

10477 AVANOR AVE, KENSINGTON  
KENSINGTON HISTORIC DISTRICT  
HYR CASE # 31/06-07 L



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: December 20, 2007

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Scott Whipple, Supervisor   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #472047, sign installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with conditions** at the December 19, 2007 Historic Preservation Commission meeting.

1. *The applicant must comply with all County and city sign regulations.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Realty Investment Corp., LaChelle Fulford, Agent

Address: 10417 Armory Avenue, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240:777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: LACHELLE FULLFORD
Daytime Phone No.: 301-498-3278

Tax Account No.: 01022718
Name of Property Owner: REALTY INVESTMENT CORP.
Address: 3702 PERRY AVENUE, KENSINGTON, MD 20895
Contractor: FASTSIGNS OF LAUREL
Contractor Registration No.: 16264283
Agent for Owner: LACHELLE FULLFORD

LOCATION OF BUILDING/PREMISE

House Number: 10417 Street: ARMORY AVENUE
Town/City: KENSINGTON Nearest Cross Street: HOWARD AVENUE
Lot: 9 Block: 2 Subdivision: 15
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
Revision Repair Revocable Fence/Wall (complete Section 4) Other:
1B. Construction cost estimate: \$ 200
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 of owner or authorized agent: Lachelle Fullford
Date: 11/26/07

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: [Signature] Date: 12.20.07
Application/Permit No.: 472047 Date Filed: 11/26/07 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:

INSTALL NEW 24 INCH HIGH BY 17 INCH WIDE ACRYLIC SIGN  
TO EXISTING ARCHWAY FRAME.

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**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**

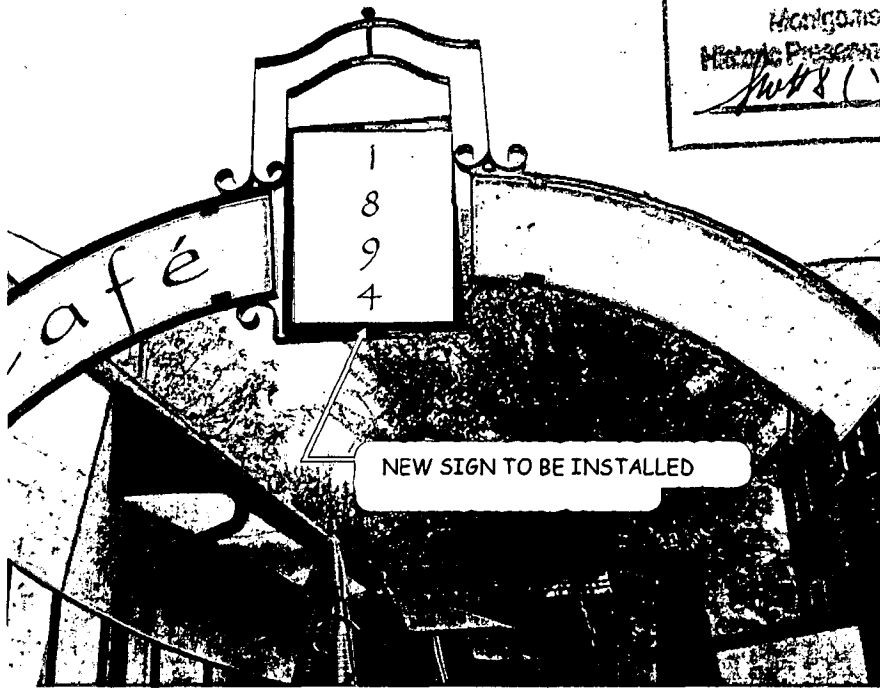
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

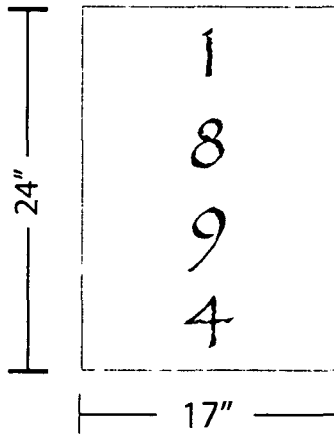
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie 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.

