

31/6-02P 3794 Howard Avenue ©  
(Kensington Historic District)

Continued from October 23, 2002

Conditions:  
+ 2-3 Outstanding  
~~(Newspaper)~~  
Owner - provide in  
writing a timeline to  
this Petro

Lauren Clark  
(301) 942-3929  
FAX

**Jimenez, Corri**

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**From:** Julia OMalley [omalley10@msn.com]  
**Sent:** Friday, February 28, 2003 12:57 PM  
**To:** Jimenez, Corri  
**Subject:** 3794 Howard Ave.

Hi Corri,

I've been reviewing and visiting the site for 3794 Howard. I just wanted to send you some of my thoughts about this as maybe you have more information. I'm concerned about several items which don't seem to be addressed. The Town's Variance allows for a 3 - 5 foot egress as per Permitting Office. Is 30 inches allowable? Is a door allowed in this space? The current one bay station will be expanded to four bays. This is equal to or more than those stations on Connecticut Avenue, a six lane road. It seems excessive for this historic district.

The current plans show the back wall and parapet of the addition to be as high as the front of the bay on Howard Ave. That means the historic property at 3786 Howard will only have 1 1/2 feet in the alley in which to do all maintenance on that side of that historic building up to the midpoint of the second story. I did not measure this - is that accurate? Also, I am concerned about the roof drainage for both properties. Currently, as in the past, 3786 Howard has been draining onto the gas station property due to the landlocked status of 3786. I am concerned that while we allow an addition to the gas station we do not create an impossible situation for the neighboring historic resource.

I noted also that at the previous hearing there was discussion about the lighting. Without a permit (I assume), the gas station owner has installed two very bright lights under the gas canopy. At the least I would think these need to be shielded.

I do think the architect and owner have done a very nice job designing their addition and I hope these issues can be addressed as well.

Drainage Detail  
Door - Circle 10 - Door blocks ALLEY,



HPC

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

HISTORIC AREA WORK  
PERMIT

IssueDate: 3/12/2003

Permit No: 295351  
Expires:  
X Ref:  
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT: ROBERT & J A ORR  
3794 HOWARD AVE  
KENSINGTON MD 208950000

HAS PERMISSION TO: ADD

PERMIT CONDITIONS: Addition, renovation, slab and raze.

PREMISE ADDRESS 3794 HOWARD AVE  
KENSINGTON MD 20895-

LOT P21 BLOCK N/A PARCEL ZONE C-2  
LIBER ELECTION DISTRICT 13 PLATE GRID  
FOLIO SUBDIVISION KENSINGTON  
PERMIT FEE: \$0.00 TAX ACCOUNT NO.:

HISTORIC MASTER: Y  
HISTORIC ATLAS: N

HISTORIC APPROVAL ONLY  
BUILDING PERMIT REQUIRED

Director, Department of Permitting Services



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 05, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit 31/6-02P

*g* *DPS # 295351*

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

Approved       Denied       **Approved with Conditions:**

1. A 3-5' easement will be provided between 3794 Howard, 3786 Howard, and 10421 Armory Avenue. This will be a fire easement between the Kensington Service Station and the Kensington Row Bookshop, per an agreement by all owners.
2. An outstanding retroactive HAWP application, HPC Case No. 31/06-99J RETRO, has not been addressed (Circle 24-28). All requirements of the previous HAWP must be met by the applicant prior to construction drawings being stamped by HPC staff and photographs will be submitted to HPC staff for verification. The requirements are:
  - "Vinyl material on the soffit and on underside of the beams should be removed and replaced with similar material." The conditions of this HAWP required this to be finished within a year, (from 8/99).
  - "Applicant should work with staff for 6 months (until 2/18/2000) to investigate potential materials for underside of roof in gas canopy as alternative to existing vinyl, and then return to HPC for further consideration."

and subject to the general conditions that 1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

**THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).**

Applicant: Robert Orr  
3794 Howard Avenue  
Kensington, MD 20895

Thursday, July 31, 2003

Robert Orr  
3794 Howard Avenue  
Kensington, Maryland 20895  
301-946-0777

Corri Jimenez  
Maryland National Capital Park and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Corri:

Please accept this letter and forward it on to the Historic Preservation Commissioners. Inform the Commissioners that the work to replace the existing vinyl ceiling with pressed metal panels in the drive aisles of the Kensington Service Center will be completed prior to the commencement of construction for the new 3-bay addition. As of today, the metal ceiling panels are on site, and are being primed.

If there are any other questions or comments, please do not hesitate to contact me.

Sincerely,

Robert Orr

A handwritten signature in black ink, appearing to read "R. Orr". The signature is written in a cursive, flowing style with a large initial "R" and a long, sweeping underline.



Pressed Metal ceiling panels for 3794 Howard Ave., Kensington Historic District

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 8/31/03





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MEMORANDUM**

DATE: 3/5/03

TO: Local Advisory Panel/Town Government

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

DPS# 295351  
HAWP# 31/6-02P

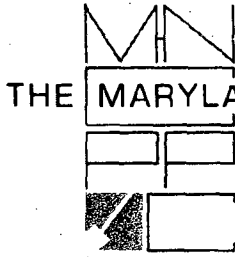
cy

SUBJECT: Historic Area Work Permit Applications - HPC Decision

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The Historic Preservation Commission reviewed this project on 3794 Howard Ave.  
A copy of the HPC decision is enclosed for your information.

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



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

Date: 3/5/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section *CX*

HAWP # 31/06-02P  
DPS # 295351

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

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ [permits.emontgomery.org](mailto:permits.emontgomery.org) of your anticipated work schedule.

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

C:\hawpapr.wpd



FILE COPY  
DPS - #B

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ROBERT LACH JR, AIA  
Daytime Phone No.: 301 942 9062 ext 48

Tax Account No.: 01024843 District 13

Name of Property Owner: ROBERT & J.A. ORR Daytime Phone No.: 301.946.0777

Address: 3794 HOWARD AVENUE, KENSINGTON MD 20895  
Street Number City Street Zip Code

Contractor: to BE SELECTED Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: ROBERT LACH JR. A.I.A. Daytime Phone No.: 301.942.9062 ext 48

Address: 10415 ARMORY AVENUE KENSINGTON MD 20895

**LOCATION OF BUILDING/PREMISE**

House Number: 3794 Street: HOWARD AVENUE

Town/City: KENSINGTON Nearest Cross Street: ARMORY AVENUE

Lot: P21 Block: \_\_\_\_\_ Subdivision: 15

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: N411

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

**1A. CHECK ALL APPLICABLE:**

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

**CHECK ALL APPLICABLE:**

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

1B. Construction cost estimate: \$ 90,000

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.

Robert Lach Jr. AIA  
Signature of owner or authorized agent

12/31/02  
Date

Approved: 295351  
with conditions

For Chairman, Historic Preservation Commission  
[Signature]  
Date: 3/5/03

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

Application/Permit No.: 295351 Date Filed: \_\_\_\_\_ 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:

THE KENSINGTON SERVICE CENTER "SERVES" AS AN APPROPRIATE  
ANCHOR TO ARMORY AVENUE FROM HOWARD. THE FACT THAT IS  
STILL A SUCCESSFUL BUSINESS IS ATTRIBUTED TO THE SMALL  
TOWN FEEL & NEIGHBORHOOD SERVICE THAT PEOPLE HAVE  
FOUND THERE.

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

THE PROJECT SEEKS TO EXPAND THE AMOUNT OF CLOSED  
GARAGE SPACE AVAILABLE. CURRENTLY, MUCH OF THE WORK  
DONE AT THE SERVICE CENTER IS APPARENT TO CASUAL  
PASSERBY. ARCHITECTURALLY, THE PROJECT SEEKS TO  
EMPHASIZE THE STRONG LINE OF COMMERCIAL / RETAIL  
BUILDINGS ALONG ARMORY AVENUE

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 (façades), 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 façade 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 façade 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.

Wednesday, March 05, 2003

Historic Preservation Section  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Commissioners, Planners and Staff:

Thank you so much for your help throughout the course of work for the Kensington Service Center. Robert Orr wanted to make sure that I followed up by sending you a copy of the photograph that he found depicting his station circa 1928. I copied the text that was hand written on the back of the original photograph to your copy, which reads:

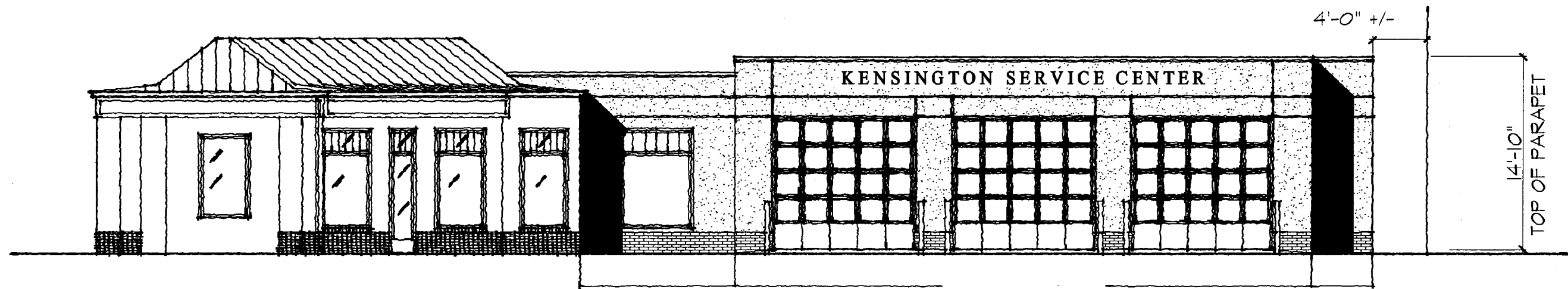
“Taken summer 1928- Corner of Howard Ave + Armory Kensington, MD. Station built by Standard Oil Company for Property Owner Howard L. Derrick, Who also had Ford Motor Co. Agency on Kensington, MD.”

I look forward to working with you and the M-NCPPC on future projects.

Sincerely,

**ROBERT**

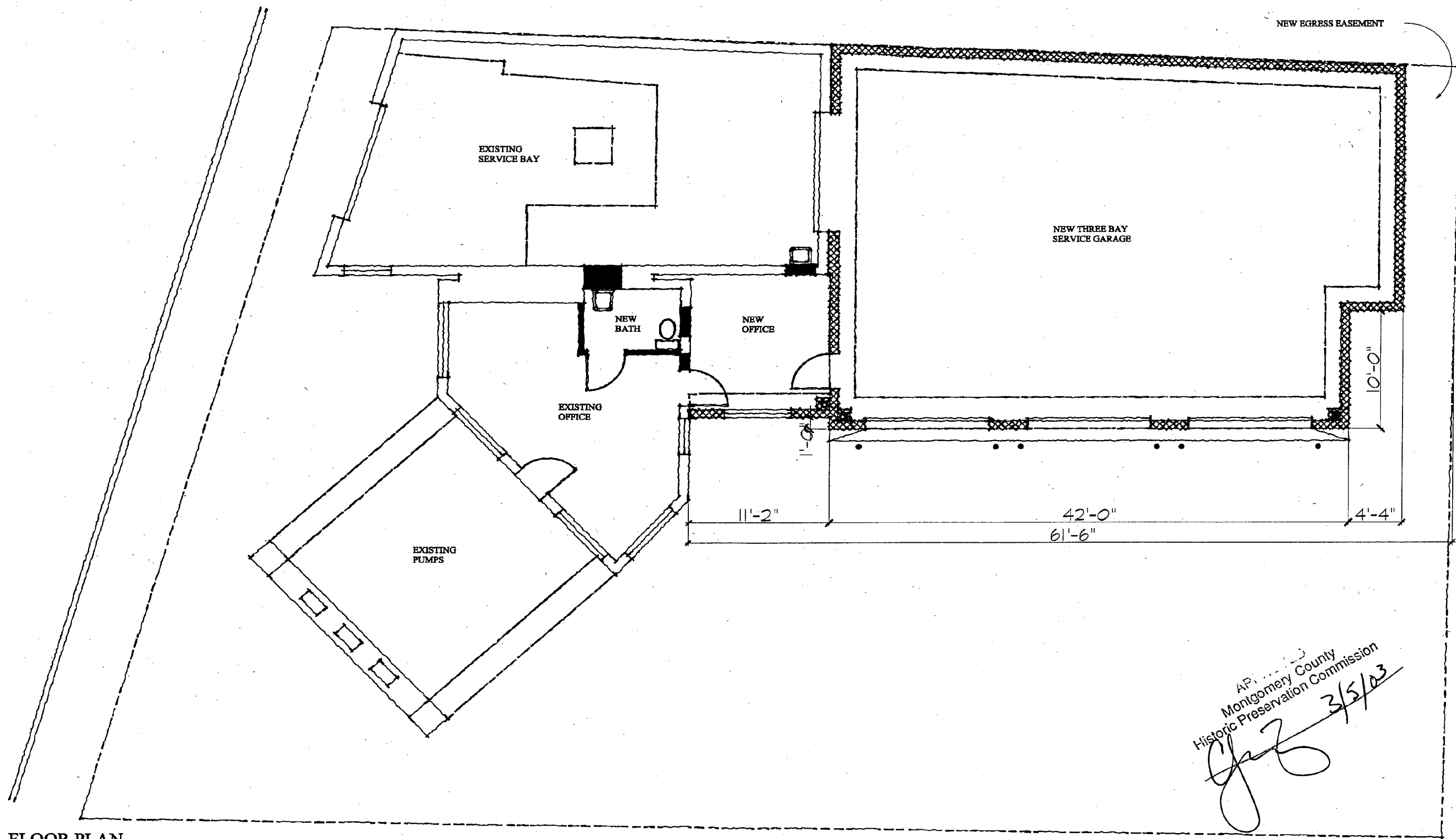
Robert Lach



ARMORY AVENUE ELEVATION

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 3/2/03

3797 ARMORY AVENUE



FLOOR PLAN

3797 ARMORY AVENUE

APR 10 2003  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 3/5/03

*Al Carr, Council Member  
Traffic & Safety*



*Glenn Cowan, Council Member  
Infrastructure*

*Leanne Pfautz, Council Member  
Budget & Finance*

*Settled • 1873  
Incorporated • 1894*

*Barbara Scharman, Council Member  
Parks & Trees*

*Kitty L. Raufaste, Mayor*

February 19, 2003

Gwen Wright  
Historic Preservation Commission  
1109 Spring Street  
Silver Spring, MD 20910

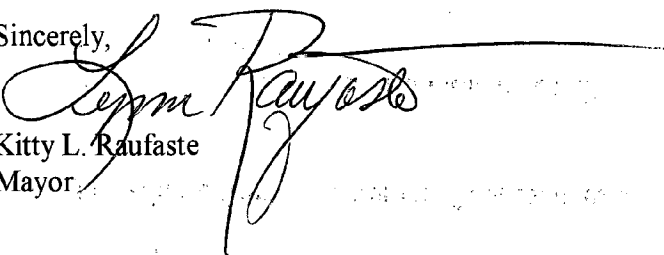
RE: Robert Orr, 3794 Howard Ave.

Dear Ms. Wright:

Granted a variance from side, rear and front lot lines for 3794 Howard Avenue.

1. Variance to allow addition to be built in line with existing building on east side of property line
2. Variance on south side for addition to come within 3-5ft of property line (width to be determined by Montgomery County Dept of Permitting Services) to accommodate an emergency egress for Kensington Row Bookshop as per signed agreement between Ms Elesinda Hopper and Mr. Robert Orr.
3. 30ft set back from the property line along Armory Avenue

Sincerely,

  
Kitty L. Raufaste  
Mayor



*Al Carr, Council Member*  
new label *Traffic & Safety*



*Glenn Cowan, Council Member*  
*Infrastructure*

*Leanne Pfautz, Council Member*  
*Budget & Finance*

*Barbara Scharman, Council Member*  
*Parks & Trees*

*Settled • 1873*  
*Incorporated • 1894*

*Kitty L. Raufaste, Mayor*

February 13, 2003

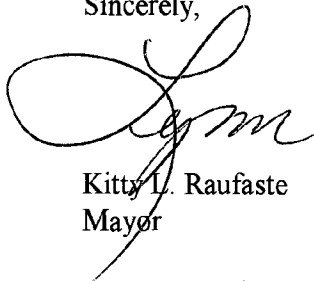
Gwen Wright  
Historic Preservation Commission  
1109 Spring Street  
Silver Spring, MD 20910

RE: Robert Orr, 3794 Howard Avenue

Dear Ms. Wright:

This letter is to inform you that the Mayor and Town Council made a motion on January 27, 2003, to approve the variance request for 3794 Howard Avenue for a 30 foot setback from the property line along Armory Avenue and the back and side property line.

Sincerely,



Kitty L. Raufaste  
Mayor

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	3794 Howard Avenue	<b>Meeting Date:</b>	02/26/03
<b>Applicant:</b>	Robert & J.A. Orr (Robert Lach Jr., Architect)	<b>Report Date:</b>	02/19/03
<b>Resource:</b>	Kensington Historic District	<b>Public Notice:</b>	02/012/03
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/6-02P	<b>Staff:</b>	Corri Jimenez
<b>PROPOSAL:</b>	New construction		
<b>RECOMMEND:</b>	Approve with conditions		

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**CONDITIONS**

1. A 3-5' easement will be provided between 3794 Howard, 3786 Howard, and 10421 Armory Avenue. This will be a fire easement between the Kensington Service Station and the Kensington Row Bookshop, per an agreement by all owners.
2. An outstanding retroactive HAWP application, HPC Case No. 31/06-99J RETRO, has not been addressed Circle 24-28). All requirements of the previous HAWP must be met by the applicant prior to construction drawings being stamped by HPC staff and photographs will be submitted to HPC staff for verification. The requirements are:
  - "Vinyl material on the soffit and on underside of the beams should be removed and replaced with similar material." The conditions of this HAWP required this to be finished within a year, (from 8/99).
  - "Applicant should work with staff for 6 months (until 2/18/2000) to investigate potential materials for underside of roof in gas canopy as alternative to existing vinyl, and than return to HPC for further consideration."

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Secondary Resource  
**STYLE:** Commercial  
**DATE:** 1926

Located on the corner of Armory Avenue and Howard Avenue, the Kensington Service Center at 3794 Howard Avenue is a commercial building that dates between 1924-1926. The building is a secondary resource to the Kensington Historic District and is one of the last remaining small run gas stations in the county.

In 1987, a Maryland Historical Trust inventory form was completed that describes well this commercial building and its significance to the historic district (see Circle 20-23).

## **PROPOSAL**

The applicant proposes an addition to the south side of the original building that will be a 3-bay service station to accommodate the maintenance of more cars for the garage. All of the materials will match the existing, which will include an approximate 2' base of brick with stucco-covered walls. The roof will be flat like the existing with a raised parapet wall. The bearing walls will be concrete masonry units. Three roll-up wood garage doors with glass lites will be installed on the new bays, and will match an existing door found on the Howard Avenue side of the building (see Circle 18).

On the existing south elevation of the building, there are two exterior doors and a window (see Circle 19). The farthest west door on this elevation will be converted to a 4-lite wood window and the rest of the elevation will be enclosed by a hyphen. This hyphen will also have a flat roof with a raised parapet wall, although it will be lower than the existing and new roofs. This space will have either a 4-lite wood window on the front, a door or a 6/1 window (see Circle 10-13). A concrete pad will be added at the base of this inset.

A variance was allowed by the City of Kensington for the construction of the addition. An agreement was also made between the applicant and a neighbor at 3786 Howard Avenue to allow a 4' easement between the new addition, as well as the adjacent property at 10421 Armory Avenue (see Circle 39).

## **STAFF DISCUSSION**

Staff finds the overall proposal compatible with both the building and the Kensington Historic District. This case was first heard by the HPC on October 23<sup>rd</sup> 2002, and it was during this time that the HPC decided to make this case a "preliminary" consultation due to no elevation drawings being submitted (see minutes, Circles 29-36 & elevation drawing, Circle 12).

During this HPC meeting, the Commission was reminded of a retroactive HAWP application that came forward on the property in August 1999 (see Circles 24-28). The applicant at that time had replaced all of the pressed sheetmetal under the gas station canopy with vinyl siding as well as placed vinyl siding under and around the fascia board.

The vinyl on the fascia board areas as removed before the present HAWP application came forward, although the vinyl on the underside of the canopy still exists. This retroactive application must be resolved before construction of the new addition can begin. All of the outstanding conditions on HPC Case No. 31/06-99J RETRO from August 1999 must be met before any new construction. Staff is willing to help the applicant and his agent with any needs to conclude this 2-½ year retroactive case.

Since the meeting in October, a law was found in the Town of Kensington that stated “no building appurtenant to any gasoline filling station, shall be erected or located nearer than one hundred (100) feet to the center line of any street on which the property abuts. Nor shall any such building or structure be located nearer than thirty-five (35) feet to either the side or rear lot lines on which the building is situated” (see Circles 37-38). This was unexpected by the applicant and his agent, who requested a variance from the Town of Kensington for the construction of the addition, which was approved by the town on January 27<sup>th</sup> 2003 (see Circle 39).

In addition, an adjacent property owner to 3794 Howard came forward in December with a concern that they were not properly notified for the October 23<sup>rd</sup> HPC meeting. The property is located at 3786 Howard Avenue, and is the Kensington Row Bookshop, which will be directly affected by the new construction with the obstruction upper story windows. A letter was sent to the HPC staff on December 1, 2002, that comments on their concerns about the new construction (see Circle 24). After the town approved the variance, the two neighbors met and came up with an agreement that the 3-5’ easement will be provided by 3794 Howard Avenue. It is staff’s understanding that the owner of 3786 Howard Avenue is now in agreement with no objections to the new addition.

In general, staff finds the proposal acceptable. The addition is compatible with the existing structure, and meets the Secretary of the Interior’s *Standards for Rehabilitation*. There are door and window details that need to be worked out. The applicant will be bringing to the HPC meeting more recent drawings on these details. Staff feels the HPC should be flexible in approving these window/door issues.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 25A-8(b) 2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

and with the Secretary of the Interior’s *Standards #9*:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be

compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

with conditions:

1. A 3-5' easement will be provided between 3794 Howard, 3786 Howard, and 10421 Armory Avenue. This will be a fire easement between the Kensington Service Station and the Kensington Row Bookshop, per an agreement by all owners.
2. An outstanding retroactive HAWP application, HPC Case No. 31/06-99J RETRO, has not been addressed Circle 24-28). All requirements of the previous HAWP must be met by the applicant prior to construction drawings being stamped by HPC staff and photographs will be submitted to HPC staff for verification. The requirements are:
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  - "Applicant should work with staff for 6 months (until 2/18/2000) to investigate potential materials for underside of roof in gas canopy as alternative to existing vinyl, and then return to HPC for further consideration."

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
100 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
301.777.8170

FILE COPY  
DPS - #10

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ROBERT LACH JR., AIA  
Daytime Phone No.: 301 942 9062 x48

Tax Account No.: 01024843 DISTRICT 13

Name of Property Owner: ROBERT & J.A. ORR Daytime Phone No.: 301.946.0777

Address: 3794 HOWARD AVENUE, KENSINGTON MD 20895  
Street Number City State Zip Code

Contractor: TO BE SELECTED Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: ROBERT LACH JR. A.I.A. Daytime Phone No.: 301.942.9062 x48

Address: 10415 ARMORY AVENUE KENSINGTON MD 20895

LOCATION OF BUILDING/PREMISE

House Number: 3794 Street: HOWARD AVENUE

Town/City: KENSINGTON Nearest Cross Street: ARMORY AVENUE

Lot: P21 Block: \_\_\_\_\_ Subdivision: 15

Liter: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: N411

PART ONE: TYPE OF PERMIT ACTION AND USE

I.A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Revovate
- Move
- Install
- Wreck/Teare
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Nonrm Addition
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- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 90,000

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.

Robert Lach Jr.  
Signature of owner or authorized agent

[Signature] 12/31/02  
Date

Approved: 295351 For Chairperson, Historic Preservation Commission

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

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

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:

THE KENSINGTON SERVICE CENTER "SERVES" AS AN APPROPRIATE  
ANCHOR TO ARMORY AVENUE FROM HOWARD. THE FACT THAT IS  
STILL A SUCCESSFUL BUSINESS IS ATTRIBUTED TO THE SMALL  
TOWN FEEL & NEIGHBORHOOD SERVICE THAT PEOPLE HAVE  
FOUND THERE.

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

THE PROJECT SEEKS TO EXPAND THE AMOUNT OF CLOSED  
GARAGE SPACE AVAILABLE. CURRENTLY, MUCH OF THE WORK  
DONE AT THE SERVICE CENTER IS APPARENT TO CASUAL  
PASSEBY. ARCHITECTURALLY, THE PROJECT SEEKS TO  
EMPHASIZE THE STRONG LINE OF COMMERCIAL / RETAIL  
BUILDINGS ALONG ARMORY AVENUE

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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, (301/779-1355).

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.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**

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

<p>Owner's mailing address</p> <p>ROBERT &amp; J.A. ORR 3794 HOWARD AVENUE KENSINGTON, MD 20895</p>	<p>Owner's Agent's mailing address</p> <p>ROBERT LACH JR AIA c/o GTM ARCHITECTS 10415 ARMORY AVENUE</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>ROBERT W. McCHESNEY JR. REALTY INVESTMENT CORP. 3702 PERRY AVENUE KENSINGTON, MD 20895</p>	<p>DIATZ FAMILY INVESTMENT GRP. 7817 LAUREL LEAF DRIVE POTOMAC, MARYLAND 20854</p>
<p>CALVIN + FH MILANS OLDER TOWNE JOINT VENTURE RICA KENSINGTON, MD 20895</p>	<p>WYSTER CORPORATION 3760 HOWARD AVENUE KENSINGTON MD 20895</p>
<p>SOLE JOSEF &amp; MONTSEPRAT SOLA-SOLE 8288 CLEARWOOD RD. BETHESDA, MD. 20817</p>	<p>Kensington Row Bookshop 3786 Howard Ave. Kensington, MD 20895</p>

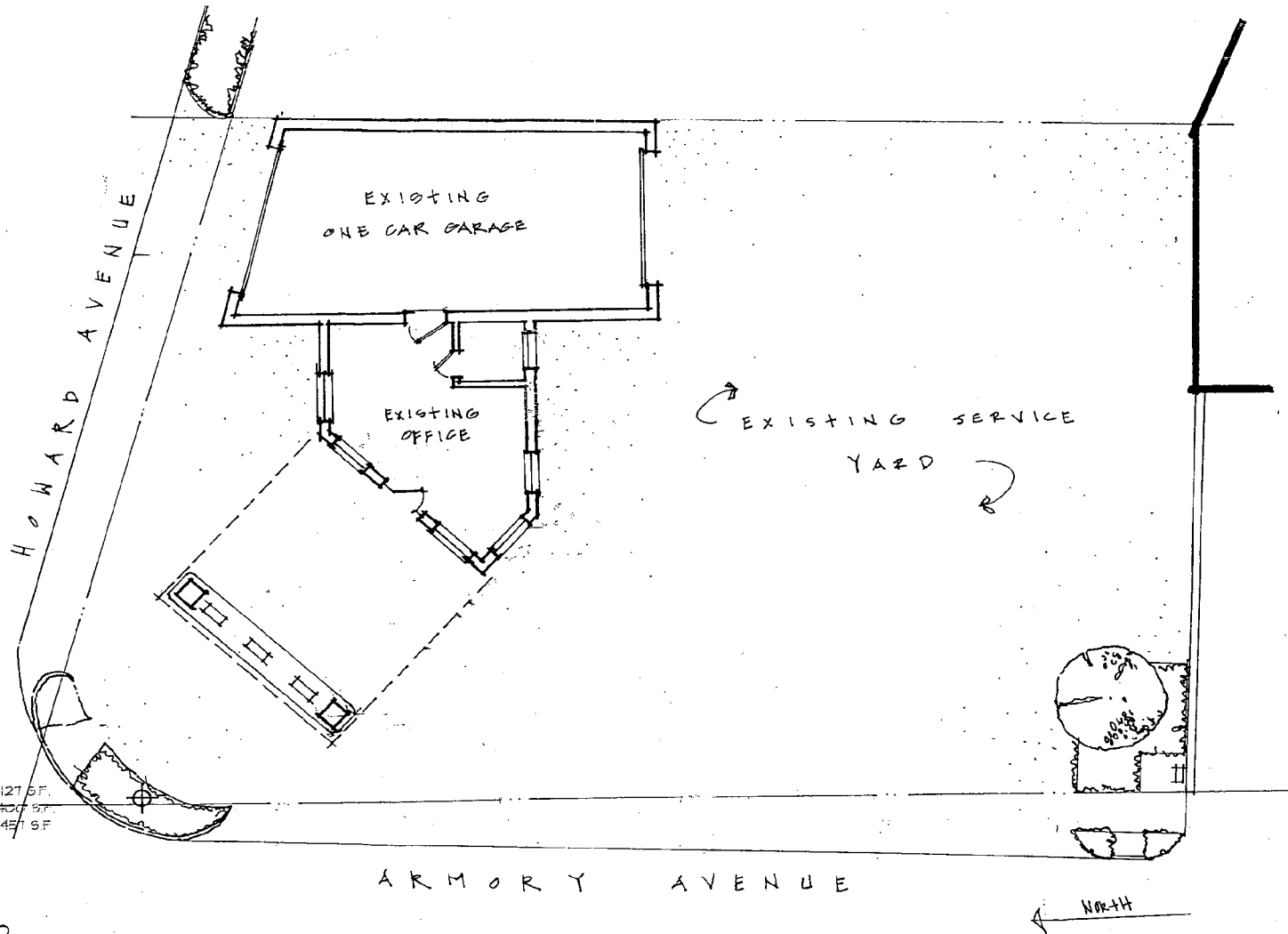
g addresses: noticing table



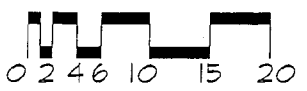
GTM

ARCHITECTS

10415 ARMORY AVENUE  
KENSINGTON, MD. 20895  
(301) 42-9062  
(301) 42-3828 FAX



EXISTING SERVICE STATION: 1127 S.F.  
EXISTING OVERHANG: 430 S.F.  
PROPOSED ADDITION: 1451 S.F.



