

31/06-06G 3784 Howard Ave  
Kensington Historic District, 31/06



## HISTORIC PRESERVATION COMMISSION


*Douglas M. Duncan*  
County Executive

*Julia O'Malley*  
Chairperson

Date: June 21, 2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit # 421098 for the installation of a 9' x 4' wood sign

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The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on June 21, 2006. This application was **APPROVED**.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Dennis McCurdy (Chris Slark, Agent)

Address: 3784 Howard Avenue, Kensington (Kensington Historic District)

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

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approve plans.





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: CHARLES SLARK  
Daytime Phone No.: 301 706 0434

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

Name of Property Owner: DENNIS MCCURDY Daytime Phone No.: \_\_\_\_\_

Address: 3702 PERRY AV KENSINGTON MD 20895  
Street Number City Street Zip Code

Contractor: FISHER + STRACCHAN Phone No.: \_\_\_\_\_

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

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

**LOCATION OF BUILDING/PREMISE**

House Number: 3784 Street: HOWARD AV  
Town/City: KENSINGTON Nearest Cross Street: ARMORY AV  
Lot: 21 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

- 1A. CHECK ALL APPLICABLE:
- Construct
  - Extend
  - Alter/Renovate
  - Move
  - Install
  - Wreck/Raze
  - Revision
  - Repair
  - Revocable
- CHECK ALL APPLICABLE:
- A/C
  - Slab
  - Room Addition
  - Porch
  - Deck
  - Shed
  - Solar
  - Fireplace
  - Woodburning Stove
  - Single Family
  - Fence/Wall (complete Section 4)
  - Other: SIGN

1B. Construction cost estimate: \$ 600-00

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

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

- 2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_
- 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

- 3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line
  - Entirely on land of owner
  - On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]  
Signature of owner or authorized agent

MAY 13 06  
Date

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

Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 6/21/06

Application/Permit No.: 421098 Date Filed: 5-15-06 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:

SECONDARY RESOURCE WITHIN THE  
KENSINGTON HISTORIC DISTRICT.

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

INSTALLATION OF A 9'x4' WOOD SIGN.  
SIGN LABEL "THE BIG PICKLE."

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

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

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

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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



THE  
**BIG PICKLE**

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

<b>Address:</b>	3784 Howard Avenue, Kensington	<b>Meeting Date:</b>	06/21/06
<b>Resource:</b>	Secondary Resource Kensington Historic District	<b>Report Date:</b>	06/14/06
<b>Review:</b>	HAWP	<b>Public Notice:</b>	06/07/06
<b>Case Number:</b>	31/06-06G	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Dennis McCurdy	<b>Staff:</b>	Michele Oaks
<b>Proposal:</b>	Sign Installation		
<b>Recommendation:</b>	Approve		

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Secondary Resource within the Kensington Historic District  
**STYLE:** Modern  
**DATE:** Post 1930

**PROPOSAL:**

The applicant is proposing to mount a wood, sign, measuring 4' high by 9' wide onto the subject brick faced building. The sign will be mounted onto building in the same location and in the same holes with lags and bolts as the previous sign that hung on this building, which had the same dimensions.

A sign permit from the Town of Kensington is required prior to this sign's installation.

**STAFF RECOMMENDATION:**

**Approval**  
 Approval 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.

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.

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approve plans are made prior to the implementation of such changes to the project.



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DPS - #8

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 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: SIGN  
1B. Construction cost estimate: \$ 600-00  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

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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]  
Signature of owner or authorized agent

MAY 13 06  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 421098 Date Filed: 5-15-06 Date Issued: \_\_\_\_\_



THE SIGN WILL BE A FLAT  
~~METAL~~ WOOD SIGN 9' WIDE BY 4' HIGH  
SAME AS PREVIOUS SIGN ON THIS  
BUILDING. THE SIGN WILL BE SECURED  
INTO THE BRICK FACE OF BUILDING  
WITH LAGS AND BOLTS.

THE SIGN WILL SAY "THE BIG PICKLE"  
WHICH IS THE NAME OF NEW  
BUSINESS GOING IN THIS SPACE.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

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

<p><b>Owner's mailing address</b> DENNIS O MCCURDY 3702 PERRY AV KENSINGTON MD 20895</p>	<p><b>Owner's Agent's mailing address</b></p>
<p><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>3776 HOWARD AV KENSINGTON MD 20895 MORRIS PARKER</p>	<p>3786 HOWARD AV KENSINGTON MD 20895 ELI HOPPER.</p>
<p>THERE ARE NO BUSINESS'S CONFRONTING. CONFRONTING THE PROPERTY ARE RAILROAD TRACKS OWNED BY CSX.</p>	



3784  
Howard

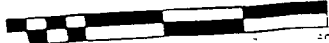
H4

Map HP 343  
W.S.S.G. 213NW 4

PS ARE PROTECTED BY COPYRIGHT. THEY MAY NOT BE REPRODUCED OR REPRODUCED IN ANY FORM INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

DIST.	CURRENT TO
4	7-1-90
13	1-1-90

SCALE: 1" = 200'

