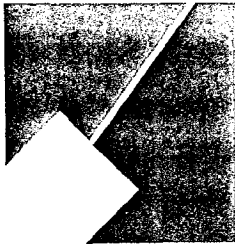


31/6-02L 10421-A Armory Avenue  
(Kensington Historic District)

8

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

June 26, 2003

Dennis O. McCurdy  
Realty Investments Corporation of America  
372 Perry Avenue  
Kensington, MD 20895

Re: low fence construction

Dear Mr. McCurdy:

This letter is to confirm that a Historic Area Work Permit is not needed for the fence that was installed in front of the commercial property at 10423 Armory Avenue in Kensington, Maryland. The Montgomery County Historic Preservation Commission met last night and approved this fence placement and design.

Should you have any questions, please call me at 301-563-3400. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Fothergill".

Anne Fothergill  
Historic Preservation Planner

THURS.  
write letter of  
approval



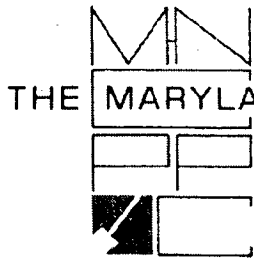
This is a photo of a low fence that has been built at 10423 Armory in Kensington. The owner of the property called our office to determine whether the fence needed a HAWP. The fence is protecting the flowers in a planter that was installed over a sewer pipe. Staff feels this does not need a HAWP and would like the HPC's approval for staff-level approval of this fence.

#1.09 mon. June 23 drug store

#92.32 grocery store

#14.60 conv. store

#54.35 sports store




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

May 22, 2002

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation 

SUBJECT: Historic Area Work Permit  
HPC Case No: **31/6-02L** DPS No.: **N/A**

---

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

  x   APPROVED                    APPROVED WITH CONDITIONS:

Please note that the building permit for this project will be issued subject to adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: **Nga Ngyen**

Address: **10421-A Armory Avenue, Kensington**

subject to the general conditions pertinent to all Historic Area Work Permits that:

1. **HPC Staff must review and stamp the permit set of construction drawings prior to application for a building permit with Department of Permitting Services.**
2. **After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant should arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.**



**RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
288 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20880  
240/777-6370**

DPS - #8

**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: NGA NGUYEN  
Daytime Phone No.: (301) 962-8560

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: RICT Daytime Phone No.: (301) 933-1551  
Address: 3702 BERRY AVE KENSINGTON, MD 20895  
Street Number City State Zip Code  
Contractor: SELF NGA NGUYEN Phone No.: (301) 962-8560  
Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**  
~~STOP~~ 10421-A ARMORY AVE Street: \_\_\_\_\_  
Town/City: KENSINGTON Nearest Cross Street: \_\_\_\_\_  
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/Teaze  Revision  Repair  Revocable

CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Single Family  Fence/Wall (complete Section 4)  Other: COMMERCIAL SIGN <sup>business</sup>

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: \_\_\_\_\_

**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: nga Date: APRIL-22-2002  
Approved: [Signature] For: [Signature] Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 5/22/02  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

(31/6-02L)

**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:

Please see attach

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

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

May 22, 2002

**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

HPC Case No. **31/6-02L**

DPS #: N/A

---

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) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you 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 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 of your anticipated work schedule.

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



**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**

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

Owner's mailing address

3702 BERRY AVE  
KENSINGTON, MD 20895

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

3794 HOWARD AVE  
KENSINGTON gas station  
KENSINGTON, MD 20895

GALLERY ART  
10420 ARMORY AVE  
KENSINGTON, MD 20895

10423 Flower shop  
ARMORY AVE  
KENSINGTON, MD 20895

Laundry  
10419 ARMORY AVE  
KENSINGTON, MD 20895

cafe monet  
10417 ARMORY AVE  
KENSINGTON, MD 20895

Gift Shop  
10418 ARMORY AVE  
KENSINGTON, MD 20895

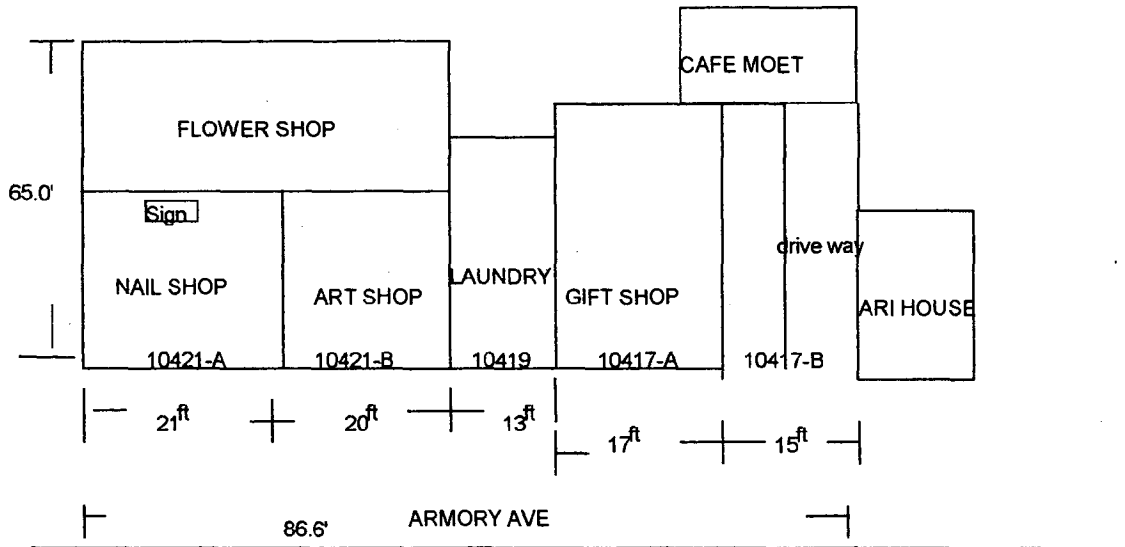
GTM ARCHITECT  
10415 ARMORY AVE  
KENSINGTON, MD 20895

