

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

<b>Address:</b>	14500 Layhill Rd., Silver Spring	<b>Meeting Date:</b>	10/11/2017
<b>Resource:</b>	Master Plan Site #27/10 Layhill Methodist Church	<b>Report Date:</b>	10/4/2017
<b>Applicant:</b>	Oak Chapel U.M. Church (Julie Wishard, Agent)	<b>Public Notice:</b>	9/27/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	27/10-17A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Signage		

**STAFF RECOMMENDATION:**

- Approve  
 Approve with conditions

**ARCHITECTURAL DESCRIPTION**

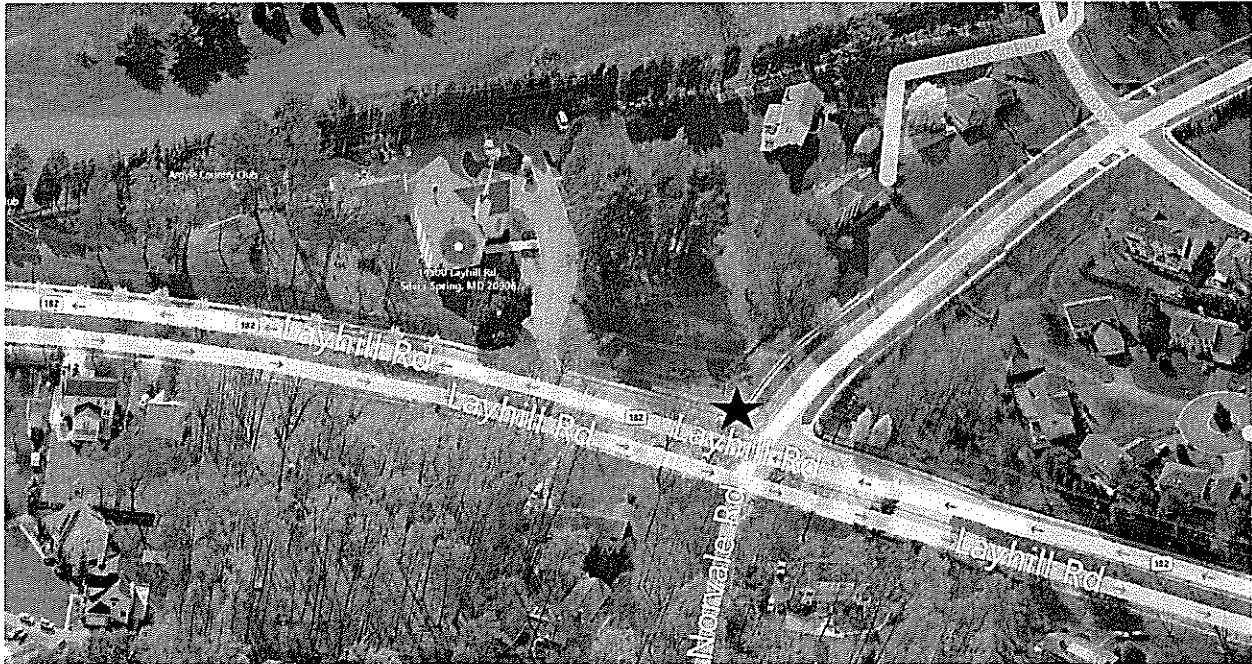
**SIGNIFICANCE:** Master Plan Site  
**STYLE:** Front Gabled Rural Church  
**DATE:** 1886

**PROPOSAL:**

The Layhill Methodist Church (now known as the Oak Chapel United Methodist Church) was once part of a cluster of community buildings, which also included the Lay Hill Academy directly north and the Lay Hill Community Hall across the street. The church building has been altered over the years, with vinyl siding, 1940 and 1970 rear additions, and replacement windows.

The applicants propose to install a non-illuminated 4'-6" tall by 8'-5" wide stone and concrete sign at the northeast corner of the subject property. The proposed sign will be located a great distance from the historic church building at the intersection of Layhill Road and Longmead Crossing Drive, and it will serve as an entrance sign for the Longmead Crossing Community.

