosure
Cc: HPC Commissioners

Product Manufacturers:

Michigan Ornament Stamping

P.O. Box 764
Hackettstown, NJ 07840
908-852-9773
or 908-362-9344

They specialize in **made-to order** pressed tin ceilings.

AA Abbington Affiliates, Inc.

2149 Utica Ave
Brooklyn, NY 11234
718-258-8333

They sell by mail order and through retail outlets

Chelsea Decorative Metal Co.

9603 Moonlight Dr.
Houston, TX 77096
713-721-9200

They sell by mail order and through retail outlets.

Classic Ceilings

902 E. Commonwealth Ave.
Fullerton, CA 92831
800-922-8700

They sell by mail order, through retail outlets and through distributors

Entol Industries

8180 NW 36th Ave.
Miami, FL 33147
305-696-0900

They sell through retail outlets, through distributors, and through interior designers and architects

W.F. Norman Corp.

P.O. Box 323
214 N. Cedar Street
Nevada, MO 64772
800-641-4038
By mail order only

Brian Greer's Tin Ceilings, Walls & Unique Metal Work

Rural Route #2
Petersburg, Ontario, Canada
NOB 2H0
519-743-9710

This man specializes in custom and ready-made designs

Chicago Metallic (Interfinish Metal Ceilings)

4849 South Austin Ave
Chicago, IL 60638
800-560-5758

This manufacturer specializes in ready-made products

Contractors to install product:

Can-Am Contractors
7000 Virginia Manor Rd
Beltsville, MD 20705
301-419-3630
Contact: Mark England

Varco Metal Fabricators
800 South Pickett Street
Alexandria, Virginia 22304
703-751-8585



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 850
 301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

Contact Person: Bob Orr
 Daytime Phone No.: 301 946 0777

Tax Account No.: 01024843
 Name of Property Owner: ROBERT + Jo ORR Daytime Phone No.: 301 946 0777
 Address: 100 Ridge Rd Riva MD 21140
Street Number City Street Zip Code
 Contractor: SELF Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3794 Street: HOWARD AVE
 Town/City: KENSINGTON Nearest Cross Street: ARMORY AVE
 Lot: P 21 Block: _____ Subdivision: 15 KNOWLES EAST
 Liber: _____ Folio: _____ Parcel: PLAT BOOK 1 PLAT 24

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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 type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input 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 checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 8,000

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.

ROn
 Signature of owner or authorized agent

7-8-99
 Date

Approved: _____ For Chairman, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: _____
 Application/Permit No.: 9907260083 Date Filed: 7/26/99 Date Issued: _____

31/6-995 Ret.

**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 is a gasoline Service Station & maybe the oldest in Mont. Co.

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

1) Repair & Paint Roof
2) Repair & Repaint Complete Building
3) Replace All Tensaw windows
4) Replace Ceiling Soffets & Gutters over Gas pumps
5) Replace Sign

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.
- 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

- 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

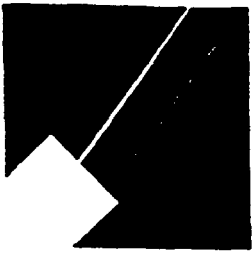
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

MINUTU



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: August 20, 1997

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *PDZ* 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!

See conditions

LAP: agree on removal of exterior mtl. but for interior vinyl areas, less urgency. agreed on fascia replacement but not the rest. ^{II-H}

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3794 Howard Avenue Meeting Date: 8/18/99
Applicant: Robert & Jo Orr Report Date: 8/11/99
Resource: Kensington Historic District Public Notice: 8/4/99
Review: HAWP Tax Credit: Partial
Case Number: 31/6-99J **RETROACTIVE** Staff: Robin Ziek
PROPOSAL: Rehabilitation, including vinyl siding RECOMMEND: Approve w/Conditions *See changes!*

PROJECT DESCRIPTION

SIGNIFICANCE: Primary Resource in Kensington Historic District
STYLE: Arts and Crafts/Prairie
DATE: c1920's

This corner garage and gas station is an outstanding example of a building type which was ubiquitous in the early part of the 20th century. Growing out of the City Beautiful movement, and in reaction to the shack-like buildings which were springing up for gas stations, a more residential look was proposed for the new gas stations, especially those in residential neighborhoods.

The building is a stucco structure with strong piers, with a canopy extension over the gas pumps with a pressed-tin ceiling and a hipped roof covered with standing-seam metal. It was originally built as a Standard Oil station (which became ESSO), and it continues to serve the community today as a gas and service station.

In conjunction with a streetscape improvement project sponsored by the County (reviewed by the HPC in 1998), the owner has recently undertaken certain rehabilitation measures at the property. This includes repainting the metal roof, cleaning up and repainting the stucco, cleaning up and exposing the transom windows in the office bay, proposing new signage, installing new lighting, and installing vinyl siding on the ceiling of the canopy, the bottom of the beams supporting the roof, and fascia board under the eaves, and the soffit.

The LAP has provided their comments (see Circle 21, 22).

PROPOSAL

The applicant is applying for retroactive approval for the installation of the vinyl materials; the other work does not require HPC approval because it is not a change. For example, the HPC does not review paint color, and therefore the applicant has full discretion as to the range and choice of colors. The applicant does need HPC approval for the new signage, and therefore that is part of this application.

The new signage proposal includes two signs, designed in a more "vintage" style which should be compatible with the other new signage along Howard Avenue. The new signs will replace existing signs of approximately the same size, and are in compliance with the Montgomery County sign ordinance.

The applicant has indicated that the vinyl siding was placed over the existing pressed-tin ceiling because the metal was in poor condition, and that the original ceiling materials is still in place. The vinyl siding is designed with the appearance of tongue-and-groove and/or beaded board siding, a typical ceiling material for exterior spaces. The applicant applied vinyl to all of the surfaces of the beam supporting the roof, and to the soffit of the large overhanging eaves.

After some discussion with staff, the applicant has amended the application to request approval of the vinyl siding with the removal of the siding from the vertical fascia board under the eaves. He will replace the vinyl in that location with a plain surface.

STAFF DISCUSSION

The proposed new signage appears to be compatible with the district. The applicant has the original ESSO sign, and used that oval form as the point of departure for the new logo. This logo will appear on both the mast sign and the wall sign.