WRITTEN DESCRIPTION OF PROJECT

a. The property at 10421-A Armory Ave is a mixture of leased small commercial businesses in old town Kensington. The property is bordered by Cafe Monet at 10417 to the southwest and Kensington gas station at 3794 Howard Ave to the east and ARI at Armory Ave to the west. Property falls within Historic Preservation District as described by town of Kensington, Maryland.

b. Propose to install a commercial business sign in the frontage of the leased commercial space at 10421-A Armory Ave. Sign specification fall within HPC guidelines as provided by town of Kensington. No negative environmental impact on Historic District is anticipated.

SITE PLAN / ELEVATION PLAN



MATERIALS SPECIFICATIONS

The sign made of wood and dimensions are <sup>22"</sup>22" wide and 32" long. Sign will be affixed to exterior wall with carpenter nails.



APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 5/22/02

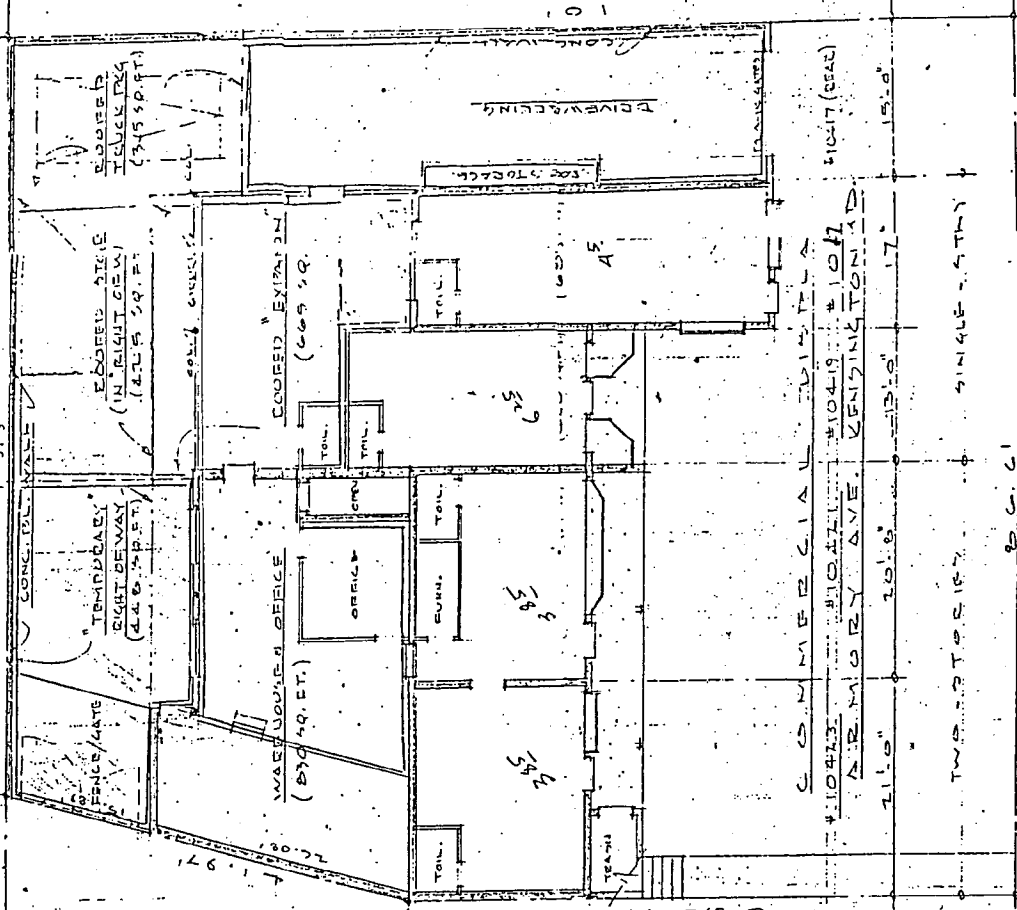


TABLE OF DENTALE SPACE

COMMERCIAL	AREA	NOTES
#10417	685 1/2'	
#10419	270 1/2'	
#10421	490 1/2'	
#10423	504 1/2'	(2ND FLOOR)
OFFICE/STUDIO	1000 1/2'	
WAREHOUSE	870 1/2'	
LOBBY	655 1/2'	CONVERSION OF EXPANSION
REAR		

