

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

<b>Address:</b>	10408 Montgomery Ave., Kensington	<b>Meeting Date:</b>	9/19/2018
<b>Resource:</b>	Secondary (Non-Contributing) Resource (Kensington Historic District)	<b>Report Date:</b>	9/12/2018
<b>Applicant:</b>	Jubilee Associates of MD (Joel Hurst, Agent)	<b>Public Notice:</b>	9/5/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	31/06-18L	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	New signage		

**STAFF RECOMMENDATION:**

- Approve  
 Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Secondary (Non-Contributing) Resource within the Kensington Historic District  
**STYLE:** Commercial  
**DATE:** 1975

**PROPOSAL:**

The applicants are proposing to recover the existing awnings on the south (left, as viewed from the front) and east (front) elevations of the subject building. An existing 24" x 40" hanging sign and associated light fixture at the southeast (front/left) corner of the building will also be replaced. The proposed new hanging sign will be the same size and will be made from acrylic. A new sign will be also be installed on the south elevation under the awning closest to the front of the building (leftmost awning, as viewed from the south). The proposed new sign will be a 12" x 59" acrylic sign, which will be attached to the wall via angled brackets. A total of four (4) new wall sconces will be installed, two flanking the east (front) entrance and two flanking the left (south) entrance.

**APPLICABLE GUIDELINES:****Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
6. Signs that are in conformance with all other County sign regulations

**Montgomery County Code; Chapter 24A-8**

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.  
(Ord. No. 9-4, § 1; Ord. No. 11-59.)

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) and having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standard for Rehabilitation #2*;

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: Joel@SuburbanSigns.com Contact Person: Joel Hurst  
Daytime Phone No.: 301-474-5051  
Tax Account No.: 90-0398418  
Name of Property Owner: Jubilee Associates of MD Daytime Phone No.: \_\_\_\_\_  
Address: 10408 Montgomery Ave Kensington Montgomery Ave. 20895  
Street Number City State Zip Code  
Contractor: Suburban Signs, Inc. Phone No.: 301-474-5051  
Contractor Registration No.: 16164775  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**PROPERTY IDENTIFICATION**  
House Number: 10408 Street: Montgomery Ave  
Town/City: Kensington Nearest Cross Street: Montgomery Ave + Kensington Pkwy  
Lot: 576 Block: 2 Subdivision: Kensington  
Liber: 5781 Folio: 311 Parcel: \_\_\_\_\_

**PART ONE TYPE OF PERMIT/ACTION/WORK**  
1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Stab  Rooms Addition  Porch  Deck  Shed  
 Move  Install  Whack/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Reversible  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 22,546.00  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART THREE COMPLETELY ENCLOSED RETAINING WALL**  
2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE COMPLETELY ENCLOSED 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.  
Joel Hurst Joel Hurst 8/27/2018.  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ 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 building, located in the Kensington historic district was constructed in the late 1960's. It is a 2 story ten brick masonry building with bronze colored aluminum framed street front windows.

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

Recover existing awnings with new fabric and replace small sign + light with similar to maintain overall look of existing. Update entrance sign location.

**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**

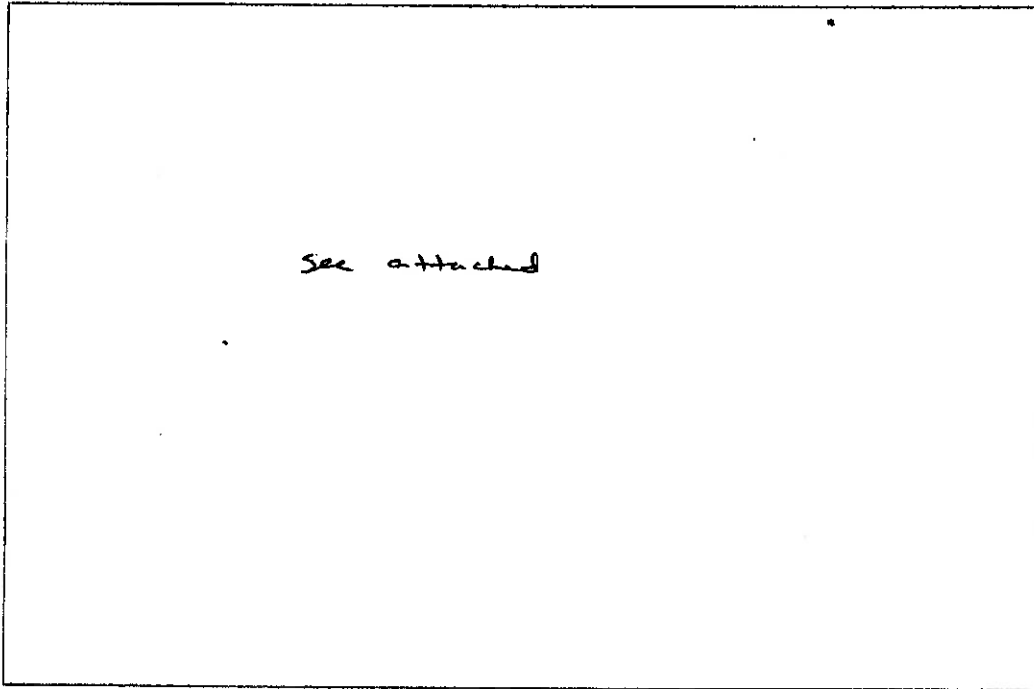
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

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.

