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HPC CASE # 31/06-07M
KENSINGTON HISTORIC DISTRICT

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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 *SW*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #471061, sign installation

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: 10421 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.: 01022720
Name of Property Owner: REALTY INVESTMENT CORP. Daytime Phone No.: 301-933-1551
Address: 3702 PERRY AVENUE, KENSINGTON, MD 20895
Street Number City Street Zip Code
Contractor: FASTSIGNS OF LAUREL Phone No.: 301-498-3278
Contractor Registration No.: 16264283
Agent for Owner: LACHELLE FULLFORD Daytime Phone No.: 301-498-3278

LOCATION OF BUILDING/PREMISE

House Number: 10421 Street: ARMORY AVENUE
Town/City: KENSINGTON Nearest Cross Street: HOWARD AVENUE
Lot: P21 Block: _____ Subdivision: 15
Liber: _____ Folio: _____ Parcel: N465

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Reinvate 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: \$ 500
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.

Lachelle Fullford 11/26/07
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 12.20.07
Application/Permit No.: 1772050 Date Filed: 11/26/07 Date Issued: _____
Emc

**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:

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

REMOVE EXISTING 2 FOOT HIGH BY 4 FOOT WIDE WOOD SIGN FROM BUILDING FRONT.
INSTALL NEW 1 FOOT HIGH BY 4 FOOT WIDE HIGH DENSITY URETHANE SIGN TO BUILDING FRONT.

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.



SIGN PERMIT TOWN OF KENSINGTON, MARYLAND

Application filed October 10 2007, having been duly approved
on October 11, 2007 permission is hereby granted to:

REALTY INVESTMENT CORP. (FAST SIGNS & LAUREA) (Builder)

Type of sign V-Groove Routed High Density Urethane

Address 10421 Armore Ave Lot R1 Block -

Cost \$ 30.00

Paid \$ 30.00

MUST BE POSTED ON JOB SITE

[Signature]
CODE ENFORCEMENT OFFICER



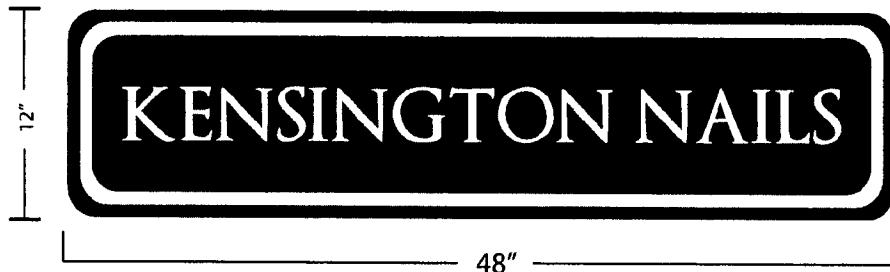
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



APPROVED
 Montgomery County
 Historic Preservation Commission
nts (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