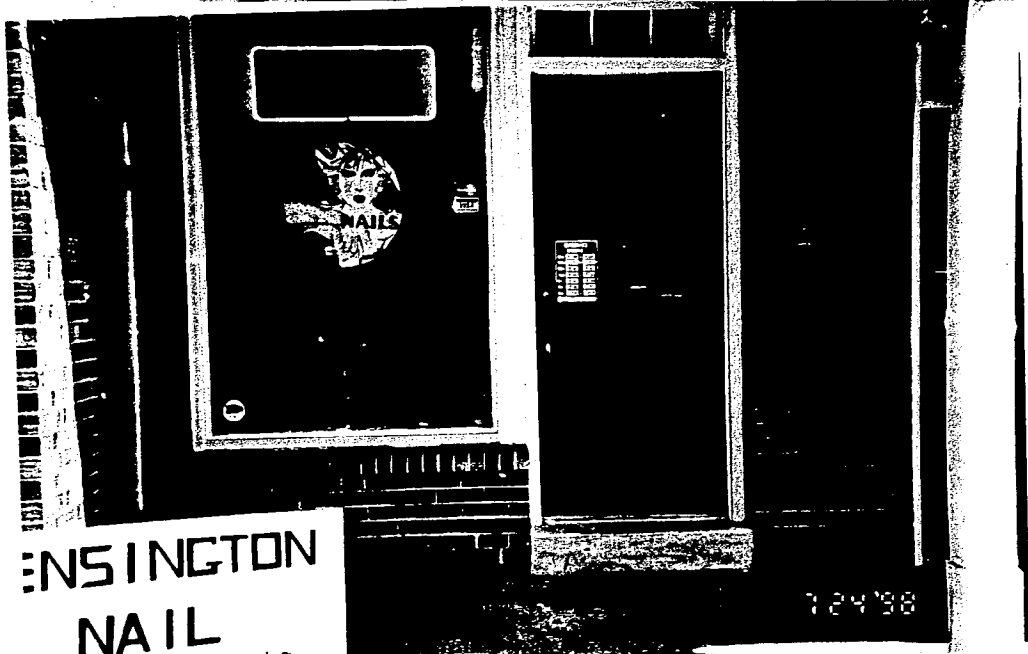
TOTAL - 4600 +/- DENTALE

- SHARE 1100 +/-
- MARTIN PARKING MOVE IN, MOVE OUT (AVE)

Montgomery County  
 Historic Preservation Commission  
 [Signature]  
 5/22/02

THE PHILIP C. MCCUDDY PROPERTY - ARMOEY AVE. VERNINGTON, MD. [Stamp]

21 feet wide  
 24 feet Deep



KENSINGTON  
NAIL



Montgomery County  
Historic Preservation Commission

*[Handwritten signature]*  
5/22/02

103

**EXPEDITED**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b> 10421-A Armory Avenue	<b>Meeting Date:</b> 05-22-02
<b>Applicant:</b> Nga Nguyen	<b>Report Date:</b> 05-15-02
<b>Resource:</b> Kensington Historic District	<b>Public Notice:</b> 05-08-02
<b>Review:</b> HAWP	<b>Tax Credit:</b> No
<b>Case Number:</b> 31/6-02L	<b>Staff:</b> Perry Kapsch
<b>PROPOSAL:</b> Install Commercial Sign.	<b>RECOMMENDATION:</b> Approve.

**DATE OF CONSTRUCTION:** Out of Period, c1960.

**SIGNIFICANCE:**

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

**PROPOSAL:** The applicant proposes to install a 12"x32" painted wood sign.

**RECOMMENDATION:**

- Approve
- Approve with conditions:

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.

## Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
  4. Removal of accessory building that are not original to the site or otherwise historically significant.
  5. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  6. Signs that are in conformance with all other County sign regulations.

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
288 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20860  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: NGA NGUYEN  
Daytime Phone No.: (301) 962-8560

Tax Account No.: \_\_\_\_\_

Name of Property Owner: RIC T Daytime Phone No.: (301) 933-1551

Address: 3702 BERRY AVE KENSINGTON, MD 20895  
Street Number City Street Zip Code

Contractor: SELF NGA NGUYEN Phone No.: (301) 962-8560

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 10421-A ARMORY AVE Street: \_\_\_\_\_

Town/City: KENSINGTON Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

**1A. CHECK ALL APPLICABLE:**

- Construct
- Extend
- Alter/Renovate
- Move
- Revision
- Repair
- Wreck/Blaze
- Revocable

**CHECK ALL APPLICABLE:**

- AC
- Stair
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family business
- Fence/Wall (complete Section 4)
- Other: COMMERCIAL SIGN

1B. Construction cost estimate: \$ \_\_\_\_\_

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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

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.

nga  
Signature of owner or authorized agent

APR 1 - 22 - 2002  
Date

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

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

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

(31/6-02L)

(5)