In terms of the vinyl siding, staff is concerned that the applicant did not come to the HPC prior to the installation of the vinyl. As in all cases, consideration of what is compatible with the overall historic district is of primary concern. The HPC has consistently discouraged the use of artificial siding in the historic district as an element which promotes the incremental loss of integrity in the overall district. These same concerns apply in this case.

Staff notes that the rehabilitation steps which the applicant has taken at this time are considerable. The maintenance work for the metal roof is very important to a structurally important feature which is also highly prominent at this corner location. In addition, efforts to expose the original glazing to the full amount restores the full size of the original opening in the office bay. The applicant has repaired all of the wood windows, and repaired the existing stucco.

Staff is concerned in general with the use of vinyl in the historic district, noting that this is an out-of-period material which does not have the character or feel of the original material. In

KENSINGTON HISTORICAL SOCIETY, INC.
P.O. Box 453
Kensington, MD 20895

August 18, 1999

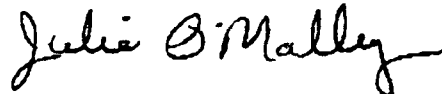
Montgomery County Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Commissioners and Staff:

This letter is in reference to permit application #31/6-99J for changes to 3794 Howard Ave. We commend the owners of this service station for working with the Historic Preservation Commission and the commercial revitalization taking place in Kensington. The applicant has been catching up on the process for work in a Historic District and his plans for the new signs, his work to prolong the life of the standing seam roof, repairs to the stucco, and restoring the windows in the office are most admirable. The difficulty comes with the use of vinyl siding on some very visible areas. As was noted on the very recent case at 3730 Howard Avenue, vinyl is not an appropriate material for prominent areas in the Historic District. At 3794 Howard the vinyl was used in an area which is extremely noticeable, that is where it covers the beam supporting the roof. The staff has proposed a sequence to restore a more compatible look to the areas in question. Certainly the most prominent areas are those of the street facing surfaces of the beam and the soffit. In view of the fact that this is an owner-operator who is working to correct his mistakes and preserve the station, we hope the commission will be able to guide him to a satisfactory solution. We also note that the very visible interior ceiling of the front office is a pressed metal ceiling, most of which has survived the years in fairly good condition.

The Preservation Committee recognizes that education about the rehabilitation guidelines and the permitting process for working in a historic district continues to be our most critical problem in Kensington and will work to improve that education.

Sincerely,



Julie O'Malley, Chair
Preservation Committee, KHS

cc: Mr Robert Orr

KENSINGTON HISTORICAL SOCIETY, INC.

*P.O. Box 453
Kensington, MD 20895*

August 18, 1999

Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD


Dear Commissioners and Staff:

As Chair of the Preservation Committee, I am writing concerning the permit application for 3928 Baltimore St., Kensington.

Application # 31/6-991 pertains to a garage demolition and permit for new construction. Staff has pointed out that this structure is of poor quality and constructed out of period with the house. As I note also on the Sanborne Maps, there was no structure at this location when the house was insured as shown on the 1924 map. Therefore we concur with staff that this structure is non-contributing.

As for the new construction, one of our members would question the realignment of the garage since it is presently more in alignment with the house as well as the adjacent garage on the adjoining property. We agree that due to the enlargement of the new structure and the design of the door, the proposed building is taking on a more modern and massive horizontal look. We definitely agree with staff that changing the pattern of the door, or substituting two doors, rather than presenting so large a horizontal line would help with this. Staff has already suggested a possible door company and we would note that on the reconstruction of the garage directly to this property's rear (3927 Prospect St.) the owners were able to obtain a wood door from Designer Doors, Inc. (800-550-1441, www.designerdoors.com) which was a compatible style.

Sincerely,



Julie O'Malley, Chair
Preservation Committee, KHS

cc: Mirtha T. Orme

Kensington LAP
Frank O'Donnell, Chair

MEMORANDUM

To: Montgomery County Historic Preservation Commission

From: Frank O'Donnell, Kensington LAP

Date: August 10, 1999

Re: Case Numbers 31/6-99I and 31/6-99J

Summary:

The Kensington LAP supports the HAWP application in Case Number 31/6-99I with a minor recommendation (see below). The Kensington LAP also supports the retroactive HAWP application in Case Number 31/6-99J following an agreement by the applicant to modify the application to eliminate vinyl siding from a portion of the project (see below).

Discussion:

I will be out of town on August 18 and thus unable to attend the HPC meeting. However, the LAP does want to provide feedback in a timely manner on two projects on the agenda. The LAP convened a meeting August 9 which included presentations from the applicants in Case Numbers 31/6-99I and 31/6-99J.

Case Number 31/6-99I (garage replacement at 3928 Baltimore Street) is a non-controversial project. The existing outbuilding is in such a state of disrepair that it may raise safety concerns. Although the loss of any historic structure is a concern, the LAP endorses the proposed replacement. Most LAP members believe that the addition of side windows would improve the design and make it more in keeping with the Historic District.

~~Case Number 31/6-99J~~ (canopy modifications and new signage at 3794 Howard Avenue) raises an issue of possible controversy – use of vinyl exterior covering in the Historic District. The HPC has sought to discourage such use in the past, including a recent case involving another commercial building on Howard Avenue.

This issue should be put in some context. The applicant recently has made various changes that have dramatically improved the overall appearance of this commercial property. The applicant also has tried to harmonize his improvements with the Howard Avenue Revitalization Plan previously approved by the HPC.

At the Kensington LAP's August 9 meeting, the applicant made a compelling argument as to why vinyl would be an appropriate replacement for the original tin ceiling above the gas pumps. The applicant noted, for example, that the exterior tin was beyond repair and would be prohibitively expensive to replace. Given that the ceiling is not readily visible from the street, the LAP agrees with the applicant's choice and reasoning.