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 Sub 8 (1) 12.20.07



ELEVATION



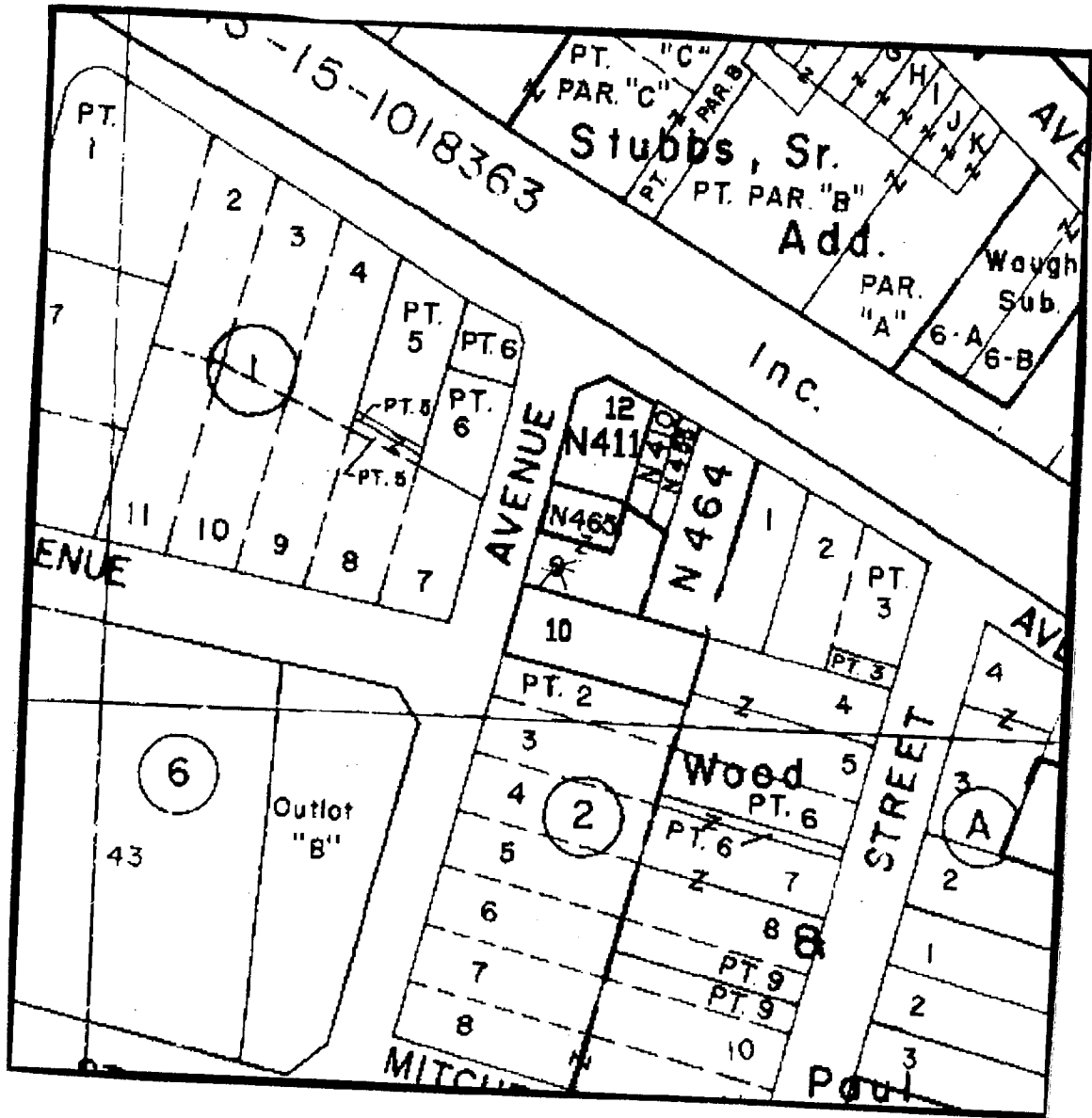
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

SIGN

- MATERIAL: ACRYLIC
- OVERALL SIZE: 24" HIGH X 17" WIDE X 3/16" THICK
- COLOR: BLACK TEXT ON WHITE BACKGROUND
- INSTALL AS SHOWN

|   |  |                 |                |                       |        |     |      |  |
|---|--|-----------------|----------------|-----------------------|--------|-----|------|--|
| 10417 Armory Avenue<br>Kensington, MD 20895 | DRAWING<br>1 of 1  | DATE<br>11/2/07 | DRAWING NUMBER | DRAWN BY<br>R. Durant | REV BY | REV | DATE | SCALE<br>N.T.S.  |
|   | THIS DRAWING IS THE PROPERTY OF FASTSIGNS OF LAUREL. THE BORROWER AGREES IT SHALL NOT BE PRODUCED, COPIED OR DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT PERMISSION |                 |                |                       |        |     |      | <b>FASTSIGNS</b><br><small>Sign &amp; Graphic Solutions Made Simple</small><br>13600 Baltimore Ave, Ste. 104, Laurel, MD 20707<br>Phone: 301-498-3278<br>Fax: 301-498-3153 |

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 12/27/77 *[Signature]*



This project must be constructed as shown in these approved plans. Any changes must be approved in writing by the Montgomery County Historic Preservation Commission.