**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:

Please See attach

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

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**

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

Owner's mailing address

3702 BERRY AVE  
KENSINGTON, MD 20895

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

3794 HOWARD AVE  
KENSINGTON gas station  
KENSINGTON, MD 20895

GALLERY ART  
10420 ARMORY AVE  
KENSINGTON, MD 20895

10423 Flower shop  
ARMORY AVE  
KENSINGTON, MD 20895

Laundry  
10419 ARMORY AVE  
KENSINGTON, MD 20895

cafe monet  
10417 ARMORY AVE  
KENSINGTON, MD 20895

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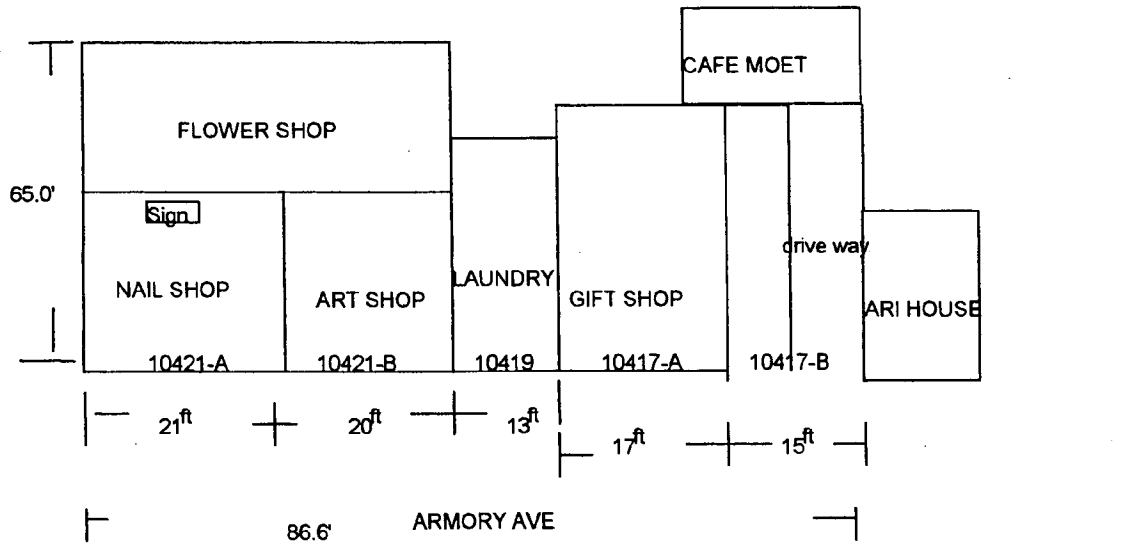
GTM ARCHITECT  
10415 ARMORY AVE  
KENSINGTON, MD 20895

WRITTEN DESCRIPTION OF PROJECT

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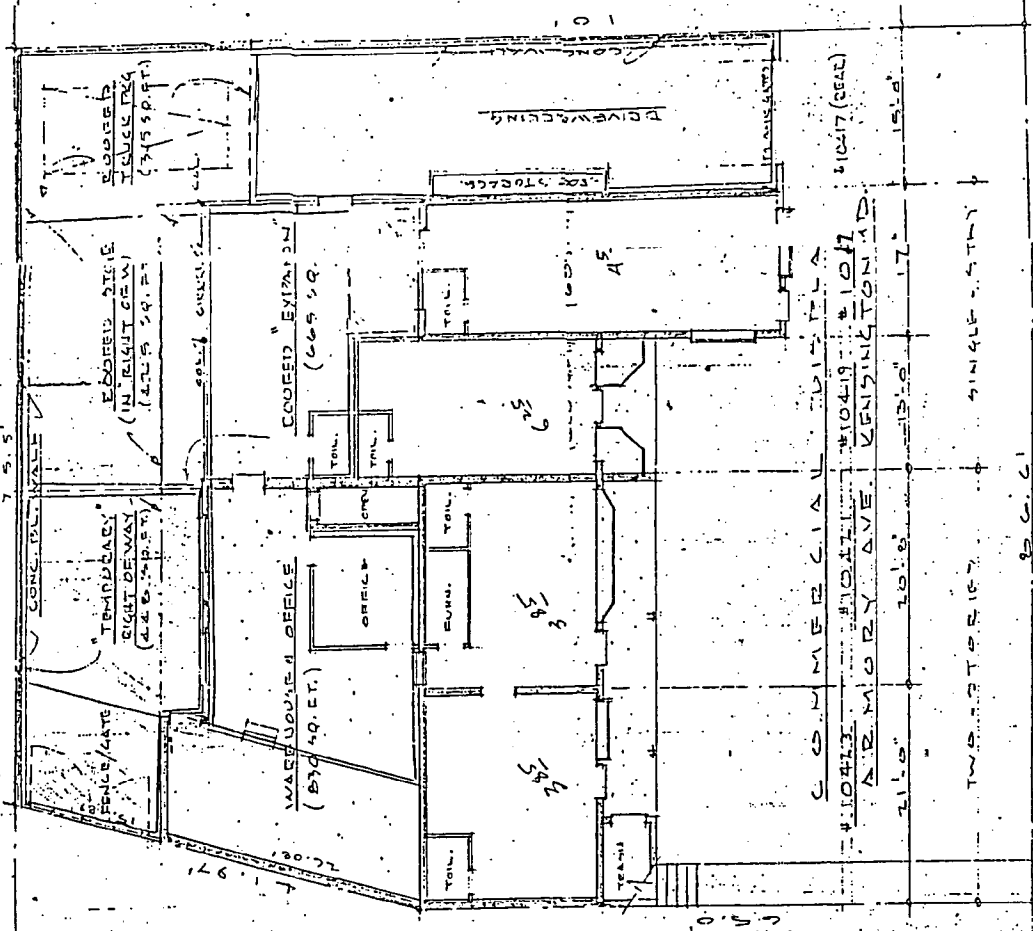
SITE PLAN / ELEVATION PLAN



MATERIALS SPECIFICATIONS

The sign made of wood and dimensions are 22" wide and 32" long. Sign will be affixed to exterior wall with carpenter nails.