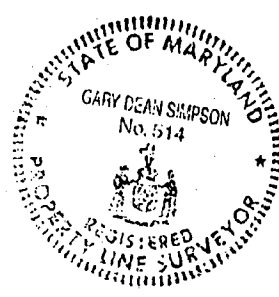
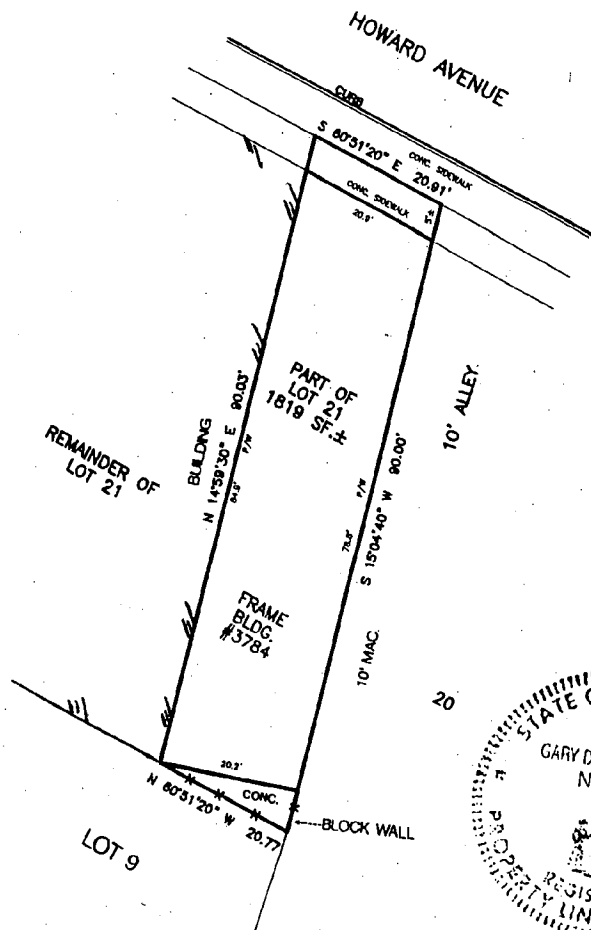


2

CASE NO. 13059

LOCATION DRAWING  
 ESTATE OF  
**LURANER KNOWLES**  
 PART OF LOT 21  
 L 5634 F 450  
 MONTGOMERY COUNTY, MARYLAND

NORTH



PROPERTY ADDRESS: 3784 HOWARD AVENUE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240049 0175 C AS REVISED 08-01-1984

**CERTIFICATE**  
 I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

*Gary Dean Simpson*  
 GARY DEAN SIMPSON  
 Reg. MARYLAND Property Line Surveyor No. 514

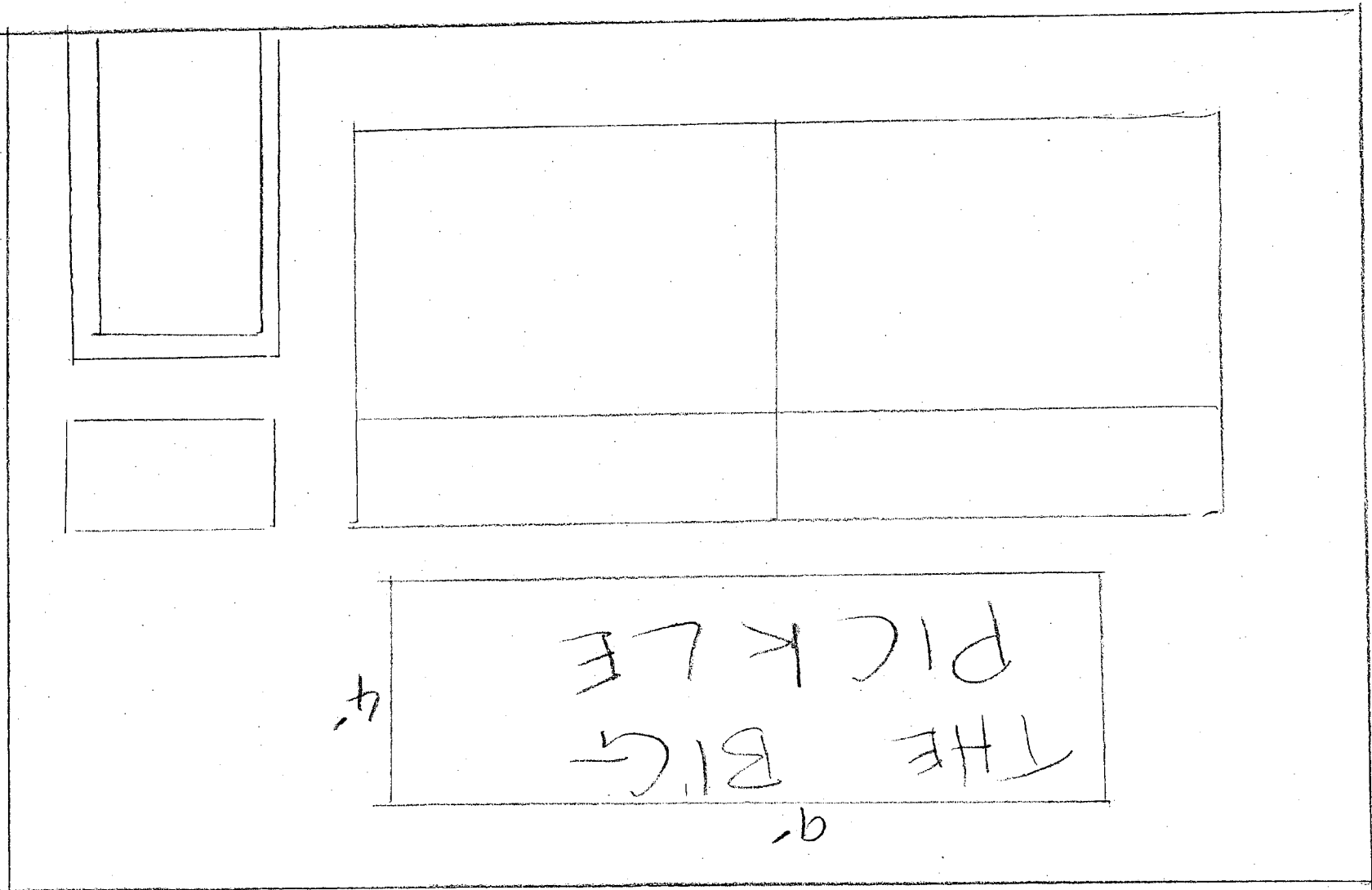
REFERENCES
PLAT BK. 1
PLAT NO. 24
LIBER 5634
FOLID 450