The vinyl-covered soffit is a different matter. It is far more visible from the street and could set a precedent in the commercial portion of the Historic District. Acknowledging the concerns about this raised by members of the community, the applicant agreed at the April 9 meeting to replace this vinyl with wood and textured paint that would resemble stucco. The LAP concurred with this decision. The applicant said he would amend his original HAWP application to reflect this change. The LAP enthusiastically supports this amended application.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3794 Howard Avenue	Meeting Date:	8/18/99
Applicant:	Robert & Jo Orr	Report Date:	8/11/99
Resource:	Kensington Historic District	Public Notice:	8/4/99
Review:	HAWP	Tax Credit:	Partial
Case Number:	31/6-99J RETROACTIVE	Staff:	Robin Ziek
PROPOSAL:	Rehabilitation, including vinyl siding	RECOMMEND:	Approve w/Conditions

PROJECT DESCRIPTION

SIGNIFICANCE: Primary Resource in Kensington Historic District
STYLE: Arts and Crafts/Prairie
DATE: c1920's

This corner garage and gas station is an outstanding example of a building type which was ubiquitous in the early part of the 20th century. Growing out of the City Beautiful movement, and in reaction to the shack-like buildings which were springing up for gas stations, a more residential look was proposed for the new gas stations, especially those in residential neighborhoods.

The building is a stucco structure with strong piers, with a canopy extension over the gas pumps with a pressed-tin ceiling and a hipped roof covered with standing-seam metal. It was originally built as a Standard Oil station (which became ESSO), and it continues to serve the community today as a gas and service station.

In conjunction with a streetscape improvement project sponsored by the County (reviewed by the HPC in 1998), the owner has recently undertaken certain rehabilitation measures at the property. This includes repainting the metal roof, cleaning up and repainting the stucco, cleaning up and exposing the transom windows in the office bay, proposing new signage, installing new lighting, and installing vinyl siding on the ceiling of the canopy, the bottom of the beams supporting the roof, and fascia board under the eaves, and the soffit.

The LAP has provided their comments (see Circle 21, 22).

PROPOSAL

The applicant is applying for retroactive approval for the installation of the vinyl materials; the other work does not require HPC approval because it is not a change. For example, the HPC does not review paint color, and therefore the applicant has full discretion as to the range and choice of colors. The applicant does need HPC approval for the new signage, and therefore that is part of this application.

The new signage proposal includes two signs, designed in a more "vintage" style which should be compatible with the other new signage along Howard Avenue. The new signs will replace existing signs of approximately the same size, and are in compliance with the Montgomery County sign ordinance.

The applicant has indicated that the vinyl siding was placed over the existing pressed-tin ceiling because the metal was in poor condition, and that the original ceiling materials is still in place. The vinyl siding is designed with the appearance of tongue-and-groove and/or beaded board siding, a typical ceiling material for exterior spaces. The applicant applied vinyl to all of the surfaces of the beam supporting the roof, and to the soffit of the large overhanging eaves.

After some discussion with staff, the applicant has amended the application to request approval of the vinyl siding with the removal of the siding from the vertical fascia board under the eaves. He will replace the vinyl in that location with a plain surface.

STAFF DISCUSSION

The proposed new signage appears to be compatible with the district. The applicant has the original ESSO sign, and used that oval form as the point of departure for the new logo. This logo will appear on both the mast sign and the wall sign.

In terms of the vinyl siding, staff is concerned that the applicant did not come to the HPC prior to the installation of the vinyl. As in all cases, consideration of what is compatible with the overall historic district is of primary concern. The HPC has consistently discouraged the use of artificial siding in the historic district as an element which promotes the incremental loss of integrity in the overall district. These same concerns apply in this case.

Staff notes that the rehabilitation steps which the applicant has taken at this time are considerable. The maintenance work for the metal roof is very important to a structurally important feature which is also highly prominent at this corner location. In addition, efforts to expose the original glazing to the full amount restores the full size of the original opening in the office bay. The applicant has repaired all of the wood windows, and repaired the existing stucco.

Staff is concerned in general with the use of vinyl in the historic district, noting that this is an out-of-period material which does not have the character or feel of the original material. In

addition, the use of a single vinyl treatment for the vertical and horizontal surfaces is not consistent with the original treatment. The original ceiling was an ornate pressed-tin with a repeat pattern and with ornate metal moldings. In contrast to this ornate metal ceiling, a plain metal treatment was used for the beam and soffit. The vertical fascia under the soffit was a plain surface used for additional lighting and signage (see Circle //).

The amended application (see Circle /o) recognizes the prominence of the vertical fascia board under the eaves. This band under the roof is highly visible, and in fact was used for signage in the past. The proposed new treatment, installing a plain wood surface which can be painted, is much more appropriate than the existing vinyl siding. Staff notes that the applicant proposes to retain the molded vinyl profile at the intersection of planes.

Staff has also discussed with the applicant the possibility of removing the vinyl from the underside of the beam, while retaining the vinyl molding. In this case, the applicant has noted that there is little structure under the beam to hold a material of much weight. The original metal spanned the c20" beam edge to edge, and there is little or no structure to tack to.

In terms of the historic district, staff feels that the vinyl siding should be removed from the entire building and that the metal finish, or something similar, should be restored. The HPC may wish to consider a schedule to accomplish this, noting that the applicant has undertaken substantial repairs to the building that will contribute to its continued presence as a Primary Resource in the district. Staff notes that there are considerable tax credits which may be applicable to this particular project (local - 10%; state - 25%; federal - 20%), and the applicant is urged to contact the Maryland Historical Trust for further information (see Circle 23 - 26).

Staff feels that the first step is to remove the vinyl from the vertical surfaces which are highly visible from the public right-of-way. To leave the vinyl in place at this time could indicate to other property owners in the district that vinyl siding may be appropriate in the Kensington Historic District, which it is not. Additional steps should then be taken to replace the vinyl siding in the remaining areas which are not so highly visible with more compatible materials by removing the vinyl in phases. Staff feels that, after the fascia board under the eaves, the next most highly visible area is the portion under the beam and the soffit under the eaves. Finally, the vinyl on the interior of the pavilion area should be removed.

STAFF RECOMMENDATION

Staff recommends, **with the following conditions**, the Commission find this proposal consistent with the purposes of 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 Guidelines #9:

New additions and adjacent or related new construction will be undertaken in a such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CONDITIONS:

1. The vinyl material on the fascia boards under the eaves should be removed immediately, and be replaced with a more compatible material and finish, as per the applicant's amended application.
2. The vinyl material on the soffit and on the underside of the beams should be replaced within one year with a more compatible material and finish.
3. The vinyl material on the interior ceiling area, including the interior side of the beams, should be removed within 3 years, to be replaced with a more compatible material and finish. The first preference would be to restore a pressed-metal ceiling, but another option may be possible through working in conjunction with the HPC.