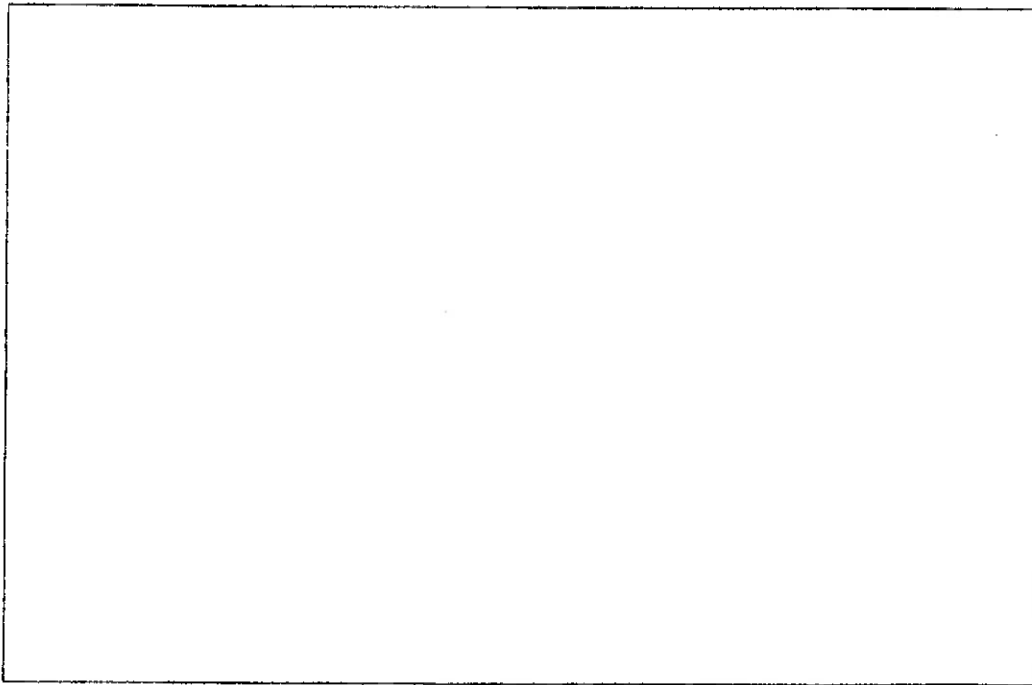
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Jubilee Associates of MD 10408 Montgomery Ave, Kensington, MD 20895	
Adjacent and confronting Property Owners mailing addresses	
Mr. and Mrs. Douglas Donatelli 10400 Montgomery Ave, Kensington, MD 20895	M + T Bank Drive Thru 10420 Montgomery Ave, Kensington, MD 20895
Kensington Natural Smiles 10405 Montgomery Ave, Kensington, MD 20895	Lively, Worch & Zamuda, P.C. 10405 Montgomery Ave, #1 Kensington, MD 20895

**Existing Property Condition Photographs (duplicate as needed)**



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



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

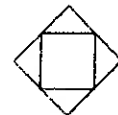
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Applicant: \_\_\_\_\_

Page: \_\_\_\_\_

Site Plan

See attached drawings.



Shade portion to indicate North

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

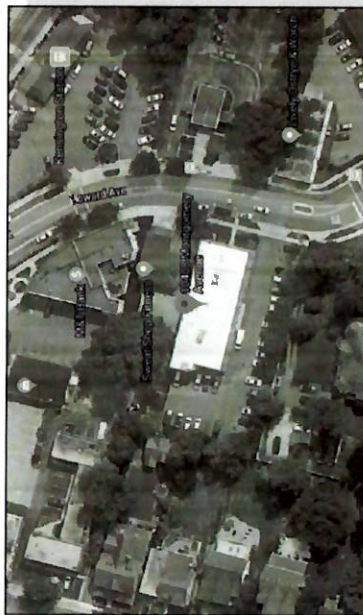
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**Jubilee Association of Maryland, Inc.**

**8-1-18**

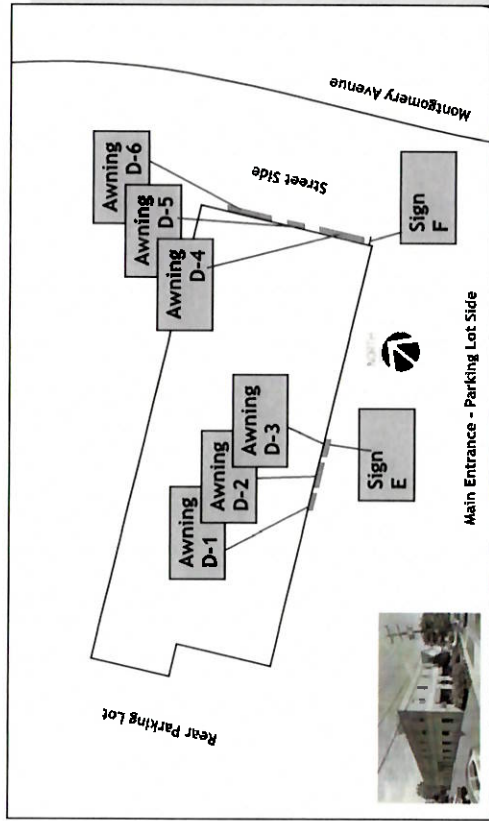


Location Map



Location Aerial View

- 6 Qty  
 Remove Old / Install New Fabric Awning Canopy On Existing Frame
- New Capri Blue Sunbrella
  - No Graphics Installed On Awnings



