

31/06-03C 10419 Armory Avenue  
(Kensington Historic District)





DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

HISTORIC AREA WORK  
PERMIT

IssueDate: 4/11/2003

Permit No: 302576  
Expires:  
X Ref:  
Rev. No:

**Approved With Conditions**

THIS IS TO CERTIFY THAT:

ENID ROMANEK  
921 SLIGO CREEK PKWY  
TAKOMA PARK MD 209120000

HAS PERMISSION TO:

ALTER

31/6

PERMIT CONDITIONS:

- 1. Signage on window glass on left bay.
- 2. A cedar wood (painted) paint brush sign (no lettering)
- 3. 3 spot lights shining on brush tip

PREMISE ADDRESS

10419 ARMORY AVE  
KENSINGTON MD 20895-

LOT N/A  
LIBER  
FOLIO  
PERMIT FEE: \$0.00

BLOCK N/A  
ELECTION DISTRICT  
SUBDIVISION  
TAX ACCOUNT NO.:

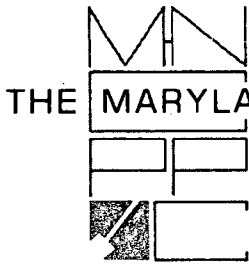
13  
KENSINGTON

PARCEL ZONE  
PLATE GRID

HISTORIC MASTER: Y  
HISTORIC ATLAS: N

**HISTORIC APPROVAL ONLY  
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services



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

Date: 3/27/03

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

HPC # 31/06-03C

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

Approved

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: MS. ENID ROMANEK

Address: 10419 ARMORY AVE. KENSINGTON

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 Montgomery County DPS Field Services Office at 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

Please respond to tenant

Endi Romanek  
921 Sligo Creek Pkwy  
Takoma Park MD 20912

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Endi Romanek  
Daytime Phone No.: 301/270-5273

Tax Account No.: Old Towne Office Venture 3  
Name of Property Owner: [Redacted] Daytime Phone No.: 301/933-1551  
Address: 3702 Perry Ave Kensington MD 20895  
Street Number City Street Zip Code

Contractor: Paul Yuffman Art & Graphics Phone No.: 301/270-1050  
Contractor Registration No.:

Agent for Owner: Dealty Investment Daytime Phone No.: 301/933-1551  
Address: 3702 Perry Ave Kensington

LOCATION OF BUILDING/PREMISE  
House Number: 10419 Street: Armory Avenue  
Town/City: Kensington MD Nearest Cross Street: Knowles  
Lot: Block: Subdivision:  
Liber: Folio: Parcel:

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- IA. CHECK ALL APPLICABLE:
- Construct
  - Extend
  - Alter/Renovate
  - Move
  - Install
  - Wreck/Raze
  - Revision
  - Repair
  - Revocable
- IB. Construction cost estimate: \$ \_\_\_\_\_
- IC. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

- CHECK ALL APPLICABLE:
- A/C
  - Slab
  - Room Addition
  - Porch
  - Deck
  - Shed
  - Solar
  - Fireplace
  - Woodburning Stove
  - Single Family
  - Fence/Wall (complete Section 4)
  - Other: \_\_\_\_\_

**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.

REALETY INVESTMENTS CORP OF AMERICA  
[Signature] 3/3/03  
Signature of owner or authorized agent Date  
BY: DENNIS D. ARKADY, PRESIDENT

Approved: X For Chairperson Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 3/27/03  
Application/Permit No.: \_\_\_\_\_ 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:

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

- ① *signage on window glass on left bay*  
② *a cedar wood (painted) paint brush sign (no lettering)*  
③ *3 spot lights shining on brush tip*

**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.

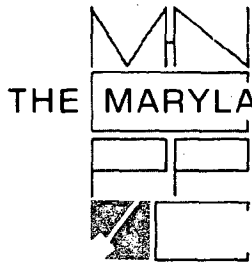
**6. TREE SURVEY**

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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 3/27/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

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

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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 255 Rockville Pike, 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 240-777-6370.