Shade portion to indicate North



# SIGN PERMIT TOWN OF KENSINGTON, MARYLAND

Application filed NOVEMBER 14 2007, having been duly approved  
on NOVEMBER permission is hereby granted to:

REALTY INVEST. CORP Fast Signs of Laurel (Builder)

Type of sign Billboard

Address 10417 Semoran Ave Cafe 1894 Lot      Block     

Cost \$ 30.00

Paid \$ 30.00

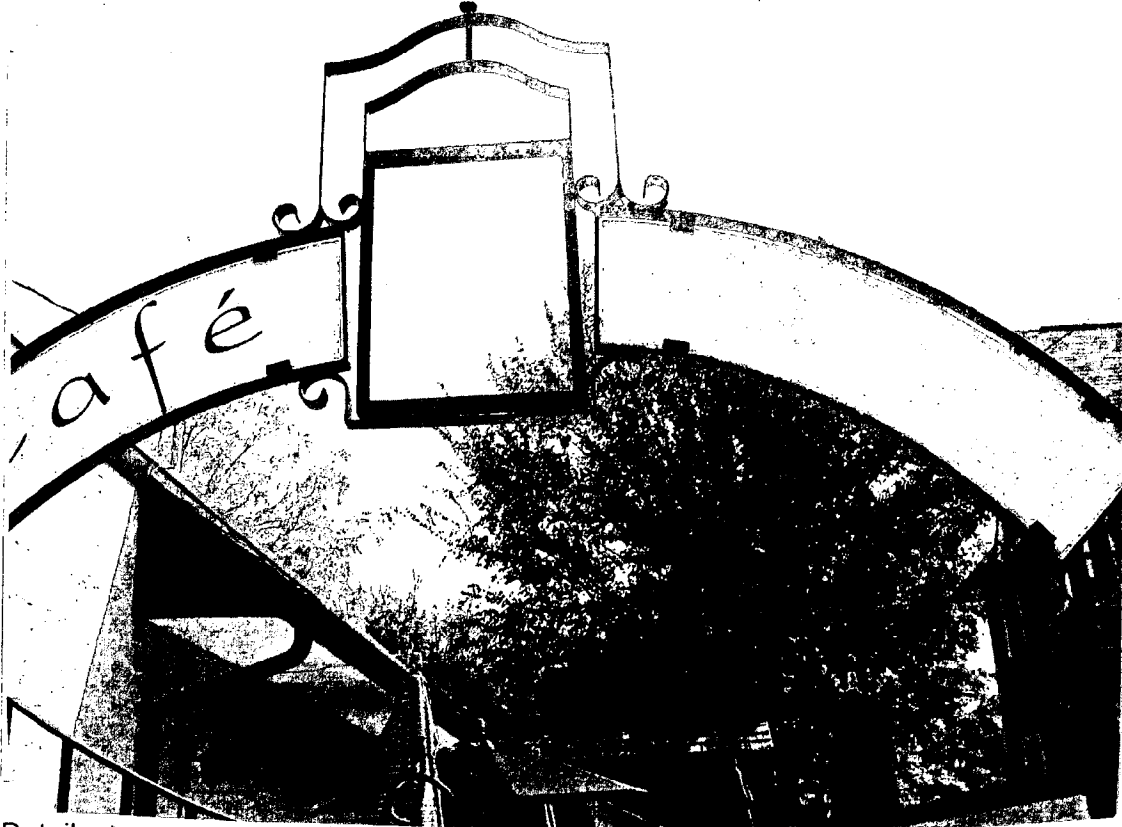
**MUST BE POSTED ON JOB SITE**

[Signature]  
CODE ENFORCEMENT OFFICER

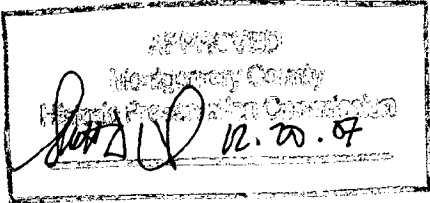
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



Existing Property Condition Photographs (duplicate as needed)



Detail: EXISTING FRAME



This project must be constructed as shown in these approved plans. Any changes must be approved in writing by the Montgomery County Historic Preservation Commission.