Sign Location Plan

**Location:**

Jubilee Association of Maryland, Inc.  
 10408 Montgomery Avenue  
 Kensington, MD 20895



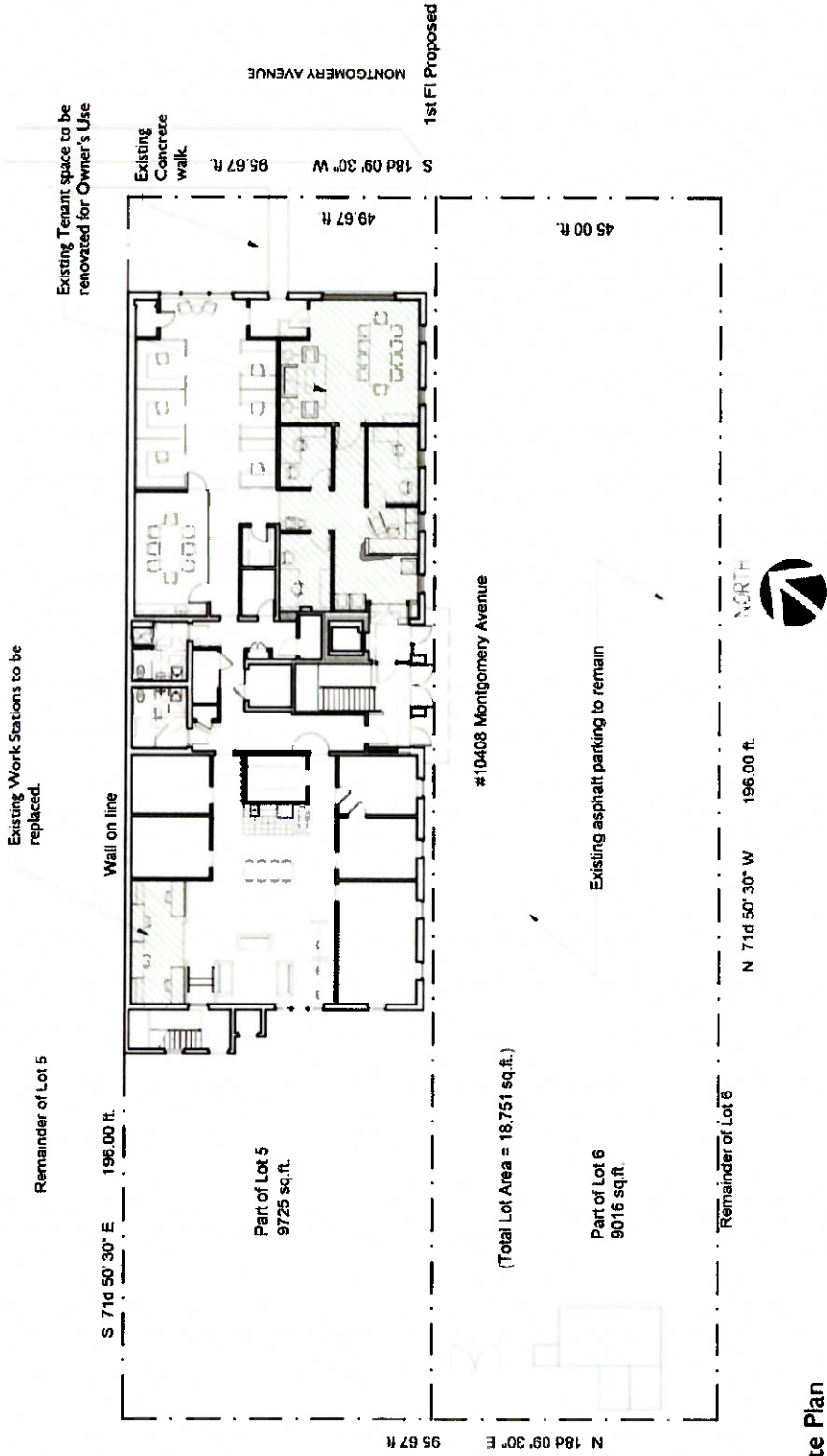
**www.SUBURBANSIGNS.com**

*Serving The Metro Washington Area Since 1949*

**Contact Us:**  
 Ph. 301.474.5051  
 Sales@SuburbanSigns.com

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**Site Plan**

Scale: 1" = 20'