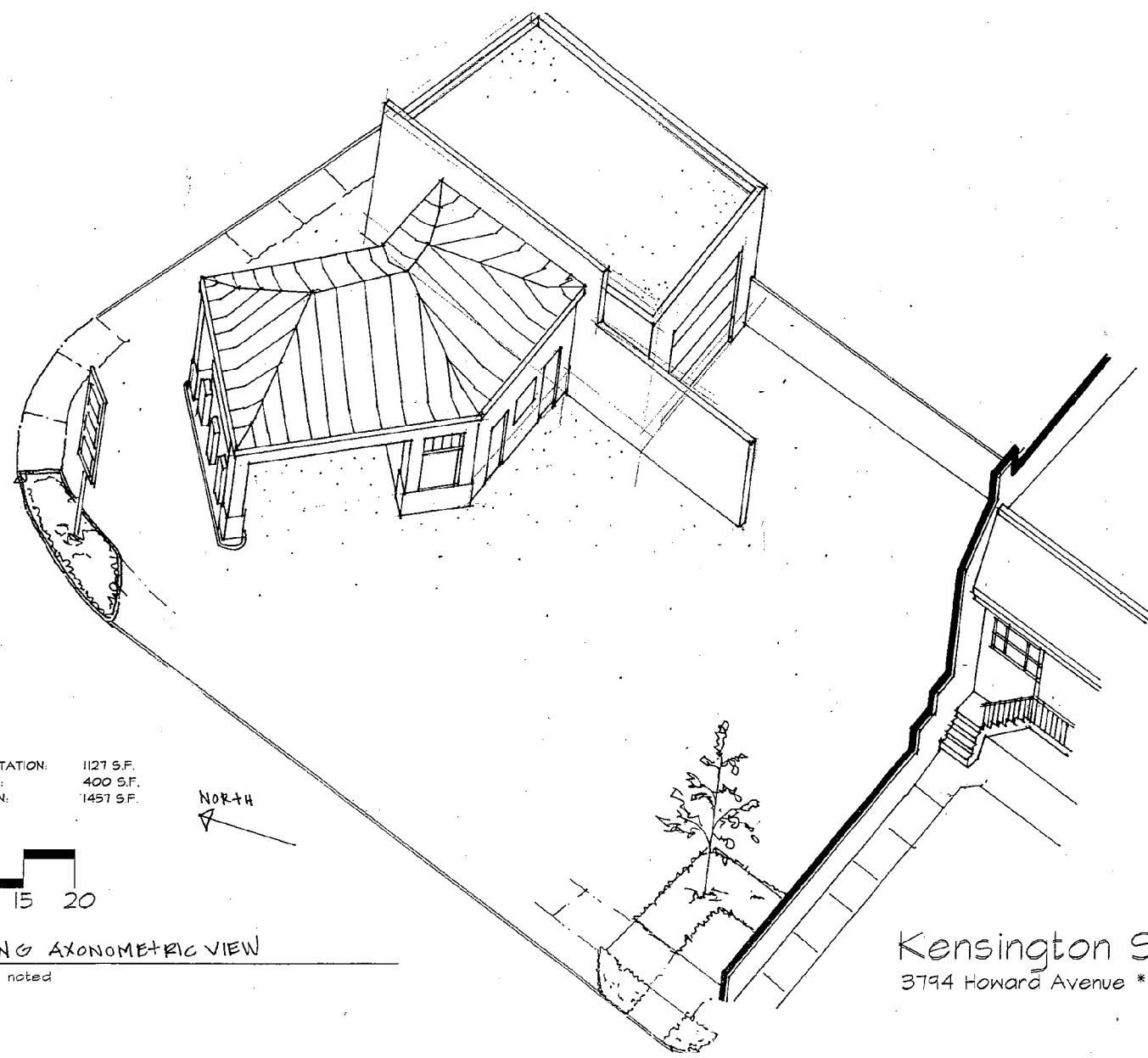
lot 4 EXISTING PLAN  
SCALE: as noted

ARMORY AVENUE

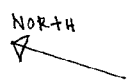
North

Kensington Service Center  
3794 Howard Avenue \* Kensington \* MD \* 20895





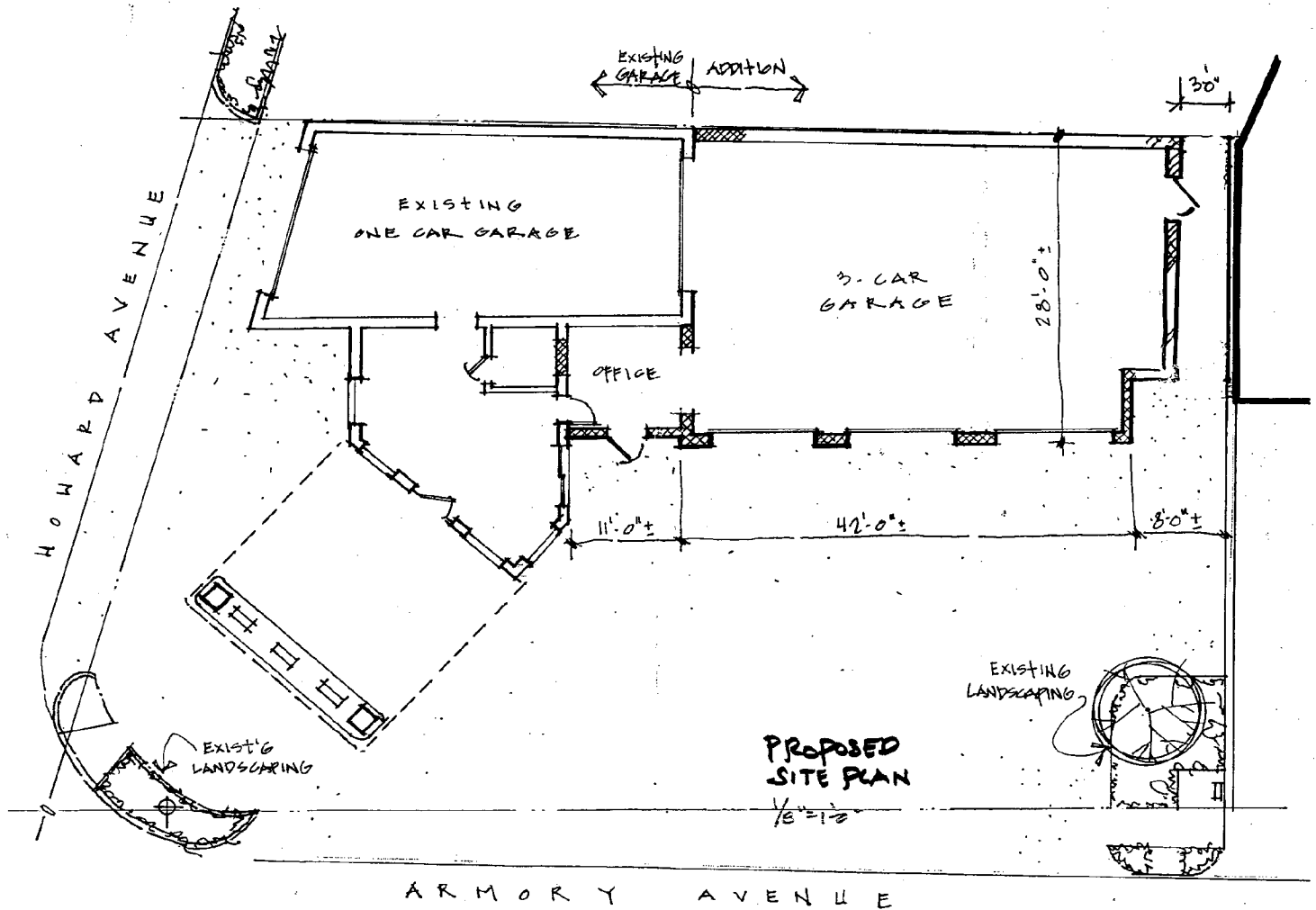
EXISTING SERVICE STATION: 1127 S.F.  
EXISTING OVERHANG: 400 S.F.  
PROPOSED ADDITION: 1451 S.F.



2 of 4 EXISTING AXONOMETRIC VIEW  
SCALE: as noted

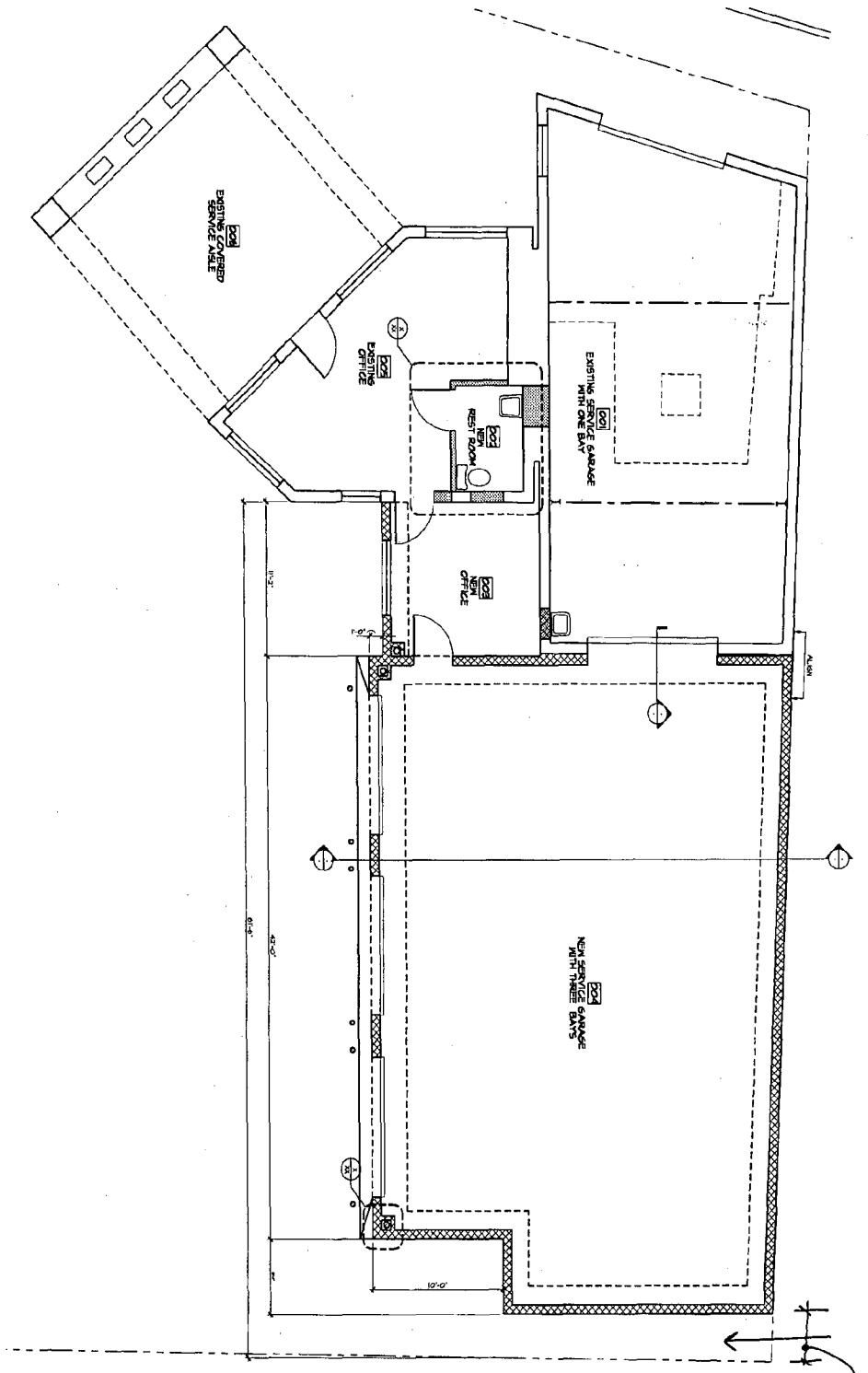
Kensington Service Center  
3794 Howard Avenue \* Kensington \* MD \* 20895

6



③

1 FIRST FLOOR PLAN  
 A1.1 SCALE: 1/8" = 1'-0"



3'-0" EGRESS  
 AREA WENT  
 FOR WORKMEN'S  
 PROPERTY.

<b>A1.1</b>	<b>DOUGLAS DEVELOPMENT</b> <b>920 1/2 RHODE ISLAND AVE.</b>	<b>920 1/2 RHODE ISLAND AVE. N.E.</b> <b>WASHINGTON, DC</b> <b>SECOND FLOOR PLAN</b>	<b>GTM</b> ARCHITECTS <small>1000 AVENUE OF THE          ARCHITECTS          WASHINGTON, DC 20005          (202) 462-1000</small>
	<small>DATE: 02.03.90</small> <small>PROJECT NO: 02.0350</small> <small>SCALE: AS NOTED</small> <small>BY: RL</small> <small>CHECKED BY: RL</small> <small>DESIGNED BY: HSM</small> <small>DATE: 02.03.90</small>	<small>INTERSECTIONS</small> <small>SEAL</small>	<small>3'-0" EGRESS AREA WENT FOR WORKMEN'S PROPERTY.</small>

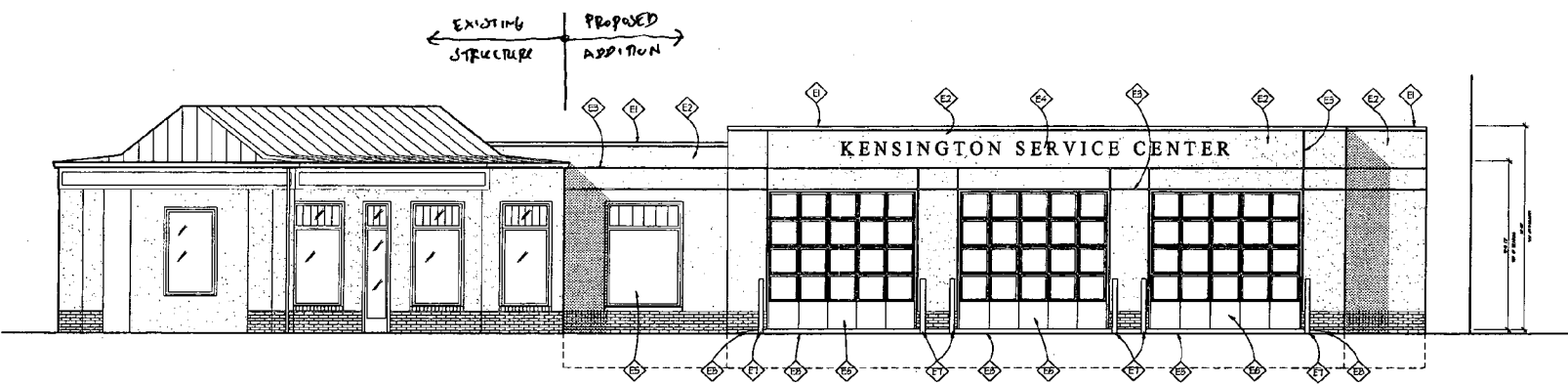
REVISIONS:


SEAL

PRELIMINARY

DRAWN BY:	RFH
CHECKED BY:	RF
SCALE:	AS NOTED
DATE:	
PROJECT NO.:	47.01/07
DRAWING NO.:	

**A2.0**

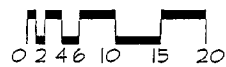
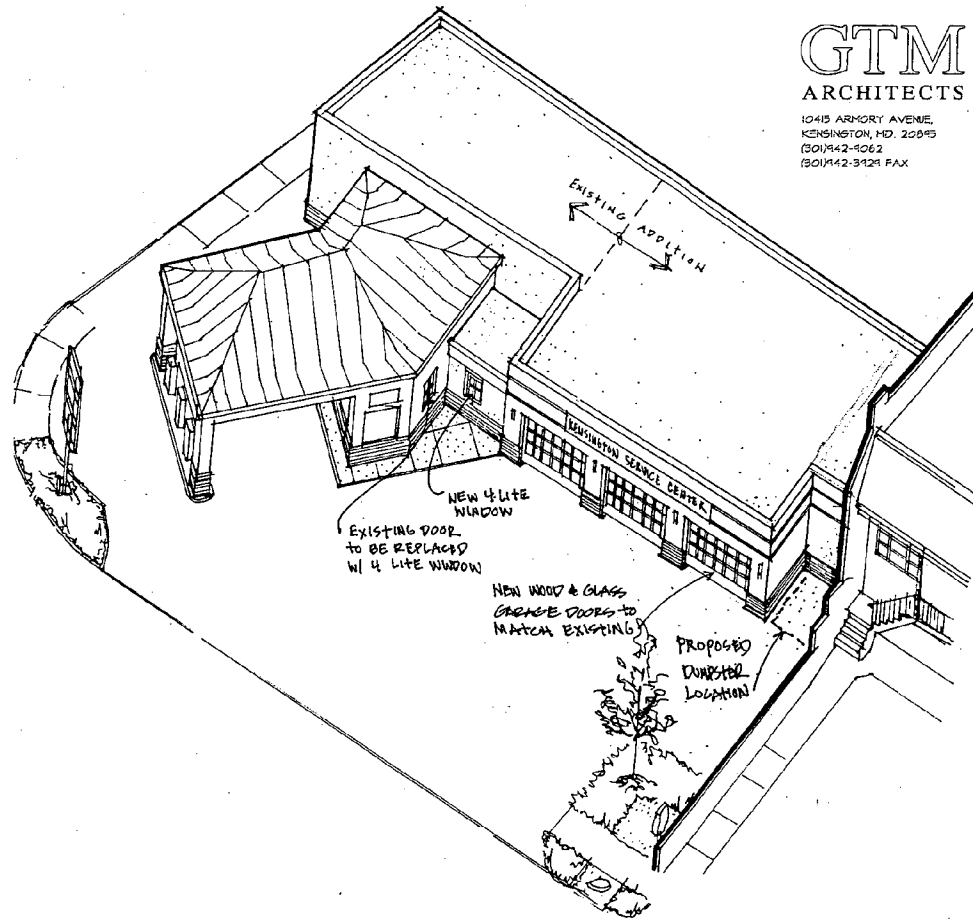


- ELEVATION NOTES**
- E1 METAL PARAPET CAP, COLOR TO BE SELECTED
  - E2 MASONRY STUCCO SYSTEM, COLOR AND FINISH TO BE SELECTED
  - E3 STUCCO EXPANSION / CONTROL JOINT
  - E4 SIGNAGE TO BE SELECTED
  - E5 HOOD WINDOW SYSTEM TO MATCH EXISTING
  - E6 HOOD GARAGE DOOR TO MATCH EXISTING
  - E7 48" HIGH CONCRETE FILLED METAL WINDOW
  - E8 CONCRETE APRON
  - E9 BRICK VENEER TO MATCH EXISTING  
ALIGN FACE OF BRICK WITH FACE OF STUCCO

**ARMORY AVENUE ELEVATION**  
SCALE: 1/4" = 1'-0"  
A2.0

**GTM**  
ARCHITECTS

10415 ARMORY AVENUE  
KENSINGTON, MD. 20895  
(301)942-4062  
(301)942-3129 FAX



SCALE: as noted

EXISTING SERVICE STATION:	1127 S.F.
EXISTING OVERHANG:	400 S.F.
PROPOSED ADDITION:	1457 S.F.

**Kensington Service Center**  
3794 Howard Avenue \* Kensington \* MD \* 20895



HOWARD & ARMORY AVENUES



LOOKING DOWN HOWARD AVE.



LOOKING DOWN ARMORY AVENUE



ALONG ARMORY AVENUE





ARMORY AVENUE & ADJ. RETAIL BUILDING



AREA OF PROPOSED NEW GARAGE



Front elevation of 3794 Howard Avenue



Drive-through gas bay



Side elevation, on Armory Avenue



Existing wood roll-up garage door



Proposed area where new construction will occur



# Maryland Historical Trust State Historic Sites Inventory Form

Survey No. 31/6-1

Magi No.

DOE  yes  no

## 1. Name (indicate preferred name)

historic Derrick Motor Company

and/or common Kensington Service Center

## 2. Location

street & number 3794 Howard Avenue  not for publication

city, town Kensington vicinity of \_\_\_\_\_ congressional district 13

state Maryland county Montgomery

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property (give names and mailing addresses of all owners)

name Robert & J. A. Orr

street & number 3794 Howard Avenue telephone no.:

city, town Kensington state and zip code MD 20895

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber 7328

street & number \_\_\_\_\_ folio 779

city, town Rockville state Maryland

## 6. Representation in Existing Historical Surveys

title Kensington Historic District, M-NCPPC Historic Sites Inventory

date 1986, 1976  federal  state  county  local

depository for survey records M-NCPPC Park Historian's Office

city, town Rockville state Maryland

# 7. Description

Survey No. \_\_\_\_\_

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Kensington Service Station is a small, one-story, brick commercial building, polygonal in plan, with a standing-seam, metal-covered hip roof. It consists of a small, five-sided enclosed office and a covered drive-through. The roof, projecting to shelter the drive-through, rests on square masonry piers, between which stand the gasoline pumps. The building has a brick base approximately two feet high. Above this the walls and piers are stuccoed. A thin band of sheet metal, ribbed top and bottom, wraps around the drive-through portion just beneath the soffit. The ceilings of both office and drive-through are covered with pressed-metal.

The office is entered by a glazed center door with transom above. A clock has been mounted in front of the transom. At each side of the door are large single-pane windows with six-light transoms above.

# 8. Significance

Survey No.

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1926 Builder/Architect

check: Applicable Criteria:  A  B  C  D and/or

Applicable Exception:  A  B  C  D  E  F  G

Level of Significance:  national  state  local

Prepare both a summary paragraph of significance and a general statement of history and support.

In 1924, Howard L. Derrick bought a large lot on the corner of Howard Avenue and Connecticut Avenue (now called Armory Avenue -- Connecticut has been re-routed to the west) from the Kensington Masonic Temple Association (Deed 358/151). In 1926 he constructed a gasoline filling station and established a Ford dealership, which he operated for three years.<sup>1</sup> In 1929 he purchased Aldercroft, an estate in Ashton, and built a filling station adjoining the house.<sup>2</sup> He sold the station in Kensington to the Standard Oil Company of New Jersey (Deed 478/305), and moved his dealership to Ashton in 1929. In the 1939-40 telephone directory the Kensington property is listed as Moore's Esso Service Station, and it continues in use as a filling station and repair shop today.

Montgomery County once had many gasoline stations like this, small brick offices with covered drive-throughs. They were common all over the United States in the 1920s and early 1930s. Today only two such stations remain in the County, and the other one, the Phillips 66 station in Sandy Spring, is threatened with demolition when Route 108 is widened. Thus, the Kensington Service Station may soon be the only surviving example of a type of commercial architecture that played a strong role in the growth of our auto-oriented culture. Modern gasoline stations have incorporated the design features of these 1920s stations: a small enclosed office for collecting money, and a large sheltering roof covering the cars which are being filled with gas. Stations such as the Kensington one, then, are the historical precedents for today's stations, and provide an important link in the evolution of this aspect of commercial architecture.

### REFERENCES

1. Gaithersburg *Gazette*, Feb. 23, 1983.
2. *Annals of Sandy Spring*, Vol. V, Apr. 1929-Mar. 1930.

## 9. Major Bibliographical References

Survey No. \_\_\_\_\_

Montgomery County Land Records and Tax Assessment Records.  
Gaithersburg Gazette, Feb. 23, 1983. Sanborn Fire Maps, 1924 & 1933.  
Polk's Washington Suburban Directory, 1927-28.  
Annals of Sandy Spring, Vol. V., April 1929-March 1930.

## 10. Geographical Data

Acreage of nominated property 6,577 sq. ft.

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

UTM References do NOT complete UTM references

A            
Zone Easting Northing

B            
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification  
  

List all states and counties for properties overlapping state or county boundaries

state \_\_\_\_\_ code \_\_\_\_\_ county \_\_\_\_\_ code \_\_\_\_\_

state \_\_\_\_\_ code \_\_\_\_\_ county \_\_\_\_\_ code \_\_\_\_\_

## 11. Form Prepared By

name/title Andrea Rebeckorganization Mont. Co. Hist. Pres. Comm. date 11/87

street &amp; number \_\_\_\_\_ telephone \_\_\_\_\_

city or town Rockville state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438



Corri Jimenez  
Historic Preservation Division  
Montgomery County  
1109 Spring St. Suite 801  
Silver Spring, MD 20910  
301-563-3412

December 1, 2002

Dear Ms. Jimenez,


I'm writing to express my concerns over the proposed addition for the Kensington Service Station at 3794 Howard Ave in Kensington, owned by Mr Robert Orr. My family owns the adjacent, adjoining property at 3786 Howard Ave, and this addition would directly and critically impact our building. Unfortunately, we were not present to voice our concerns at the meeting in October because we were never notified of Mr Orr's plans, as we were not included on the notification form in his application.

My family is concerned mainly with two aspects of the proposed plan.

First, Mr. Orr's one and a half story addition would block all of our windows on the first level of our building, seven windows total, and partially block one window upstairs. Mr. Orr proposes to construct his addition on the property line, which is approx one and a half feet from our windows. We have no other windows on the first floor other than the front window facing Howard Ave. Mr. Orr's addition would severely restrict, even totally block, the light, and also air, on the first floor. We also worry about such proximity to our windows in relation to fire and noise issues, as the addition is for 3 car repair garages.

Second, Mr Orr's addition would completely block our existing rear emergency exits, both first and second floors, leaving our building landlocked. The loss of these exits would have a serious impact on the existing usage of our building.

Please let me know if you need any other information from me, and thank you for taking our concerns into consideration. I would like to be informed of any meeting open to me in relation to this matter so that I can attend.