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 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) 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

MEMORANDUM

DATE: 3/27/03

TO: Local Advisory Panel/Town Government KENSINGTON

FROM: Historic Preservation Section, M-NCPPC  
Michele Naru, Historic Preservation Planner (M)  
Anne Fothergill, Historic Preservation Planner  
Corri Jimenez, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Applications - HPC Decision

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The Historic Preservation Commission reviewed this project on 3-26-03.  
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC.. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301)563-3400.



**Naru, Michele**

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**From:** James Engel [James\_Engel@riggsbank.com]  
**Sent:** Wednesday, March 26, 2003 5:00 PM  
**To:** Naru, Michele  
**Subject:** HAWP Case# 31/6-03C, Enid Romanek

LAP members Gaylin, Louie, Peoples, Murphy, and Hill were provided with copies of the HAWP referenced above and were polled by me via telephone. Member O'Donnell had not been provided with a copy of the HAWP at the time of this email.

As always, we approached the application from the standpoint of its compatibility with the character of the historic district, as described in Visions of Kensington.

The polled members, including myself, had no objections to the installation and illumination of the proposed sign. We felt that it was compatible with the character of the historic district.

Several members including myself felt that it would not be unreasonable to ask the applicant to address staff's concerns about preventing future damage and overall "cast" of the lighting. We felt, however, that this should not prevent the applicant from being able to light their sign.

*\* meets staff condition*

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10419 Armory Ave, Kensington	<b>Meeting Date:</b>	03/26/03
<b>Resource:</b>	Secondary Resource Kensington Historic District	<b>Report Date:</b>	03/19/03
<b>Review:</b>	HAWP	<b>Public Notice:</b>	03/12/03
<b>Case Number:</b>	31/6-03C	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Enid Romanek	<b>Staff:</b>	Michele Naru
<b>PROPOSAL:</b>	Sign Installation	<b>RECOMMEND:</b>	Approve w/ cond

**STAFF RECOMMENDATION:** Staff recommends that the Commission approve this HAWP application with the condition that:

1. The applicant receives a majority vote from the Local Advisory Panel supporting the installation and illumination of this proposed sign.

**PROJECT DESCRIPTION:**

**SIGNIFICANCE:** Secondary Resource in Kensington Historic District.  
**STYLE:** Vernacular storefront  
**DATE:** Post 1930

**PROPOSAL:**

The applicant are proposing to install window lettering on the glass on left bay window, which reads "enid romanek artist gallery." Additionally, the applicant wants to mount a 3D, carved, wooden paintbrush on the fascia board above the entry and will be attached to building with bolts. Finally, the paintbrush and front façade will be illuminated with spotlights to be mounted above the transoms.

**STAFF DISCUSSION**

The proposed sign is compatible and sympathetic in size, scale, materials and design to the historic elements of the building. Staff is concerned with the mounting of the sign on the building with bolts and the effects their penetration will have on the existing façade (ie. access

points for water penetration) Staff asks that the applicant explore other less invasive alternatives and/or address how they intend to prevent negative effects to the building from this sign installation.

The applicant proposes to affix three, external lighting fixtures on the top of the building to illuminate the front façade of the building. Staff is concerned that this proposed lighting plan is too extensive for the desired effect and worries about unnecessary light pollution. Again, the staff asks the applicant to explore alternative to this proposed design.

The proposed sign installation appears to be in compliance with the Kensington Sign Ordinance for commercial businesses that are within the Historic Commercial District (See Circles 8-11 ). Staff recommends approval of this sign and its proposed lighting fixture with the condition that the applicant receives a majority vote from the Local Advisory Panel supporting the installation and illumination of this proposed sign.

The Kensington Historical Society, the LAP and the Mayor of the Town of Kensington have not yet responded to this HAWP application at the time this report was prepared.

#### **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve with condition* the HAWP application 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 condition that:

1. The applicant receives a majority vote from the Local Advisory Panel supporting the installation and illumination of this proposed sign.