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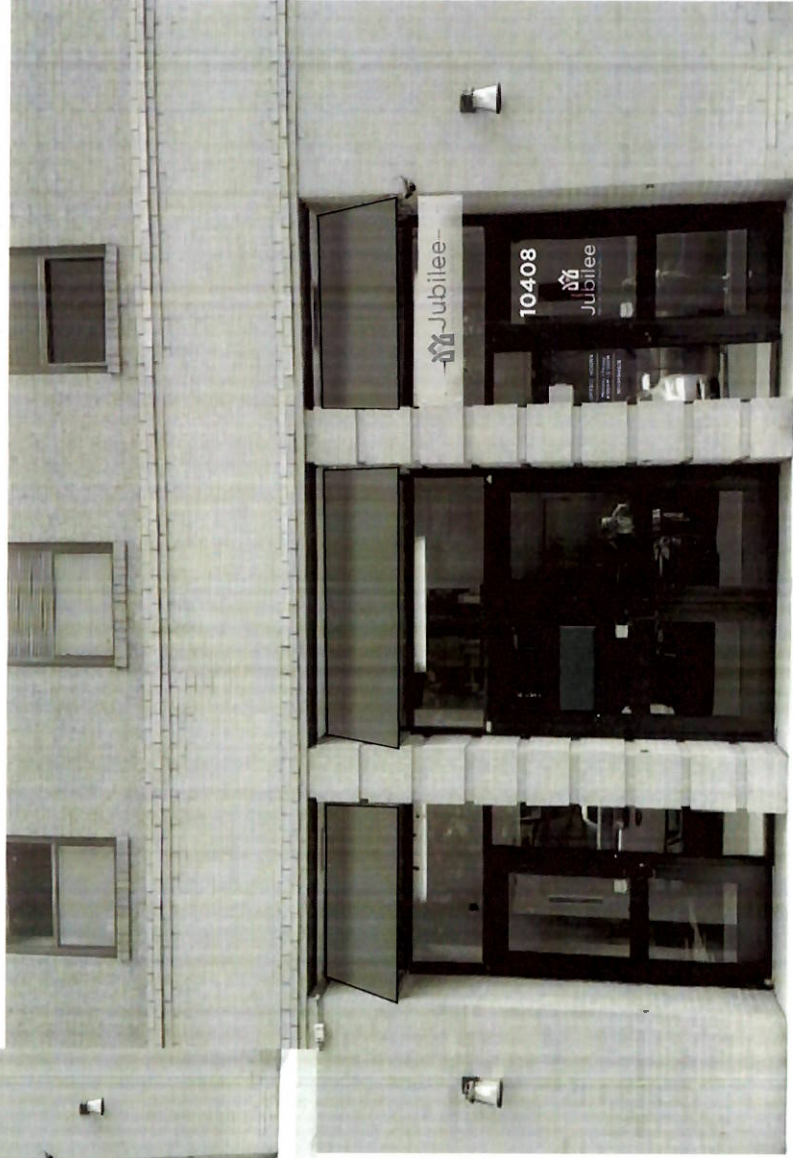
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Jubilee - [ D. ] Recover Existing Awnings with Sunbrella Capri Blue at Main Entrance  
- Parking Lot Side

6-20-18



Existing



Recover Existing Awnings



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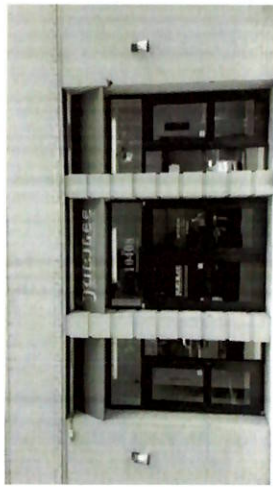
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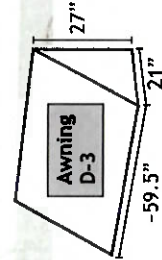
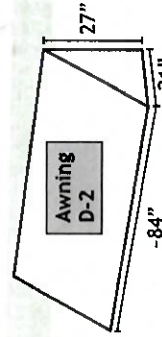
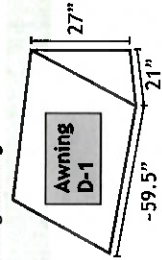
**Jubilee - [ D. ] Recover Existing Awnings with Sunbrella Capri Blue at Main Entrance  
- Parking Lot Side**