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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Bob Orr
Daytime Phone No.: 301 946 0777

Tax Account No.: 01024843

Name of Property Owner: Robert + Jo Orr Daytime Phone No.: 301 946 0777

Address: 100 Ridge Rd Riva MD 21140
Street Number City State Zip Code

Contractor: SELF Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3794 Street: HOWARD AVE
Town/City: Kensington Nearest Cross Street: ARMORY AVE
Lot: D 21 Block: _____ Subdivision: 15 KNOWLES EST
Liber: _____ Folio: _____ Parcel: PLAT BOOK 1 PLAT 24

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:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 8,000

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

7-8-99
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 9907260083 Date Filed: 7/26/99 Date Issued: _____

31/6-99S Ret.



**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 is a gasoline service station & maybe the oldest in Mont. Co.

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

- 1) Repair & Paint Roof
- 2) Repair & Repaint Complete Building
- 3) Replace All Transom Windows
- 4) Replace Ceiling Soffits & Gutter over Gas pumps
- 5) Replace Sign

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.

6

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

CSX Railroad

Howard Ave
Keosauqua, Md

Paul Faug

3786 Howard Ave
Keosauqua, Md 20895

DR. Harold Leibowitz

10422 Armorey Ave
Keosauqua, Md 20895

Dieatz Sylvan

10426 Armorey Ave
Keosauqua, Md 20895

Realty Investments Corp America

10421 Armorey Ave
Keosauqua, Md 20895

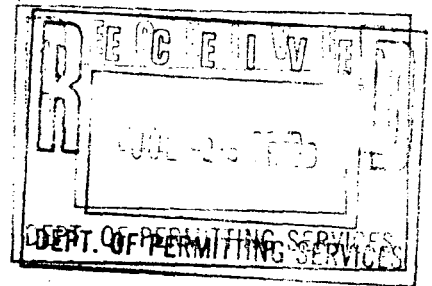
7

July 8th, 1999

3794 HOWARD AVE
KEESINGTON MD 20895

DEPT. OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR
ROCKVILLE MD 20850-4166

Re: Historic Work Permit / KENS. Service Ctr.
Area Retroactive



Gentlemen,

I respectfully request a retroactive work permit for work I've recently done to my Service Station on 3794 HOWARD AVE KEESINGTON MD. Attached is a completed application form plus photographs and sketches that support my application.

My wife and I have owned the Service Station since 1986 and have leased the premises since 1976. So I go back 23 years at this location. As you can see on the enclosed photos I've performed the following work during the Spring 1999 to spruce up the building and attempted to do everything possible in keeping with old Keesington's look using what the town of Keesington has already done as guidance.

Description of Work

- 1) Repaired the roof and repainted which was a reddish color to a green color resembling the colors used in signage by the town of Keesington.
- 2) Replaced 24 painted transom windows that was covered with 10 layers of paint both inside and out that could NOT be removed.

8

- 3) made various repairs to the exterior facade to fill in cracks, etc prior to painting.
- 4) Removed and re-routed all electrical conduit and wiring which were attached to the exterior facade on the side and front of the building.
- 5) Attempted to repair the ceiling and soffit over the gasoline pump area with similar materials but was unable to do so. Instead I used aluminum and vinyl which resembles wood in both areas
- 6) Replaced all gutters and down spouts to match exterior colors
- 7) At this time my intent is to replace two signs. I have commissioned an artist to design them to fit in Old Town Kensington. enclosed you will find the design I think would look very well since the station was ESSO for so many years

~~*~~
See
Amendment
Circle

Had I known that a work permit was required to do this work I would have applied well ahead of when the work was done. Thank you for considering this request at this time. I am confident that I've done the repair and preservation work that needs to be done while restoring the Service Station to its original look at least that is what my neighbors & customers tell me. Your cooperation would be sincerely appreciated.

Bob Om + So Om

9

KENSINGTON SERVICE CENTER

3794 Howard Ave.
Kensington, Maryland 20895

Robert Orr
301-946-0777



Fax
301-946-0133

Aug 10th 1999

Dear Robin Zick
HPC

I would like to change part
of Item #5 in permit application
TO REMOVE vertical Siding on
install WOOD panels that would
RESEMBLE Stucco finish .

Thank You

ROR

10



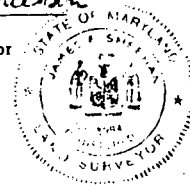
A 1939 Dodge got full service at the Esso station built in 1927 at the corner of Armory and Howard Avenues. The station continues to operate as the independently owned Kensington Service Center.