Due to the proposed sign's location (see below), it is unlikely to detract from the character-defining features of the historic site.



★ = Sign Location

**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:

6. Signs that are in conformance with all other County sign regulations.

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

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
  - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (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), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible with the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation;

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 301-563-3403 or 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: juliewishard@smisigns.com Contact Person: Julie Wishard  
Daytime Phone No.: 301-468-1132  
Tax Account No.: 13-03275688  
Name of Property Owner: Oak Chapel U.M. Church Daytime Phone No.: 301-598-0000  
Address: 14500 Layhill Rd., Silver Spring, MD 20906-1913  
Street Number City State Zip Code  
Contractor: SMT Sign Systems Inc Phone No.: 301-468-1132  
Contractor Registration No.: 1282249  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 14500 Street: Layhill Rd  
Town/City: Silver Spring Nearest Cross Street: Longmead Crossing Drive  
Lot: 5 Block: J Subdivision: 0255  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

**1A. CHECK ALL APPLICABLE:**

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

**CHECK ALL APPLICABLE:**

- A/C  Slab  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: Sign

1B. Construction cost estimate: \$ 12,000

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.

Julie Wishard  
Signature of owner or authorized agent

8/15/17  
Date

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

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

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

810178

**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:

Remove existing fence mounted sign and install  
single-sided non-illuminated Entrance sign on  
corner of Layhill Road and Longmead Crossing  
Drive.

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

Sign will feature a 30" deep concrete footer with  
#4 Rebar and a concrete and stone top with  
recessed pre-cast concrete sign.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

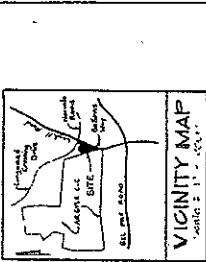
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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

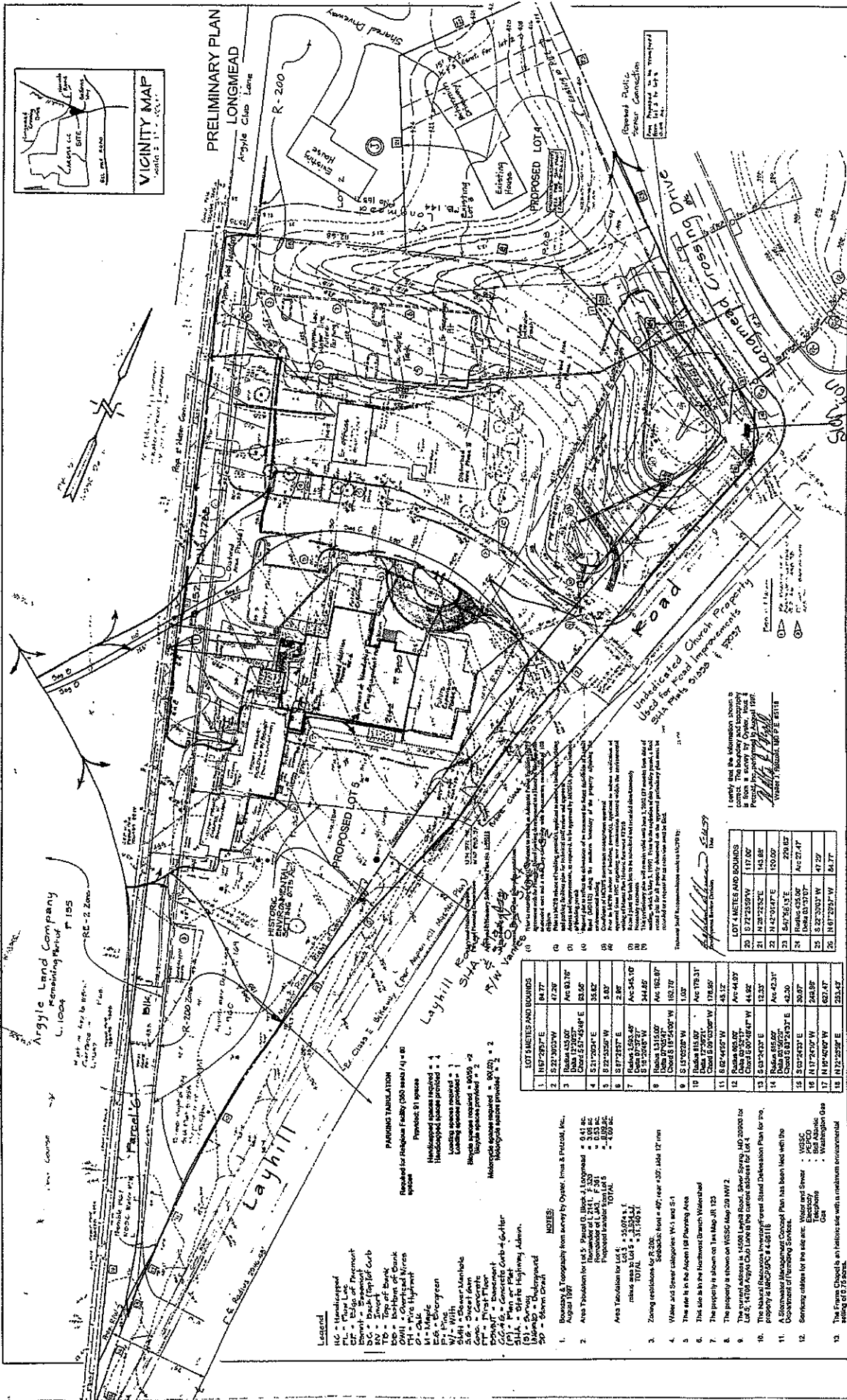
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie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