EXISTING



Recover Existing Awnings



Main Entrance - Parking Lot Side

8-27-2018



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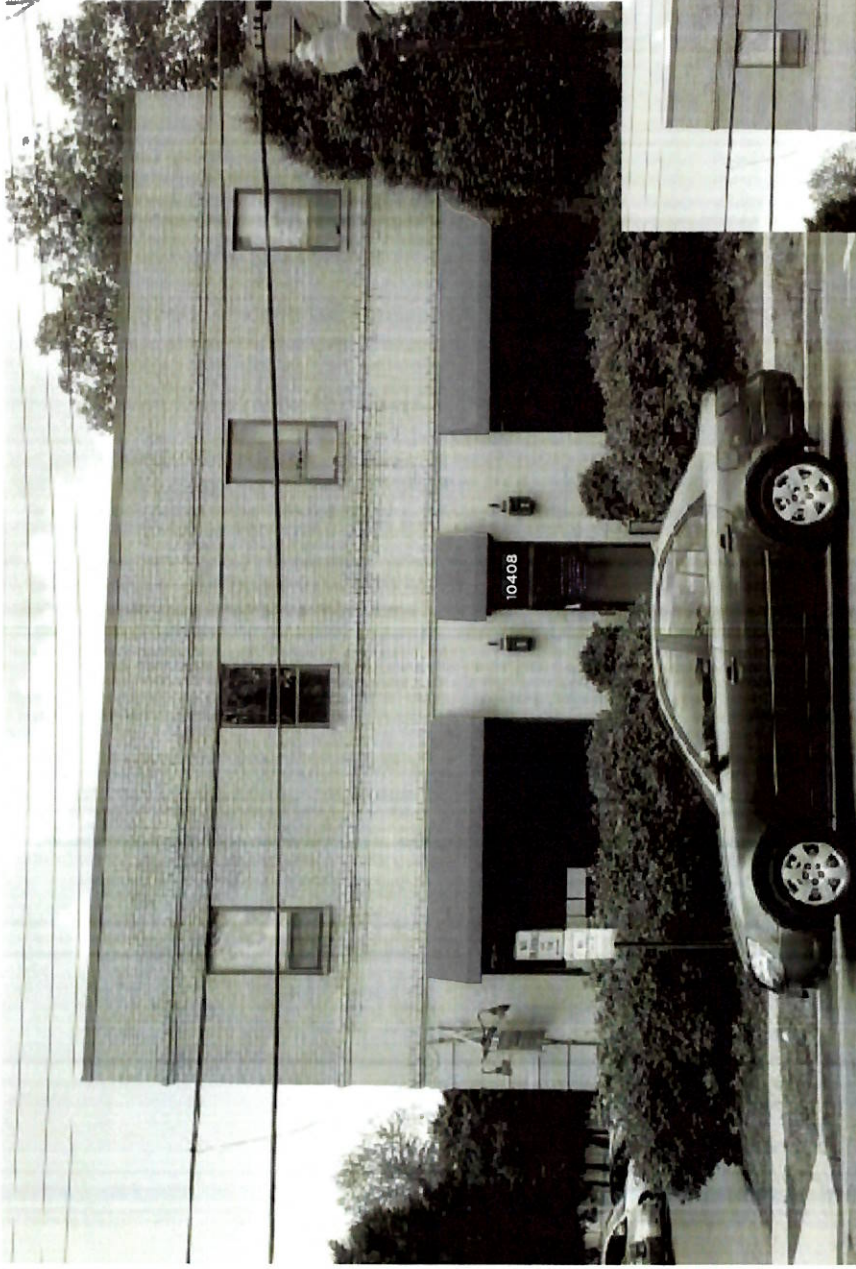
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**Jubilee - [ D. ] Recover Existing Awnings with Sunbrella Capri Blue - Street Side**

**8-27-2018**



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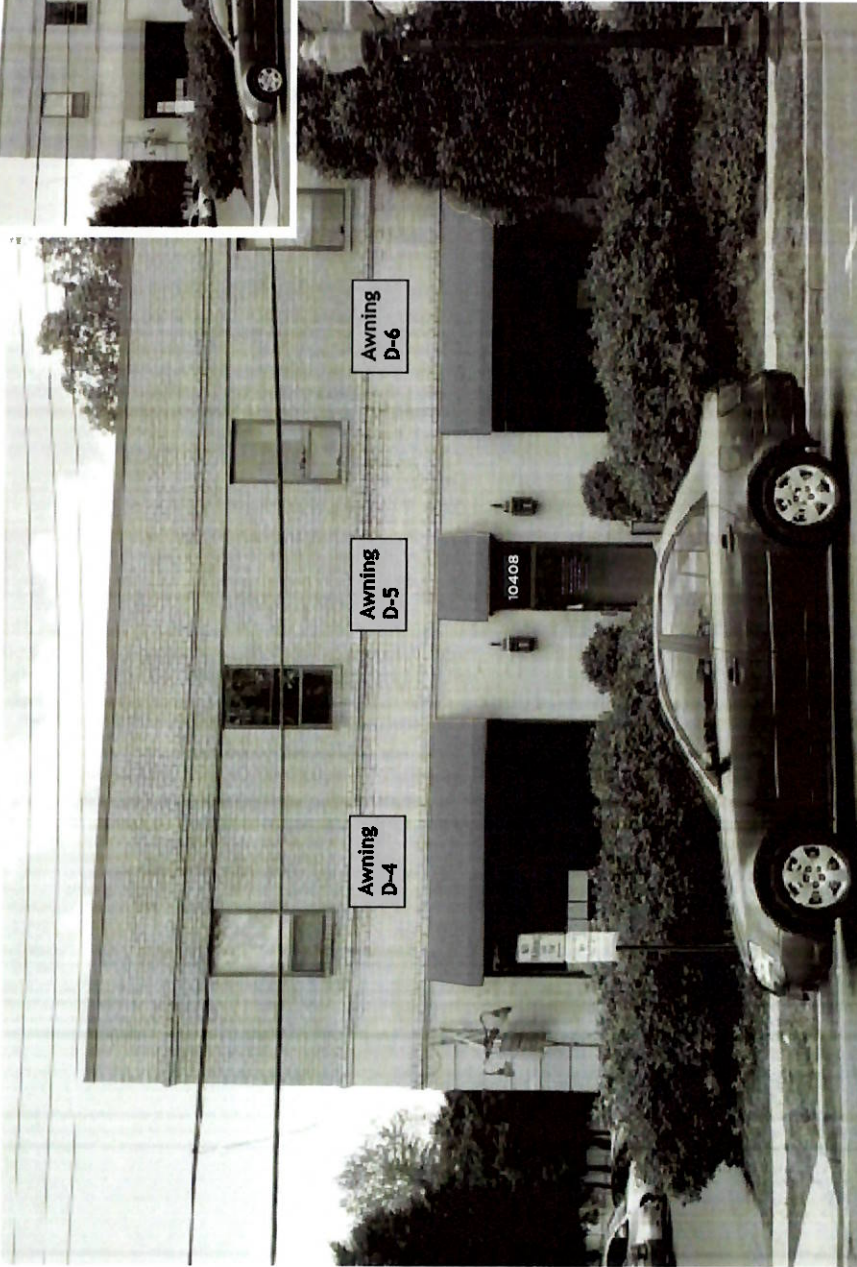
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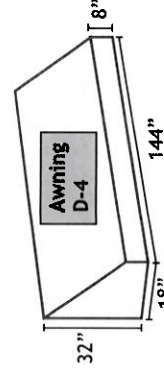
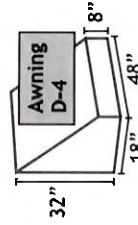
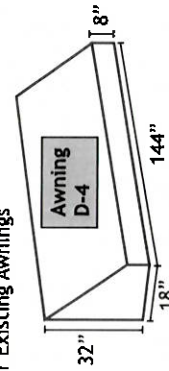
**Jubilee - [ D. ] Recover Existing Awnings with Sunbrella Capri Blue  
- Street Side**