With the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
259 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240/777-9370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

Please respond to tenant  
Emil Romanko  
921 Sligo Creek Pkwy  
Takoma Park MD 20912

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Emil Romanko  
Daytime Phone No.: 301/270-5273

Tax Account No.: Older Towne Office Venture 3  
Name of Property Owner: [Redacted] Daytime Phone No.: 301/933-1551  
Address: 3702 Perry Ave Kensington MD 20895  
Street Number City Street Zip Code

Contractor: Pave Yuffman (not a Graphic) Phone No.: 301/270-1050  
Contractor Registration No.:

Agent for Owner: Dealty Investment Daytime Phone No.: 301/933-1551  
Address: 3702 Perry Ave Kensington

### LOCATION OF BUILDING/PREMISE

House Number: 10419 Street: Armory Avenue  
Town/City: Kensington MD Nearest Cross Street: Knowles  
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/Blaze
- Revision
- Repair
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#### CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

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: \_\_\_\_\_

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

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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.

RENTAL INVESTMENTS CORP OF AMERICA

[Signature]  
Signature of owner or authorized agent

3/3/03 Date

By: DENNIS D. [Redacted], PRESIDENT

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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III-D

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**

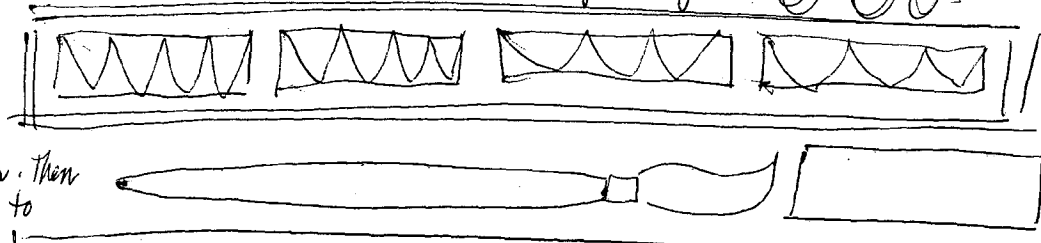
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
<p>% Realty Investments Inc. OLDE TOWN OFFICE VENTURE 3702 <del>Conover Ave</del> <sup>Perry Ave</sup> KENSINGTON, MD 20895</p>	<p>REALTY INVESTMENTS CORP. 3702 PERRY AVE KENSINGTON, MD 20895</p>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
<p>Cafe Monet 10417 Annapolis Ave Kensington MD 20895</p>	<p>TENANT: ENID ROMANEK 921 SLIGO CREEK PKWY TAKOMA PARK, MD 20912</p>
<p>Roulette Art Gallery 10421 Annapolis Ave Kensington MD 20895</p>	

g addresses' noticing table

Color at tip of Urson  
3 spotlights shining on  
my bldg only

leaded glass  
windows  
(already there)



paint brush in  
sanded 3/4 Cedar. Then  
painted. Bolted to  
wood

← house # sign  
(already there)

name in white

'artist' - every  
letter a different  
color

'Gallery' in white or  
yellow



*enid romanek*

artist

GALLERY

similar to type faces  
we will use. They  
will be enlarged.





# HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

% Realty Investments Inc.  
 OLDE TOWN OFFICE VENTURES  
 3702 ~~COLLETTA DRIVE~~ PERRY AVE  
 KENSINGTON, MD. 20895

Owner's Agent's mailing address

REALTY INVESTMENTS CORP.  
 3702 PERRY AVE  
 KENSINGTON, MD. 20895

Adjacent and confronting Property Owners mailing addresses

Cafe Moner  
 10417 Annapolis Ave

Kensington MD 20895

Roulette Art Gallery  
 10421 Annapolis Ave

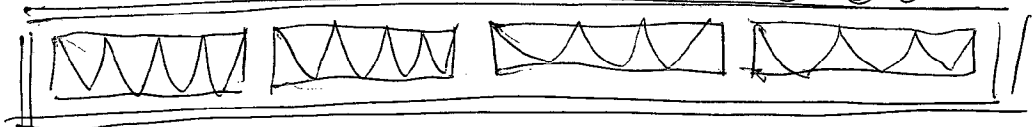
Kensington MD 20895

*enid romaneck*  
artist  
GALLERY

*similar to type faces  
we will use. They  
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Color at top of window  
3 spotlights shining on  
my bldg only

leaded glass  
windows  
(already there)



paint brush in  
carved 3/4 Cedar. Then  
painted. Bolted to  
wood



house # sign  
(already there)

name in white

"artist" - every  
letter a different  
color

"Gallery" in white or  
yellow