Detail: \_\_\_\_\_



**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

|                     |   |                       |               |
|---------------------|---|-----------------------|---------------|
| <b>Address:</b>     | 10417 Armory Avenue, Kensington                                       | <b>Meeting Date:</b>  | 12/19/2007    |
| <b>Resource:</b>    | Secondary (Non-Contributing) Resource<br>Kensington Historic District | <b>Report Date:</b>   | 12/12/2007    |
| <b>Applicant:</b>   | Realty Investment Corp<br>Lachelle Fulford, Agent                     | <b>Public Notice:</b> | 12/5/2007     |
| <b>Review:</b>      | HAWP  | <b>Tax Credit:</b>    | None          |
| <b>Case Number:</b> | 31/06-07L   | <b>Staff:</b>         | Scott Whipple |
| <b>Proposal:</b>    | Signage installation  |                       |               |

**STAFF RECOMMENDATION**

- Approval  
 Approval with conditions

Staff is recommending that the HPC **approve** this HAWP application with the following condition:

The applicant must comply with all County and city sign regulations.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Secondary (Non-Contributing) Resource Within The Kensington Historic District  
**STYLE:** Commercial  
**DATE:** c.1950-1970

**PROPOSAL**

The applicant proposes the installation of a 24 inch tall x 17 inch wide acrylic sign in an existing frame in an existing metal archway over a gate to a courtyard adjacent to the subject property. The sign would be of a material similar to that of two panels currently in the arch. The font of the proposed sign would match that of an existing, adjacent sign (which includes a portion of the name of the business in the subject property, "Café"). The sign would have black text on a white background, spelling out a portion of the name – the digits "1" "8" "9" "4" arranged vertically – of the business in the subject property. The archway spans the entrance to a side patio that the café occupies. The archway and sign are parallel with, and in, the front plane of the structure. The structure and archway are set back from Amory Avenue to accommodate several head-in parking spaces. The applicant has received a sign permit from the Town of Kensington.

**STAFF RECOMMENDATION**

*The Approved and Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 states that "in regard to the properties identified as secondary resources—*

that is visually contributing, but non-historic structures...—the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district.”

Staff recommendation of **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. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 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
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
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DPS - #8

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Phone No.: 301-498-3278
Contractor Registration No.: 10264283
Agent for Owner: LACHELLE FULLFORD
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LOCATION OF BUILDING/PREMISE
House Number: 10417 Street: ARMOY AVENUE
Town/City: KENSINGTON Nearest Cross Street: HOWARD AVENUE
Lot: 9 Block: 2 Subdivision: 15
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[ ] Construct [ ] Extend [ ] Alter/Renovate [ ] A/C [ ] Slab [ ] Room Addition [ ] Porch [ ] Deck [ ] Shed
[ ] Move [X] Install [ ] Wreck/Raze [ ] Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family
[ ] Revision [ ] Repair [ ] Revocable [ ] Fence/Wall (complete Section 4) [ ] Other:
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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: Lachelle Fullford
Date: 11/26/07

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_
Application/Permit No.: 472047 Date Filed: 11/26/07 Date Issued: \_\_\_\_\_