Existing



Recover Existing Awnings



Street Side - Montgomery Avenue

8-27-2018



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Jubilee - [ E. ] - Acrylic Sign Under Awning

8-1-18

- [ E. ] - Sign Under Awning above right door, Etched Acrylic with graphics on 1st Surface  
 [ Attached to the wall with angle brackets with decorative caps at each end ]  
 12" x 59" Sign to mark New Main Entrance , Previously on Center Awning



Existing

Sign  
E



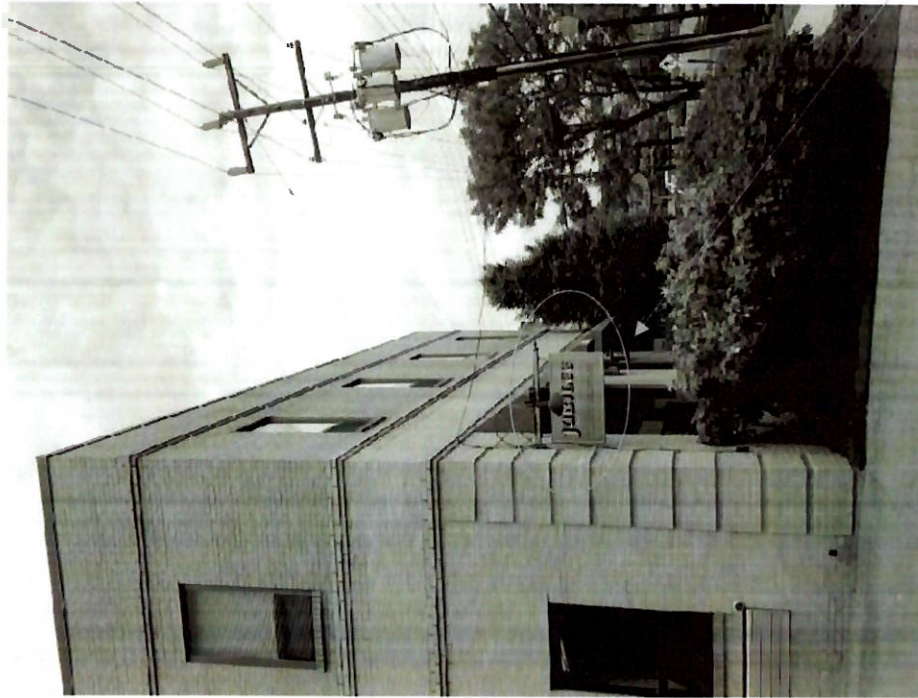
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Jubilee - [ F.] Exterior - Custom Acrylic Sign Doublesided with Custom Bracket having custom lighting 8-1-18  
 - Replacing Existing Sign with exact size sign 24" x 40 " panel



