EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 10408 Montgomery Ave., Kensington
Meeting Date: 9/19/2018

Resource: Secondary (Non-Contributing) Resource
(Kensington Historic District)
Report Date: 9/12/2018

Applicant: Jubilee Associates of MD
(Joel Hurst, Agent)
Public Notice: 9/5/2018

Review: HAWP
Tax Credit: N/A

Case Number: 31/06-18L

Staff: Michael Kyne

PROPOSAL: 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 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 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 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

Tax Account #: 90-0398418
Daytime Phone #: 301-474-5051

Name of Property Owner: Jubilee Associates of MD
Daytime Phone #: 301-474-5051

Address: 10408 Montgomery Ave, Kensington, Montgomery Ave, 20895

Street Number: 10408
City: Kensington
State: Maryland
Zip Code: 20895

Contractor: Suburban Signs, Inc.
Contractor Registration #: 14414375

Agent for Owner: 
Agent Phone #: 

Lot #: 586
Block #: 2
Subdivision: Kensington

Lot #: 5781
Footer #: 311
Parcel: 

1A. Checklist

☐ Construct ☐ Ext.: Alter/Renovate ☐ AC ☐ Slab
☐ Move ☐ Install ☐ Renovate ☐ Other:
☐ Revision ☐ Repair ☐ Additions ☐ Other:
☐ Electrical ☐ Plumbing ☐ Waste Water ☐ Sheds
☐ Single Family

1B. Construction Cost Estimate: $23,546.00

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

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

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/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 that this is a condition for the issuance of this permit.

Joel Hurst
Signature of owner or authorized agent

Approved: ________ for Chairperson, Historic Preservation Commission

Disapproved: ________ Signature: ________ Date: ________

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

SEE REVERSE SIDE FOR INSTRUCTIONS
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 Kingston historic district was constructed in the late 1940's. It is a 2 story ten brick masonry building with bronze colored aluminum framed storefront windows.

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

   Preserve existing overhangs with new fascia and replace small sign with light with similar to maintain "vintage" 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:

   a. the scale, north arrow, and date;
   
   b. dimensions of all existing and proposed structures; and
   
   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. Subsequent construction plans, with marked dimensions, indicating location, size and general type of walls, windows and door openings, and other fixed features of both the existing resource(s) and the proposed work.
   
   b. Elevations (scaled), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, contact. All materials and features 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 portion. 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 distance 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. **ADDRESS 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.**
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tbody>
<tr>
<td>Jubilee Associates of MD</td>
<td></td>
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<tr>
<td>10408 Montgomery Ave</td>
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<tr>
<td>Kensington, MD 20895</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. and Mrs. Douglas Donatelli</td>
</tr>
<tr>
<td>10400 Montgomery Ave</td>
</tr>
<tr>
<td>Kensington, MD 20895</td>
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</tbody>
</table>

| M&T Bank Drive Thru                                        |
| 10420 Montgomery Ave,                                      |
| Kensington, MD 20895                                       |

| Kensington Natural Smiles                                 |
| 10405 Montgomery Ave                                       |
| Kensington, MD 20895                                       |

| Lively, Worech & Zamuda, P.C.                             |
| 10405 Montgomery Ave, #1                                  |
| Kensington, MD 20895                                       |
Existing Property Condition Photographs (duplicate as needed)

See attached

Detail:

Detail:

Applicant: ____________________________

Page: ___
Site Plan

See attached drawings.

Shade portion to indicate North

Applicant:______________________________
Jubilee Association of Maryland, Inc.

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

Location:
Jubilee Association of Maryland, Inc.
10408 Montgomery Avenue
Kensington, MD 20895
Site Plan

Scale: 1" = 20'

Remainder of Lot 6

N 71d 50' 30" W 196.00 ft.

Part of Lot 5
9725 sq. ft.

Wall on line

Existing Work Stations to be replaced.

Remainder of Lot 5

Existing Tenant space to be renovated for Owner's Use

Existing Concrete walk.

Part of Lot 6
9016 sq. ft.

(Total Lot Area = 18,751 sq. ft.)

 existing asphalt parking to remain

#10408 Montgomery Avenue

Contact Us:
Ph. 301.474.5051
Sales@SuburbanSigns.com

Site information taken from:
Location Drawing
Parts of Lots 5 & 6, Block 2
Kensington Park
Montgomery County, MD
By Snyder and Associates
Job No. 97-18
8 Professional Drive
Suite 318
Gaithersburg, MD 20879
Jeffrey A Foster Reg #587

Plat Book 8
Plat No. 4
Lot 5781
Folio 311

2 Story Brick and
Block, Steel Open
Web Joist, Concrete
deck,
Type 2B
Construction
Jubilee - [D.]
Recover Existing Awnings with Sunbrella Capri Blue at Main Entrance
- Parking Lot Side
Jubilee - [ D. ] Recover Existing Awnings with Sunbrella Capri Blue
- Street Side

Recover Existing Awnings

32" 18" 144" 8"
Awning D-4

32" 18" 48" 8"
Awning D-4

32" 18" 144" 8"
Awning D-4

8-27-2018
Jubilee - [E.] - Acrylic Sign Under Awning

- [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

www.SUBURBANSIGNS.com
Serving The Metro Washington Area Since 1949

Contact Us:
Ph. 301.474.5051
Sales@SuburbanSigns.com

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

8-1-18

www.SUBURBAN SIGNS.com
Serving The Metro Washington Area Since 1949

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

Side Entrance Lighting

Scale: 1/4" = 1'0"
New Wall Sconce flanking front entrance. Mount to existing electrical box. WAC 10" wall sconce W7-S-W387/0 (700 lumens) Dimmable.
HURRICANE - model: WS-W387
dwellLED™ LED Outdoor

WAC LIGHTING
Responsible Lighting®

Fixture Type: _______________________
Catalog Number: _______________________
Project: _______________________
Location: _______________________

PRODUCT DESCRIPTION
A modern interpretation of a familiar icon, Hurricane looks great mounted up or down. Hurricane features a mouth-blown etched opal 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 the elements.
- Source may be installed 180° when mounting.
- Solid aluminum construction.
- Replacement glass available.
- Mouth-blown etched opal glass.
- No transformer or driver required.
- Color Temp.: 3000K.
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 40,000 hours.
- Input: 120V

ORDER NUMBER

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Example: WS-W387-4B

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