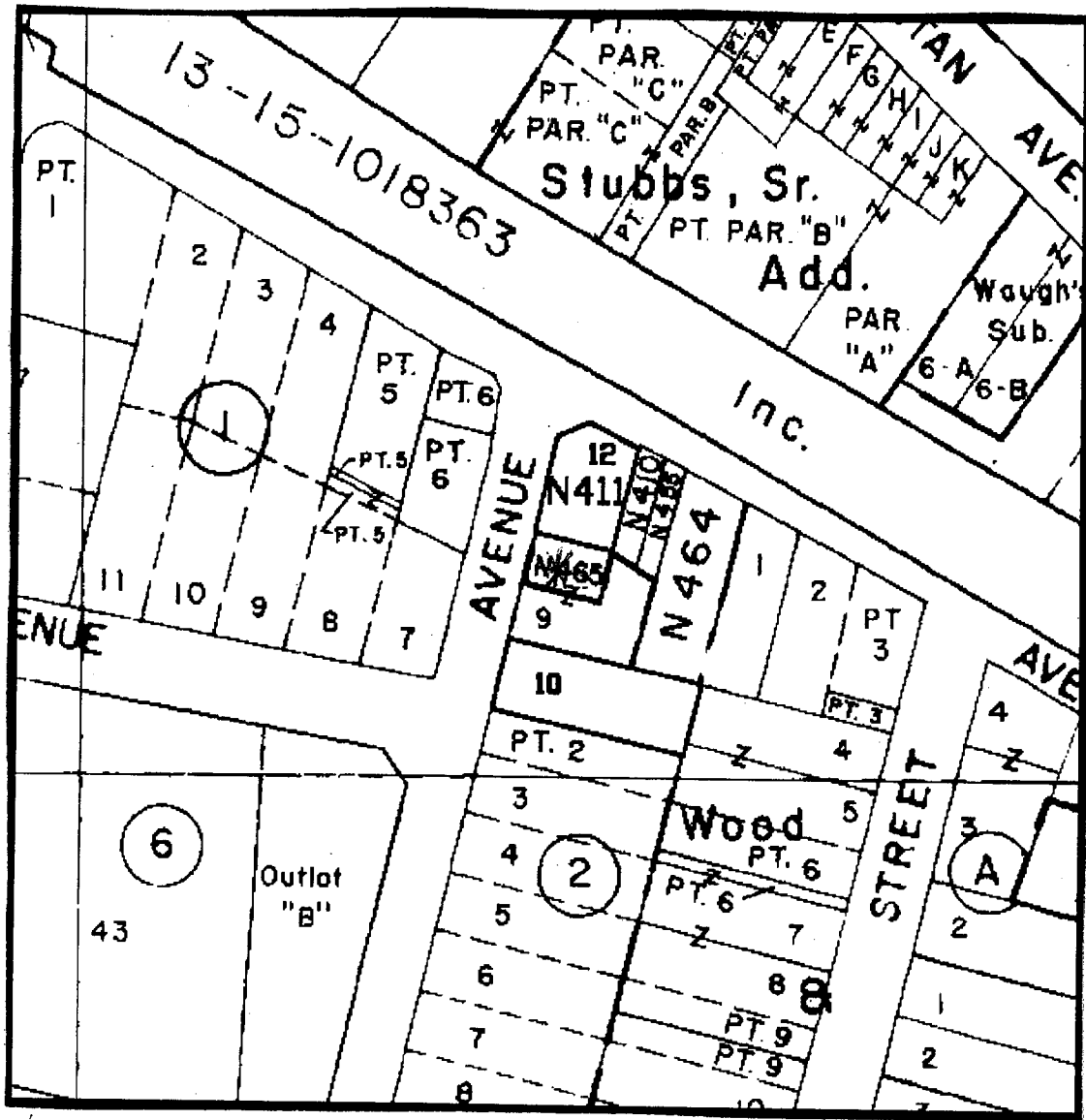
- MATERIAL: HIGH DENSITY URETHANE WITH V-GROOVE ROUTING
- OVERALL SIZE: 12" HIGH X 48" WIDE X 1-1/2" THICK
- COLOR: WHITE BORDER AND TEXT ON RED BACKGROUND
- INSTALL AS SHOWN

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
 INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

10423 Armory Avenue Kensington, MD 20895	DRAWING	DATE:	DRAWING NUMBER	DRAWN BY	REV. BY	REV.	DATE:	SCALE:
	1 of 1	10/8/07		R. Durant				nts
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								
FASTSIGNS <small>Sign & Graphic Solutions Made Simple.</small> 13600 Baltimore Ave, Ste. 104, Laurel, MD 20707 Phone: 301-498-3278 Fax: 301-498-3153								

Site Plan

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



APPROVED
 Montgomery County
 Historic Preservation Commission
Scott D. [Signature] 12/2007



Shade portion to indicate North

Applicant: _____

Page: __

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10421 Amory Avenue, Kensington	Meeting Date:	12/19/2007
Resource:	Secondary Resource Kensington Historic District	Report Date:	12/12/2007
Applicant:	Realty Investment Corp. (Lachelle Fulford, agent)	Public Notice:	12/5/2007
Review:	HAWP	Tax Credit:	None
Case Number:	31/06-07M	Staff:	Scott Whipple
Proposal:	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, Colonial Revival
DATE: c. 1962

PROPOSAL

The applicants are proposing the removal of an existing, noncontributing sign and installation of a one foot tall x four foot wide x 1 ½ inch thick, high-density urethane sign. The sign would have a red background, with white lettering and boarder created by V-groove routing. The existing sign is fabricated of plywood, with a combination of painted lettering and screwed-on numbers, and is affixed to the metal scroll work that spans the porch, which partly obscures the storefront from the public right of way. The proposed sign would be flush mounted to the fascia directly over the storefront, and would be contained within the width of the fascia. 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.