Sincerely,  
  
Elisenda Hopper  
Kensington Row Bookshop  
3786 Howard Ave.  
Kensington, MD 20895  
301-949-9416 (store)  
301-379-7309 (cell)  
kensington.books@verizon.net



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 8/20/99

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: PDZ Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

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

\_\_\_\_\_ Approved \_\_\_\_\_ Denied

X Approved with Conditions: (1) Vinyl material on fascia boards under the eaves to be removed immediately & replaced with painted wood finish.

(2) Vinyl material on soffit and on underside of the beams should be removed & replaced with similar material & finish within 1 year.

(3) Applicant should work w/ staff for 6 months (until 2/18/2000) to investigate potential materials for underside of roof in gas canopy as alternative to existing vinyl, and then return to HPC for further consideration.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Robert & Jo Orr

Address: 3794 Howard Ave, Kensington MD, 20895

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

September 1, 1999

**Mr. Robert Orr**  
100 Ridge Road  
Riva, Maryland 21140  
Re: Kensington Service Station (31/6-99J Retroactive)

Dear Mr. Orr:

After the HPC meeting on August 18, 1999, I began work investigating potential manufacturers to assist you in the search for a replacement material for the gas canopy.

I am enclosing a list of manufacturers that produce tin ceiling panels and a list of contractors in the area that specialize in installing these ceiling systems.

After several conversations with these professionals, the following information was obtained:

1. The manufacturers and the contractors agreed that because your ceiling is non-load bearing and purely decorative, the use of an interior tin ceiling system could be used on this application.
2. The grade of tin is not a factor in the application, as long as the tin is properly maintained and painted.

The manufacturers have also sent me brochures and samples of their products. Fortunately, several of these companies still produce and stock an exact match to the pattern that was installed on your building.

Please contact me if you need any additional information, or would like to set up an appointment to look at the brochures and samples.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Michele Naru".

Michele Naru  
Preservation Planner

Enclosure  
Cc: HPC Commissioners

26

## Product Manufacturers:

### **Michigan Ornament Stamping**

P.O. Box 764  
Hackettstown, NJ 07840  
908-852-9773  
or 908-362-9344

They specialize in **made-to order** pressed tin ceilings.

### **AA Abbington Affiliates, Inc.**

2149 Utica Ave  
Brooklyn, NY 11234  
718-258-8333

They sell by mail order and through retail outlets

### **Chelsea Decorative Metal Co.**

9603 Moonlight Dr.  
Houston, TX 77096  
713-721-9200

They sell by mail order and through retail outlets.

### **Classic Ceilings**

902 E. Commonwealth Ave.  
Fullerton, CA 92831  
800-922-8700

They sell by mail order, through retail outlets and through distributors

### **Entol Industries**

8180 NW 36<sup>th</sup> Ave.  
Miami, FL 33147  
305-696-0900

They sell through retail outlets, through distributors, and through interior designers and architects

### **W.F. Norman Corp.**

P.O. Box 323  
214 N. Cedar Street  
Nevada, MO 64772  
800-641-4038

By mail order only

### **Brian Greer's Tin Ceilings, Walls & Unique Metal Work**

Rural Route #2  
Petersburg, Ontario, Canada  
NOB 2H0  
519-743-9710

This man specializes in custom and ready-made designs

### **Chicago Metallic (Interfinish Metal Ceilings)**

4849 South Austin Ave  
Chicago, IL 60638  
800-560-5758

This manufacturer specializes in ready-made products

**Contractors to install product:**

**Can-Am Contractors**  
7000 Virginia Manor Rd  
Beltsville, MD 20705  
301-419-3630  
Contact: Mark England

**Varco Metal Fabricators**  
800 South Pickett Street  
Alexandria, Virginia 22304  
703-751-8585

1 conditions as stated in the staff report.

2 MS. WATKINS: Second.

3 MS. WILLIAMS: I'd like to add a condition.

4 MR. SPURLOCK: Comments or discussion?

5 MS. WILLIAMS: I'd like to add that with the  
6 condition that the skylight, the sides of the skylight be  
7 flashed with copper to match the material of the roof.

8 MR. JENNINGS: Absolutely.

9 MS. VELASQUEZ: I'll accept that.

10 MR. HARBIT: And that its profile be as low as is  
11 physically possible.

12 MR. JENNINGS: Absolutely.

13 MS. VELASQUEZ: I will accept that.

14 MR. SPURLOCK: Okay. Any other discussion? All  
15 those in favor, raise your right hand. Motion passes  
16 unanimously. Thanks very much.

17 MR. JENNINGS: Thank you.

18 MR. SPURLOCK: Thank you again for your hard work.  
19 Okay. The next case is Case G.

20 MS. JIMENEZ: Okay. Case G. Case G is basically  
21 located at the corner of Marbury Avenue and Howard Avenue.  
22 It's the Kensington Service Station. And it's located in the  
23 Kensington Historic District. It's a commercial building  
24 that dates approximately between 1910 and 1930. The building  
25 is skewed at the corner of both of these streets. And the

1 proposal is to build a three car bay addition on the Howard  
2 Avenue side. Presently, you can see right here there is an  
3 original bay, car door bay. In the staff report I put  
4 together, there are plans, site plan of it. It's very small  
5 originally and it's going to be extended with a three bays.  
6 Here's a drive through area that is historic. And then in  
7 addition this is the side. They're planning on putting on a  
8 little, basically the addition is going to come on the side  
9 here, and it's going to come right where this window is.  
10 It's spelled out in the elevations that are located on circle  
11 7, excuse me, on circle 8 and 10. Actually, circle 8 will  
12 show you the original and circle 9 and 10 will show you  
13 what's being presented.

14 I took shots of showing what the site looks like  
15 presently. Here is the proposal for new construction. You  
16 can see here that it's going to take the whole lot. The  
17 architecture detailing is very nice according to staff. And  
18 there is a small, it's just two windows. It's going to be  
19 all the access from the inside. And, the roof is very low  
20 and everything seems to match accordingly.

21 If the Commission has any questions, the applicants  
22 as well as the architect are here to answer them.

23 MR. SPURLOCK: Questions of staff?

24 MS. VELASQUEZ: Yes. Corri, why didn't we get any  
25 elevations or any drawings like that are required by the HAWP

1 itself?

2 MS. JIMENEZ: These are the -

3 MS. VELASQUEZ: The application.

4 MS. JIMENEZ: These two sheet were all that I was  
5 given.

6 MS. VELASQUEZ: Okay. Because it would seem to be  
7 an incomplete application, which is why I'm having trouble  
8 trying to -

9 MR. SPURLOCK: Yeah, I think we, maybe we should  
10 treat this as a preliminary consultation to give the  
11 applicant some guidance. But, until the applicants file a  
12 complete HAWP application, it's not appropriate to take a  
13 vote. Would the applicants like to, do you have your client  
14 here as well, or -

15 MR. LACH: No.

16 MR. SPURLOCK: No. Okay.

17 MR. HARBIT: One of my concerns and I wish your  
18 clients were here because they have a current pending HAWP  
19 violation which they have not corrected.

20 MR. LACH: That was just brought to my attention.

21 MR. HARBIT: So it's difficult for us to proceed  
22 until they correct the violations they already have. And so  
23 when we come back to this I would hope you would bring your  
24 clients and they can answer that question and give us some  
25 specific time frames when they're going to complete the, or



1 corrective work that needs to be done on their previous  
2 application.

3 MS. WATKINS: Treating this as preliminary, I think  
4 you're really headed in the right direction. It's very  
5 compatible. I have one question. Your proposed dumpster  
6 location, in the front of that there is landscaping, existing  
7 landscaping. Is that dumpster the trucks are going to have  
8 to pull into and empty?

9 MR. LACH: What they would do is they would wheel  
10 that. The truck pulls up and they wheel the dumpster out.  
11 The truck doesn't have to actually get into that bay.

12 MS. WATKINS: Okay. It just looks really tight.

13 MR. LACH: Um hum.

14 MS. JIMENEZ: I do want to mention to you, the  
15 Commission, that they are planning on, the new doors that  
16 will be presented will be, everything's going to match the  
17 historic piece. The new doors will be wood with glass lights  
18 just like the historic one. And everything's going to be  
19 continuous. I think the other question that has come forward  
20 is in 1999 there was a, never mind. I take that off the  
21 record.

22 MR. LACH: Can I ask you a question, Commissioner  
23 Harbit? The violation that was before that needs to be  
24 corrected, is that going to need to be corrected before any  
25 kind of work will be approved, or can it be added to as a

1 stipulation of new work proposed so we don't have to have two  
2 crews up there.

3 MR. HARBIT: What happened is the applicant came in  
4 for a retroactive historic area work permit to correct a  
5 violation. And that was, I believe over a year ago. And  
6 that corrective work has not taken place.

7 MS. VELASQUEZ: It was 1999.

8 MR. HARBIT: 1999, oh my god. So it was like over  
9 two years ago.

10 MS. ZIEK: Well, the copy of the, since I was a  
11 staff person on that project I just want to jump in for a  
12 second. And I distributed a copy of the approval with  
13 conditions, the conditions from that 1999 HAWP, the  
14 retroactive. And there were three conditions and the  
15 applicant did finish, did complete the first condition which  
16 was dealing with removal of vinyl on the fatia boards. And  
17 you know, you can see that today in the slides that we just  
18 saw.

19 But the second, he hasn't, the second and the third  
20 conditions weren't completed.

21 MR. HARBIT: So at this point -

22 MS. ZIEK: It's outstanding.

23 MR. HARBIT: -- if you would advise your client,  
24 and I'm sure staff will, that we'll need some specific time  
25 frames for correcting those violations.

1 MR. LACH: Sure.

2 MR. HARBIT: Although I guess that could be included  
3 in a new application.

4 MR. LACH: Would that be sufficient?

5 MS. WRIGHT: With the existing condition, I don't  
6 think it should be a condition of the new HAWP. It's an  
7 existing condition that needs to be enforced.

8 MS. VELASQUEZ: But, so we would ask Code  
9 Enforcement to do that or -

10 MS. WRIGHT: Well, I think what I'm hearing is the  
11 Commission is saying that they will not be taking action on  
12 this application this evening and that they will be  
13 postponing it to November 13. And as part of that  
14 postponement, they would like the applicant to provide  
15 elevations as well as the drawings that have currently been  
16 provided. And that they want the owner to provide in writing  
17 some sort of time line under which he plans to address his  
18 previous conditions of his previous application.

19 MS. VELASQUEZ: I would agree with that, the  
20 synopsis.

21 MR. SPURLOCK: Are there any other questions or  
22 comments from the applicant?

23 MR. LACH: No, I think any further questions that I  
24 have I can get from staff.

25 MR. SPURLOCK: Okay. I would like just to ask you

1 if I could. The, on circle 10 which is the isometric,  
2 whatever of the new proposal, you show a parapet of  
3 continuous elevation, wrapping around the new anneal building  
4 as the, I believe in the photographs, the parapet that has  
5 some steps in it on the existing garage bay. Is that  
6 correct? And are you going to change that or is that  
7 something that you will bring back with elevations when you -

8 MR. LACH: Currently, the steps in the parapet  
9 follow what would be the slope of the roof behind it. Once  
10 we get a little further into the drawings and decide where  
11 the roof drains are most aptly placed, we'll probably do some  
12 stepping as well.

13 MR. SPURLOCK: Okay.

14 MS. WRIGHT: As a preliminary consultation, I mean  
15 generally we do give the applicant guidance as to whether the  
16 consensus of the Commission is that the general direction of  
17 the project is appropriate. I know one Commissioner has  
18 spoken up and said that they feel it generally is. Is there  
19 anyone else who wants to provide that guidance?

20 MS. WILLIAMS: Yeah, I think that in concept the  
21 proposal is compatible with the historic character of the  
22 district and I would have no problems with it.

23 MS. JIMENEZ: I want to pose an extra question since  
24 this has now been introduced as a preliminary. And that is  
25 the lighting, there's some light fixtures that are on the

1 elevations. And the words that Kensington Service Station,  
2 is there any issues to, does the Commission have anything  
3 that they would like to have seen on this design issue?

4 MS. VELASQUEZ: I could see more precise idea,  
5 presentation of what it's really going to be. You know  
6 little sketchy computer drawings are just not enough to be  
7 able to make any decisions on. So, as much detail as we can  
8 get.

9 MR. LACH: Sure. I do all my drawings by hand too.

10 MS. VELASQUEZ: Well, congratulations. I'm  
11 impressed.

12 MS. WRIGHT: But I think, yeah, I think, I mean  
13 generally in Kensington the sort of relatively low level  
14 lighting is what we generally recommend rather than anything  
15 that's really high intensity. And the signage is also  
16 generally recommended to be pretty discrete, which is  
17 certainly guidance to provide to the applicant, the detail in  
18 their elevations.

19 MR. SPURLOCK: Anybody else want to give a comment  
20 before we complete our discussion? I think, my sense is the  
21 Commission is generally favorably disposed to the concept of  
22 what you're proposing. And we'd just like to see some more  
23 information, so. Thank you.

24 MR. LACH: Thank you very much.

25 MR. SPURLOCK: Okay. The next case is Case H.

Section 5-105. Gasoline Stations

(a) For the purposes of this Section "gasoline filling station" shall mean any place of business supplying consumers with gasoline, lubricating oil, and some automotive accessories and repairs for a retail price, or any other commercial establishment which, for its own use, dispenses motor or other fuel from underground storage tanks.

(b) No building appurtenant to any gasoline filling station, shall be erected or located nearer than one hundred (100) feet to the center line of any street on which the property abuts. Nor shall any such building or structure be located nearer than thirty-five (35) feet to a side line or rear line of the lot or lots on which the building is situated.

(c) No pumps, tanks, islands, or signs shall be located closer than seventy-five (75) feet to the center line of any street or thirty five (35) feet to either the side or rear lot lines. No gasoline or fuel storage tank shall be located within one-thousand (1,000) feet of any residential dwelling.

(d) All gasoline filling stations existing within the Town as of September 28, 1992 are exempt from the provisions of this Section, except that no future buildings and appurtenant structures may violate the provisions of this Section.

Section 5-106. Plumbing and Gas Fitting

(a) Chapter 34 of the Montgomery County Code (1984 Edition) entitled "Plumbing and Gas Fitting" which regulates certain matters concerning the installation, alteration, addition, repair, removal, use, location, and maintenance of plumbing and gas fittings, and licensing of persons or firms doing such work, including any future amendments, revisions, or changes thereto, is hereby adopted and made part of this Code by reference, except as otherwise provided in this Code.

(b) This Section is an exception to the general exemption enacted by the Town of Kensington in Section 1-202 of this Code.

(c) The Town hereby requests and authorizes Montgomery County to enforce the provisions of this Section.

(d) A copy of Chapter 34 of the Montgomery County Code shall be kept in the Town office and shall be made available during normal business hours.

Section 5-107. Enforcement and Penalties

A violation of this Article shall be a misdemeanor subject to the penalties prescribed in Chapter X of this Code of Ordinances.

amount of not less than fifty dollars (\$50) and no greater than five thousand dollars (\$5,000) to be determined by the Mayor, which shall be security for the payment of the cost of repairing any damage the permittee may do to the streets or sidewalks of the Town. Such bond or deposit or any unexpended balance thereof shall be returned by the Clerk-Treasurer to the permittee after inspection and approval by the Building Inspector.

(b) A bond or deposit in excess of five thousand dollars (\$5,000) may be required by the Mayor if, upon advice of the Building Inspector, the Mayor determines the interests of the Town so require.

Section 5-104. Building Lines

(a) Unless a variance is granted in accordance with this Section, no dwelling or any part or projection thereof on land zoned for single-family residential use shall be erected or located nearer than twenty-five (25) feet to the line of the street on which the dwelling will face, nor shall any dwelling or any part or projection thereof approach nearer than ten (10) feet to either of the side lines of the lot on which said dwelling is located or be located nearer than fifteen (15) feet to any other dwelling nor shall any dwelling or any part or projection thereof be located nearer than twenty (20) feet to the back line of the lot.

(b) The Council may establish a uniform building line upon any street on land zoned for single-family residential use and require that buildings or structures thereafter erected conform to such line.

(c) Upon written request for a variance, the Council may approve alternative building lines where it appears that:

- (1) By reason of exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary situations or conditions peculiar to a specific parcel of property, the strict application of building lines would cause the owner of such property peculiar or unusual practical difficulties or exceptional or undue hardship; or
- (2) Such variance will not be detrimental to the use and enjoyment of adjoining or neighboring properties.

(d) In addition to the conditions above the Council shall consider the spacing and setbacks of nearby structures in considering approval of alternative building lines.

38

*Al Carr, Council Member  
Traffic & Safety*



*Glenn Cowan, Council Member  
Infrastructure*

*Leanne Pfautz, Council Member  
Budget & Finance*

*Barbara Scharman, Council Member  
Parks & Trees*

*Seeded • 1873  
Incorporated • 1894*

*Kitty L. Raufaste, Mayor*

February 19, 2003

Gwen Wright  
Historic Preservation Commission  
1109 Spring Street  
Silver Spring, MD 20910


RE: Robert Orr, 3794 Howard Ave.

Dear Ms. Wright:

Granted a variance from side, rear and front lot lines for 3794 Howard Avenue.

1. Variance to allow addition to be built in line with existing building on east side of property line
2. Variance on south side for addition to come within 3-5ft of property line (width to be determined by Montgomery County Dept of Permitting Services) to accommodate an emergency egress for Kensington Row Bookshop as per signed agreement between Ms Elesinda Hopper and Mr. Robert Orr.
3. 30ft set back from the property line along Armory Avenue

Sincerely,

  
Kitty L. Raufaste  
Mayor





HOWARD & ARMORY AVENUES



LOOKING DOWN HOWARD AVE.



LOOKING DOWN ARMORY AVENUE



ALONG ARMORY AVENUE



ARMORY AVENUE & ADJ. RETAIL BUILDING



AREA OF PROPOSED NEW GARAGE

Corri Jimenez  
Historic Preservation Division  
Montgomery County  
1109 Spring St. Suite 801  
Silver Spring, MD 20910  
301-563-3412

December 1, 2002

Dear Ms. Jimenez,

I'm writing to express my concerns over the proposed addition for the Kensington Service Station at 3794 Howard Ave in Kensington, owned by Mr Robert Orr. My family owns the adjacent, adjoining property at 3786 Howard Ave, and this addition would directly and critically impact our building. Unfortunately, we were not present to voice our concerns at the meeting in October because we were never notified of Mr Orr's plans, as we were not included on the notification form in his application.

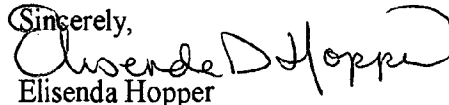
My family is concerned mainly with two aspects of the proposed plan.

First, Mr. Orr's one and a half story addition would block all of our windows on the first level of our building, seven windows total, and partially block one window upstairs. Mr. Orr proposes to construct his addition on the property line, which is approx one and a half feet from our windows. We have no other windows on the first floor other than the front window facing Howard Ave. Mr. Orr's addition would severely restrict, even totally block, the light, and also air, on the first floor. We also worry about such proximity to our windows in relation to fire and noise issues, as the addition is for 3 car repair garages.

Second, Mr Orr's addition would completely block our existing rear emergency exits, both first and second floors, leaving our building landlocked. The loss of these exits would have a serious impact on the existing usage of our building.

Please let me know if you need any other information from me, and thank you for taking our concerns into consideration. I would like to be informed of any meeting open to me in relation to this matter so that I can attend.

Sincerely,



Elisenda Hopper  
Kensington Row Bookshop  
3786 Howard Ave.  
Kensington, MD 20895  
301-949-9416 (store)  
301-379-7309 (cell)  
kensington.books@verizon.net

Next door to 3794  
Howard

(301) 229-4649

Bethesda Md 20817  
6268 Clearwood Rd.  
J. M. Sola-Sole (owner)

Elisenda  
cell phone  
(301) ~~949-9416~~  
379-4309

Kensington Md 20895

3786 Howard Ave

Kensington Row Bookshop

PLEASE ADD TO ADJACENT/CONF  
LIST

Corri,

Please make sure these people are notified when George Myers brings the dump for 3794 Howard back to the HPC — these adj. owners have many concerns!

- M.

PLEASE ADD TO ADJACENT/CONF. LIST —

Kensington Row Bookshop

3786 Howard Ave

Kensington Md 20895

Wants —

— shown 1<sup>st</sup> prel. prop. (301) 949-9416

— 1 1/2 - 2 feet light wall

— Hip roof vs flat roof.

→ Further shown to her until late Aug.

J. M. Sola-Sole

6268 Clearwood Rd.

Affected most affected Bethesda Md 20817

1<sup>st</sup> Floor

(2) double windows

(2) single windows

1 sliding glass door

(301) 229-4649

Second Floor

(1) window

Emergency door &

stairs (on gasoline prop)

Next door to 3794  
Howard

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	3794 Howard Avenue	<b>Meeting Date:</b>	10/23/02
<b>Applicant:</b>	Robert & J.A. Orr (Robert Lach Jr., Architect)	<b>Report Date:</b>	10/16/02
<b>Resource:</b>	Kensington Historic District	<b>Public Notice:</b>	10/09/02
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/6-02P	<b>Staff:</b>	Corri Jimenez
<b>PROPOSAL:</b>	New construction		
<b>RECOMMEND:</b>	Approve		

---

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Secondary Resource  
**STYLE:** Commercial  
**DATE:** c. 1910-30

**PROPOSAL**

The applicant proposes to:

1. Construct an addition to the south side of the original building for a 3-bay service station. All of the materials will match the existing, which will include an approximate 2' perimeter of brick with stucco-covered walls. The roof will be flat like the existing with a raised parapet wall. The new garage doors will be will be wood with glass lites, which will match an existing door found on Howard Avenue.

**STAFF DISCUSSION**

Located on the corner of Armory Avenue and Howard Avenue, the Kensington Service Station is a commercial building that dates between 1910-1930. The building is skewed on the corner with three service gas pumps as well as a single pull-in garage that has an entrance on to Howard Avenue.

The applicants propose to add a three bay addition to the south side of an existing garage bay that will be able to accommodate the maintenance of more cars for the garage. The new addition will match the existing garage with the use of stucco-covered walls with an approximate 2' bottom brick trim course. The bearing walls will be concrete masonry units and the roof will be flat with a raised parapet wall, like the existing roof. Three roll-up wood garage doors with glass lites will be installed on the new bays, and will match an existing door found on the Howard Avenue side of the building (see Circle 15).

On the existing south elevation of the building, two exterior doors and a window are located (see Circle 8). The farthest west door on this elevation will be converted to a 4-lite wood window where the rest of the elevation will be enclosed by a hyphen. This hyphen will also have a flat roof with a raised parapet wall, although be lower than the existing and new roofs. This space will have a 4-lite wood window on the front. A concrete pad will be added at the base. On the far side of the new addition, a space will be subtracted from the new addition to house a trash dumpster.

Staff finds the proposal overall compatible with both the building and the Kensington Historic District. One concern Staff has is that lighting fixtures and lettering on the new addition be contemporary with the building and the Arte Deco style, which would add a bit of color to the facade.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 25A-8(b) 2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

and with the Secretary of the Interior's *Standards #9*:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



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RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
1100 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20880  
Tel: 301/537-7370

DPS - #0

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ROBERT LACH JR; AIA  
Daytime Phone No.: 301 942 9062 x48

Tax Account No.: 01024843 DISTRICT 13  
Name of Property Owner: ROBERT & J.A. ORR Daytime Phone No.: 301.746.0777  
Address: 3794 HOWARD AVENUE, KENSINGTON MD 20895  
Street Number City Street Zip Code  
Contractor: TO BE SELECTED Phone No.: N/A

Contractor Registration No.: N/A  
Agent for Owner: ROBERT LACH JR. A.I.A. Daytime Phone No.: 301.942.9062 x48  
Address: 10415 ARMORY AVENUE KENSINGTON MD 20895

LOCATION OF BUILDING/PREMISE

House Number: 3794 Street: HOWARD AVENUE  
Town/City: KENSINGTON Nearest Cross Street: ARMORY AVENUE  
Lot: P21 Block: \_\_\_\_\_ Subdivision: 15  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: N411

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 90,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

7A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
7B. 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.

Robert Lach Jr. AIA Signature of owner or authorized agent  
OCTOBER 2, 2002 Date

Approved: 289210 For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ 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:

THE KENSINGTON SERVICE CENTER "SERVES" AS AN APPROPRIATE ANCHOR TO ARMORY AVENUE FROM HOWARD. THE FACT THAT IS STILL A SUCCESSFUL BUSINESS IS ATTRIBUTED TO THE SMALL TOWN FEEL & NEIGHBORHOOD SERVICE THAT PEOPLE HAVE FOUND THERE.