Sign  
F



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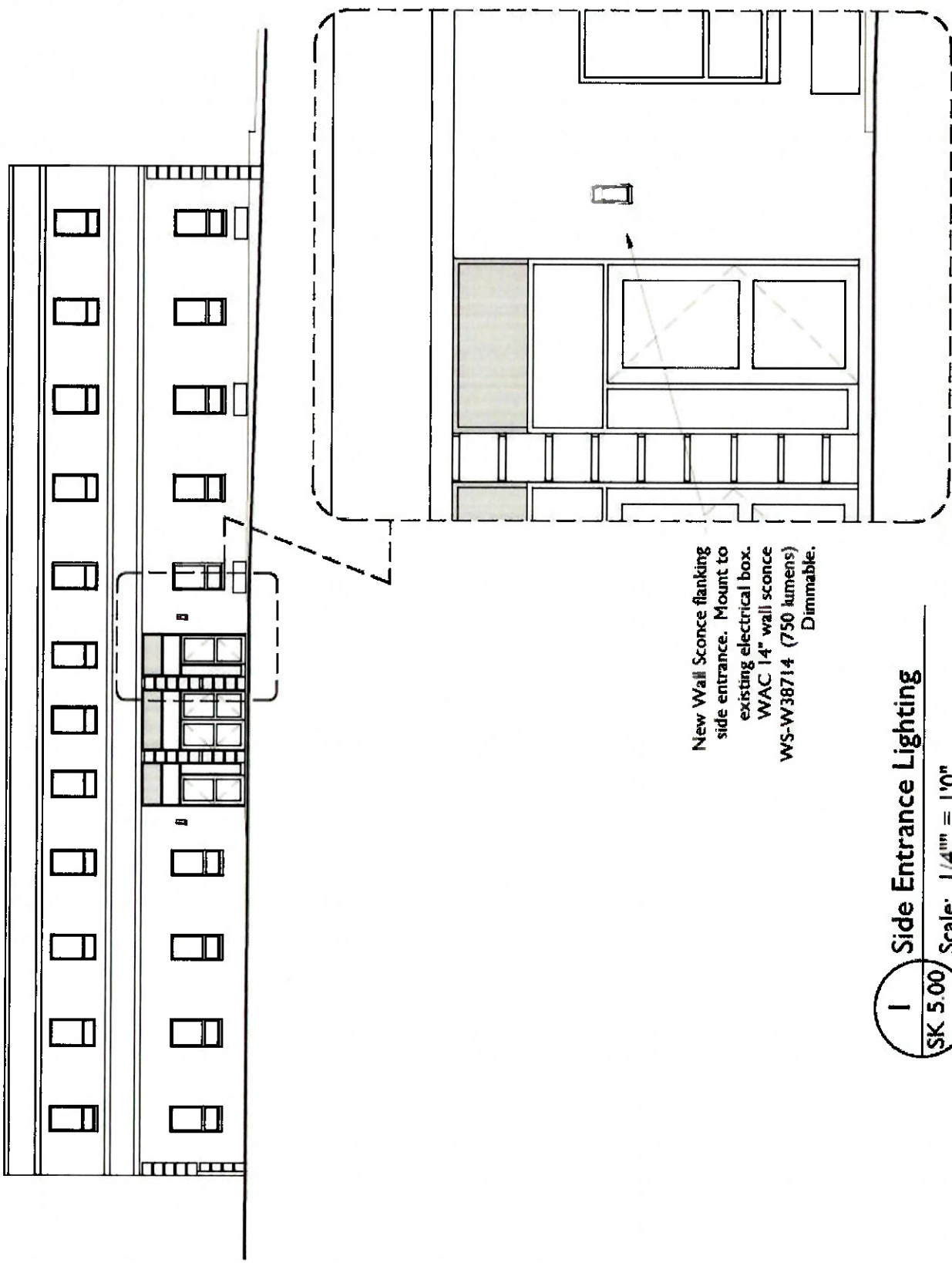
CSK  
5.00

Jubilee Assoc.  
Entrance Lighting-Side  
Scale: 5/8" = 1'-0"

Date:  
2018 05 10

Jubilee Association of Maryland  
10408 Montgomery Avenue  
Kensington, Maryland 20895

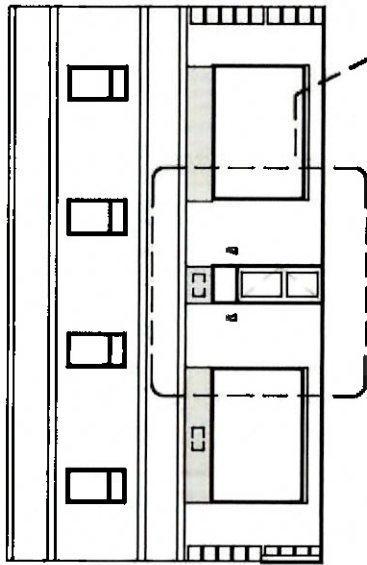
DPC Conrad, Architect  
1216 Upshur Street NE  
Washington D.C. 20017  
202.526.8855 DPCConrad@verizon.net