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Lachelle Fullford 11/26/07
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 12.20.07
Application/Permit No.: 472050 Date Filed: 11/26/07 Date Issued: _____
Emc

3

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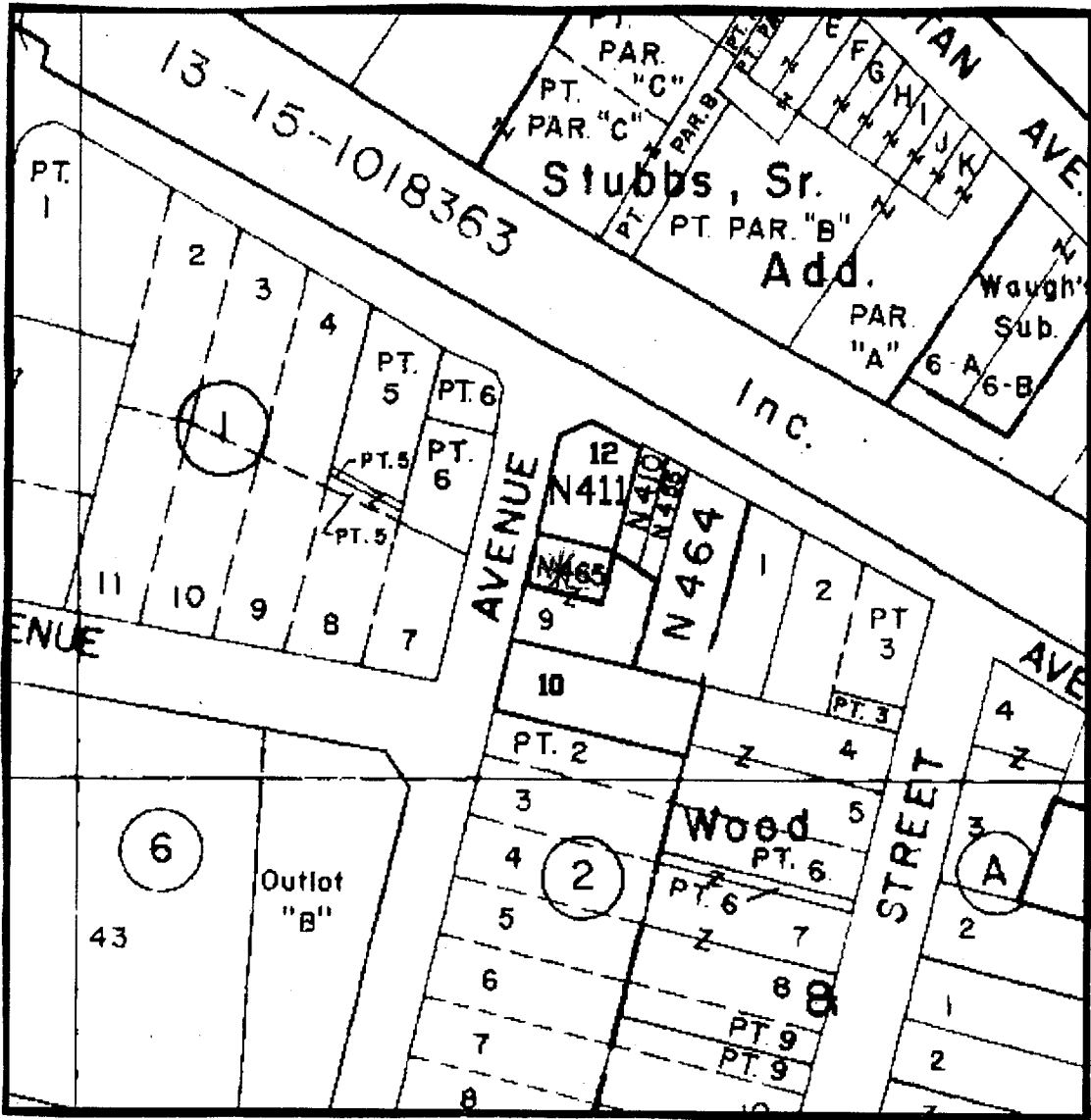
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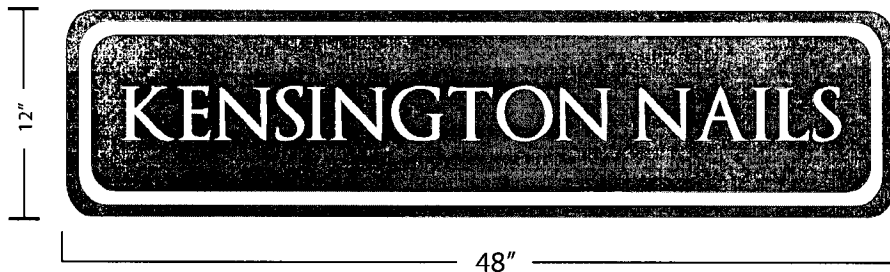
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
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Shade portion to indicate North