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

THE PROJECT SEEKS TO EXPAND THE AMOUNT OF CLOSED GARAGE SPACE AVAILABLE. CURRENTLY, MUCH OF THE WORK DONE AT THE SERVICE CENTER IS APPARENT TO CASUAL PASSERBY. ARCHITECTURALLY, THE PROJECT SEEKS TO EMPHASIZE THE STRONG LINE OF COMMERCIAL / RETAIL BUILDINGS ALONG ARMORY AVENUE

2. SITE PLAN

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

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**

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

Owner's mailing address

ROBERT & J.A. ORR  
3794 HOWARD AVENUE  
KENSINGTON, MD 20895

Owner's Agent's mailing address

ROBERT LACH JR AIA  
c/o GTM ARCHITECTS  
10415 ARMORY AVENUE

Adjacent and confronting Property Owners mailing addresses

ROBERT W. McCHESNEY JR.  
REALTY INVESTMENT CORP.  
3702 PERRY AVENUE  
KENSINGTON, MD 20895

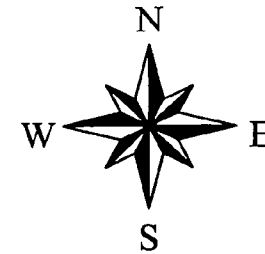
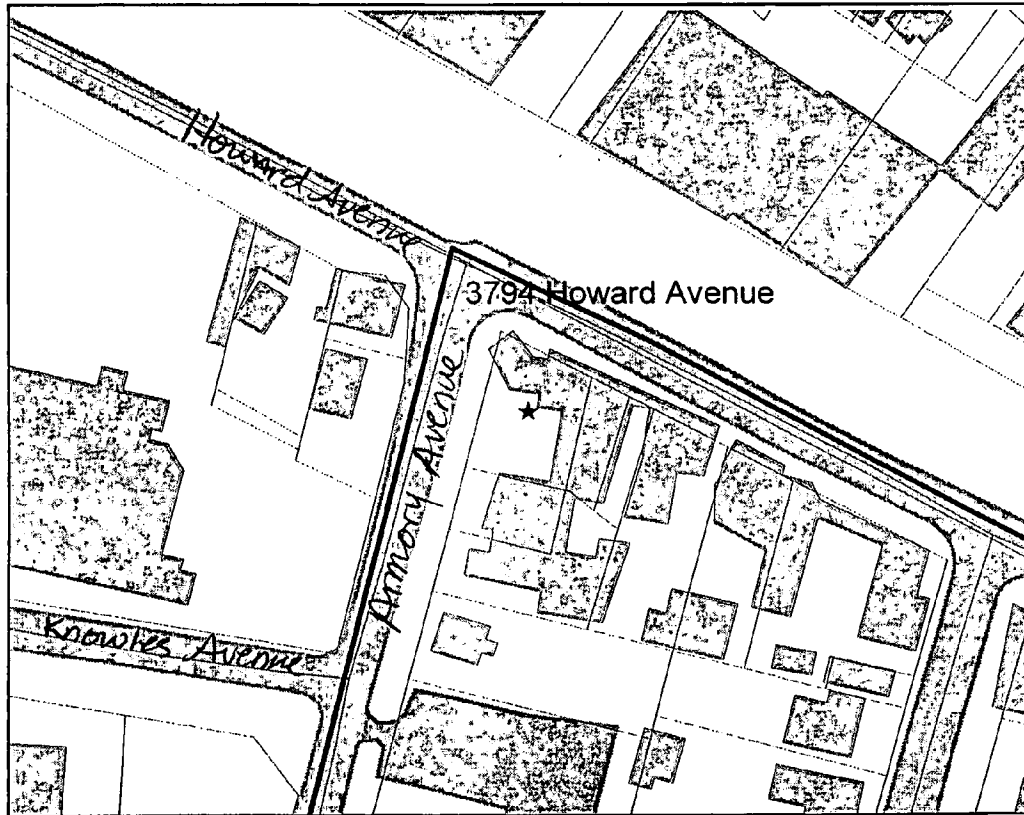
DIATZ FAMILY INVESTMENT GRP.  
7817 LAUREL LEAF DRIVE  
POTOMAC, MARYLAND 20854

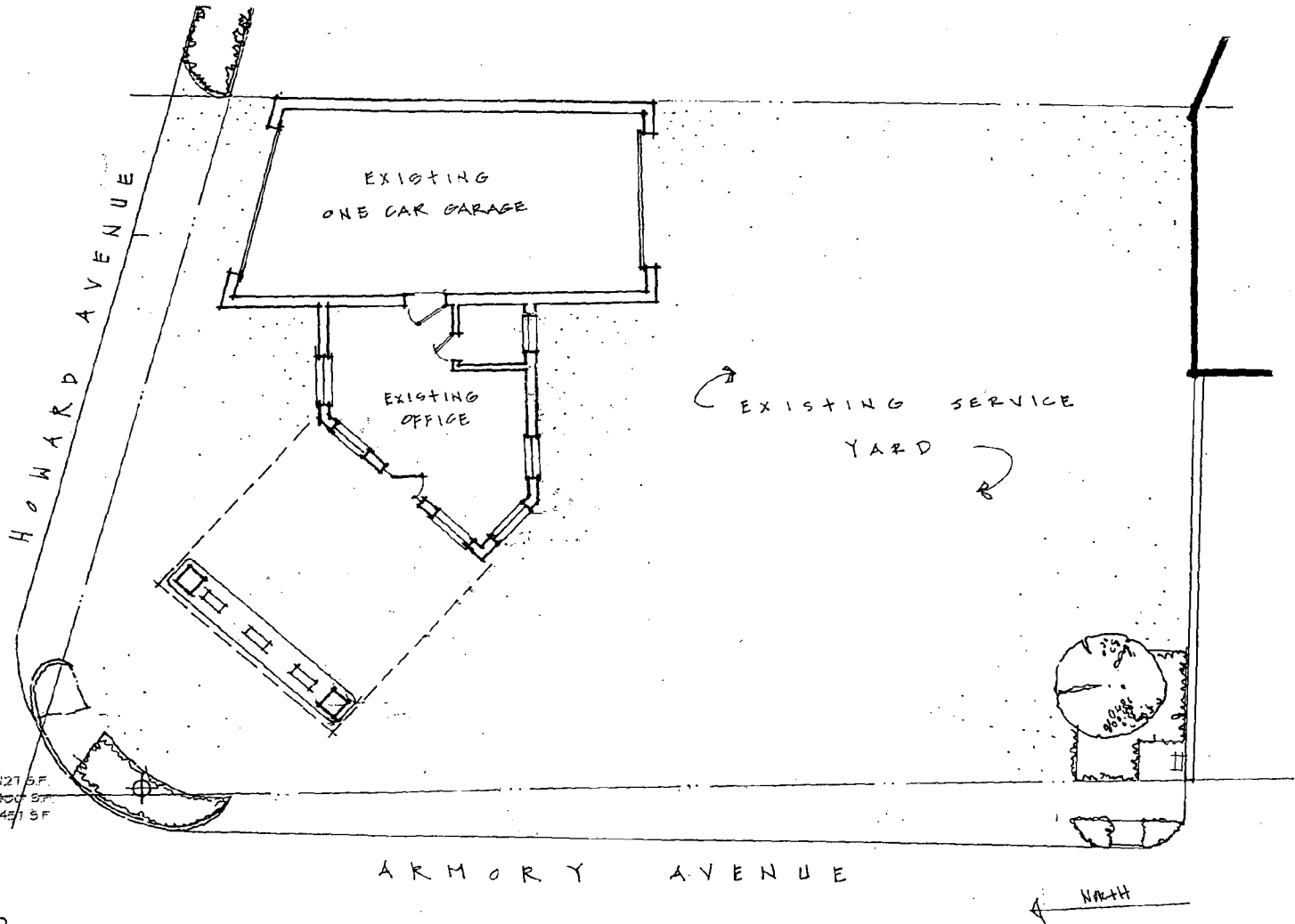
GALVIN + FH MILANS  
OLDER TOWNE JOINT VENTURE RICA  
KENSINGTON, MD 20895

WYSTER CORPORATION  
3700 HOWARD AVENUE  
KENSINGTON MD 20895

g addresses: noticing table

# Kensington Historic District





EXISTING SERVICE STATION: 1127 SF  
EXISTING OVERHANG: 400 SF  
PROPOSED ADDITION: 1431 SF

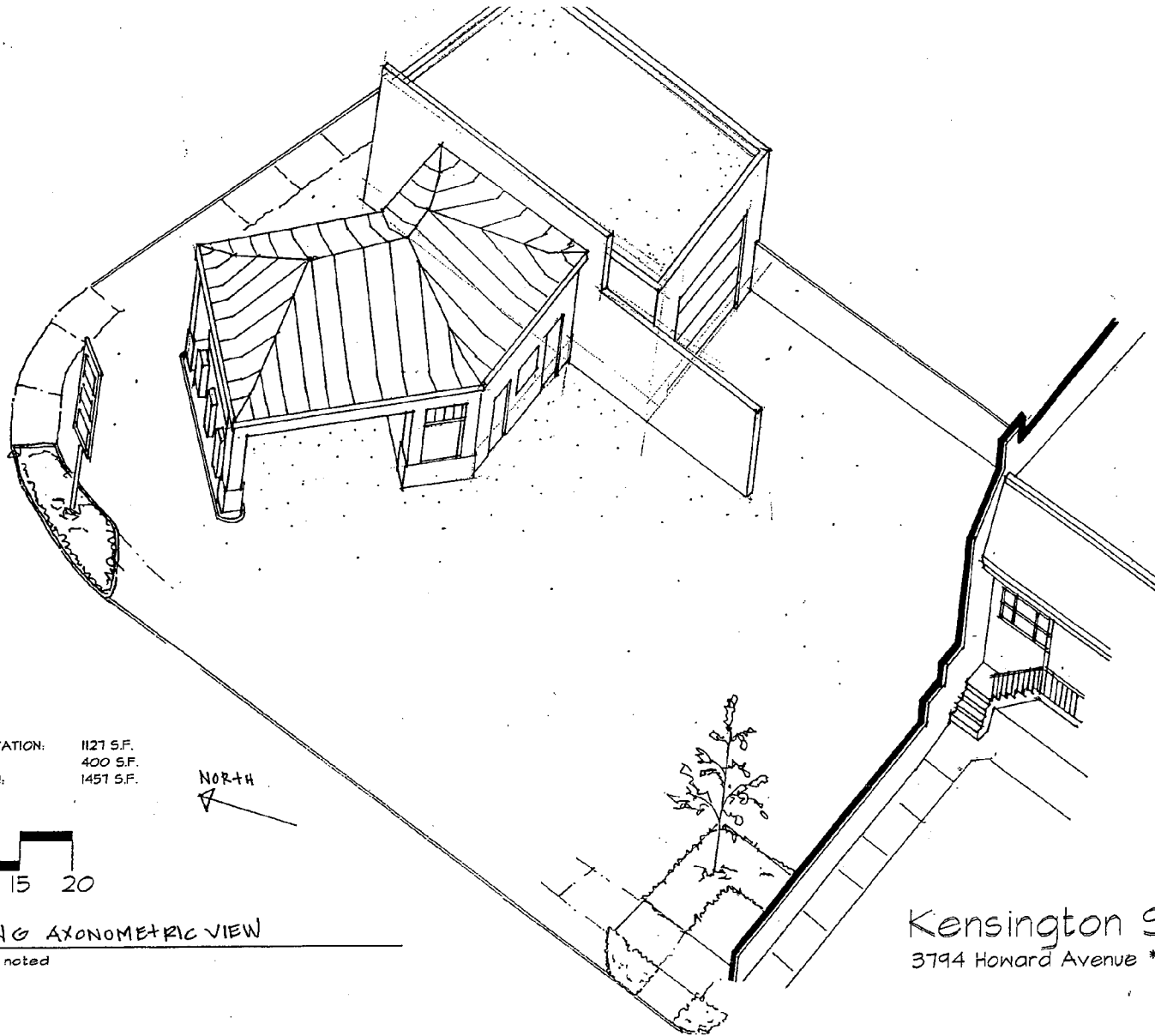


lot 4 EXISTING PLAN  
SCALE: as noted

ARMORY AVENUE

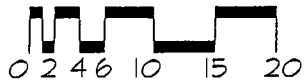
Kensington Service Center  
3794 Howard Avenue \* Kensington \* MD \* 20895

7



EXISTING SERVICE STATION: 1127 S.F.  
 EXISTING OVERHANG: 400 S.F.  
 PROPOSED ADDITION: 1451 S.F.

NORTH

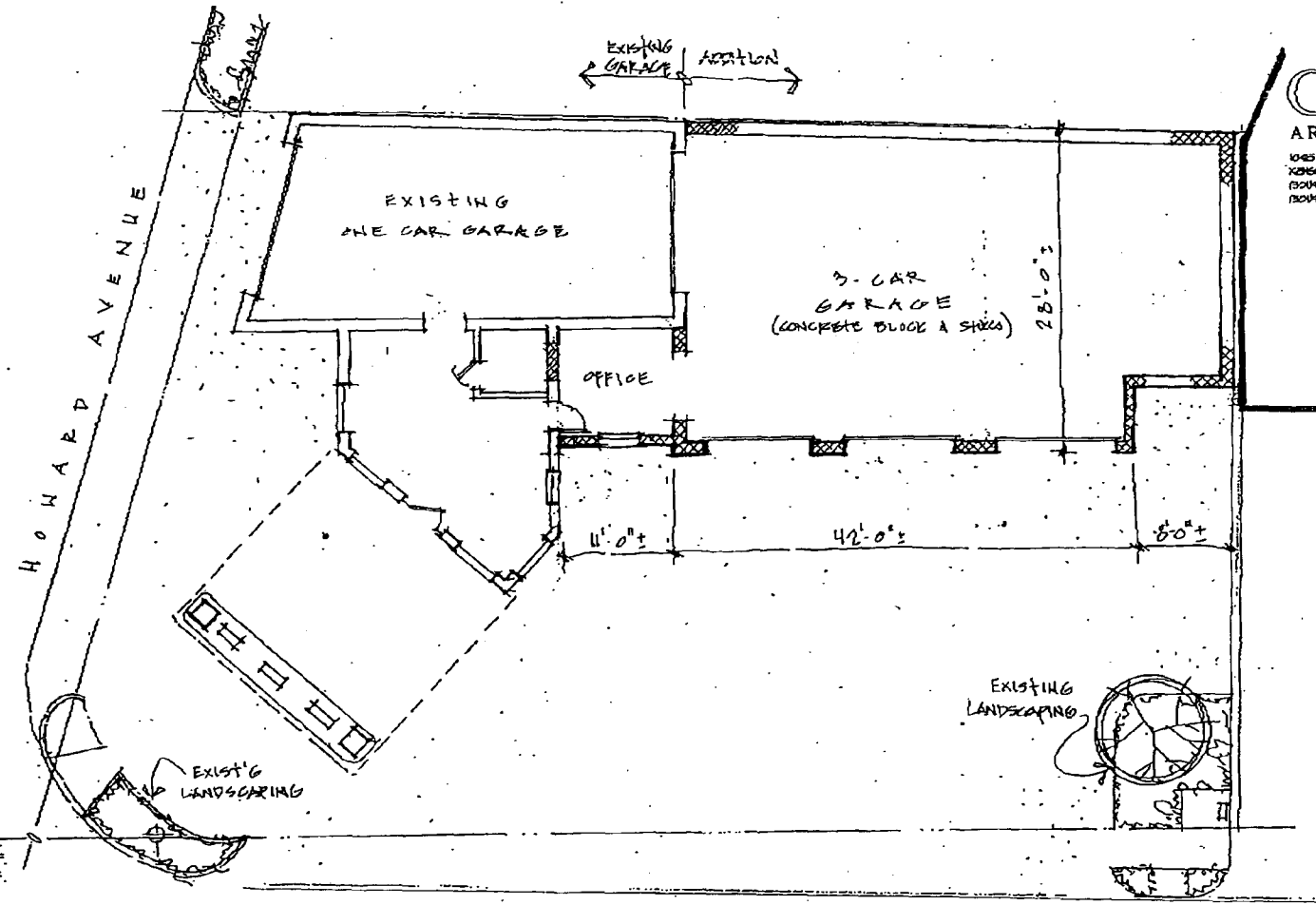


2.04 EXISTING AXONOMETRIC VIEW  
 4 SCALE: as noted

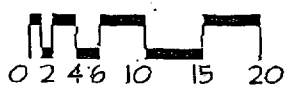
Kensington Service Center  
 3794 Howard Avenue \* Kensington \* MD \* 20895

**GTM**  
ARCHITECTS

1043 ARMORY AVENUE  
KENSINGTON, MD. 20895  
(301) 424-0662  
(301) 424-3127 FAX

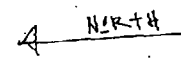


EXISTING SERVICE STATION: 1127 SF.  
EXISTING OVERHANG: 400 SF.  
PROPOSED ADDITION: 1451 SF.



3/4  
4 PROPOSED CONCEPTUAL PLAN  
SCALE: as noted

ARMORY AVENUE



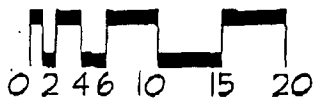
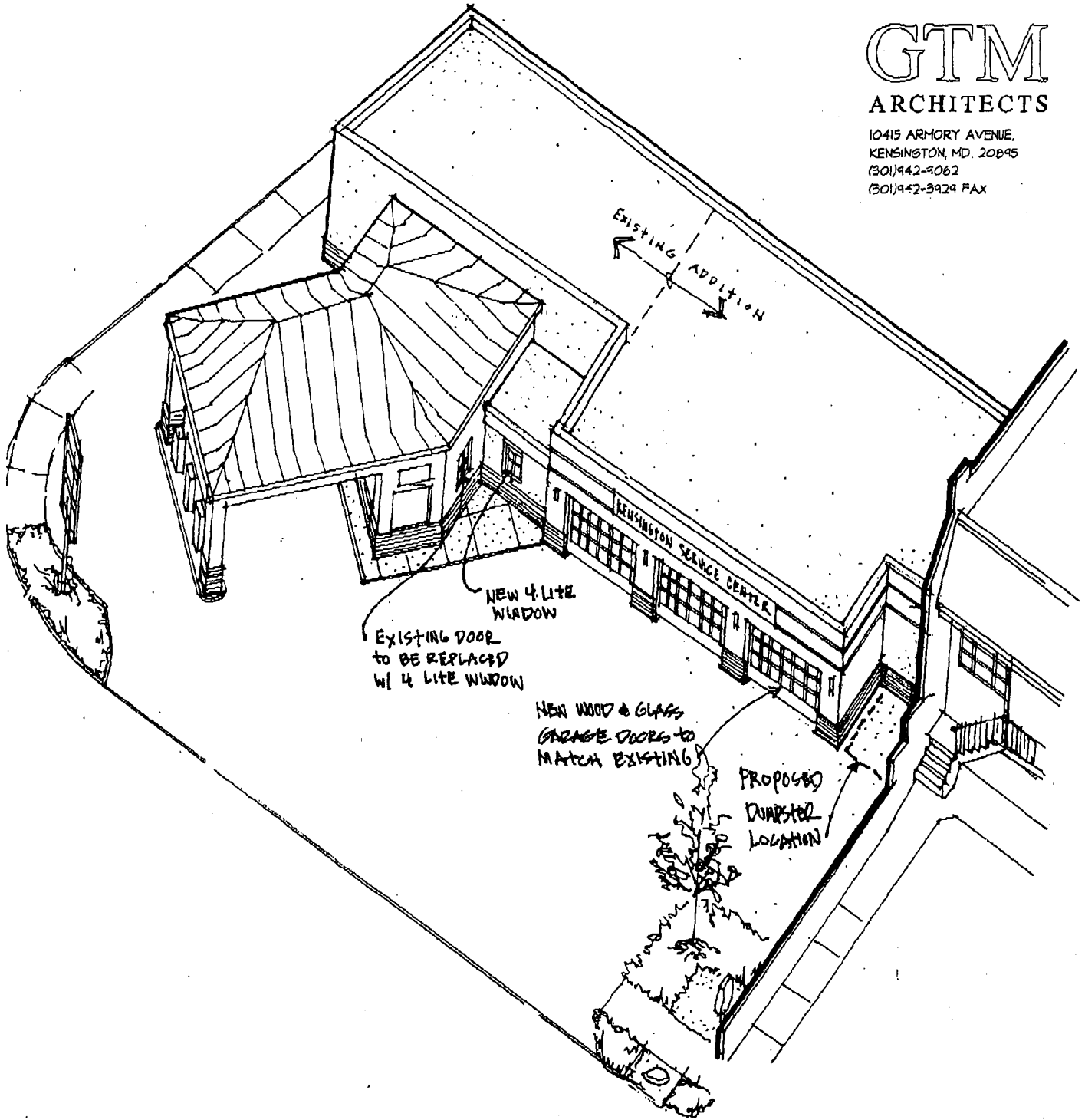
Kensington Service Center  
3744 Howard Avenue \* Kensington \* MD \* 20895

5



# GTM ARCHITECTS

10415 ARMORY AVENUE,  
KENSINGTON, MD. 20895  
(301)942-9062  
(301)942-3929 FAX



SCALE: as noted.

EXISTING SERVICE STATION:	1127 S.F.
EXISTING OVERHANG:	400 S.F.
PROPOSED ADDITION:	1457 S.F.

**Kensington Service Center**  
3794 Howard Avenue \* Kensington \* MD \* 20895



HOWARD & ARMORY AVENUES



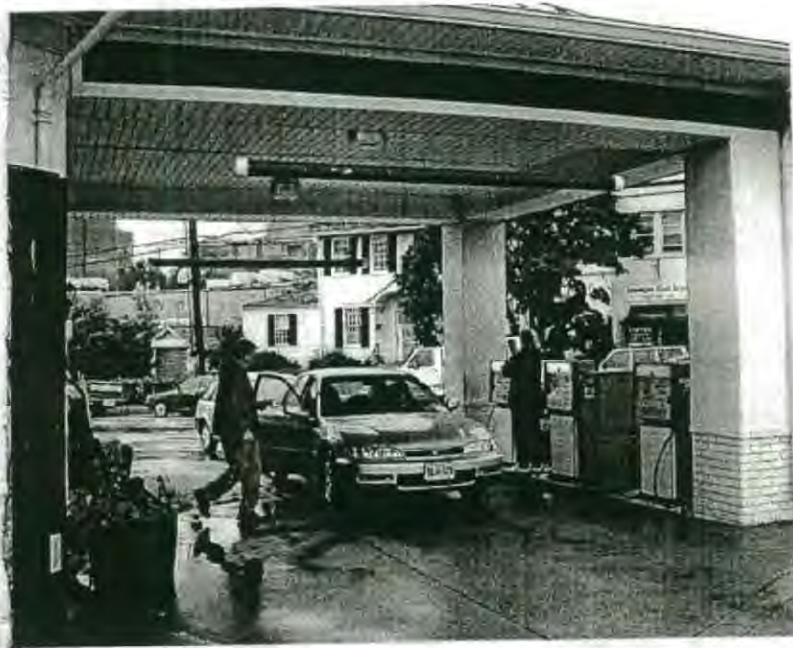
LOOKING DOWN HOWARD AVE.







Front elevation of 3794 Howard Avenue



Drive-through gas bay



Side elevation, on Armory Avenue



Existing wood roll-up garage door



Proposed area where new construction will occur





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: ROBERT LACH JR; AIA  
 Daytime Phone No.: 301 942 9062 x48

Tax Account No.: 01024843 DISTRICT 13

Name of Property Owner: ROBERT & J.A. ORR Daytime Phone No.: 301.946.0777

Address: 3794 HOWARD AVENUE, KENSINGTON MD 20895  
Street Number City State Zip Code

Contractor: TO BE SELECTED Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: ROBERT LACH JR. A.I.A. Daytime Phone No.: 301.942.9062 x48

Address: 10415 ARMORY AVENUE, KENSINGTON, MD, 20895

**LOCATION OF BUILDING/PREMISE**

House Number: 3794 Street: HOWARD AVENUE

Town/City: KENSINGTON Nearest Cross Street: ARMORY AVENUE

Lot: P21 Block: \_\_\_\_\_ Subdivision: 15

Liter: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: N411

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

**I.A. CHECK ALL APPLICABLE:**

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Tare
- Revision
- Repair
- Revocable

**CHECK ALL APPLICABLE:**

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

I.B. Construction cost estimate: \$ 90,000

I.C. 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.

Robert Lach Jr.  
 Signature of owner or authorized agent

OCTOBER 2, 2002  
 Date

Approved: 289210 For Chairperson, Historic Preservation Commission

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

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

THE KENSINGTON SERVICE CENTER "SERVES" AS AN APPROPRIATE ANCHOR TO ARMORY AVENUE FROM HOWARD. THE FACT THAT IS STILL A SUCCESSFUL BUSINESS IS ATTRIBUTED TO THE SMALL TOWN FEEL & NEIGHBORHOOD SERVICE THAT PEOPLE HAVE FOUND THERE.

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

THE PROJECT SEEKS TO EXPAND THE AMOUNT OF CLOSED GARAGE SPACE AVAILABLE. CURRENTLY, MUCH OF THE WORK DONE AT THE SERVICE CENTER IS APPARENT TO CASUAL PASSERBY. ARCHITECTURALLY, THE PROJECT SEEKS TO EMPHASIZE THE STRONG LINE OF COMMERCIAL / RETAIL BUILDINGS ALONG ARMORY AVENUE

**2. SITE PLAN**

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

# HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Owner's mailing address

ROBERT & J.A. ORR  
3794 HOWARD AVENUE  
KENSINGTON, MD 20895

Owner's Agent's mailing address

ROBERT LACH JR AIA  
c/o GTM ARCHITECTS  
10415 ARMORY AVENUE

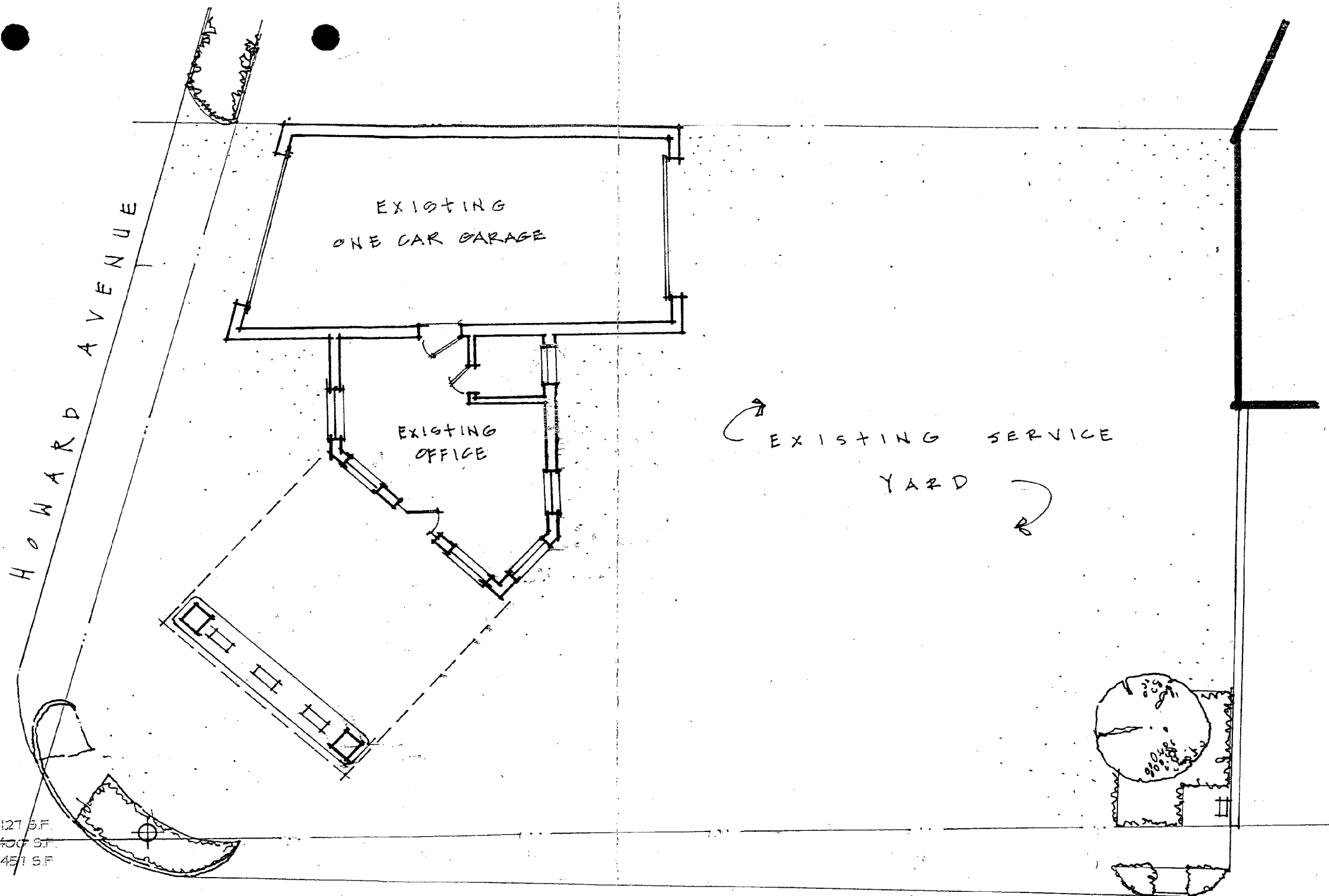
Adjacent and confronting Property Owners mailing addresses

ROBERT W. McCHESNEY JR.  
REALTY INVESTMENT CORP.  
3702 PERRY AVENUE  
KENSINGTON, MD 20895

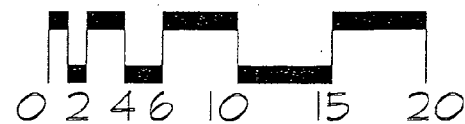
DIATZ FAMILY INVESTMENT GRP.  
7817 LAUREL LEAF DRIVE  
POTOMAC, MARYLAND 20854

CALVIN + FH MILANS  
OLDER TOWNE JOINT VENTURE RICA  
KENSINGTON, MD 20895

WYSTER CORPORATION  
3760 HOWARD AVENUE  
KENSINGTON MD 20895

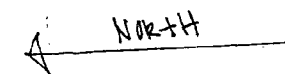


EXISTING SERVICE STATION: 1127 S.F.  
EXISTING OVERHANG: 400 S.F.  
PROPOSED ADDITION: 1457 S.F.