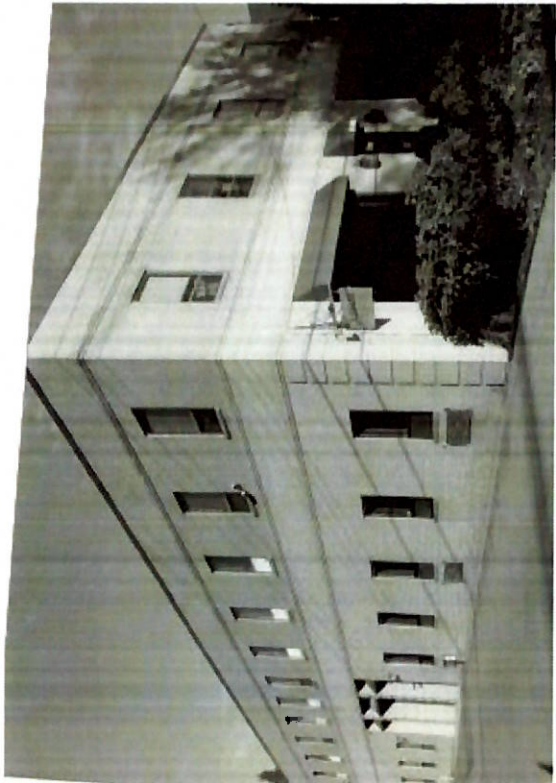
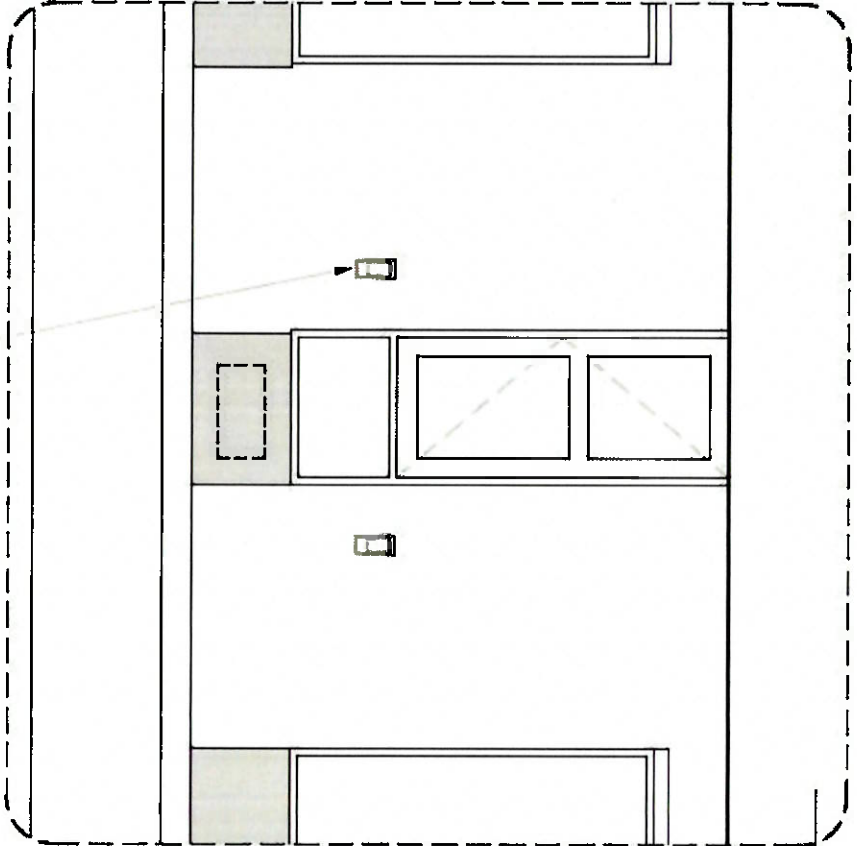
New Wall Sconce flanking  
side entrance. Mount to  
existing electrical box.  
WAC 14" wall sconce  
WS-W38714 (750 lumens)  
Dimmable.

1 Side Entrance Lighting  
SK 5.00  
Scale: 1/4" = 1'-0"





New Wall Sconce flanking  
 front entrance. Mount to  
 existing electrical box.  
 WAC 10" wall sconce  
 WS-W38710 (700 lumens)  
 Dimmable.



1 Front Entrance Lighting  
 SK 5.01 Scale: 1/4" = 1'-0"

**HURRICANE** - model: WS-W387  
dwellLED™ LED Outdoor

**WAC LIGHTING**  
Responsible Lighting®



WS-W38710



WS-W38714

**PRODUCT DESCRIPTION**

A modern interpretation of a familiar form, Hurricane looks great mounted up or down. Hurricane features a recessed blown optical glass with solid die cast aluminum hardware that is weather resistant with a powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

**FEATURES**

- Light engine is factory sealed for maximum protection from pollutants
- Source may be raised 1.87" when mounting
- Solid aluminum construction
- Replacement glass available
- Mounts to aluminum anodized triple glass
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

**SPECIFICATIONS**

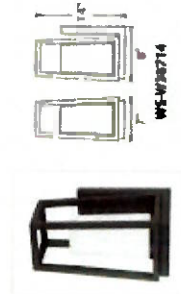
Construction: Aluminum and Mouth Blown Opti Glass  
Light Source: High output LED  
Finish: Black (BK)  
Standard: ETL & ETL wet location listed IP 65, CEC Title 24

Fixture Type:

Catalog Number:

Project:

Location:



**ORDER NUMBER**

Part	Model	LED Lumens	Delivered Lumens	Finish
WS-W38710	11,100	50	50	BK
WS-W38714	17,100	50	50	BK

Example: WS-W38710-BK

www.lighting.com  
Phone: (800) 334-2538  
Fax: (800) 334-2388

Headquarters/Eastern Distribution Center  
64 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center  
1800 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Orlando, CA 91790

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.



DPC Conrad, Architect  
1216 Upshur Street NE  
Washington D.C. 20017  
202.525.8855 DPCConrad@verizon.net

Jubilee Association of Maryland  
10408 Montgomery Avenue  
Kensington, Maryland 20895

Date:  
2018.05.10

Jubilee Assoc.  
Entrance Light Fixture  
Scale: 3/4" = 1'-0"

CSK  
5.02