**TABLE OF DENTALE MAKE**

COMMERCIAL	AREA	NOTE
#10117	655 1/2'	
#10419	410 1/2'	
#10421	496 1/2'	
#10423	504 1/2'	(2ND FLOOR)
OFFICE/STORAGE	1000 1/2'	
WAREHOUSE	520 1/2'	CONVERSION OF EXTENSION
DISPENSARY	655 1/2'	

**TOTAL - 4600 1/2' DENTALE**

- 1155'
- SHARE 410 1/2'
- MARTIN PARKING MOVE IN, MOVE OUT (3-VE)

2

21 feet wide  
24 feet Deep

THE PHILIP C. McCURDY PROPERTY - ARMOY AVE. KENNINGTON, MD. 21115



WB

**EXPEDITED  
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b> 10421-A Armory Avenue	<b>Meeting Date:</b> 05-22-02
<b>Applicant:</b> Nga Nguyen	<b>Report Date:</b> 05-15-02
<b>Resource:</b> Kensington Historic District	<b>Public Notice:</b> 05-08-02
<b>Review:</b> HAWP	<b>Tax Credit:</b> No
<b>Case Number:</b> 31/6-02L	<b>Staff:</b> Perry Kapsch
<b>PROPOSAL:</b> Install Commercial Sign.	<b>RECOMMENDATION:</b> Approve.

**DATE OF CONSTRUCTION:** Out of Period, c1960.

**SIGNIFICANCE:**

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

**PROPOSAL:** The applicant proposes to install a 12"x32" painted wood sign.

**RECOMMENDATION:**

- Approve
- Approve with conditions:

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.



## Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
  4. Removal of accessory building that are not original to the site or otherwise historically significant.
  5. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  6. Signs that are in conformance with all other County sign regulations.

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
288 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: NGA NGUYEN  
Daytime Phone No.: (301) 962-8560

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: RIC T Daytime Phone No.: (301) 933-1551  
Address: 3702 BERRY AVE KENSINGTON, MD 20895  
Street Number City State Zip Code  
Contractor: SELF NGA NGUYEN Phone No.: (301) 962-8560  
Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

SHOP  
House Number: 10421-A ARMORY AVE Street: \_\_\_\_\_  
Town/City: KENSINGTON Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Revision  Install  Wreck/Teare  Repair  Revocable  
CHECK ALL APPLICABLE:  AC  Stab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Fence/Wall (complete Section 4)  Other: COMMERCIAL SIGN  
1B. Construction cost estimate: \$ \_\_\_\_\_  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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

NGA NGUYEN Signature of owner or authorized agent  
APR 1 - 22 - 2002 Date

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

(5)  
(31/6-02L)

**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:

Please see attach

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

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**

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

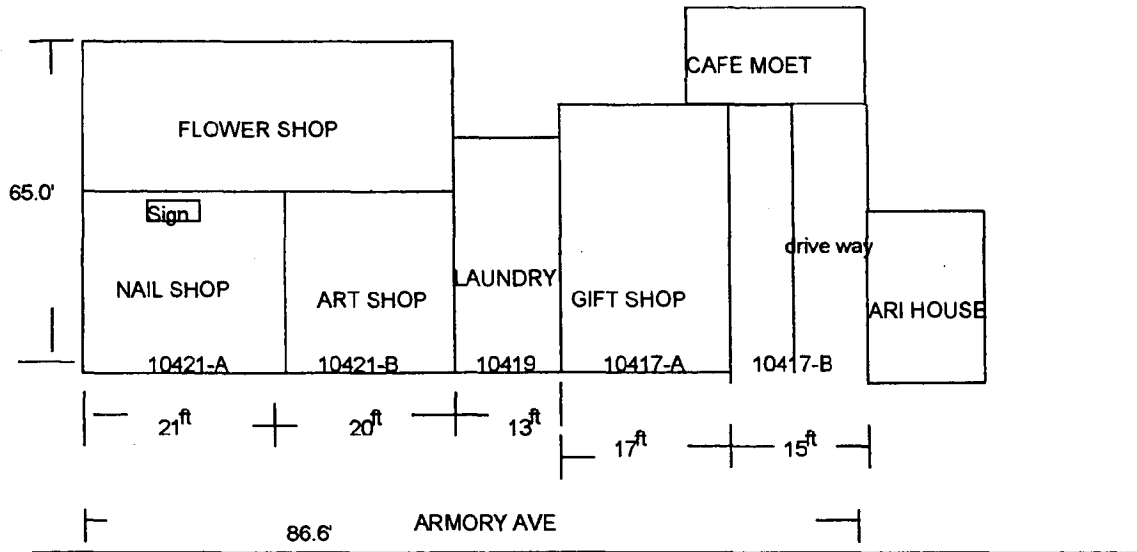
<p>Owner's mailing address</p> <p>3702 BERRY AVE KENSINGTON, MD 20895</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>3794 HOWARD AVE KENSINGTON gas station KENSINGTON, MD 20895</p>	<p>GALLERY ART 10420 ARMORY AVE KENSINGTON, MD 20895</p>
<p>10423 Flower shop ARMORY AVE KENSINGTON, MD 20895</p>	<p>Laundry 10419 ARMORY AVE KENSINGTON, MD 20895</p>
<p>cafe monet 10417 ARMORY AVE KENSINGTON, MD 20895</p>	<p>Gift shop 10418 ARMORY AVE KENSINGTON, MD 20895</p>
<p>GTM ARCHITECT 10415 ARMORY AVE KENSINGTON, MD 20895</p>	