lot 4 EXISTING PLAN  
SCALE: as noted

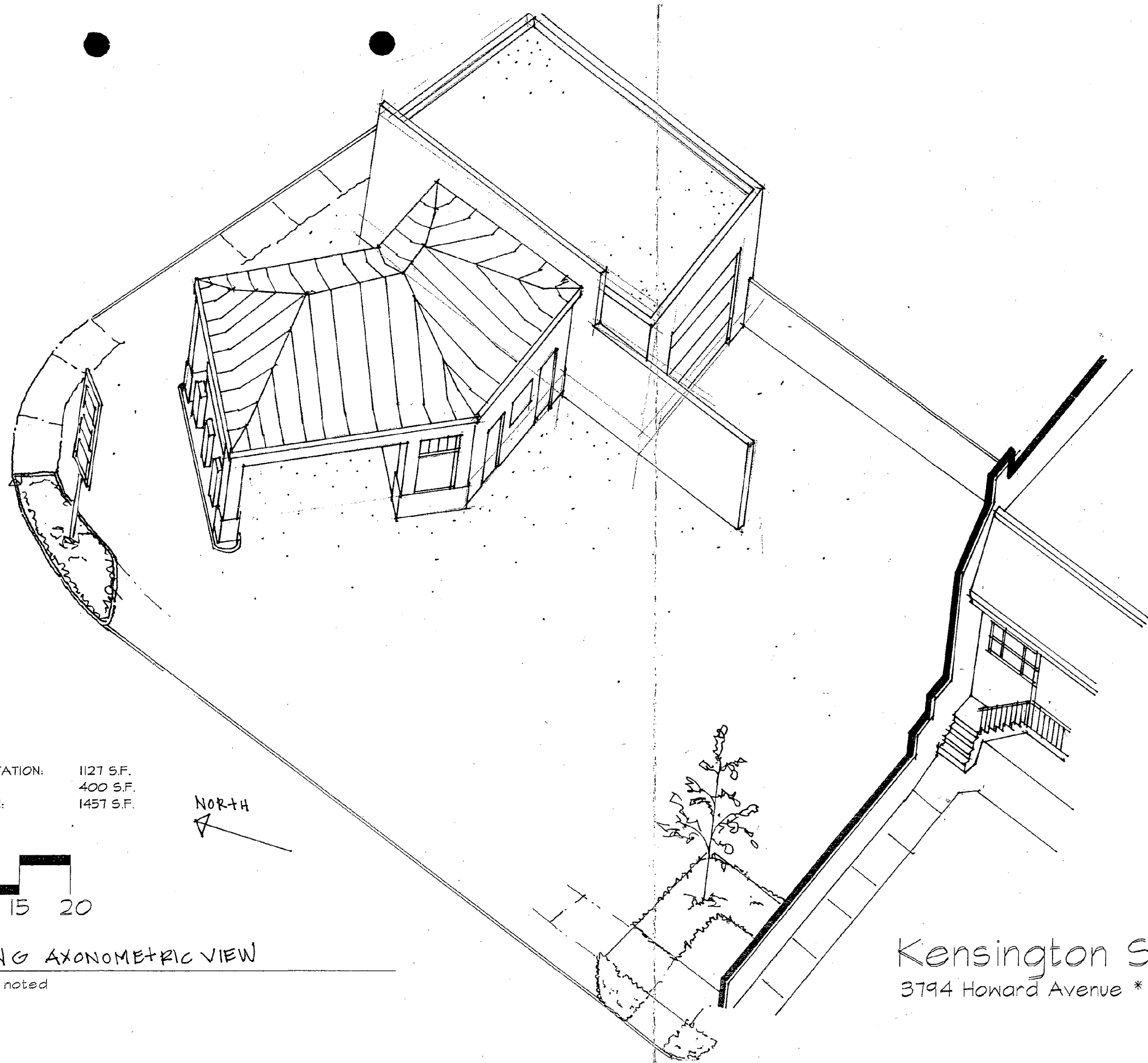
ARMORY AVENUE



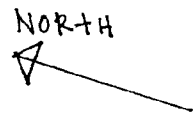
Kensington Service Center  
3794 Howard Avenue \* Kensington \* MD \* 20895

# GTM ARCHITECTS

10415 ARMORY AVENUE,  
KENSINGTON, MD. 20895  
(301)942-9062  
(301)942-3929 FAX

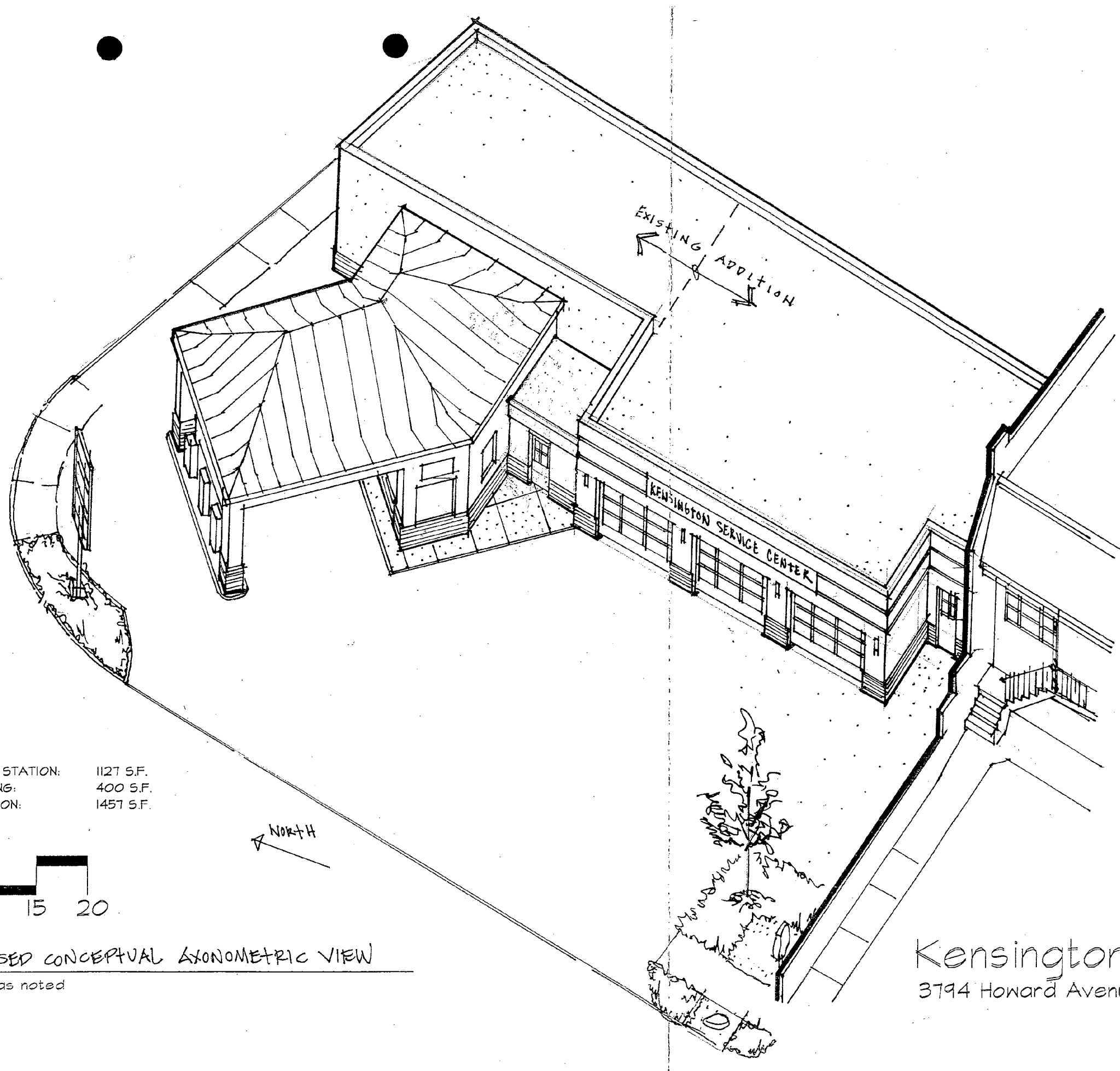


EXISTING SERVICE STATION: 1127 S.F.  
EXISTING OVERHANG: 400 S.F.  
PROPOSED ADDITION: 1457 S.F.



2 of 4 EXISTING AXONOMETRIC VIEW  
SCALE: as noted

Kensington Service Center  
3794 Howard Avenue \* Kensington \* MD \* 20895



EXISTING SERVICE STATION: 1127 S.F.  
EXISTING OVERHANG: 400 S.F.  
PROPOSED ADDITION: 1457 S.F.



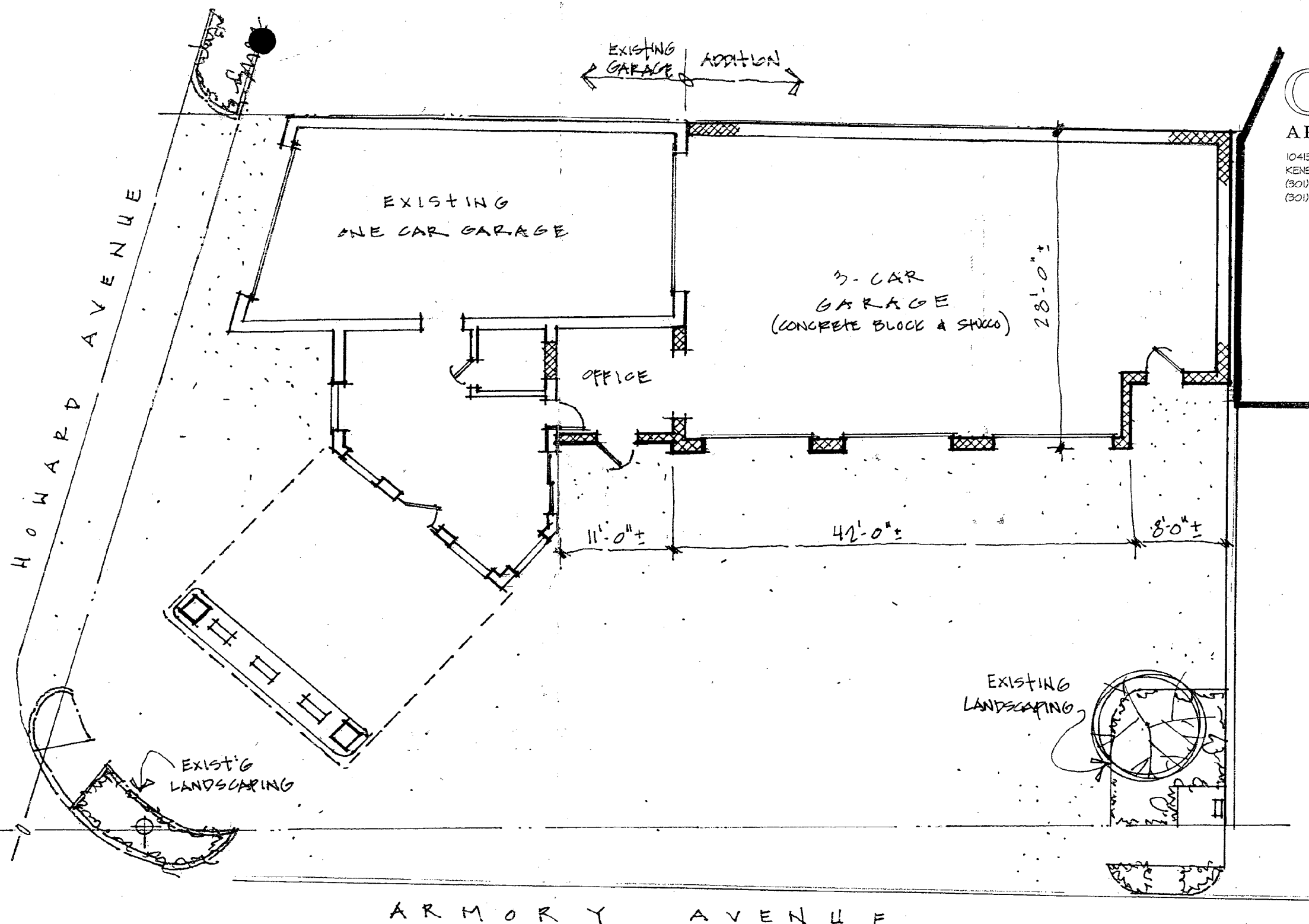
North

4 of 4 PROPOSED CONCEPTUAL AXONOMETRIC VIEW  
4 SCALE: as noted

Kensington Service Center  
3794 Howard Avenue \* Kensington \* MD \* 20895

GTM  
ARCHITECTS

10415 ARMORY AVENUE,  
KENSINGTON, MD. 20895  
(301)942-9062  
(301)942-3929 FAX

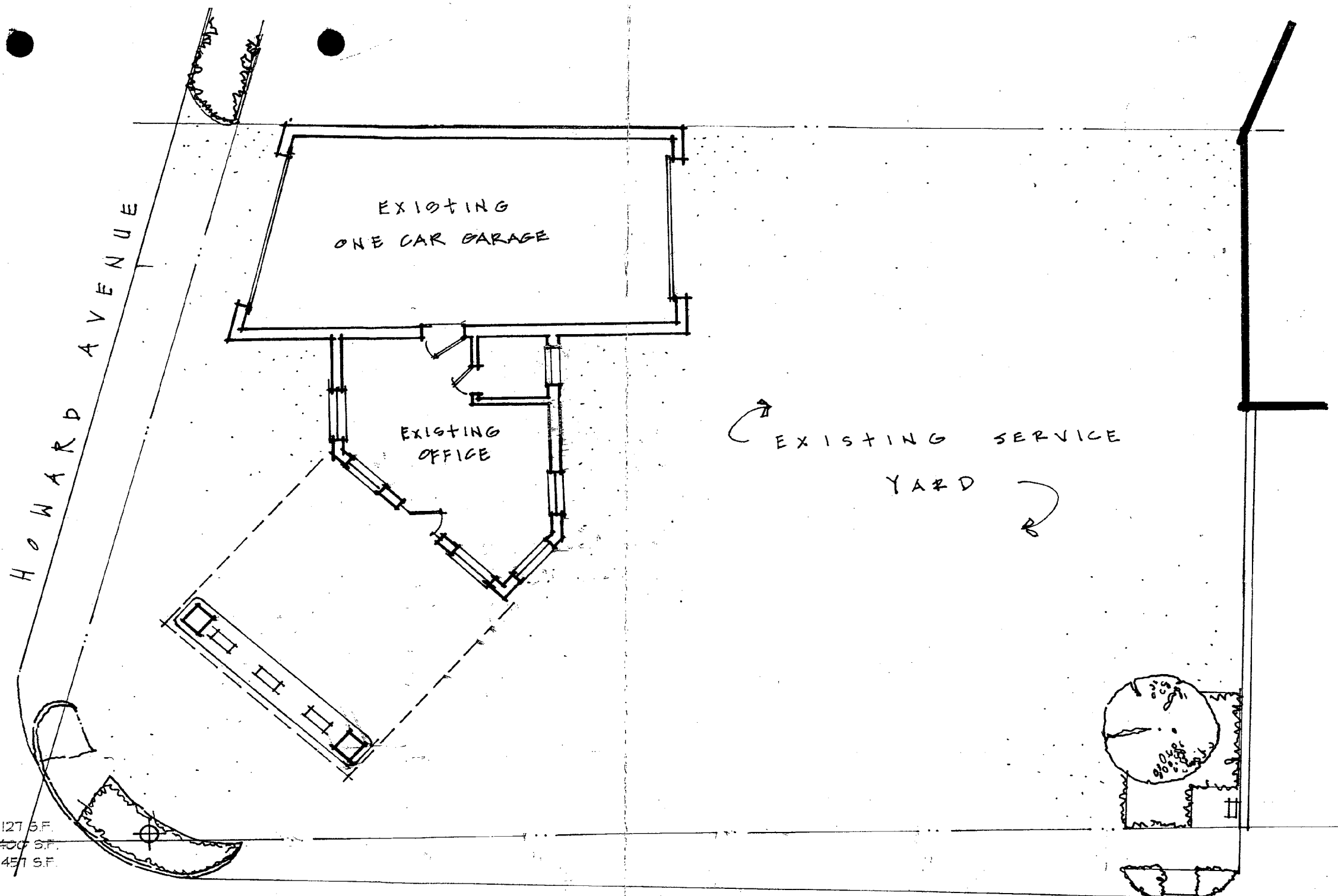


EXISTING SERVICE STATION: 1127 S.F.  
EXISTING OVERHANG: 400 S.F.  
PROPOSED ADDITION: 1457 S.F.

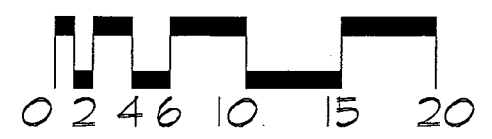


3A PROPOSED CONCEPTUAL PLAN  
4 SCALE: as noted

Kensington Service Center  
3794 Howard Avenue \* Kensington \* MD \* 20895



EXISTING SERVICE STATION: 1127 S.F.  
EXISTING OVERHANG: 400 S.F.  
PROPOSED ADDITION: 1457 S.F.

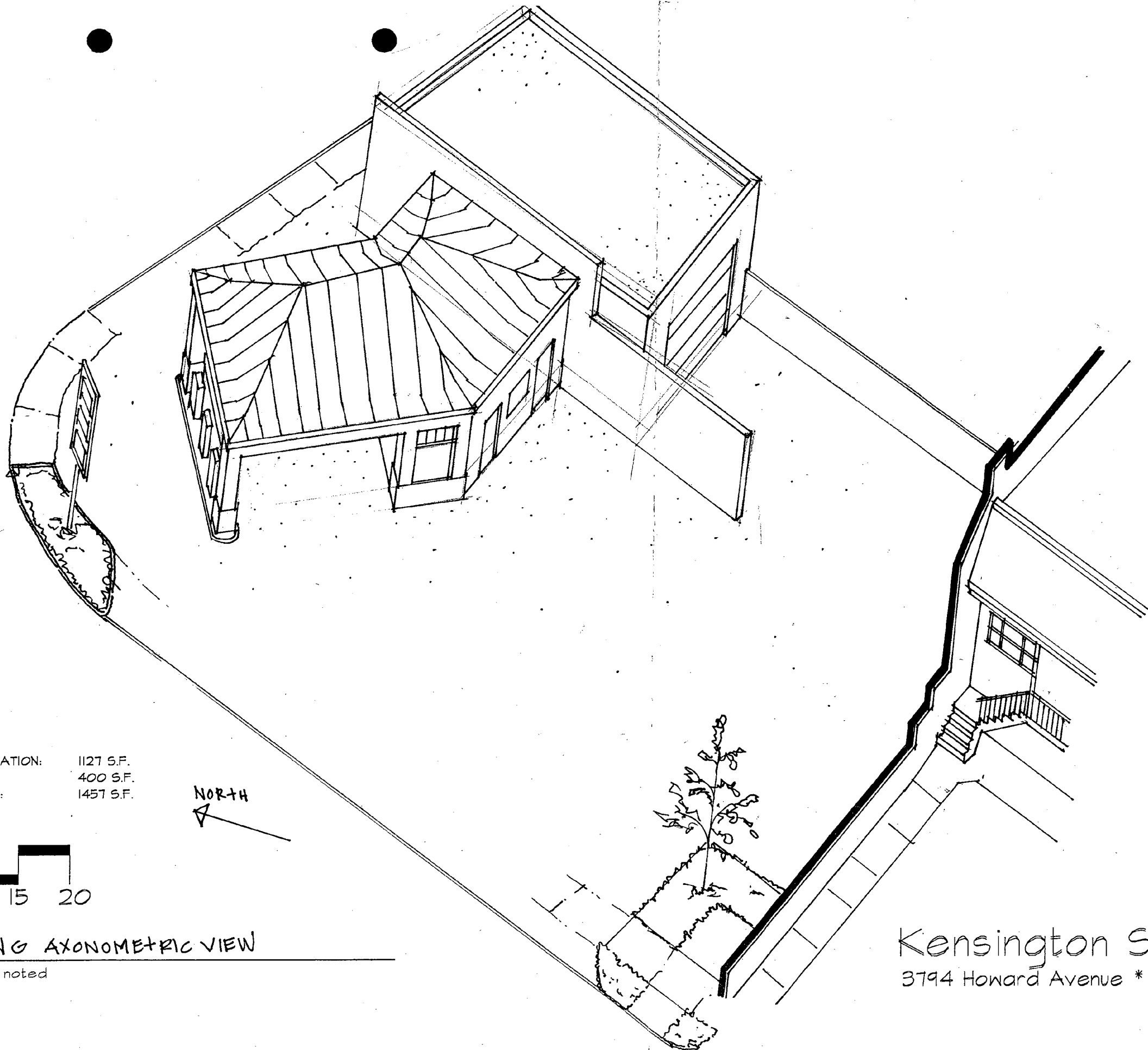


1A  
4  
EXISTING PLAN  
SCALE: as noted

ARMORY AVENUE

← NORTH

Kensington Service Center  
3794 Howard Avenue \* Kensington \* MD \* 20895



EXISTING SERVICE STATION: 1127 S.F.  
EXISTING OVERHANG: 400 S.F.  
PROPOSED ADDITION: 1457 S.F.

NORTH



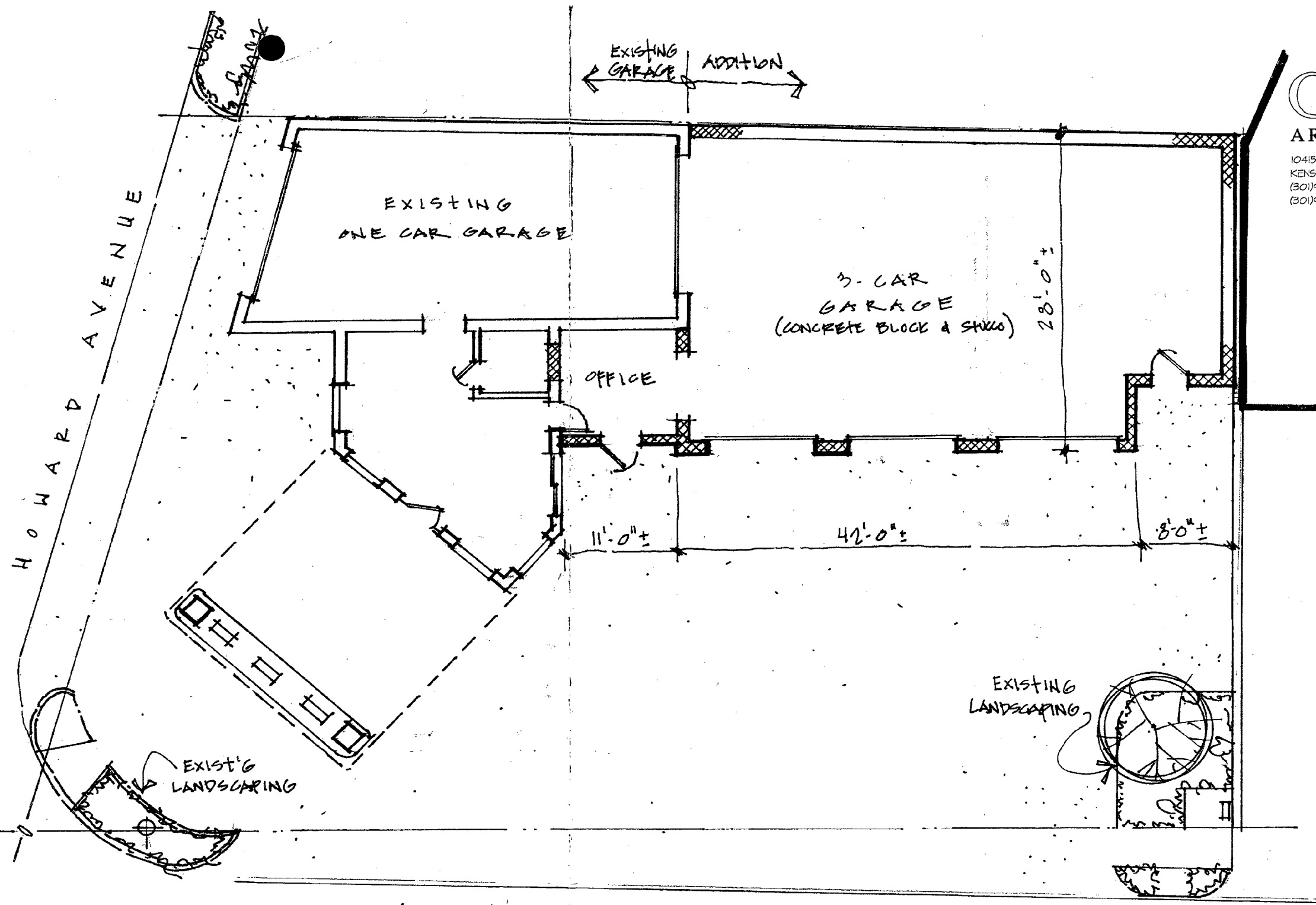
2 of 4 EXISTING AXONOMETRIC VIEW  
SCALE: as noted

Kensington Service Center  
3794 Howard Avenue \* Kensington \* MD \* 20895



GTM  
ARCHITECTS

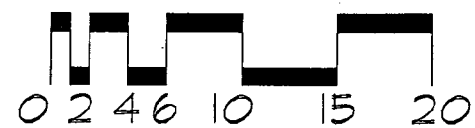
10415 ARMORY AVENUE,  
KENSINGTON, MD. 20895  
(301)942-9062  
(301)942-3929 FAX



EXISTING SERVICE STATION: 1127 S.F.  
EXISTING OVERHANG: 400 S.F.  
PROPOSED ADDITION: 1457 S.F.

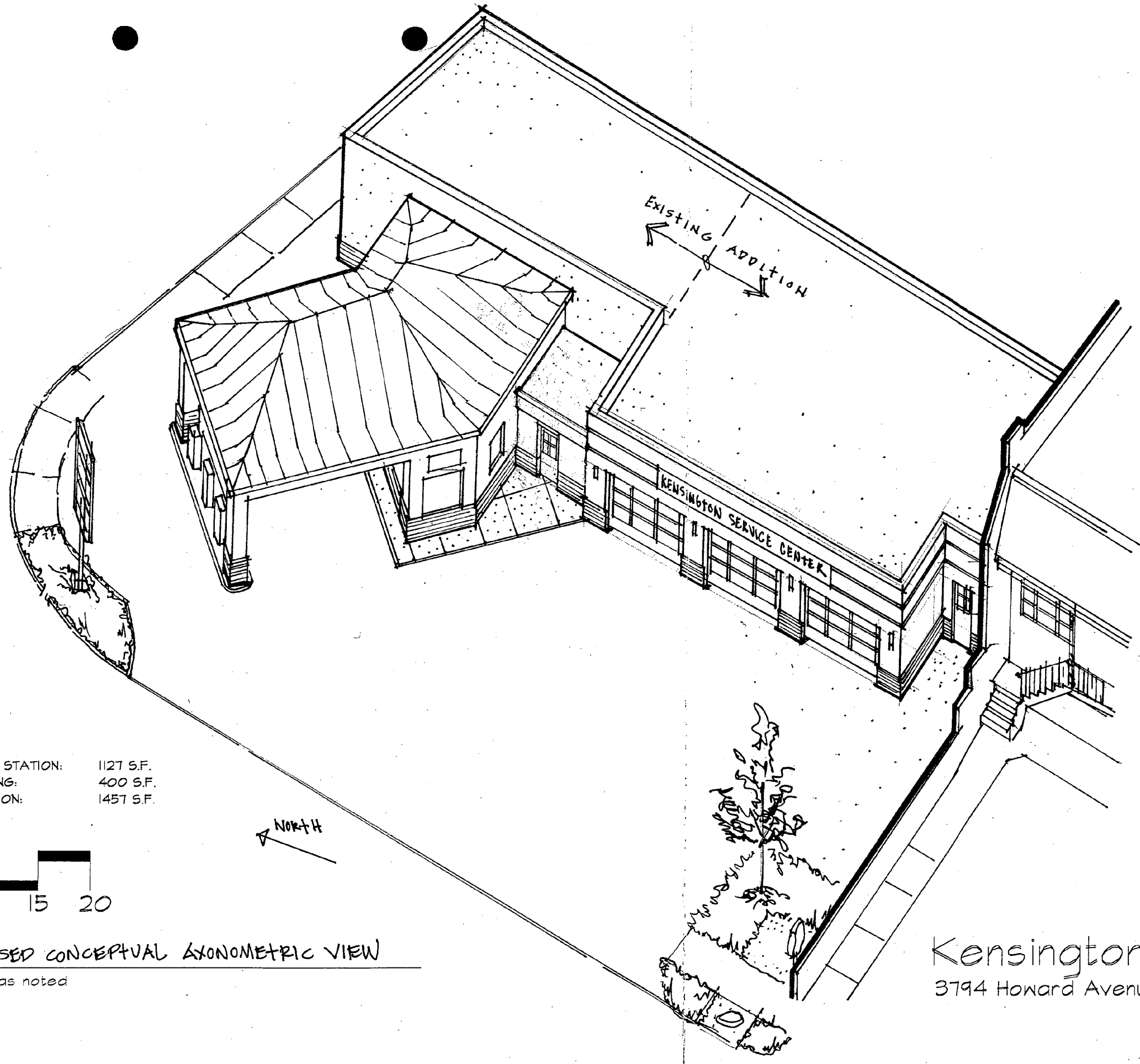
ARMORY AVENUE

← NORTH

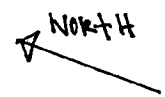


3A  
4 PROPOSED CONCEPTUAL PLAN  
SCALE: as noted

Kensington Service Center  
3794 Howard Avenue \* Kensington \* MD \* 20895



EXISTING SERVICE STATION: 1127 S.F.  
EXISTING OVERHANG: 400 S.F.  
PROPOSED ADDITION: 1457 S.F.