Montgomery County, Maryland

Scale: 1"=10'
Surveyor's Certificate

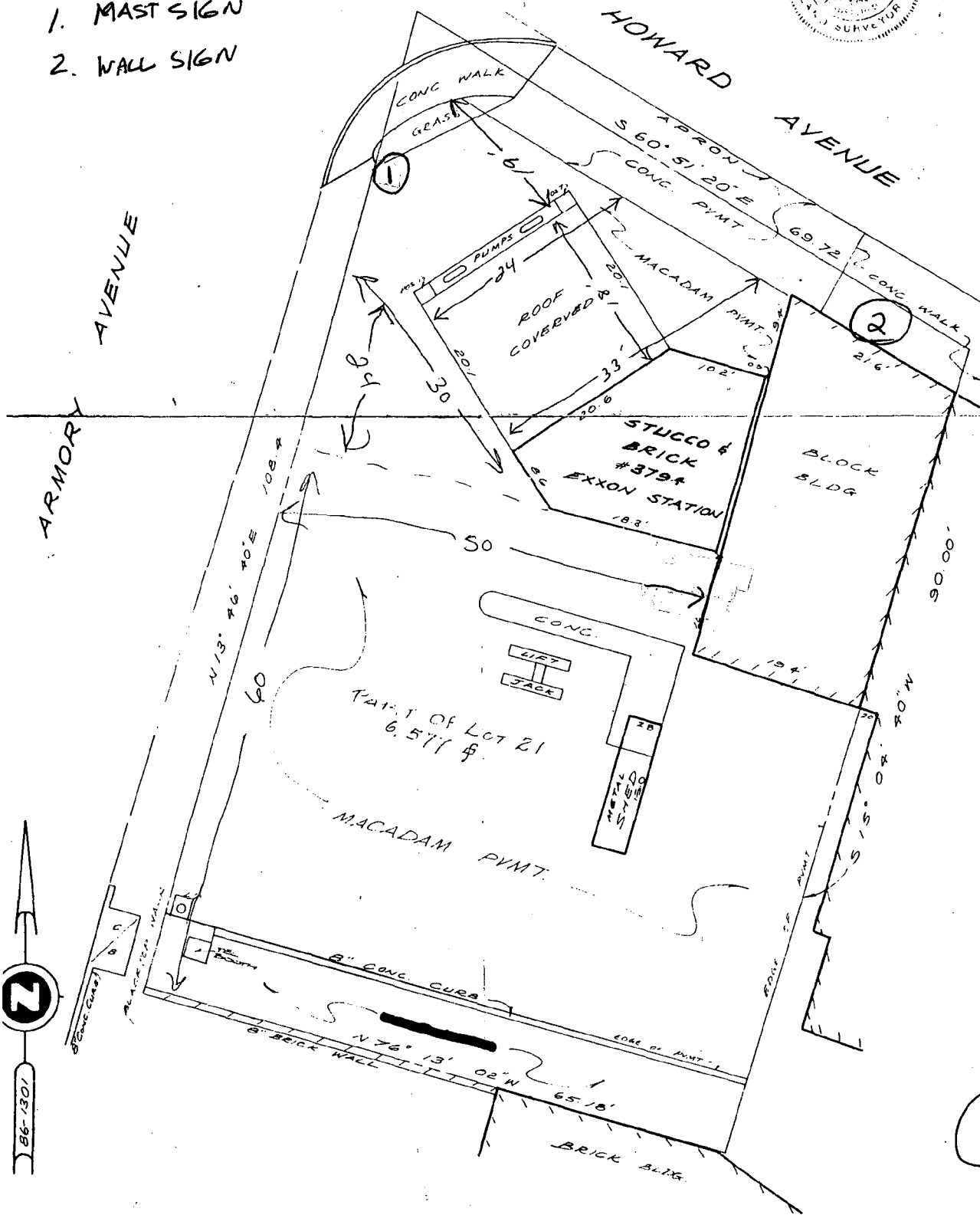
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:
Date: May 20, 1986

Frey, Sheehan, Stoker & Assoc., Inc.
Land Planning Consultants
Phone 888-3110
By James F. Sheehan
James F. Sheehan
Professional Land Surveyor
Md. No. 3984

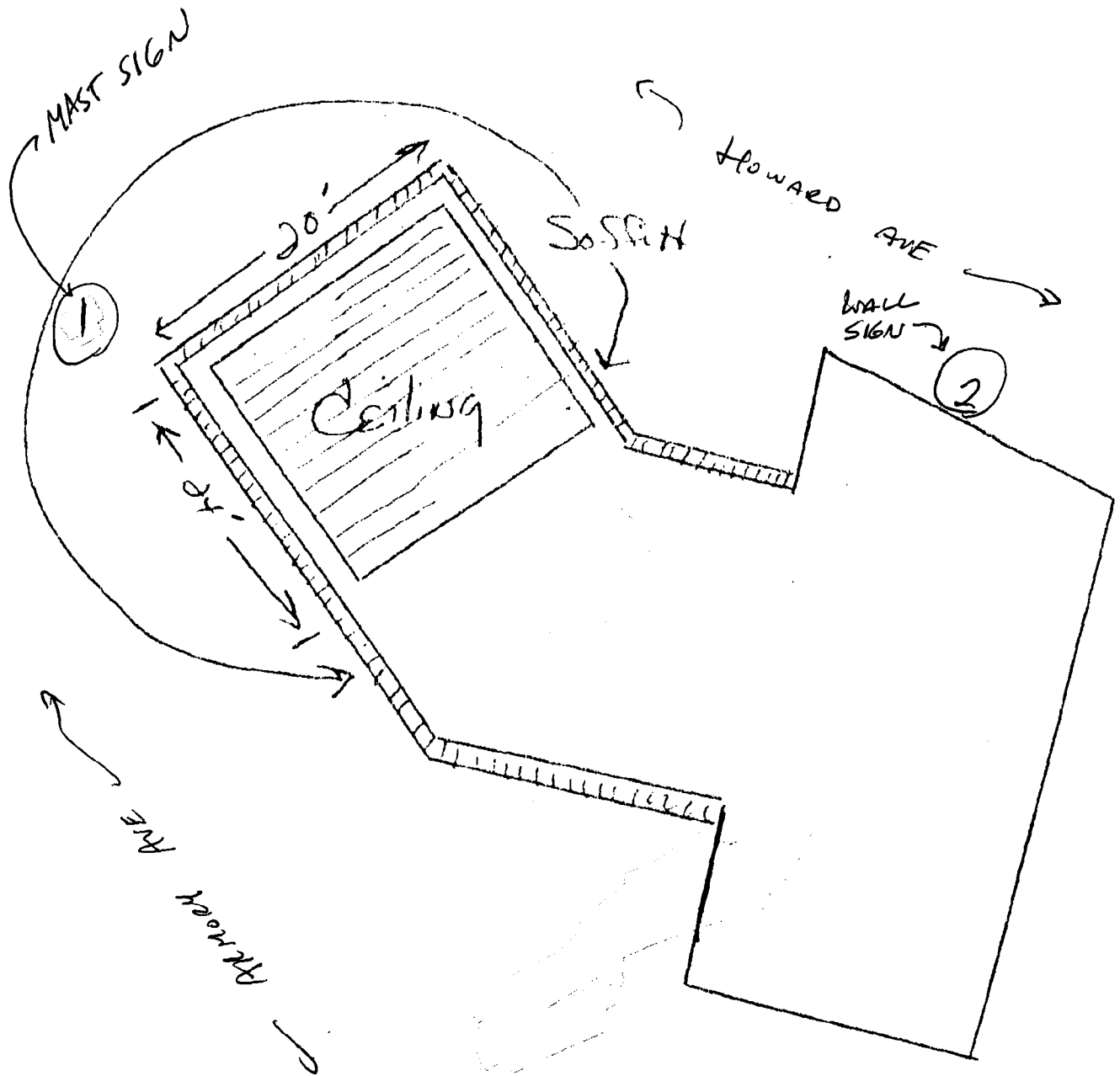


Plat Book 1
Plat No. 24

- 1. MAST SIGN
- 2. WALL SIGN



12



Schematic is looking up from Ground

Soffit & Ceiling ARE MADE OF VINYL

(13)

28' to Top of Sign
from grade.

