EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 14500 Layhill Rd., Silver Spring

Resource: Master Plan Site #27/10
Layhill Methodist Church

Applicant: Oak Chapel U.M. Church
(Julie Wishard, Agent)

Review: HAWP

Case Number: 27/10-17A

PROPOSAL: 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.
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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Julie Wishard
Contact Email: juliewishard@smisigns.com
Daytime Phone No.: 301-968-1132

Tax Account No.: 30-032756088
Name of Property Owner: Our Chapel U.M. Church
Daytime Phone No.: 301-598-0000
Address: 14500 Layhill Rd, Silver Spring, MD 20906-1913

Contractor: SMI Sign Systems Inc
Phone No.: 301-468-1132
Contractor Registration No.: 122349

Agent for Owner: ___________________________ Daytime Phone No.: ___________________________

LOCATION OF BUILDING PREMISES

House/City: 14500
Street: Layhill Rd
Town/City: Silver Spring
Nearest Cross Street: Longmead Crossing Drive
Lot: 5
Block: 0
Subdivision: 0255

PART ONE: TYPE OF ALTERATION AND USE

1A. Check all applicable:
- [ ] Construct
- [ ] Extend
- [ ] Alter/Remodel
- [ ] Add/Retract
- [ ] A/C
- [ ] Slab
- [ ] Room Addition
- [ ] Porch
- [ ] Deck
- [ ] Shed
- [ ] Move
- [ ] Detach
- [ ] Wreck/Remove
- [ ] Solar
- [ ] Fireplace
- [ ] Woodburning Stove
- [ ] Single Family
- [ ] Revision
- [ ] Repair
- [ ] Removable
- [ ] Fence/Wall (complete Section 4)
- [ ] Other: Sign

1B. Construction cost estimate: $18,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal: [ ] WSSC [ ] Septic [ ] Other:

2B. Type of water supply: [ ] WSSC [ ] Well [ ] Other:

PART THREE: COMPLETE ONLY FOR FENCES/RETAINING WALLS

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- [ ] On property line/property line
- [ ] Entirely on land of owner
- [ ] On public right of way/assessment

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

Signature of owner or authorized agent
Date 8/15/17

Approved: ___________________________ For Chairperson, Historic Preservation Commission
Disapproved: ___________________________ ___________________________

Application/Permit No.: ___________________________ Date Filed: ___________________________
Date Issued: ___________________________

SEE REVERSE SIDE FOR INSTRUCTIONS

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, pole-illuminated entrance sign on corner of Laynill 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 1/2" 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:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures;
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

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

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

6. TREE SURVEY
   If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree 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.
Removing Fence Structure Placement for New Sign
**Entrance Sign**

*Longmead Crossing*

Front View:

- 80" Top
- 50" Side View
- 102" Height
- 15" Width

Side View:

- 15'' Side
- 10'' Width

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**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') Recased, Pre-cast Concrete

**Painted Border & Lettering (Green)**

**Footer:** 30" Deep Concrete and #4 Rebar

- *note.* remove portion of fence prior to installation

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**NOT TO SCALE, FOR GENERAL LAYOUT PURPOSES ONLY**

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**The Management Group**

Approved By:

Date:

*All drawings, specifications and calculations are the property of SMI Sign Systems, Inc. and may not be reproduced in whole or in part without the written consent of the owner. Where mechanical, electrical, architectural or structural plans or specifications are furnished to the owner by the architect or engineer, it is the responsibility of the owner to take the ultimate responsibility for the suitability of the project for its intended use. SMI Sign Systems, Inc. does not guarantee the accuracy of the information contained herein.*
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 be need to complete this project.

Be Blessed,

Selena Johnson, Pastor
Oak Chapel United Methodist Church

RECEIVED MAR 02
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<td>Oak Chapel U.M. Church</td>
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<tr>
<td>14500 Layhill Rd</td>
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</tr>
<tr>
<td>Silver Spring, MD 20906</td>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Santos A Torres</td>
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<tr>
<td>14601 Layhill Rd</td>
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<td>Silver Spring, MD 20906</td>
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