4 of 4 PROPOSED CONCEPTUAL AXONOMETRIC VIEW  
4 SCALE: as noted

Kensington Service Center  
3794 Howard Avenue \* Kensington \* MD \* 20895



HOWARD & ARMORY AVENUES



LOOKING DOWN HOWARD AVE.

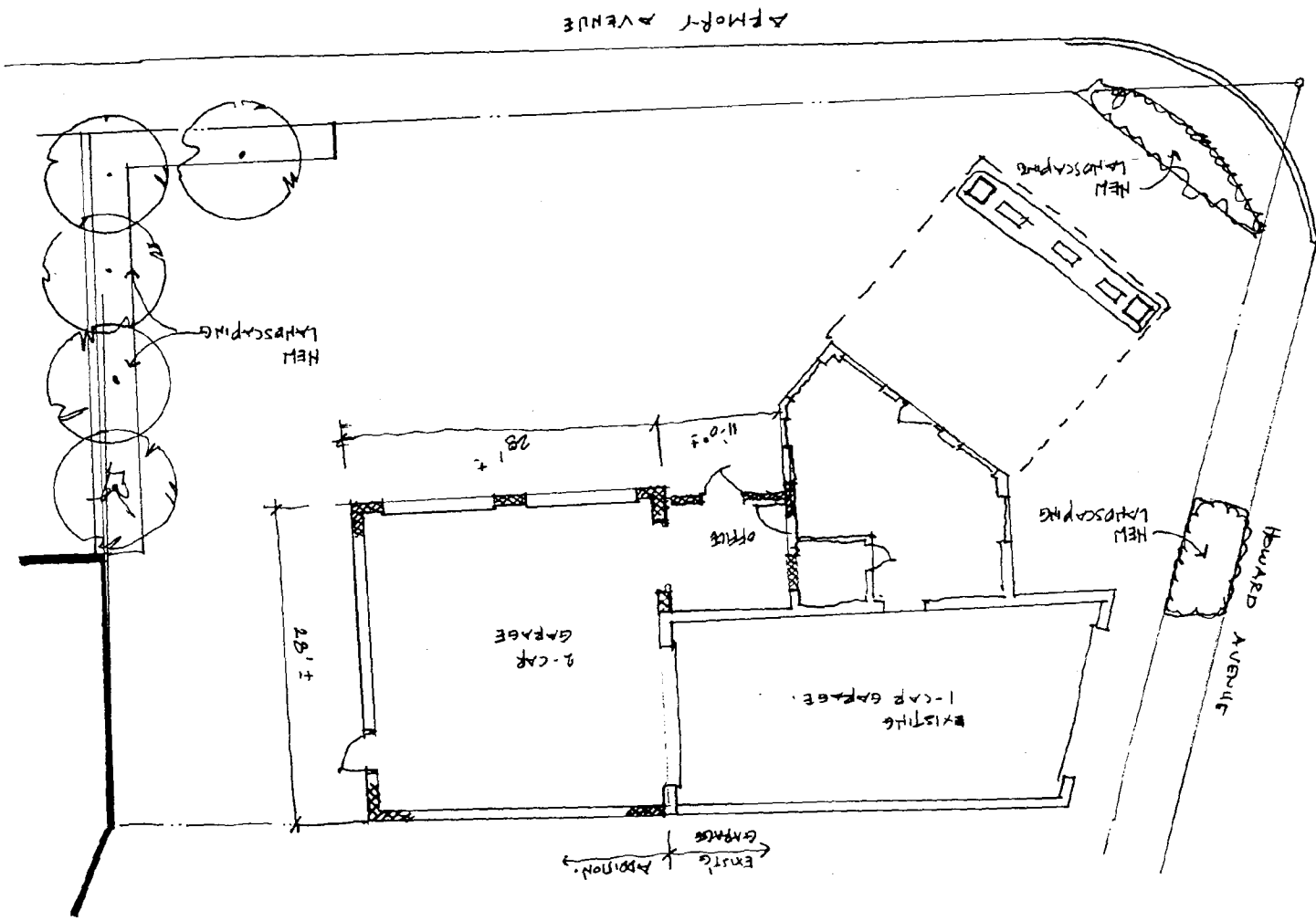


LOOKING DOWN ARMORY AVENUE



ALONG ARMORY AVENUE

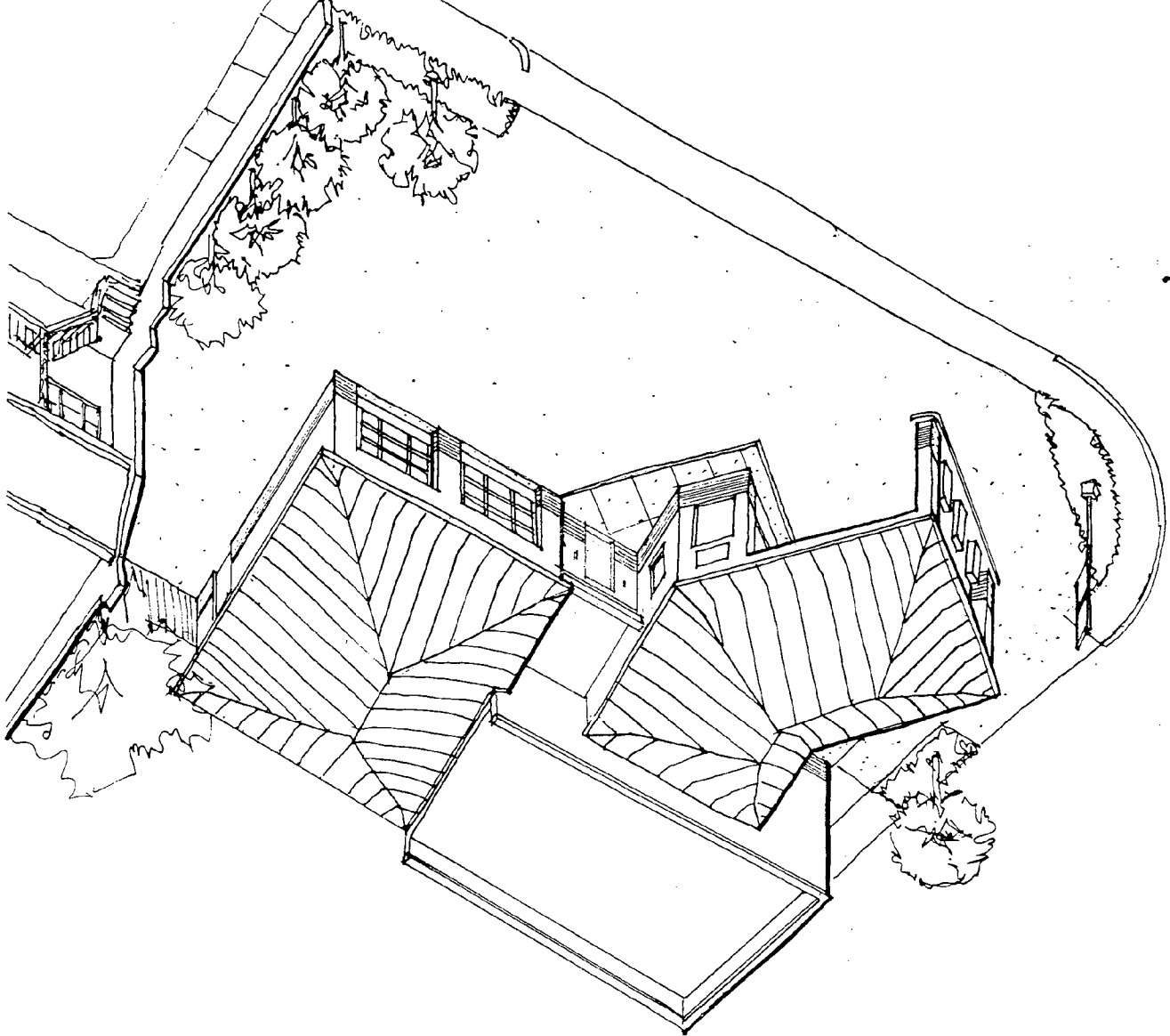




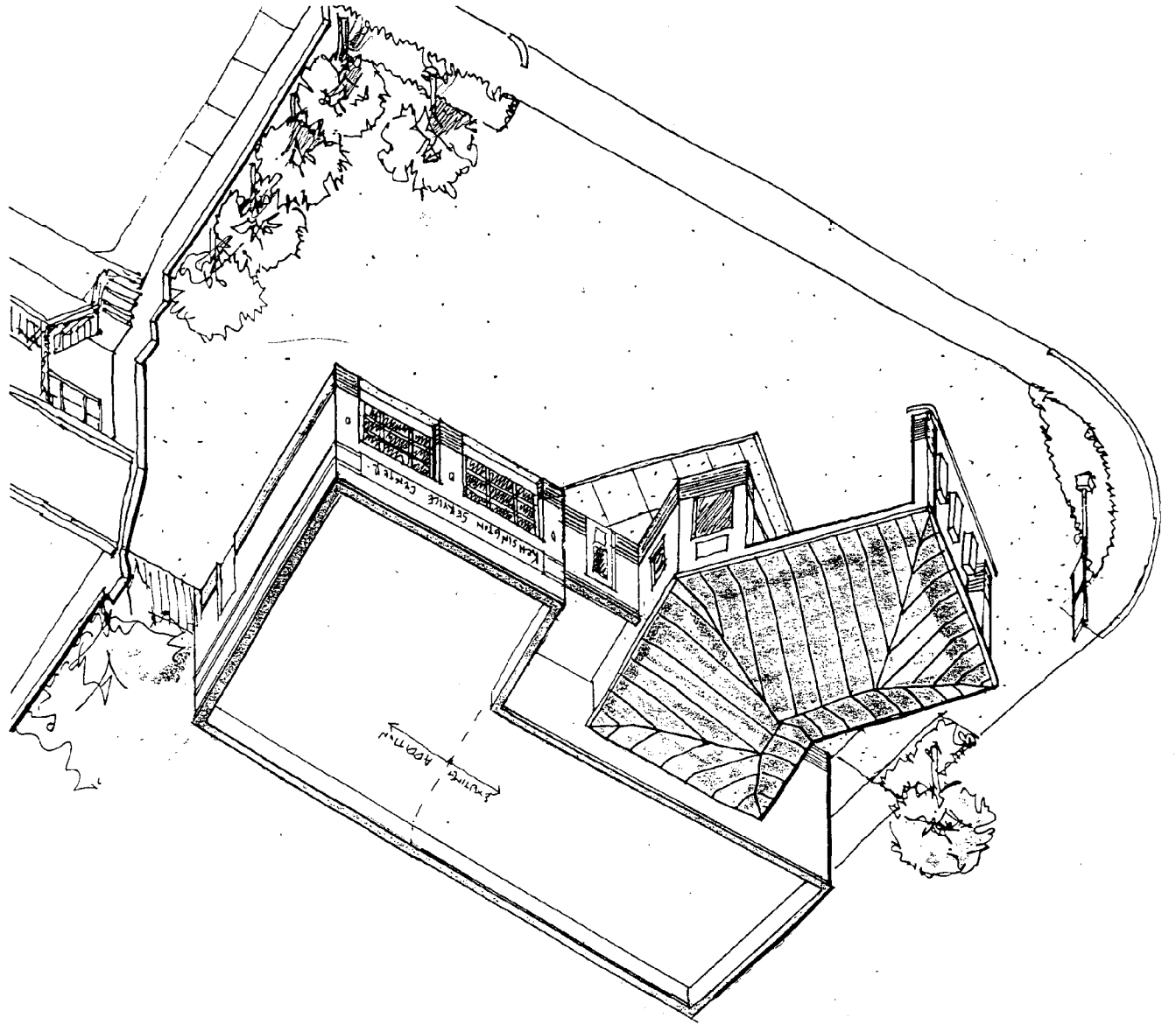
Proposed addition provided for  
 Staff review & comments

8/79 DDZ

REVISIONS SEP 04 CENTER  
4.14.98  
OPTION # 1A



KINGSTON SERVICE CENTER  
4.14.98  
OPTION #2A





Montgomery County, Maryland

Scale: 1"=10'

Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

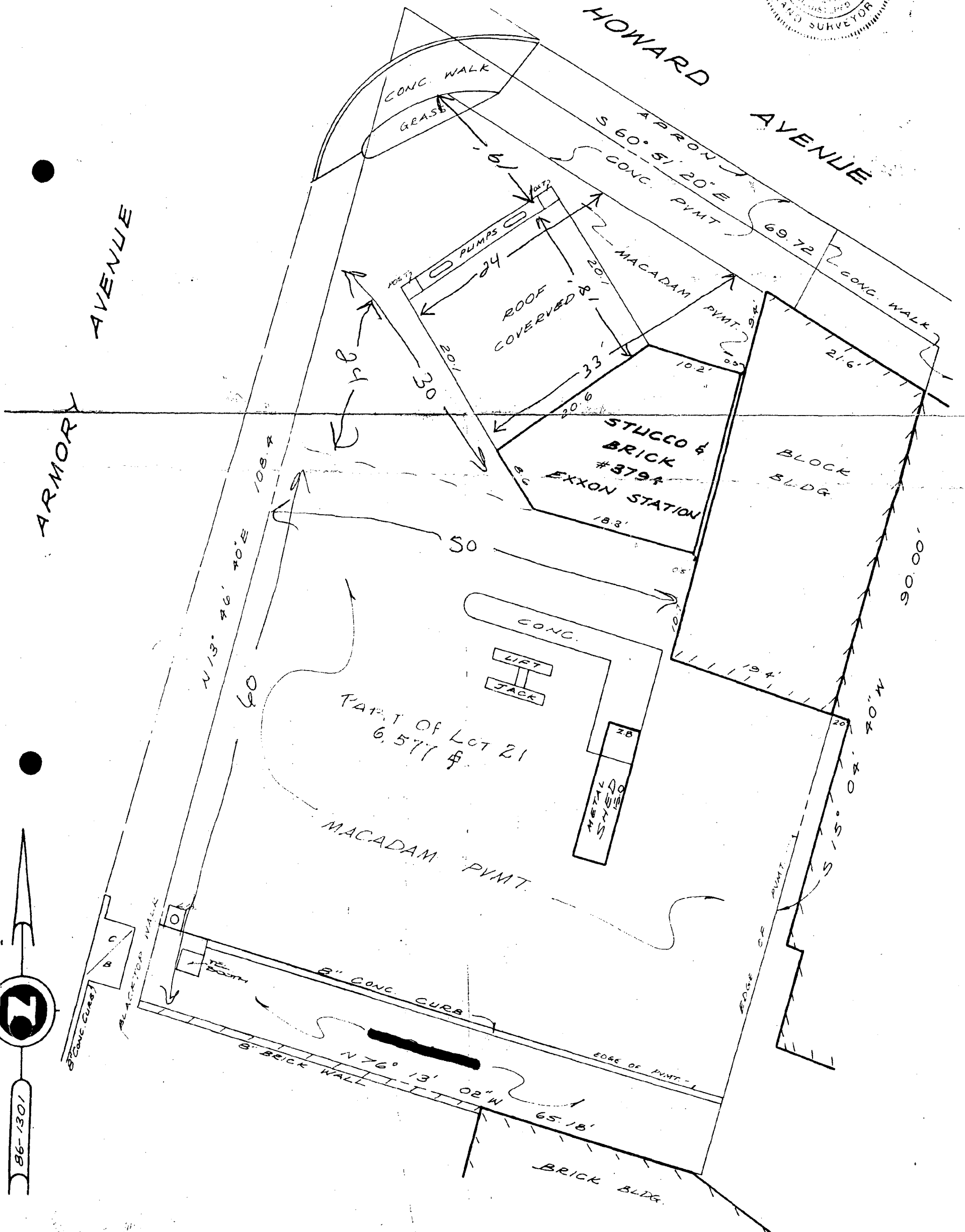
Date: May 20, 1986

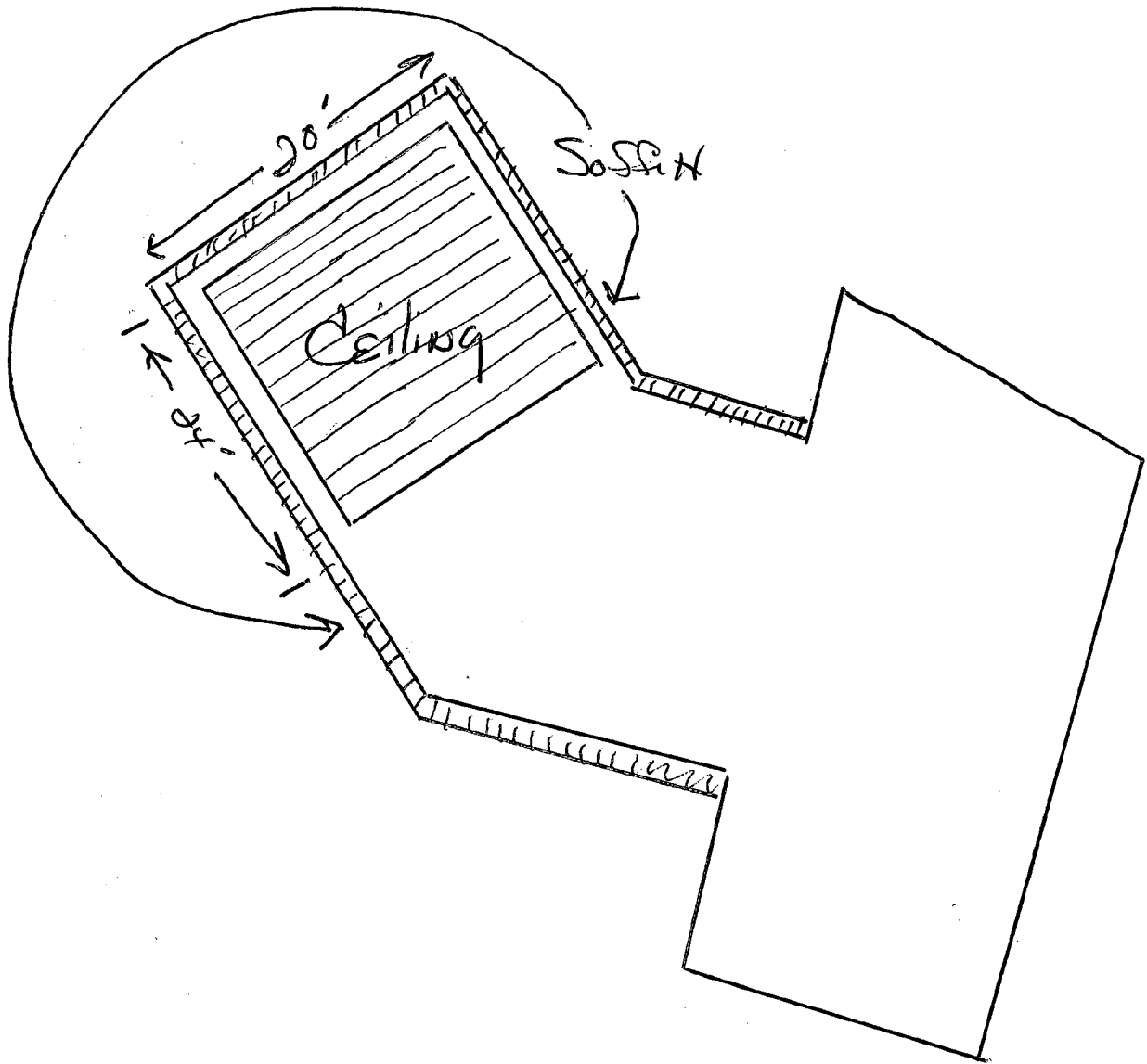
Frey, Sheehan, Stoker & Assoc., Inc.  
Land Planning Consultants  
Phone 588-3110

By *James F. Sheehan*  
James F. Sheehan  
Professional Land Surveyor  
Md. No. 3884



Plat Book 1  
Plat No. 24





1" = 1'

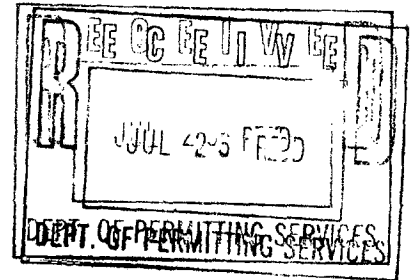
Schematic is looking up from Ground

Soffit & Ceiling ARE MADE OF VINYL

July 8<sup>th</sup>, 1999  
3794 Howard Ave  
Kens Md 20895

DEPT. OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR  
ROCKVILLE MD 20850-4166

RE: Historic work permit / KENS. Service Ctr.  
Area Retroactive



Gentlemen,

I respectfully request a retroactive work permit for work I've recently done to my Service Station on 3794 Howard Ave Kensington Md. Attached is a completed application form plus photographs and sketches that support my application.

My wife and I have owned the Service Station since 1986 and have leased the premises since 1976. So I go back 23 years at this location. As you can see on the enclosed photos I've performed the following work during the Spring 1999 to spruce up the building and attempted to do everything possible in keeping with old Kensington's look using what the town of Kensington has already done as guidance.

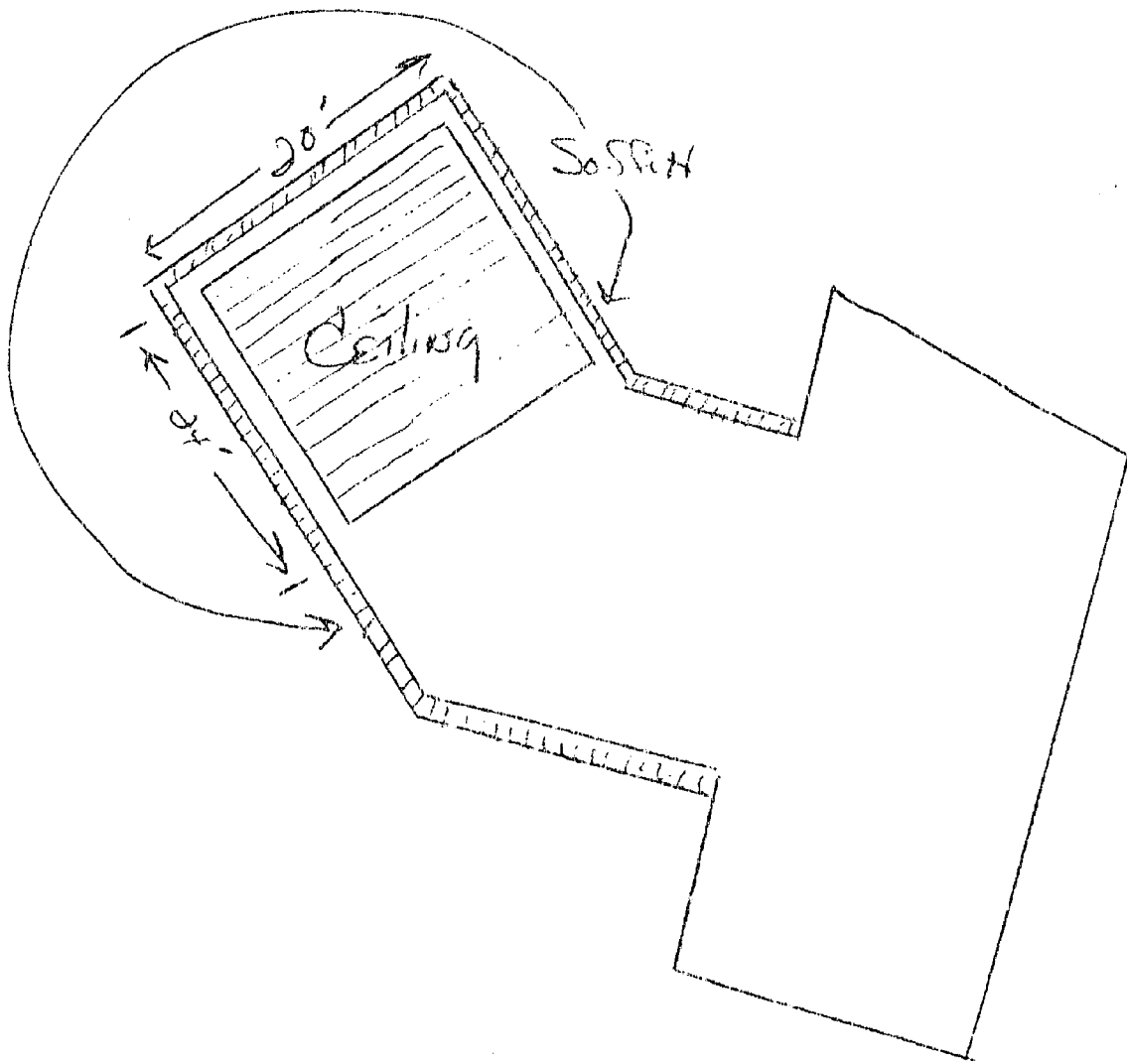
### Description of work

- 1) Repaired the roof and repainted, which was a reddish color to a green color resembling the colors used in signage by the town of Kensington.
- 2) Replaced 24 painted transom windows that was covered with 10 layers of paint both inside and out that could NOT be removed.

- 3) made various repairs to the exterior facade to fill in cracks, etc prior to painting
- 4) Removed and re-routed all electrical conduit and wiring which were attached to the exterior facade on the side and front of the building.
- 5) Attempted to repair the ceiling and soffit over the gasoline pump area with similar materials but was unable to do so. Instead I used Aluminum and vinyl which resembles wood in both areas
- 6) Replaced all gutters and down spouts to match exterior colors
- 7) At this time my intent is to replace two signs. I have commissioned an artist to design them to fit in Old Town Kensington, enclosed you will find the design I think would look very well since the station was ESSO for so many years

Had I known that a work permit was required to do this work I would have applied well ahead of when the work was done. Thank you for considering this request at this time. I am confident that I've done the repair and preservation work that needs to be done while restoring the Service Station to its original look at least that is what my neighbors & customers tell me. Your cooperation would be sincerely appreciated.