**CMS**  
 CENTRAL MARYLAND SURVEYORS, INC.  
 4319 NORTHMEW DRIVE (301) 282-2500 FAX (301) 262-9878 BOWIE, MD 20718

DATES:	SCALE: 1"=20'
WALL CHECK:	DRAWN BY: EW
HSE. LOC.: D7-16-1998	JOB NO.: 2265-98
BOUNDARY:	

- NOTES: 1) This location drawing is of benefit to a consumer only in so far as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.  
 2) This location drawing is not to be used for the building of fences or other improvements.  
 3) This location drawing is not to be relied upon for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.  
 4) B.R.L. information, if shown was obtained from existing record plat or was provided to CMS, and is not guaranteed by CMS, Inc.  
 5) Flood Zone information is subject to the interpretation of the originator.  
 6) CMS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.  
 7) Level of accuracy 5±.

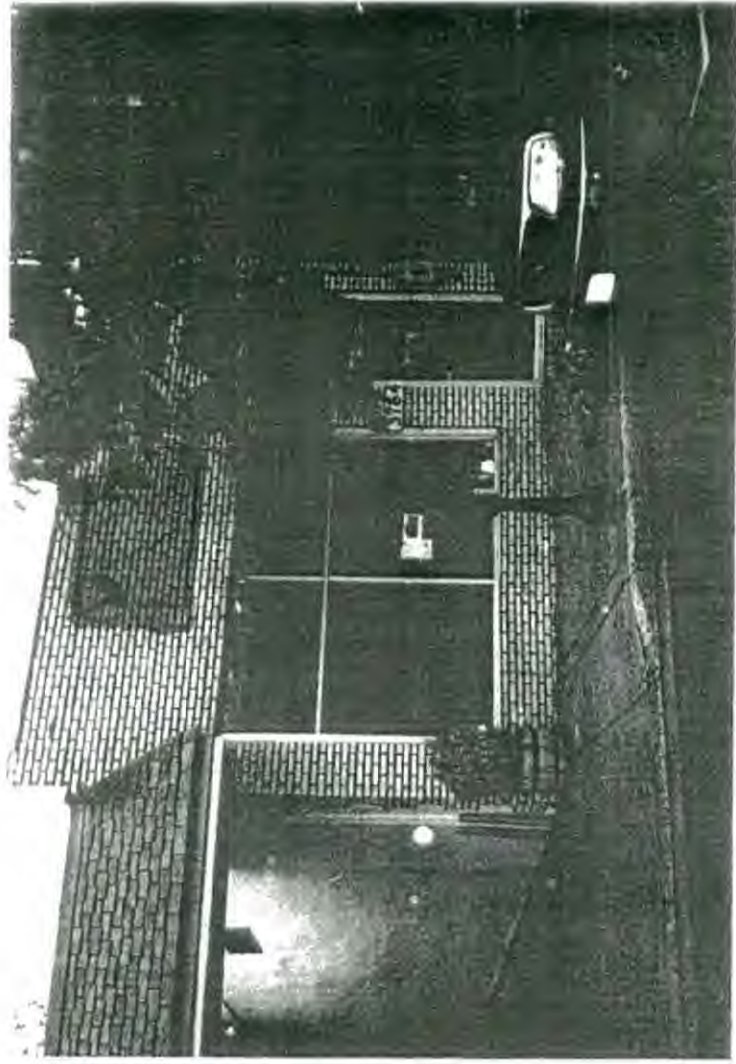
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THE  
BIG  
PICKLE

4

9



COLORADO ADAPT IS WHERE SIGN  
WILL SIT