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.

5



PRELIMINARY PLAN  
LONGMEAD



Argyle Land Company  
Remaining Parcel F 195  
L 10000

Layhill Road  
SUA  
R/W varies

LOT DIMENSIONS AND BOUNDS

LOT	DIMENSIONS AND BOUNDS	AREA
1	N67°28'57"E 84.77'	84.77'
2	S22°30'35"W 47.30' Ac 0.176	Ac 0.176
3	Back to 103.07' Ac 0.517	Ac 0.517
4	S51°02'24"E 35.82' Ac 1.024	Ac 1.024
5	S22°33'55"W 3.93' Ac 0.173	Ac 0.173
6	S17°28'27"E 2.38' Ac 0.141	Ac 0.141
7	Back to 103.07' Ac 0.517	Ac 0.517
8	S30°25'45"W 20.92' Ac 0.600	Ac 0.600
9	Back to 103.07' Ac 0.517	Ac 0.517
10	S51°02'24"E 35.82' Ac 1.024	Ac 1.024
11	S17°28'27"E 2.38' Ac 0.141	Ac 0.141
12	Back to 103.07' Ac 0.517	Ac 0.517
13	S30°25'45"W 20.92' Ac 0.600	Ac 0.600
14	Back to 103.07' Ac 0.517	Ac 0.517
15	S17°28'27"E 2.38' Ac 0.141	Ac 0.141
16	S30°25'45"W 20.92' Ac 0.600	Ac 0.600
17	Back to 103.07' Ac 0.517	Ac 0.517
18	S17°28'27"E 2.38' Ac 0.141	Ac 0.141

PARKING TABULATION

Revised for: Argyle Club Lane (100' wide) x 4 = 40 spaces  
 Proposed: 81 spaces  
 Handicapped spaces provided = 4  
 Loading spaces required = 1  
 Loading space provided = 1  
 Bicycle space required = 0  
 Bicycle space provided = 0  
 Motorcycle space required = 0  
 Motorcycle space provided = 0

NOTES:

1. Boundaries of property from survey by Oyster, Imus & Petzold, Inc., August 1987.
2. Area 72,800 sq. ft. (1.66 Ac) shown on Plat No. 44-337, dated August 1987.
3. Zoning restriction: R-200.
4. Water and Street categories: W-1 and S-1.
5. The site is in the Argyle Club Lane (SUA) Planning Area.
6. This site is in the Northwood Church Watershed.
7. The property is shown on the 1/4" = 100' plan, 1/15/87.
8. The property is shown on the VSSDC map 2/24/87.
9. The current address is 4508 Layhill Road, Silver Spring, MD 20902 for the Northwood Church.
10. This site is shown on the 1/4" = 100' plan, dated August 1987.
11. A Stormwater Management Concept Plan has been filed with the Department of Planning and Zoning.
12. Servicing utilities for the site are: Water and Sewer: VSSDC; Gas: N/A; Electric: N/A; Telephone: N/A; Cable: N/A.
13. The Fire Alarm is an automatic fire alarm system installed on the building on 10/15/87.

I certify that the information shown on this plan is true and correct to the best of my knowledge and belief, and that I am a duly Licensed Professional Engineer in the State of Maryland.

WALTER J. BRADY, P.E.  
 License No. 10755  
 Date of Issue: 11/15/87

Project: Lots 4 & 5, Block 1  
 Date: June 1989  
 Scale: 1" = 30'

PREPARED FOR:  
 OYSTER, IMUS & PETZOLD, INC.  
 4050 Layhill Road, Silver Spring, MD 20902  
 Phone: 301-595-0500

PREPARED BY:  
 WALTER J. BRADY, P.E.  
 License No. 10755  
 Date of Issue: 11/15/87



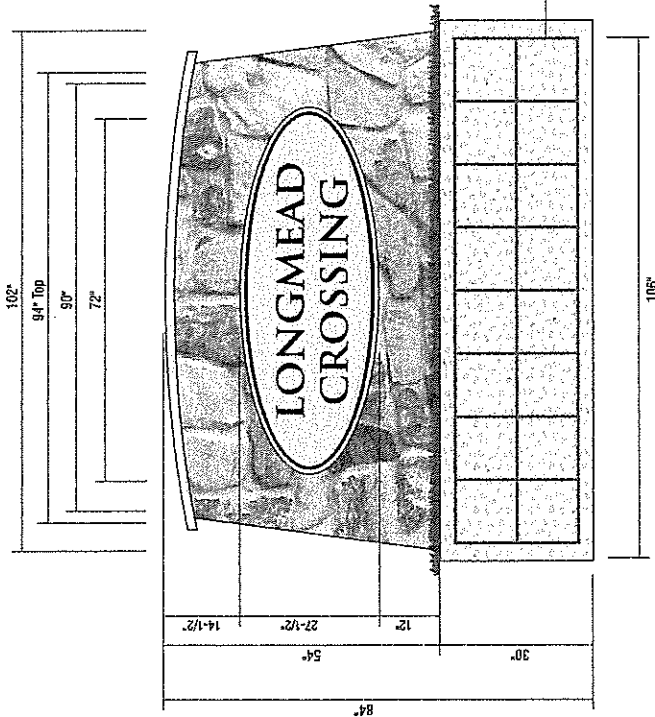




Removing Fence Structure  
Placement for new sign

**Entrance Sign**  
Longmead Crossing

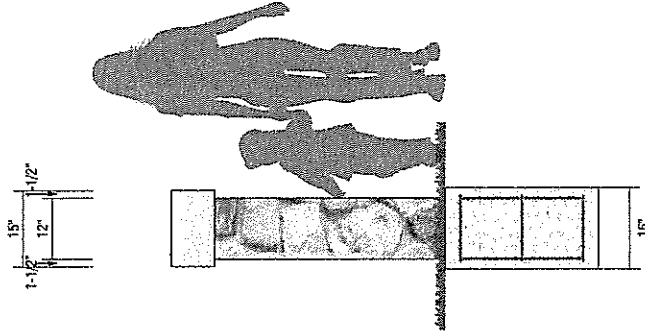
Front View



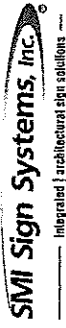
Scale: 1/2" = 1'  
38.25 Sq. Ft.