Bob On + So On

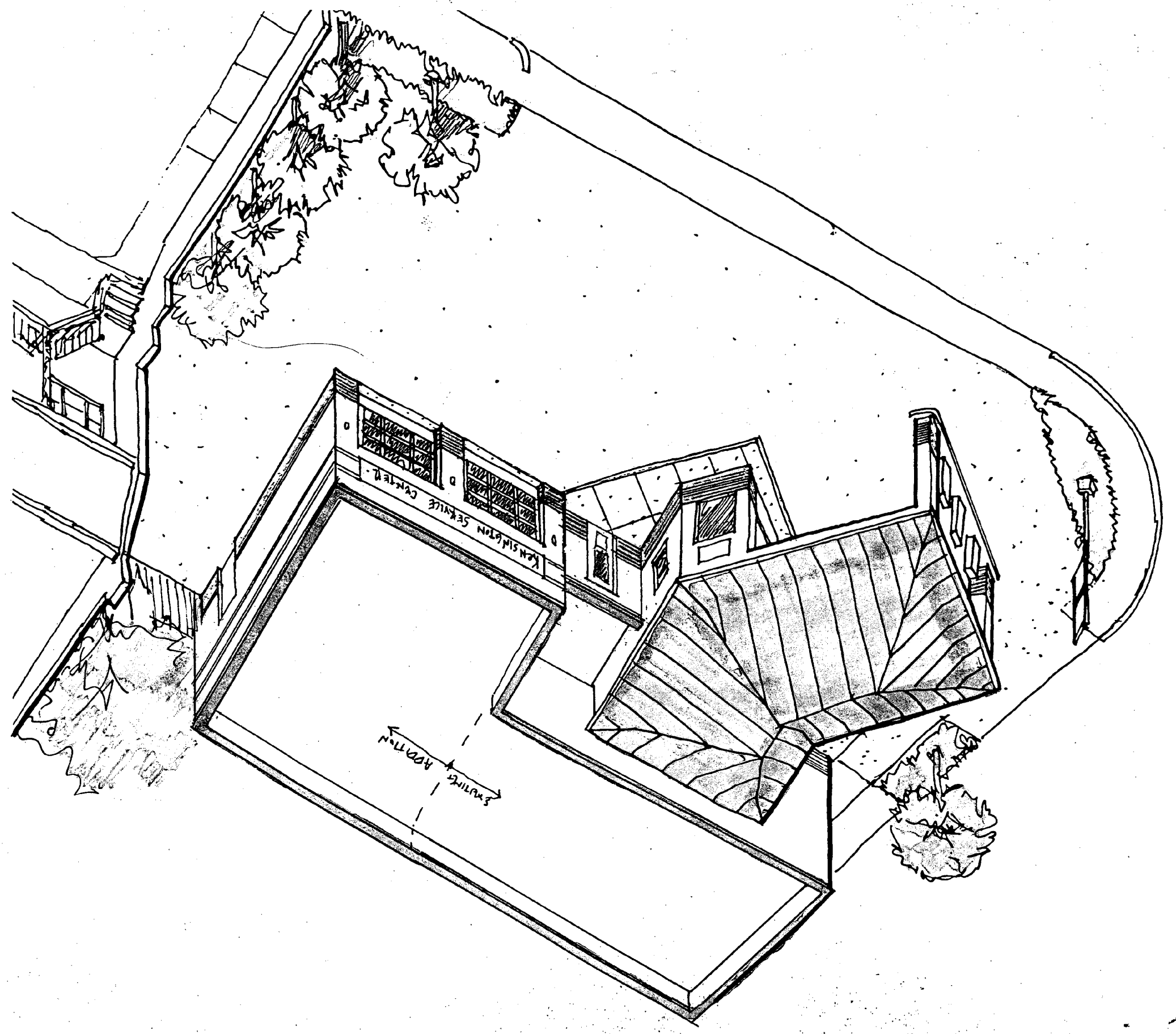


1" = 1'

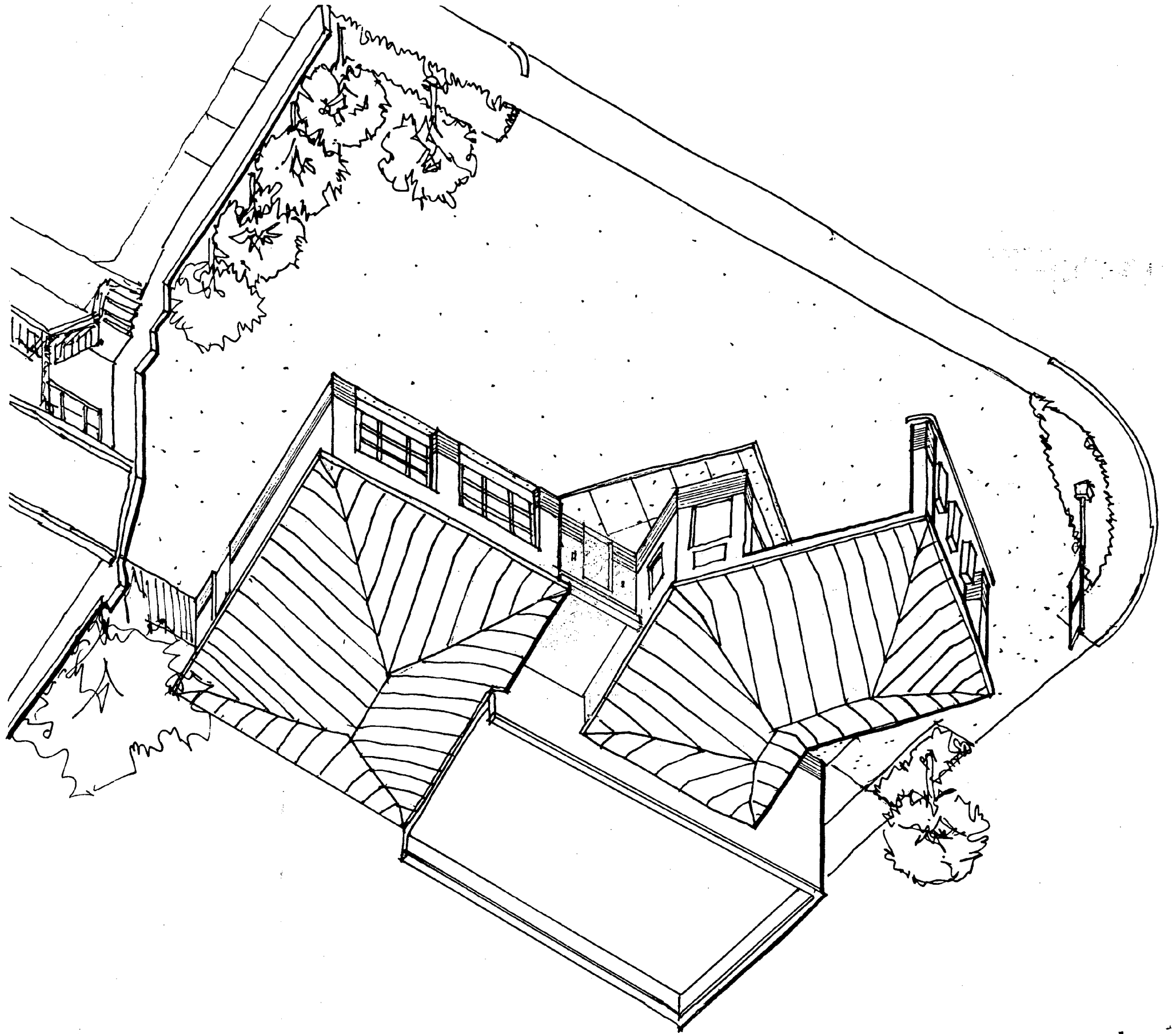
Schematic is Looking up from Ground

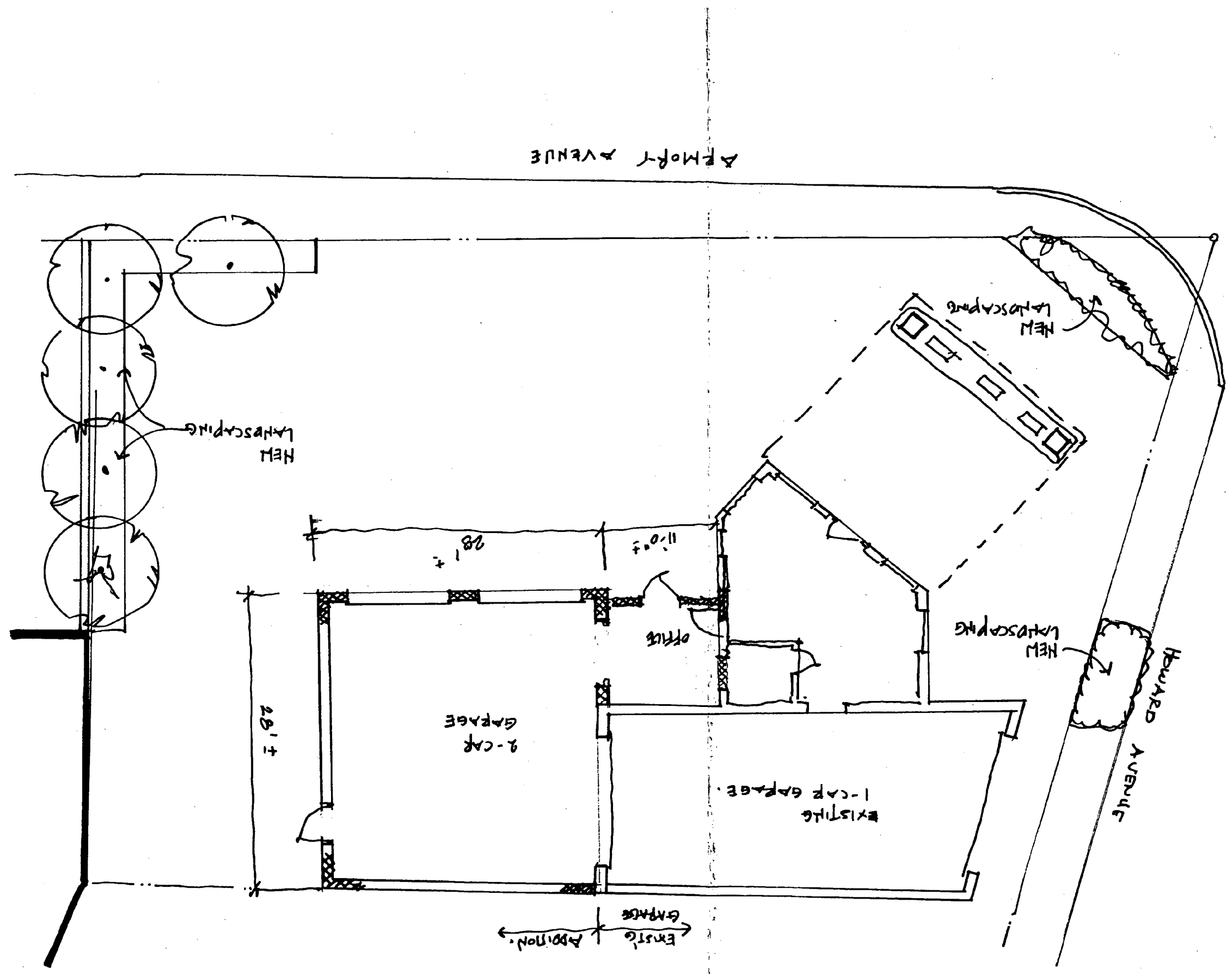
Soffit & Ceiling are made of UNGI

KENSINGTON SERVICE CENTER  
4.14.98  
OPTION #2A

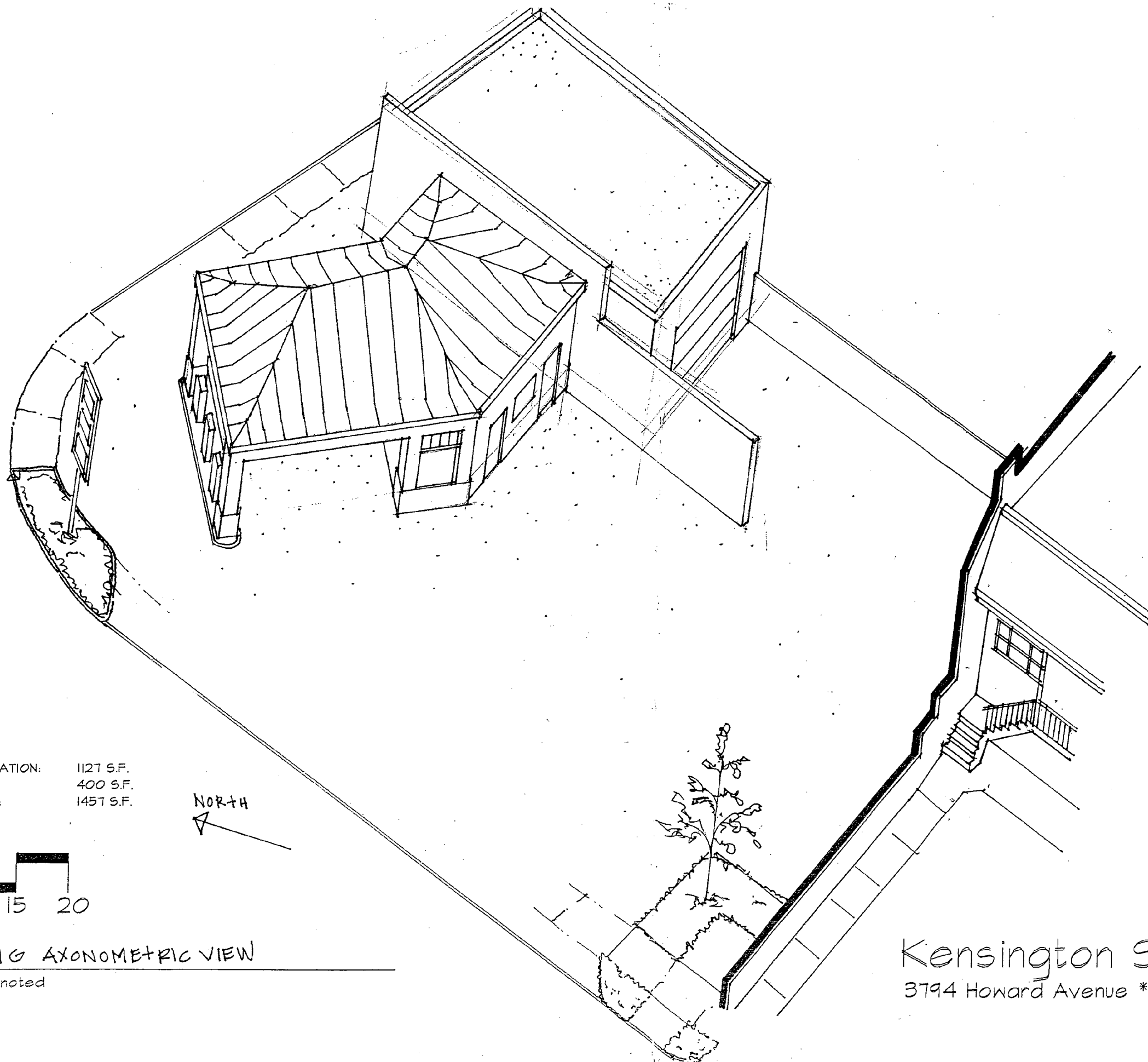


KELSIINGTON SERVICE CENTER  
4.14.98  
OPTION # 1A









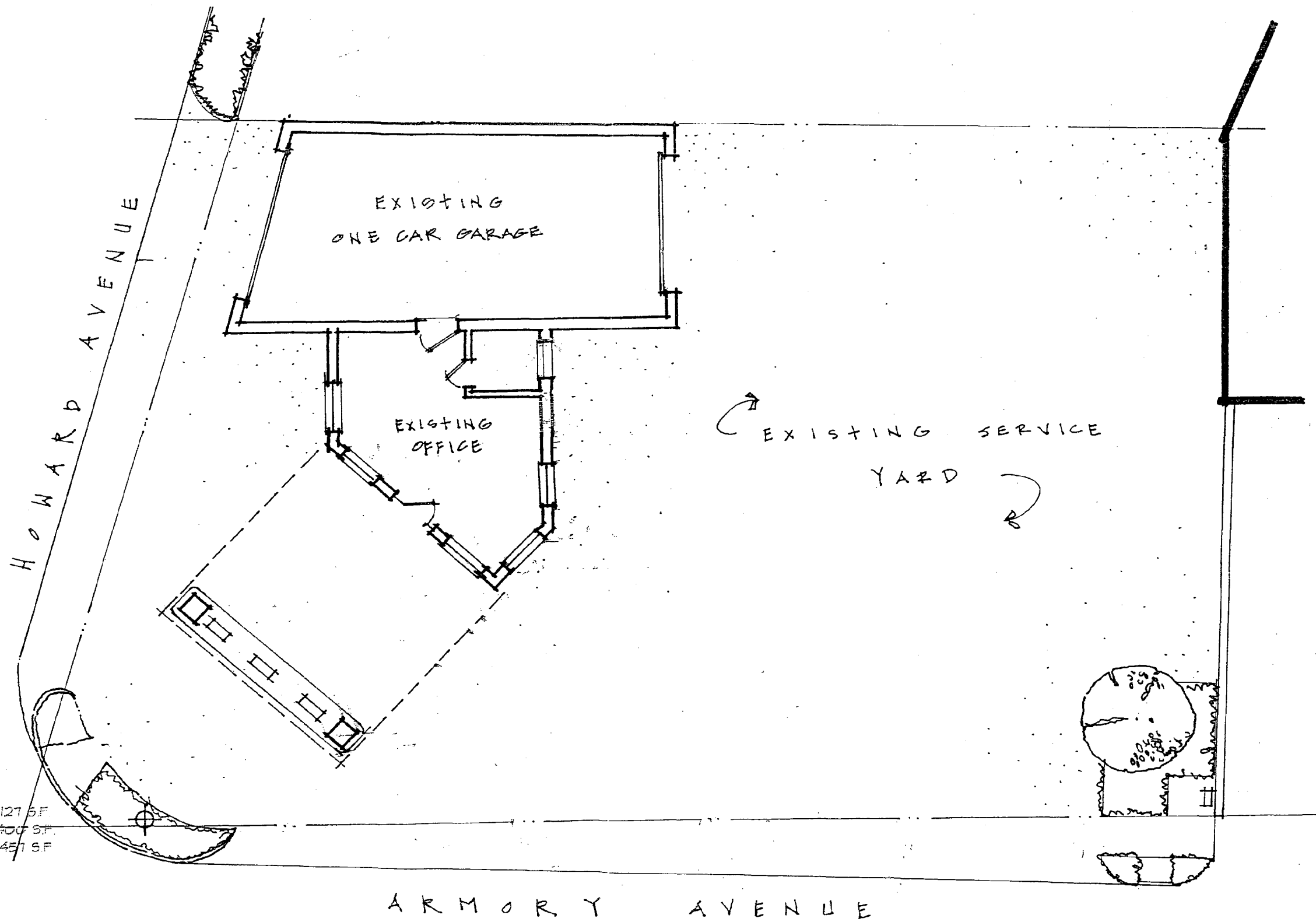
EXISTING SERVICE STATION: 1127 S.F.  
EXISTING OVERHANG: 400 S.F.  
PROPOSED ADDITION: 1457 S.F.

NORTH

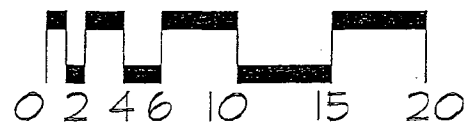


2 of 4 EXISTING AXONOMETRIC VIEW  
SCALE: as noted

Kensington Service Center  
3794 Howard Avenue \* Kensington \* MD \* 20895



EXISTING SERVICE STATION: 1127 S.F.  
EXISTING OVERHANG: 400 S.F.  
PROPOSED ADDITION: 1457 S.F.

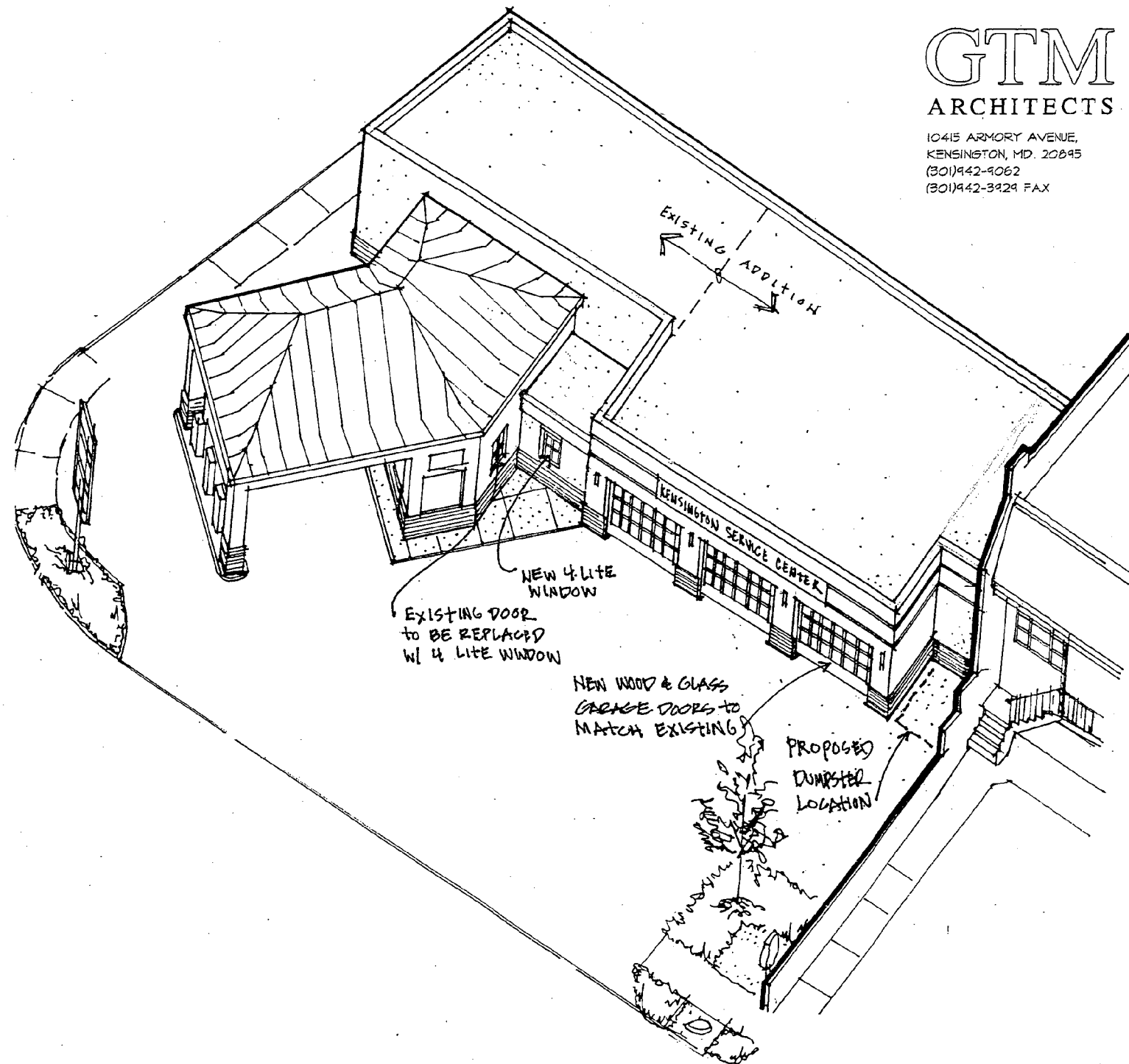


lot 4 EXISTING PLAN  
SCALE: as noted

Kensington Service Center  
3794 Howard Avenue \* Kensington \* MD \* 20895

# GTM ARCHITECTS

10415 ARMORY AVENUE,  
KENSINGTON, MD. 20895  
(301)942-4062  
(301)942-3429 FAX



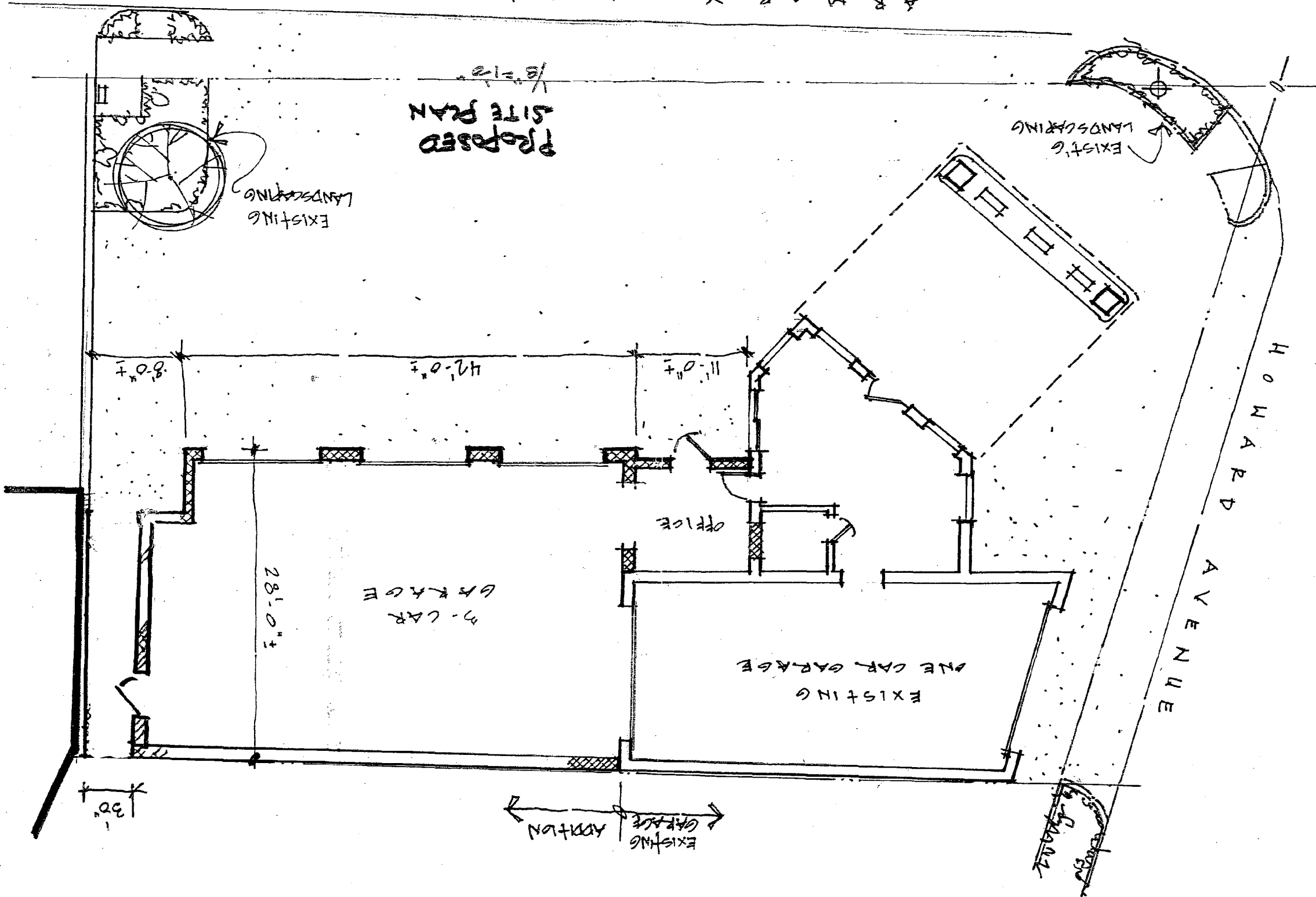
40x  
4

SCALE: as noted

EXISTING SERVICE STATION:	1127 S.F.
EXISTING OVERHANG:	400 S.F.
PROPOSED ADDITION:	1457 S.F.