WRITTEN DESCRIPTION OF PROJECT

a. The property at 10421-A Armory Ave is a mixture of leased small commercial businesses in old town Kensington. The property is bordered by Cafe Monet at 10417 to the southwest and Kensington gas station at 3794 Howard Ave to the east and ARI at Armory Ave to the west. Property falls within Historic Preservation District as described by town of Kensington, Maryland.

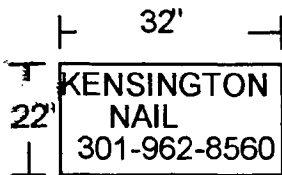
b. Propose to install a commercial business sign in the frontage of the leased commercial space at 10421-A Armory Ave. Sign specification fall within HPC guidelines as provided by town of Kensington. No negative environmental impact on Historic District is anticipated.

SITE PLAN / ELEVATION PLAN



MATERIALS SPECIFICATIONS

The sign made of wood and dimensions are 2' wide and 32" long. Sign will be affixed to exterior wall with carpenter nails.

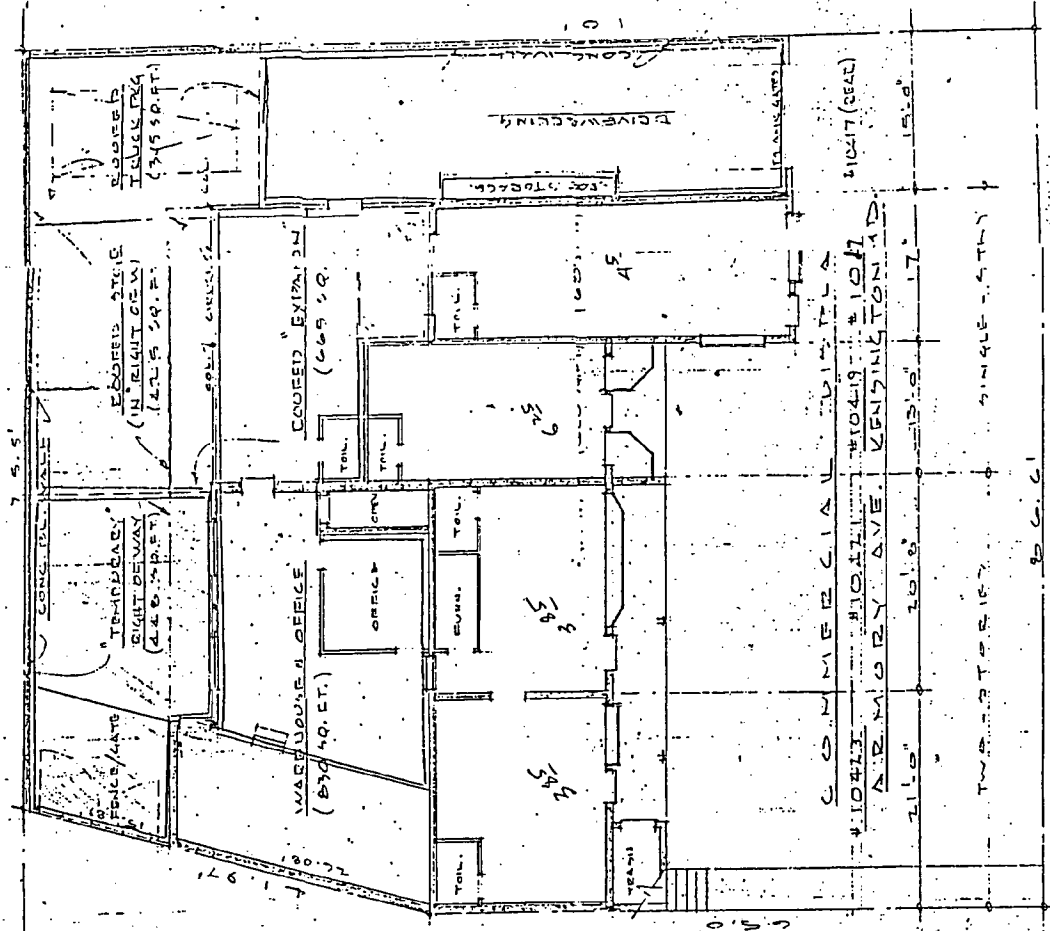


**TABLE OF DENTALE SPACE**

COMMERCIAL	AREA	NOTES
# DENTALS	685 SF	
#10417	410 SF	
#10421	496 SF	
#10423	504 SF	(IND ELSE)
OFFICE/STUDIO	1033 SF	
WAREHOUSE	570 SF	
# OFFICE	665 SF	CONVERSION OF ESTABLISHMENT
DISPLAY		