#4 Rebar

Side View



**DESIGNED BY**



3903 Connel Place - Frederick, MD - 21703  
Tel: 301-468-1132 Fax: 301-230-3646

**ACCOUNT REPRESENTATIVE**

NAME Barbara Rheinhardt  
PHONE 301-468-1132 (102)  
EMAIL barbara.rheinhardt@smisigns.com

**PROJECT MANAGER**

NAME  
PHONE  
EMAIL

**PROJECT DESIGNER**

NAME Adam Wray  
DATE 04/05/16

FILE PATH X:\2017\WManagement Group\61682 - Longmead - Layhill & Longmead\Design

FORMAT 11" X 17"

PAGE 1 of 1

REVISIONS 5/22/17

7/31/17

**DESIGNED FOR**

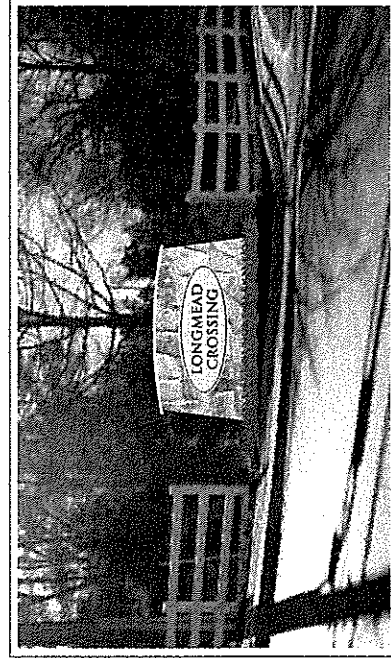
**The Management Group**

I verify that I have checked all details in text, copy and layout including spelling and grammar on each page and find it to be correct. I authorize this job to begin production.

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

SMI Sign Systems, Inc. is not responsible for the accuracy of any data or information provided. It is the responsibility of the client to provide accurate and complete information. SMI Sign Systems, Inc. will not be held responsible for any errors or omissions on the part of the client.



Not to scale, for general layout purposes only

**1x (4'6" x 8'6") Single Sided Non-Illuminated Entrance Sign**

- Top: Pre-cast Concrete
- Stone: By Western Maryland Stone
- Sign: (2'-3 1/2" x 6') Recessed, Pre-cast Concrete Painted Border & Lettering (Green)
- Footer: 30" Deep Concrete and #4 Rebar
- note- remove portion of fence prior to installation



OAK CHAPEL UNITED METHODIST CHURCH  
Celebrating · Connecting · Caring

14500 Layhill Rd.  
Silver Spring, MD 20906

301-598-0000  
oakchapelumc@verizon.net  
www.oakchapel.com

February 23, 2017

To: Ruchita Patel, Agent for Longmead Crossing  
The Management Group Associates, Inc.

From: Oak Chapel United Methodist Church

Reference: The Longmead Crossing Community Services Association

Greetings to all from the officers, family and friends of Oak Chapel United Methodist Church. We are responding to your request for permission to install an entrance sign in the community. As your neighbor we are in full agreement on the entrance sign you desire to install. We are indeed a part of this growing community and any improvements are welcomed.

We are here for any support or documentation you might need to complete this project.

Be Blessed,



Selena Johnson, Pastor  
Oak Chapel United Methodist Church

RECEIVED MAR 02 '17

**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
Oak Chapel U.M. Church 14500 Layhill Rd Silver Spring, MD 20906	
Adjacent and confronting Property Owners mailing addresses	
Santos A Torres 14601 Layhill Rd Silver Spring MD 20906	Cornerstone Montgomery inc 14531 Layhill Rd Silver Spring MD 20906