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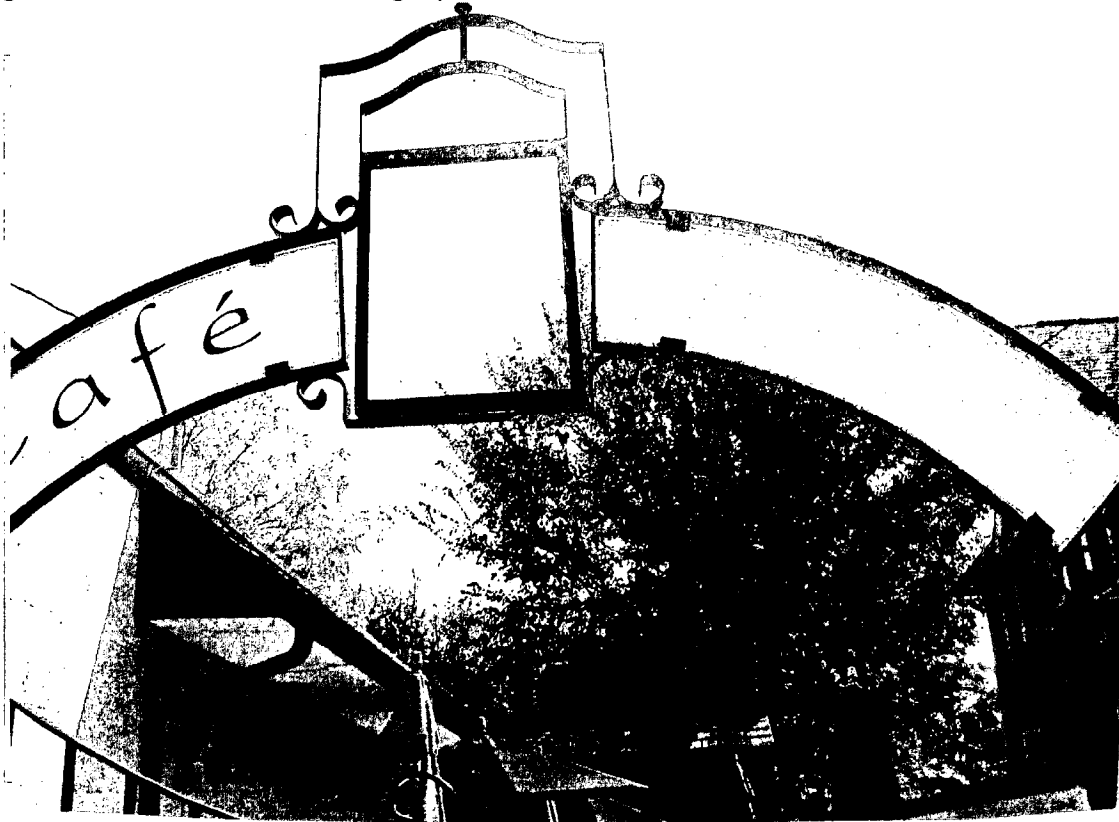
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

(4)

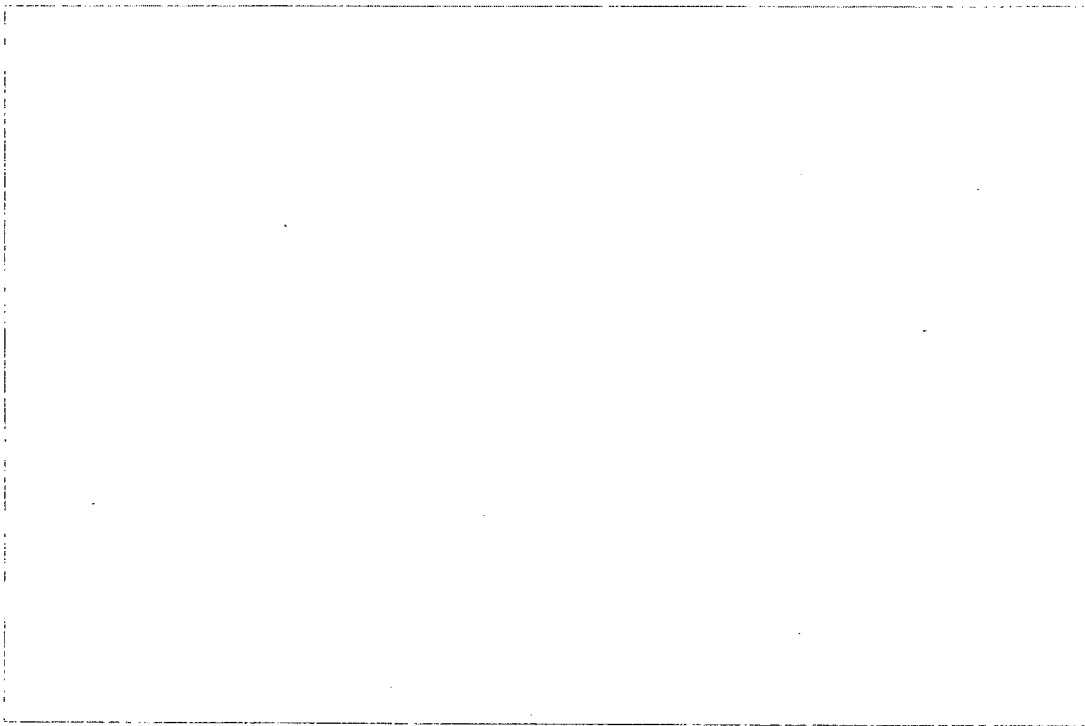
NEIGHBORS ADJACENT TO 10417 ARMORY AVENUE - CAFE 1894 :