**TOTAL - 4600 SF DENTALE**

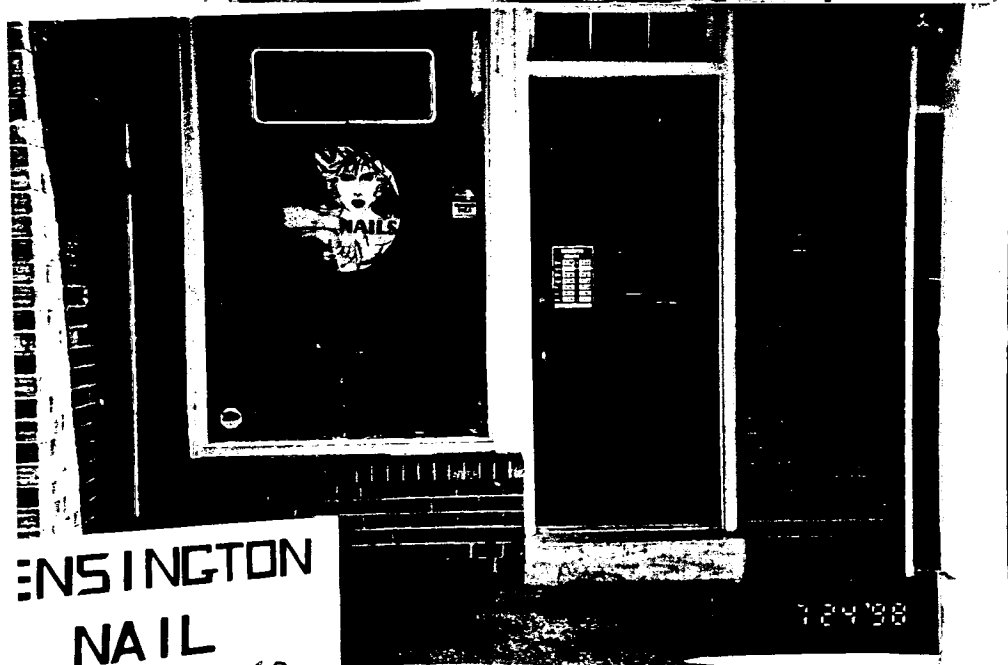
- 1165 SF
- SHARE 410 SF
- MARTIN PARKING MOVE IN, MOVE OUT (3-AVE)



PHILIP C. McCUDDY, PROPERT 17 - ABERMORY AVE. KENNINGTON, MD. 21115-72

2

21 feet wide  
24 feet Deep



63



**EXPEDITED**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10421-A Armory Avenue	<b>Meeting Date:</b>	05-22-02
<b>Applicant:</b>	Nga Nguyen	<b>Report Date:</b>	05-15-02
<b>Resource:</b>	Kensington Historic District	<b>Public Notice:</b>	05-08-02
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	31/6-02L	<b>Staff:</b>	Perry Kapsch
<b>PROPOSAL:</b>	Install Commercial Sign.	<b>RECOMMENDATION:</b>	Approve.

**DATE OF CONSTRUCTION:** Out of Period, c1960.

**SIGNIFICANCE:**

- Individual Master Plan Site  
 Within a Master Plan Historic District  
 Primary Resource  
 Contributing Resource  
 Non-contributing/Out-of-Period Resource

**PROPOSAL:** The applicant proposes to install a 12"x32" painted wood sign.

**RECOMMENDATION:**

- Approve  
 Approve with conditions:

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

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
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10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
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15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
288 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20880  
240/77-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: NGA NGUYEN  
Daytime Phone No.: (301) 962-8560

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: RIC T Daytime Phone No.: (301) 933-1551  
Address: 3702 BERRY AVE KENSINGTON, MD 20895  
Street Number City Street Zip Code  
Contractor: SELF NGA NGUYEN Phone No.: (301) 962-8560  
Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

SHOP  
House Number: 10421-A ARMORY AVE Street: \_\_\_\_\_  
Town/City: KENSINGTON Nearest Cross Street: \_\_\_\_\_  
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/Teare  Revision  Repair  Revocable  
CHECK ALL APPLICABLE:  A/C  Stab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Fence/Wall (complete Section 4)  Other: COMMERCIAL SIGN  
1B. Construction cost estimate: \$ \_\_\_\_\_  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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

NGA NGUYEN APR 1 - 22 - 2002  
Signature of owner or authorized agent Date

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

(5)  
(31/6-024)

**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:

Please see attach

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

**2. SITE PLAN**

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

- a. the scale, north arrow, and date;
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**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**