PROPOSED NEW MAST SIGN

4 1/2

54



WHITE BACKGROUND
DARK GREEN GRAPHICS
& LETTERING

sign design
nos. Ruttkay 1999

TO hang ON CORNER SIGN POST
SEE ABOVE PICTURE

14

84 # 7

WHITE BACKGROUND
GREEN LETTERING

KENSINGTON
SERVICE CENTER

QUALITY AUTO REPAIR

WALL
SIGN

12'

GREEN BACKGROUND
IVORY LETTERING

To hang on side of building

About the same length as existing bldg.

sign design
© Thos. Rutkay 1999

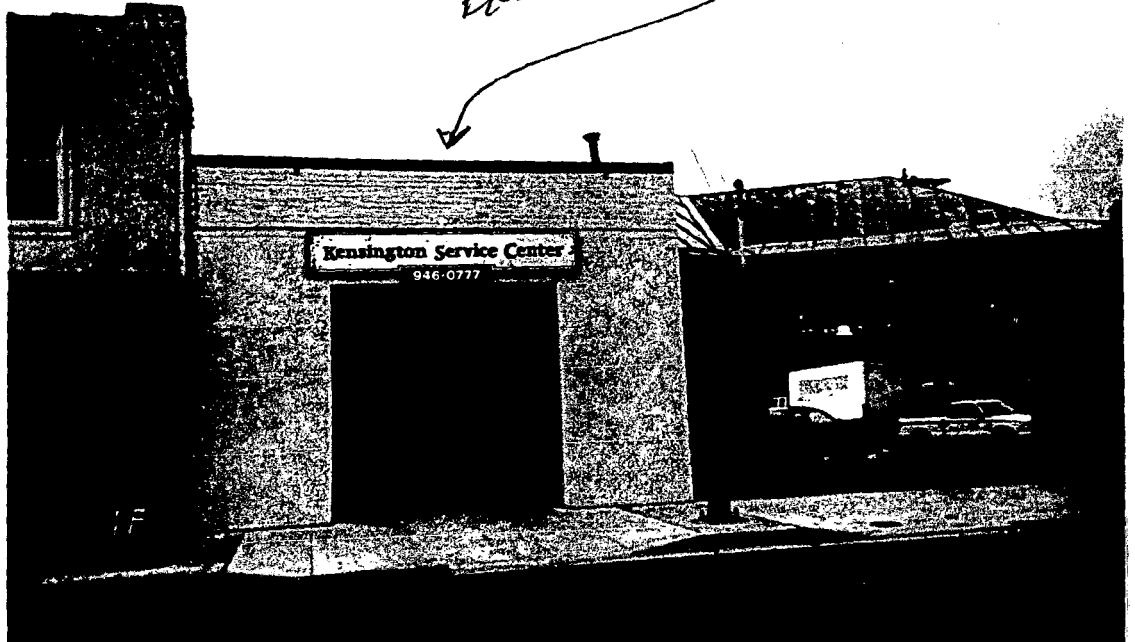
15

4
48

14

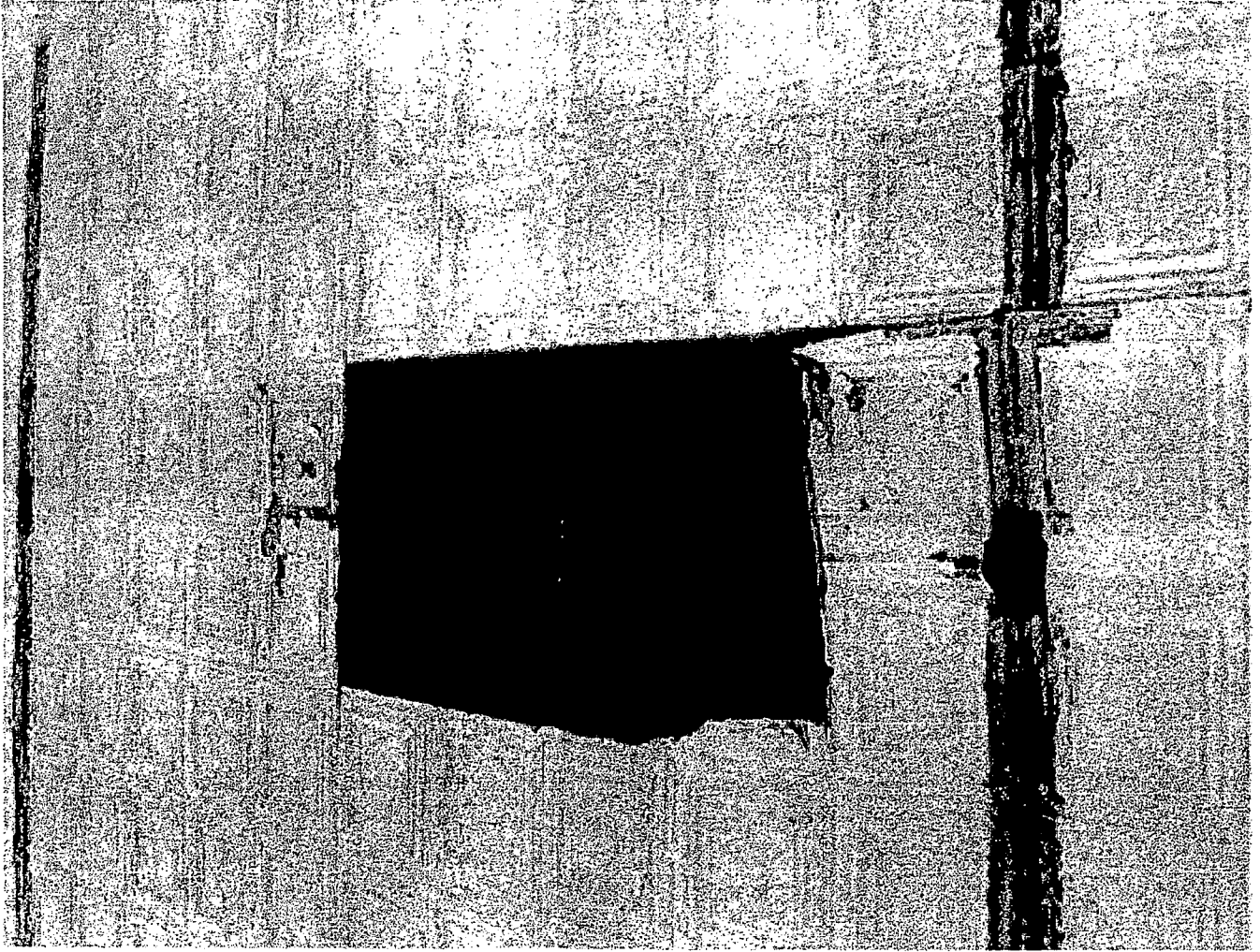
NEW WALL SIGN
TO REPLACE
EXISTING

SIGN



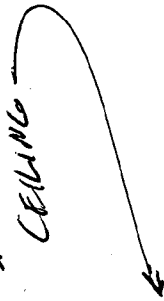
ALONG HOWARD AVE.

R TIN
CEILING
WITH HOLES
FOR CEILING
LIGHTS.



(17)

INTERIOR TIN
CEILING



UNDERSIDE OF
BEAM



(18)

Neighbor ON Armory Ave



• Price sign
measures 4 x 5 1/2'

Across HOWARD AVE



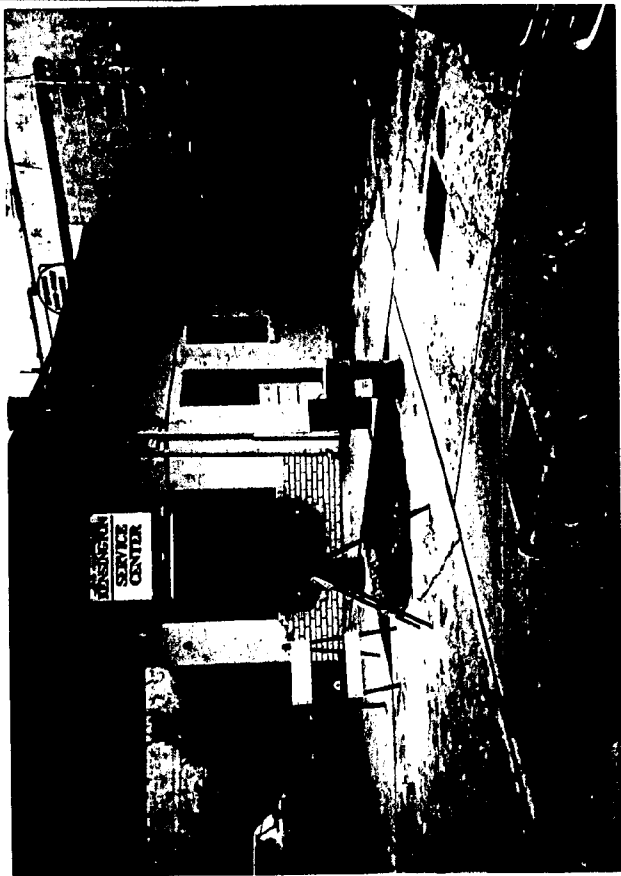
Neighbor ON HOWARD AVE



Across ARMORY AVE



19



20

Kensington LAP
Frank O'Donnell, Chair

MEMORANDUM

To: Montgomery County Historic Preservation Commission

From: Frank O'Donnell, Kensington LAP

Date: August 10, 1999

Re: Case Numbers 31/6-99I and 31/6-99J

Summary:

The Kensington LAP supports the HAWP application in Case Number 31/6-99I with a minor recommendation (see below). The Kensington LAP also supports the retroactive HAWP application in Case Number 31/6-99J following an agreement by the applicant to modify the application to eliminate vinyl siding from a portion of the project (see below).

Discussion:

I will be out of town on August 18 and thus unable to attend the HPC meeting. However, the LAP does want to provide feedback in a timely manner on two projects on the agenda. The LAP convened a meeting August 9 which included presentations from the applicants in Case Numbers 31/6-99I and 31/6-99J.