Kensington Service Center  
3794 Howard Avenue \* Kensington \* MD \* 20895

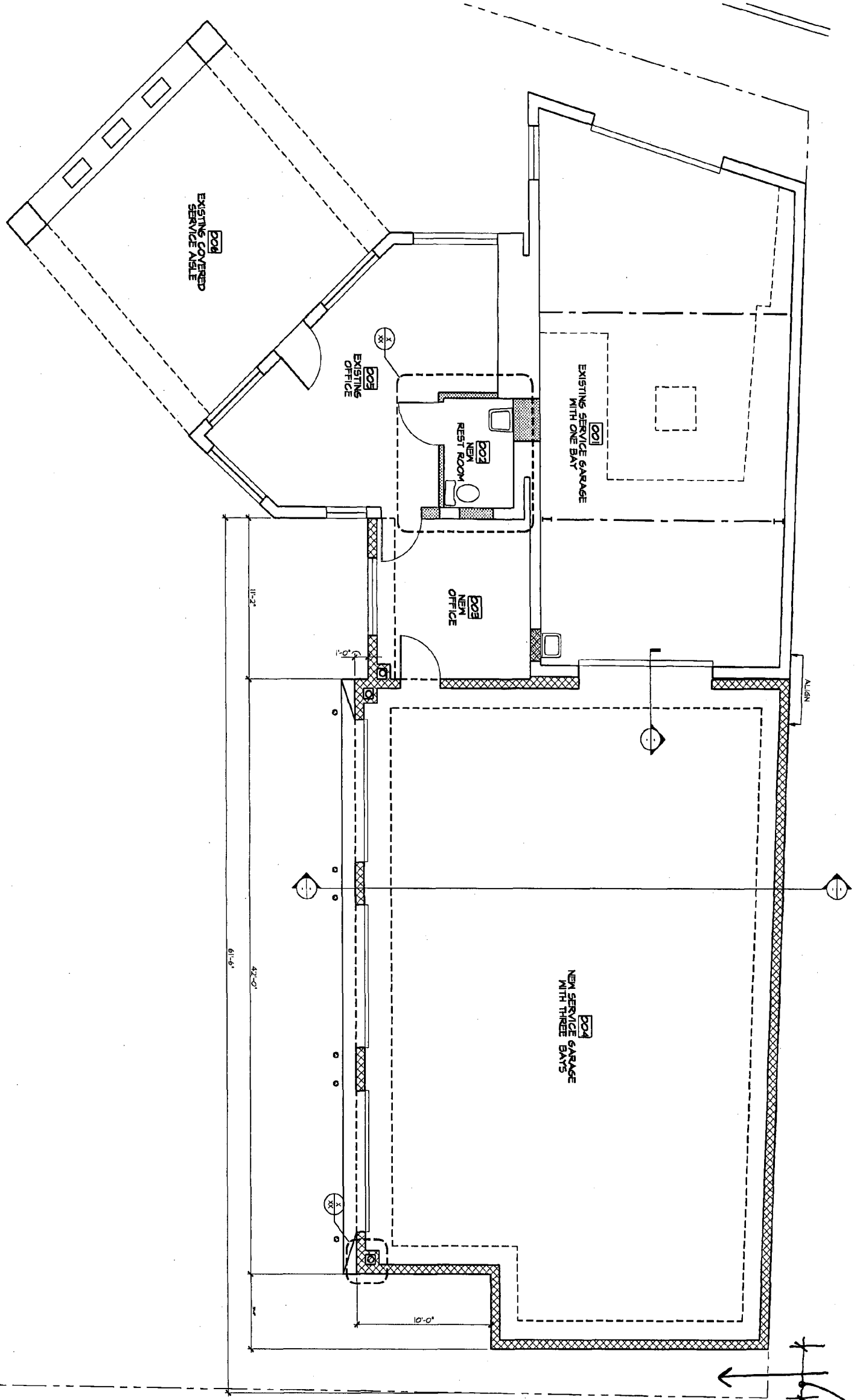
ARMORY AVENUE



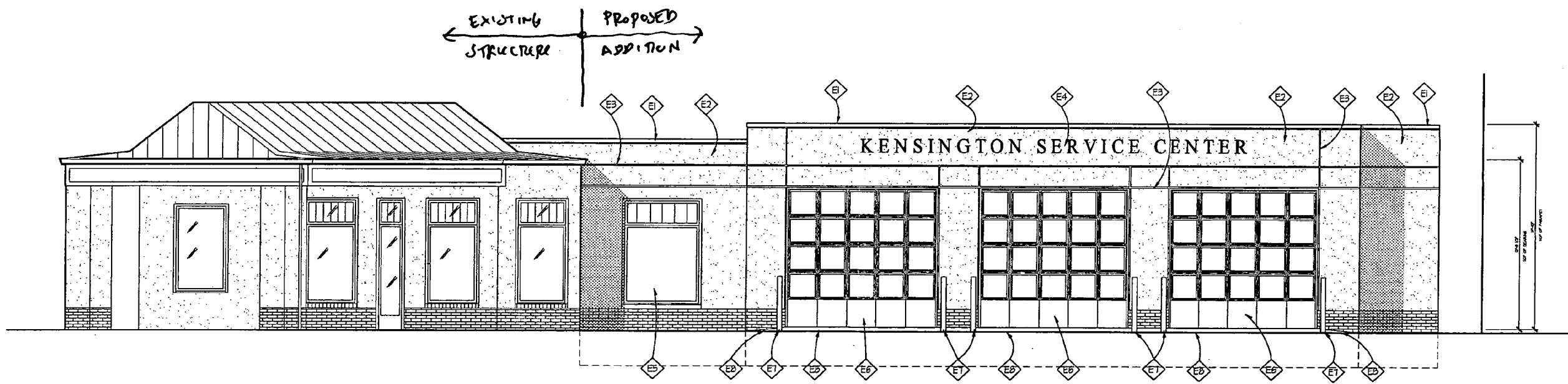
REVISIONS:

DRAWN BY:	MSM
CHECKED BY:	RL
SCALE:	AS NOTED
DATE:	
PROJECT NO.:	02.0350
DRAWING NO.:	

*PROPOSED  
3'-0" EGRESS  
EASEMENTS  
FOR ADJACENT  
PROPERTY.*



**1**  
FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
A1.1



**ARMORY AVENUE ELEVATION**  
 A2.0 SCALE: 1/4" = 1'-0"

- ELEVATION NOTES**
- E1 METAL PARAPET CAP, COLOR TO BE SELECTED
  - E2 MASONRY STUCCO SYSTEM, COLOR AND FINISH TO BE SELECTED
  - E3 STUCCO EXPANSION / CONTROL JOINT
  - E4 SIGNAGE TO BE SELECTED
  - E5 WOOD WINDOW SYSTEM TO MATCH EXISTING
  - E6 WOOD GARAGE DOOR TO MATCH EXISTING
  - E7 40" HIGH CONCRETE FILLED METAL BOLLARD
  - E8 CONCRETE APRON
  - E9 BRICK VENEER TO MATCH EXISTING; ALIGN FACE OF BRICK WITH FACE OF STUCCO

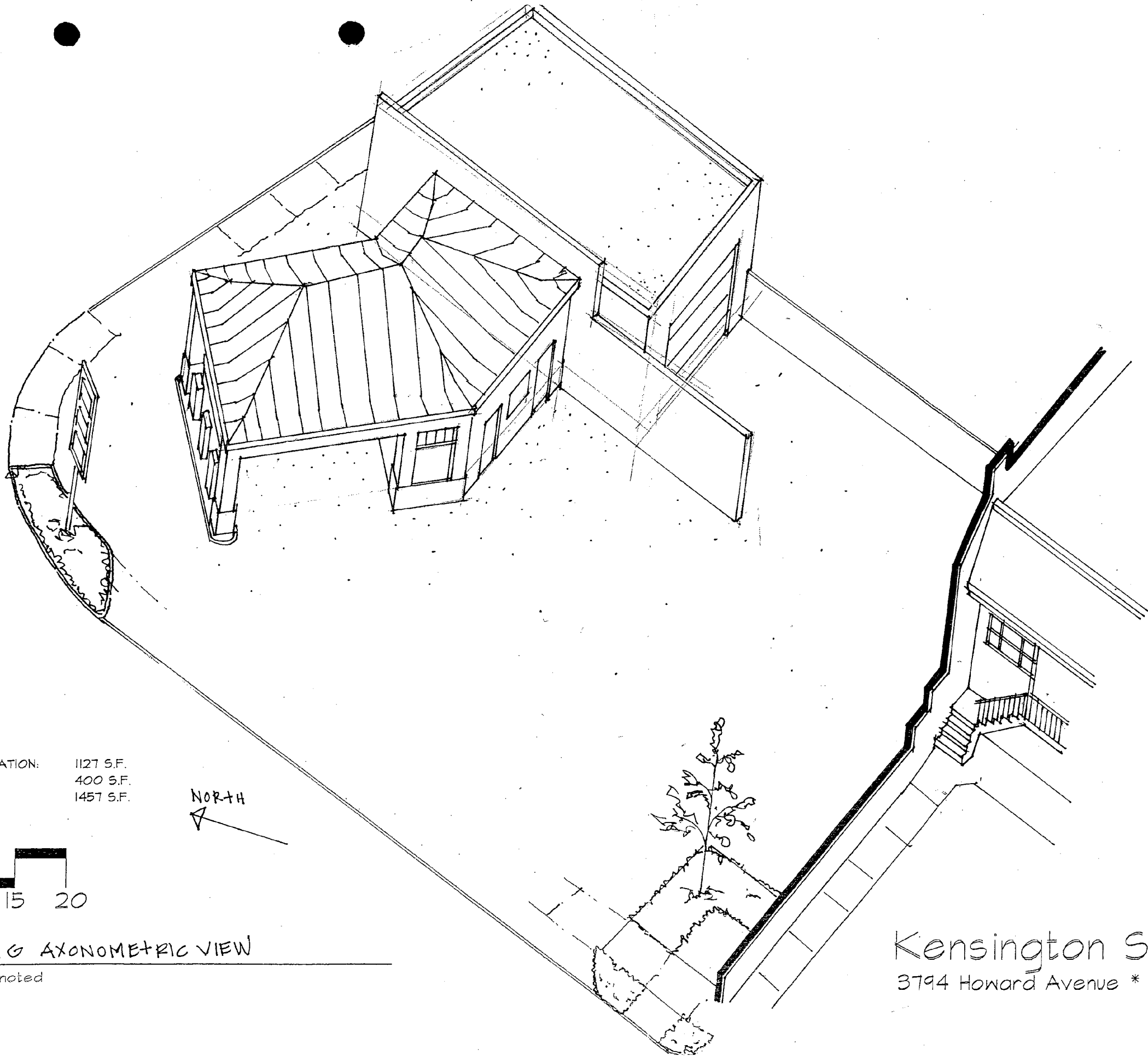
REVISIONS:

SEAL

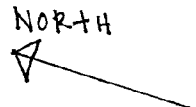
DRAWN BY: MSW  
 CHECKED BY: RL  
 SCALE: AS NOTED  
 DATE:  
 PROJECT NO. 97.0187  
 DRAWING NO.

**A2.0**

PRELIMINARY

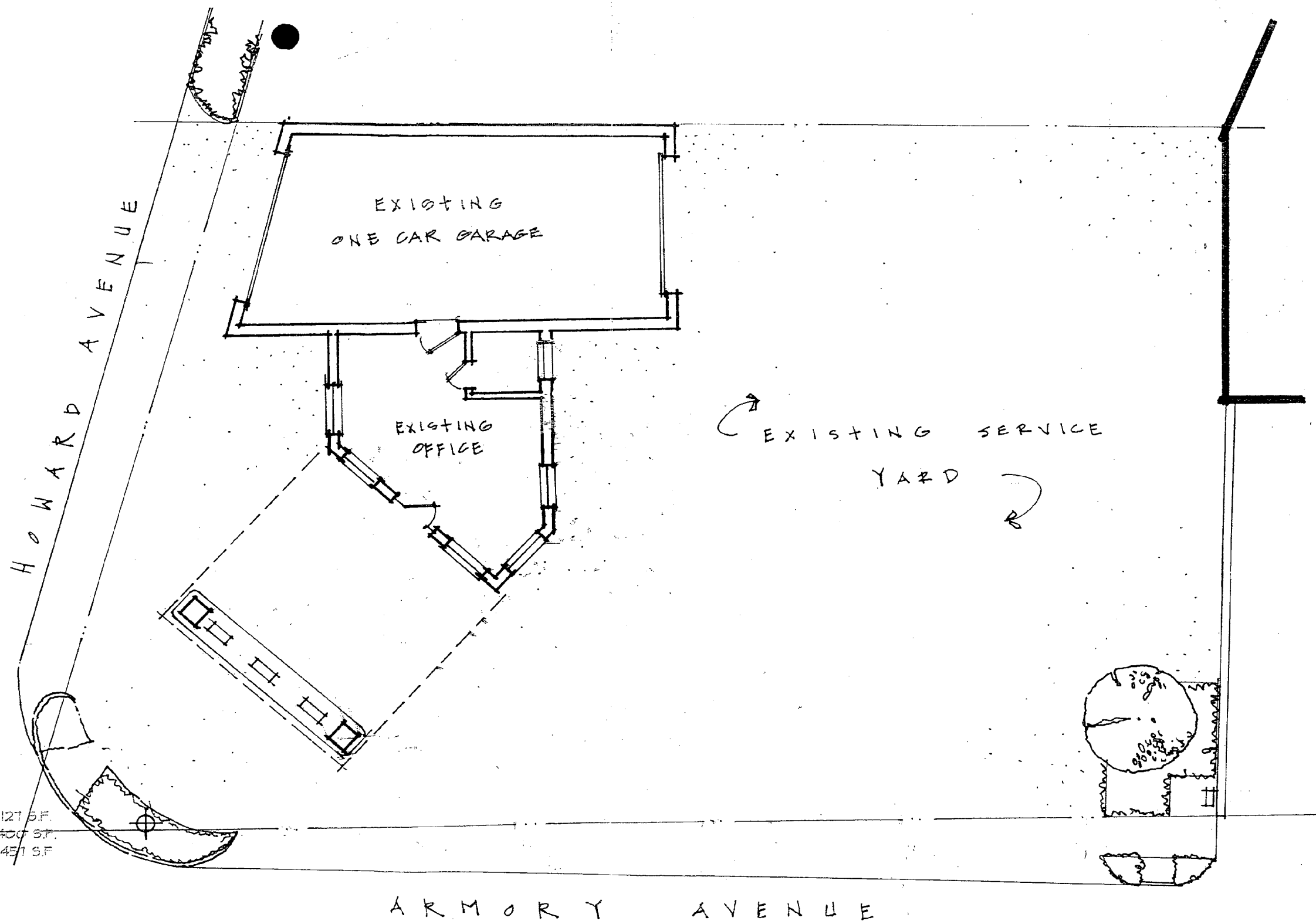


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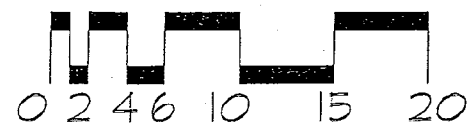


2 of 4 EXISTING AXONOMETRIC VIEW  
SCALE: as noted

Kensington Service Center  
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EXISTING SERVICE STATION: 1127 SF.  
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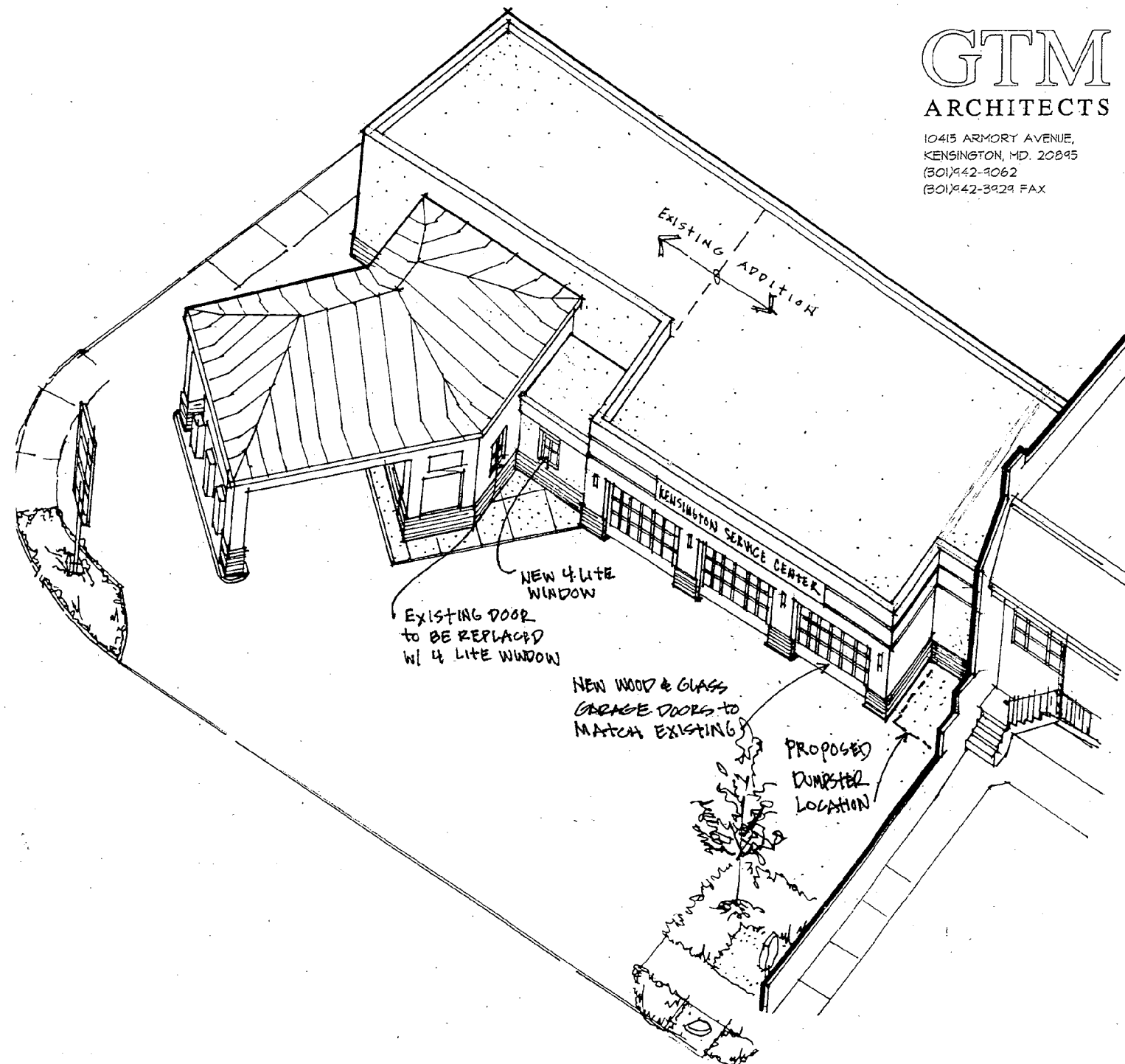
lot 4 EXISTING PLAN  
SCALE: as noted

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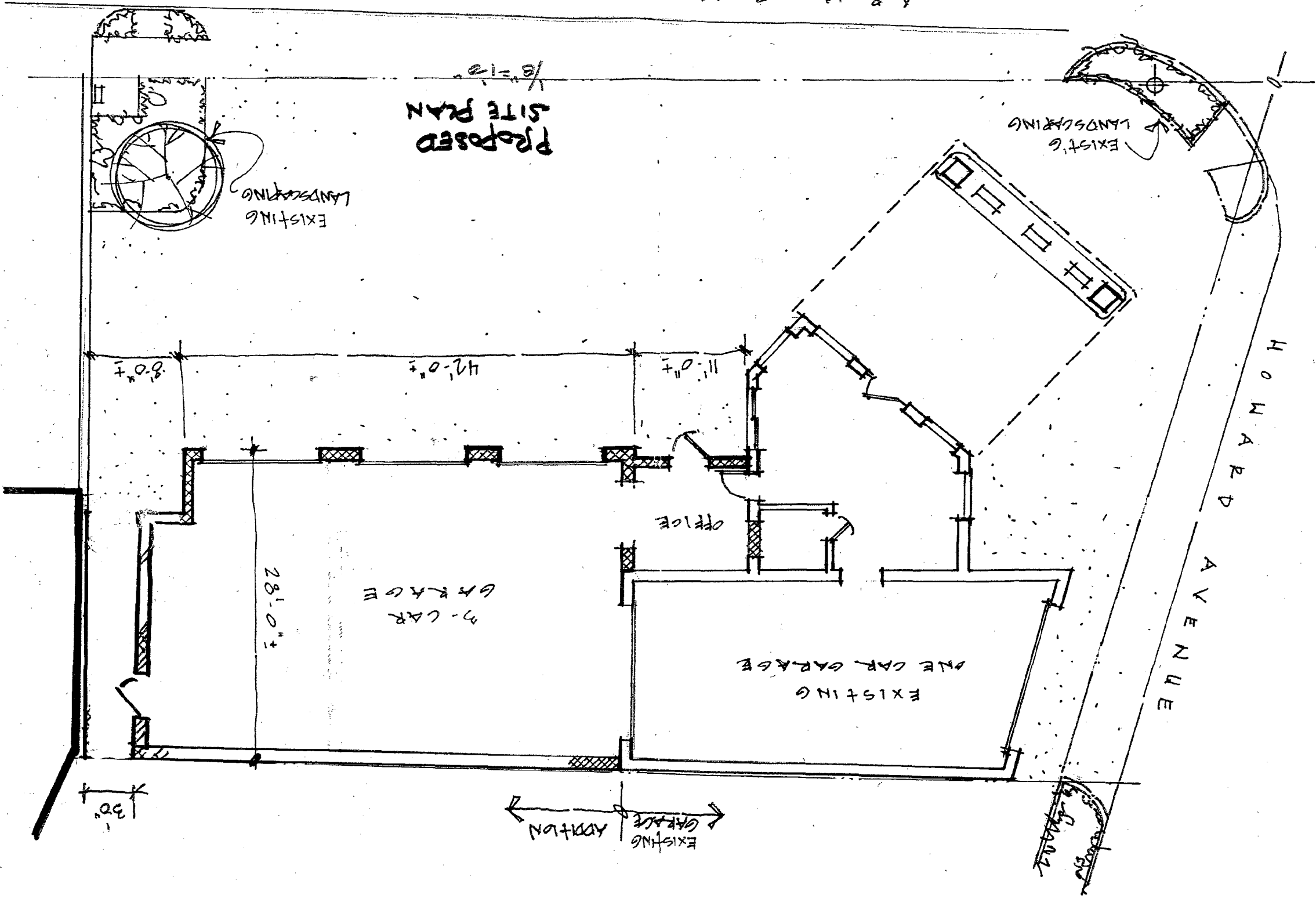
4 of 4

SCALE: as noted

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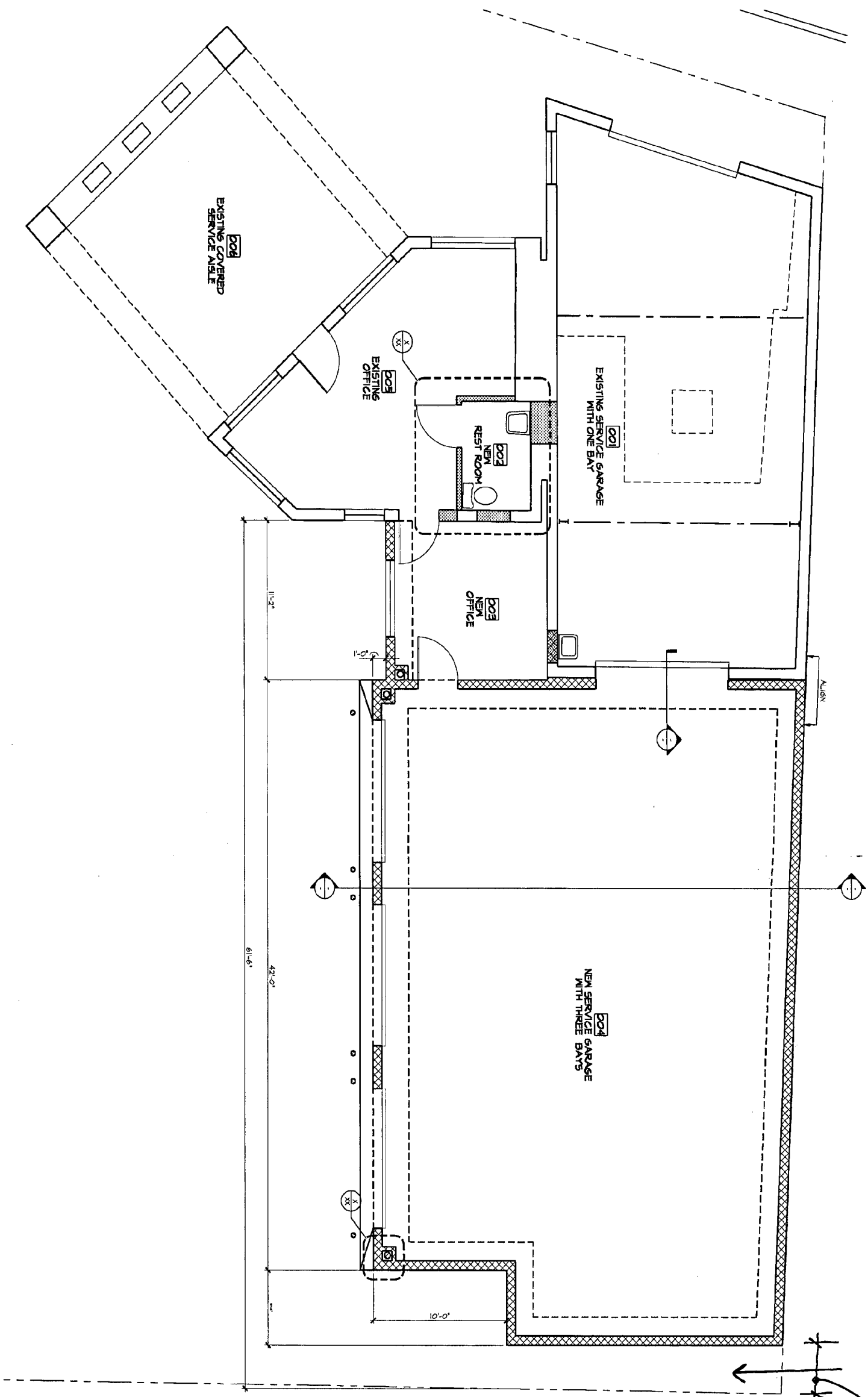
**Kensington Service Center**  
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ARMORY AVENUE



REVISIONS:	
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**FIRST FLOOR PLAN**  
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REVISIONS:

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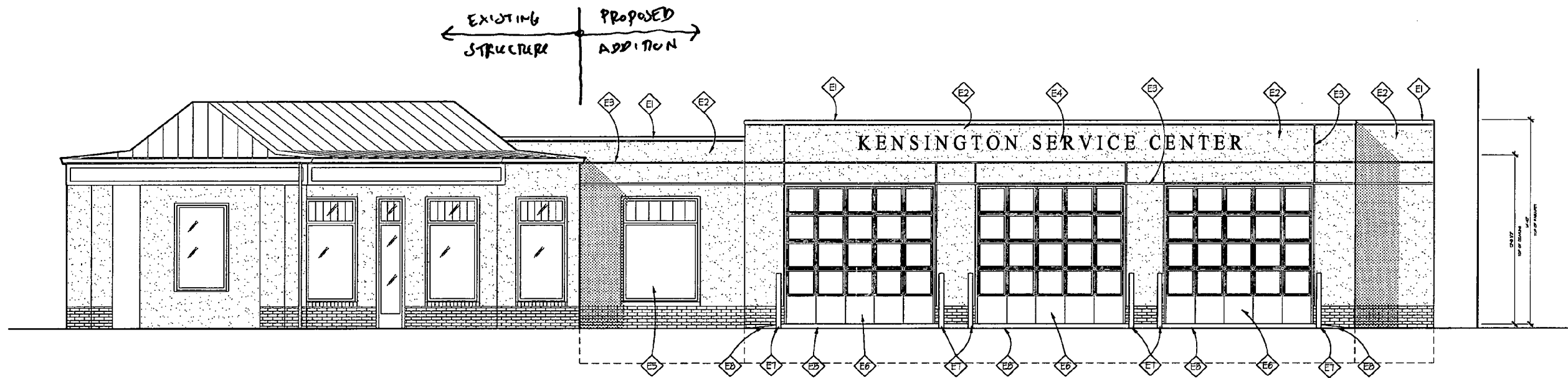
SCALE: AS NOTED

DATE:

PROJECT NO. 97.0187

DRAWING NO.

**A2.0**



**ELEVATION NOTES**

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