ELEVATION



SIGN

- MATERIAL: HIGH DENSITY URETHANE WITH V-GROOVE ROUTING
- OVERALL SIZE: 12" HIGH X 48" WIDE X 1-1/2" THICK
- COLOR: WHITE BORDER AND TEXT ON RED BACKGROUND
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 INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

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	1 of 1	10/8/07		R. Durant				1/8"
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								
FASTSIGNS <small>Sign & Graphic Solutions Made Simple.</small> 13600 Baltimore Ave, Ste. 104, Laurel, MD 20707 Phone: 301-498-3278 Fax: 301-498-3153								





**SIGN PERMIT
TOWN OF KENSINGTON, MARYLAND**

Application filed October 10 2007, having been duly approved
on October 11, 2007 permission is hereby granted to:

REALTY INVESTMENT CORP. (FAST SIGNS & LAUREA) (Builder)

Type of sign V-Groove Routed, High Density, URETHANE

Address 10421 AERODY AVE Lot 001 Block -

Cost \$ 30.00

Paid \$ 30.00

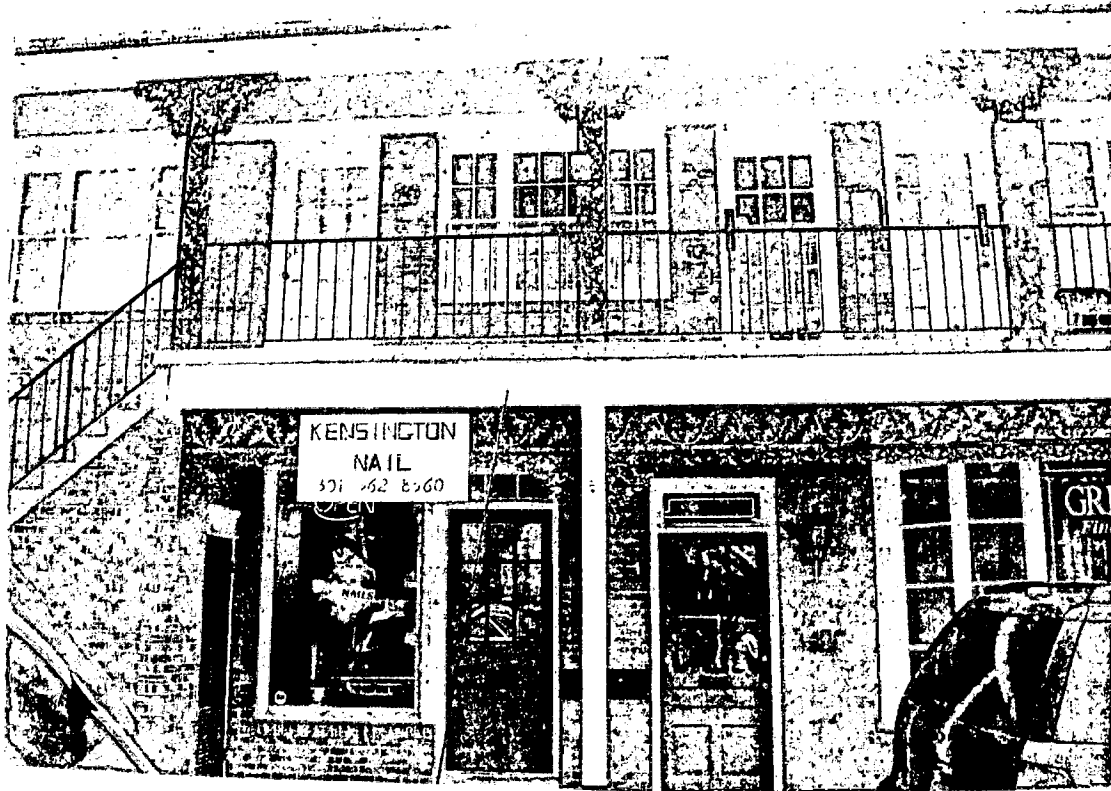
MUST BE POSTED ON JOB SITE

(Signature)
CODE ENFORCEMENT OFFICER

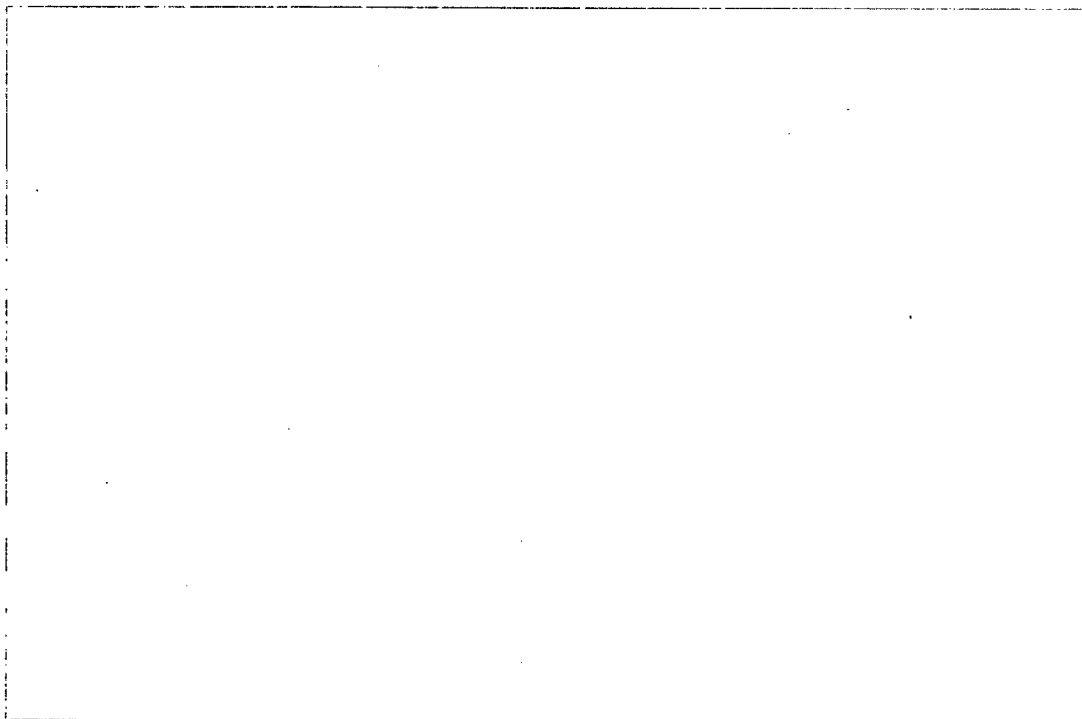
NEIGHBORS ADJACENT TO 10421 ARMORY AVENUE - KENSINGTON MALES

- GREGORY PHOTOGRAPHY - 10421 ARMORY AVENUE
- CORE THERAPY of TAMARA GELMAN & KATHERINE CURTAIN - 10423 ARMORY AVE
2ND FLOOR
- KENSINGTON FLOWERS - 10419 ARMORY AVENUE

Existing Property Condition Photographs (duplicate as needed)



Detail: EXISTING SIGNS ON BUILDING FRONT



Detail: _____

Applicant: _____