Case Number 31/6-99I (garage replacement at 3928 Baltimore Street) is a non-controversial project. The existing outbuilding is in such a state of disrepair that it may raise safety concerns. Although the loss of any historic structure is a concern, the LAP endorses the proposed replacement. Most LAP members believe that the addition of side windows would improve the design and make it more in keeping with the Historic District.

Case Number 31/6-99J (canopy modifications and new signage at 3794 Howard Avenue) raises an issue of possible controversy – use of vinyl exterior covering in the Historic District. The HPC has sought to discourage such use in the past, including a recent case involving another commercial building on Howard Avenue.

This issue should be put in some context. The applicant recently has made various changes that have dramatically improved the overall appearance of this commercial property. The applicant also has tried to harmonize his improvements with the Howard Avenue Revitalization Plan previously approved by the HPC.

At the Kensington LAP's August 9 meeting, the applicant made a compelling argument as to why vinyl would be an appropriate replacement for the original tin ceiling above the gas pumps. The applicant noted, for example, that the exterior tin was beyond repair and would be prohibitively expensive to replace. Given that the ceiling is not readily visible from the street, the LAP agrees with the applicant's choice and reasoning.

The vinyl-covered soffit is a different matter. It is far more visible from the street and could set a precedent in the commercial portion of the Historic District. Acknowledging the concerns about this raised by members of the community, the applicant agreed at the April 9 meeting to replace this vinyl with wood and textured paint that would resemble stucco. The LAP concurred with this decision. The applicant said he would amend his original HAWP application to reflect this change. The LAP enthusiastically supports this amended application.