- KENSINGTON FLOWERS - 10419 ARMORY AVENUE

Existing Property Condition Photographs (duplicate as needed)

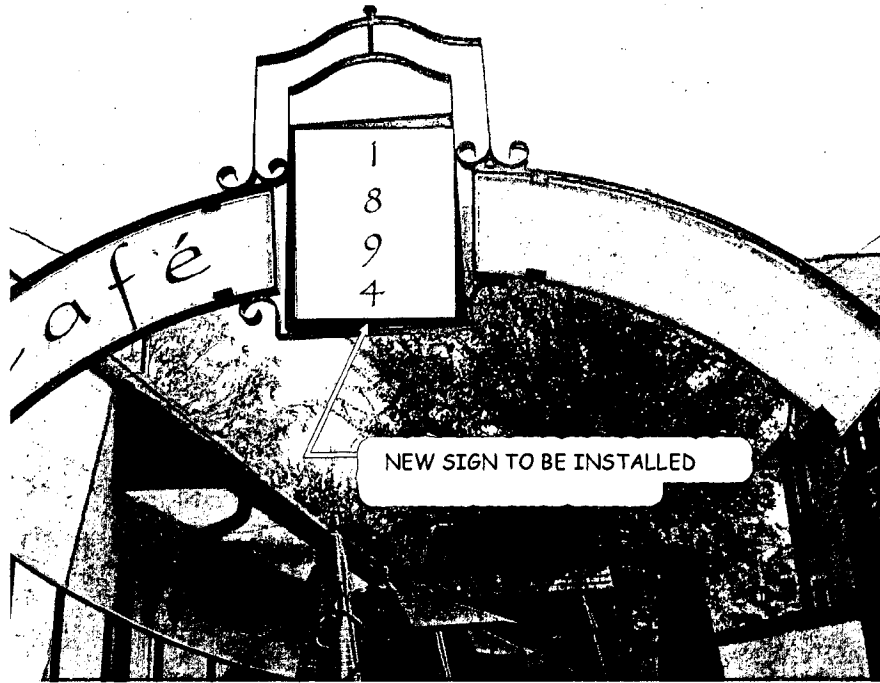


Detail: EXISTING FRAME

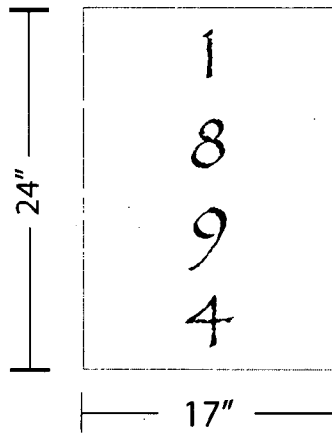


Detail: \_\_\_\_\_

Applicant: \_\_\_\_\_



ELEVATION



SIGN

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- COLOR: BLACK TEXT ON WHITE BACKGROUND
- INSTALL AS SHOWN

|  |         |         |                |           |        |     |      |       |
|--|---------|---------|----------------|-----------|--------|-----|------|-------|
| 10417 Armory Avenue<br>Kensington, MD 20895  | DRAWING | DATE    | DRAWING NUMBER | DRAWN BY  | REV BY | REV | DATE | SCALE |
|  | 1 of 1  | 11/2/07 |                | R. Durant |        |     |      | NCS   |
| THIS DRAWING IS THE PROPERTY OF FASTSIGNS OF LAUREL. THE BORROWER AGREES IT SHALL NOT BE PRODUCED, COPIED OR DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT PERMISSION |         |         |                |           |        |     |      |       |
| <b>FASTSIGNS</b><br><small>Sign &amp; Graphic Solutions Made Simple.</small><br>13600 Baltimore Ave. Ste. 104, Laurel, MD 20707<br>Phone: 301-498-3278<br>Fax: 301-498-3153                  |         |         |                |           |        |     |      |       |

7



# SIGN PERMIT TOWN OF KENSINGTON, MARYLAND

Application filed November 14 2007, having been duly approved  
on November permission is hereby granted to:

REALTY INVEST. CORP (Fast Signs of Laurel) (Builder)

Type of sign ACRYLIC

Address 10417 Semora Ave Cafe 1894 Lot      Block     

Cost \$ 30.00

Paid \$ 30.00

**MUST BE POSTED ON JOB SITE**

[Signature]  
CODE ENFORCEMENT OFFICER