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

Owner's mailing address

3702 BERRY AVE  
KENSINGTON, MD 20895

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

3794 HOWARD AVE  
KENSINGTON gas station  
KENSINGTON, MD 20895

GALLERY ART  
10420 ARMORY AVE  
KENSINGTON, MD 20895

10423 Flower shop  
ARMORY AVE  
KENSINGTON, MD 20895

Laundry  
10419 ARMORY AVE  
KENSINGTON, MD 20895

cafe monet  
10417 ARMORY AVE  
KENSINGTON, MD 20895

Gift shop  
10418 ARMORY AVE  
KENSINGTON, MD 20895

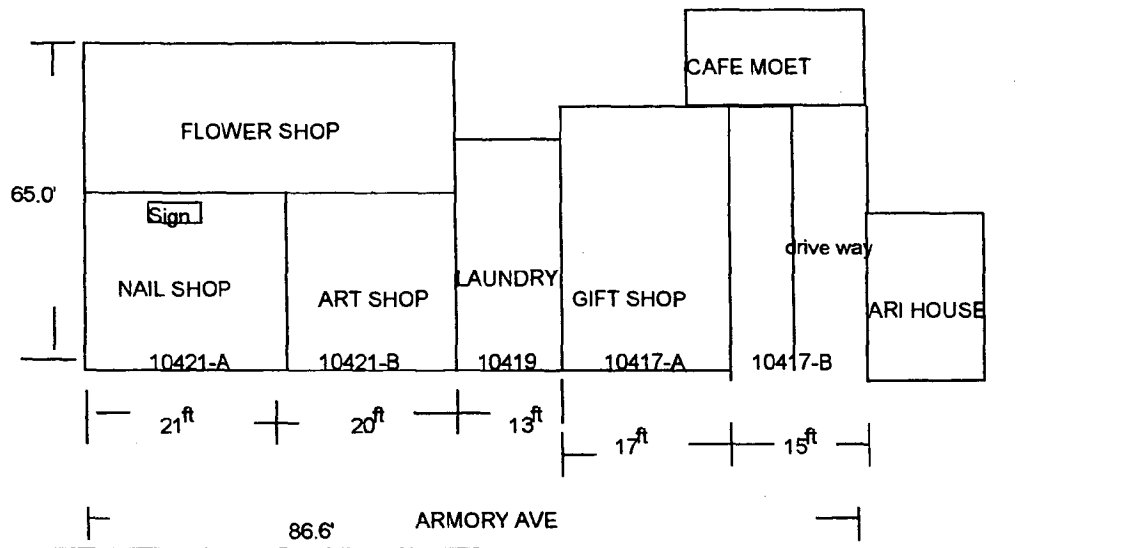
GTM ARCHITECT  
10415 ARMORY AVE  
KENSINGTON, MD 20895

WRITTEN DESCRIPTION OF PROJECT

a. The property at 10421-A Armory Ave is a mixture of leased small commercial businesses in old town Kensington. The property is bordered by Cafe Monet at 10417 to the southwest and Kensington gas station at 3794 Howard Ave to the east and ARI at Armory Ave to the west. Property falls within Historic Preservation District as described by town of Kensington, Maryland.

b. Propose to install a commercial business sign in the frontage of the leased commercial space at 10421-A Armory Ave. Sign specification fall within HPC guidelines as provided by town of Kensington. No negative environmental impact on Historic District is anticipated.

SITE PLAN / ELEVATION PLAN



MATERIALS SPECIFICATIONS

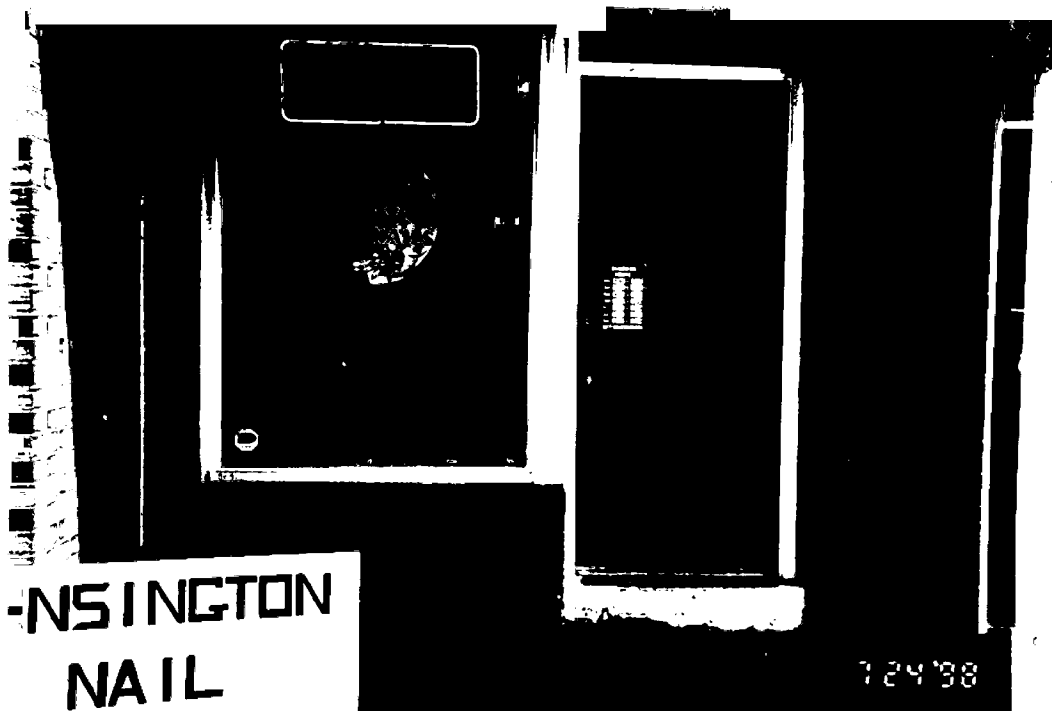
The sign made of wood and dimensions are 32" wide and 22" long. Sign will be affixed to exterior wall with carpenter nails.











-NSINGTON  
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KENSINGTON NAILS

*O.P.I. Products*

301- 962 - 8560

KENSINGTON  
NAIL

301 962 8560