HERITAGE PRESERVATION TAX CREDIT FOR THE REHABILITATION OF HISTORIC PROPERTY

A significant income tax incentive for the revitalization and rehabilitation of historic buildings became effective January 1, 1997. The Heritage Preservation Tax Credit Program, administered by the Maryland Historical Trust, a unit of the state's Department of Housing and Community Development, provides Maryland income tax credits equal to 10% (calendar year 1997), 15% (calendar year 1998), and 25% as of January 1, 1999, of the qualified capital costs expended in the rehabilitation of a "certified heritage structure." A certified heritage structure can include structures:

1. listed in the National Register of Historic Places;
2. designated as a historic property under local law;
3. located in a historic district listed in the National Register or in a local historic district and certified as contributing to the district's significance; or
4. located in a certified heritage area and certified as contributing to the area's significance.

It is estimated that more than 49,000 structures in Maryland are currently eligible, with several hundred thousand structures potentially eligible. The credit is available for owner-occupied residential property as well as income-producing property. The rehabilitation expenditure in a 24-month period must be substantial, exceeding \$5,000 for owner-occupied residential property, and the greater of the adjusted basis of the structure or \$5,000 for all other property. The rehabilitation must conform with the Secretary of the Interior's *Standards for Rehabilitation* and must be certified by the Maryland Historical Trust.

If the amount of the tax credit exceeds the tax liability of the taxpayer for the year in which the credit is first claimed, the excess credit may be applied for a period of up to 10 years. Additionally, if a rehabilitated structure is sold, the amount of any unused credit may be transferred to the new purchaser. The credit may also be combined with local and federal incentives for the rehabilitation of historic property.

For more information or to request a Heritage Preservation Certification Application, contact the Maryland Historical Trust's Office of Preservation Services at 410.514.7627 or 410.514.7628.

FEDERAL PROGRAM = 20%

ASK MHT STAFF FOR INFO. ON BOTH.

23

Most Frequently asked Questions about the Maryland Heritage Preservation Tax Credit Program

How do I find out if my property is eligible for the credit?

The Maryland Historical Trust (MHT) maintains a list of National Register properties, both individually listed and district properties. Contact Jan Gowing (410-514-7644 or gowing@dhcd.state.md.us) to see if your property is on the list. Local planning offices maintain lists of locally designated historic properties. Call your local planning office for details. If you don't know how to get in touch with your planning office, contact Nicole Diehlmann at MHT (410-514-7625 or diehlmann@dhcd.state.md.us) for that information.

How do I know if my property contributes to the significance of a National Register or local historic district?

Nomination forms for both National Register and local historic districts will list contributing properties within the district boundaries. Contact Jan Gowing or your local planning office (see contact information above) to see if your property is contributing. If these lists are not comprehensive, then reviewers at the Maryland Historical Trust will make that evaluation.

Are plumbing, HVAC and electrical system upgrade costs eligible?

Yes, as long as the work does not negatively impact historic elements of the interior or exterior.

Are kitchen and bathroom rehabilitation costs eligible?

Yes. The cost for new appliances is also eligible when part of an overall rehabilitation scheme.

Are architectural fees eligible?

Yes. Architectural, engineering and consultant fees are eligible.

What about financing charges and building permit fees?

These costs are not eligible.

Are landscaping costs eligible?

The costs associated with the restoration of significant historic landscape features, such as a parterre garden, walls or garden walks, etc. are eligible when there is adequate documentation as to the feature's historic significance. All other landscaping costs are not eligible.

Are patios, back decks, roof decks, etc. eligible?

No. New construction does not qualify.

Are rehabilitation costs for outbuildings, barns, garages, etc., eligible?

If these structures are historically associated with the building and contribute to the significance of the site, then the rehabilitation costs are eligible. Non-historic structures are not eligible.

Can I put in skylights to light interior rooms?

Skylights are usually discouraged; however, they are reviewed on a case-by-case basis.

Are interior finishes eligible?

Capital expenditures are eligible for the credit. For the interior, this usually means finishes that become part of the structure. Eligible costs may include repair or restoration of wainscoting, mantles, interior shutters, molding, and plaster. Consult MHT staff for a final determination of eligibility.

I am rehabilitating my 1885 Queen Anne structure that has a 1960s addition. Is work done on the non-historic addition eligible?

Yes. MHT recognizes that buildings change over time. Reviewers will judge all changes to the building against the appearance of the building at the time the application is made. Work done within the existing walls of the structure, both historic and non-historic, is eligible.

My historic house had vinyl siding installed in the 1970s. If I am not planning to remove it as part of my rehabilitation project, will I still be eligible for tax credits on other work that meets the Secretary "Standards"?

Yes. MHT will not require owners to replace vinyl or aluminum siding with a more appropriate historic treatment if there is no work planned for this feature as part of the overall project.

Can I use historic materials obtained from an architectural salvage shop?

Yes, if the architectural feature used replaces a missing original feature of the same architectural style and period.

I plan to rehabilitate my house over a period of years, but the regulations say the rehabilitation must occur within a 24-month period. What should I do?

In this case, MHT recommends that the project be "phased." This means breaking the project into smaller, more manageable units. Remember, each phase must meet the cost threshold -- \$5,000 for owner-occupied residential projects or the greater of the adjusted basis of the structure or \$5,000 for all other projects. In phased projects, MHT would prefer the first application to describe all projected phases of work. Later applications may amend the initial application.

If I am completing both the Federal and State tax credit application forms, do I have to completely fill out both forms?

No. You must fully complete the federal form, but only have to complete the first sheet of each part of the state form. All the other pages are identical.

Last year, I completed a rehabilitation project but only recently heard about the tax credit program. Am I still eligible for the credit?

Possibly. MHT prefers that no work begin on a project until the plans have been approved. Without this approval, there is a chance that the project will not meet the Secretary of the Interior's "Standards for Rehabilitation" and therefore not qualify for the credit. To receive credit after completion, the project must not only meet all of the "Standards", but also be sufficiently documented through before and after rehabilitation photographs so that adherence to the "Standards" can be adequately assessed by MHT.

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