

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

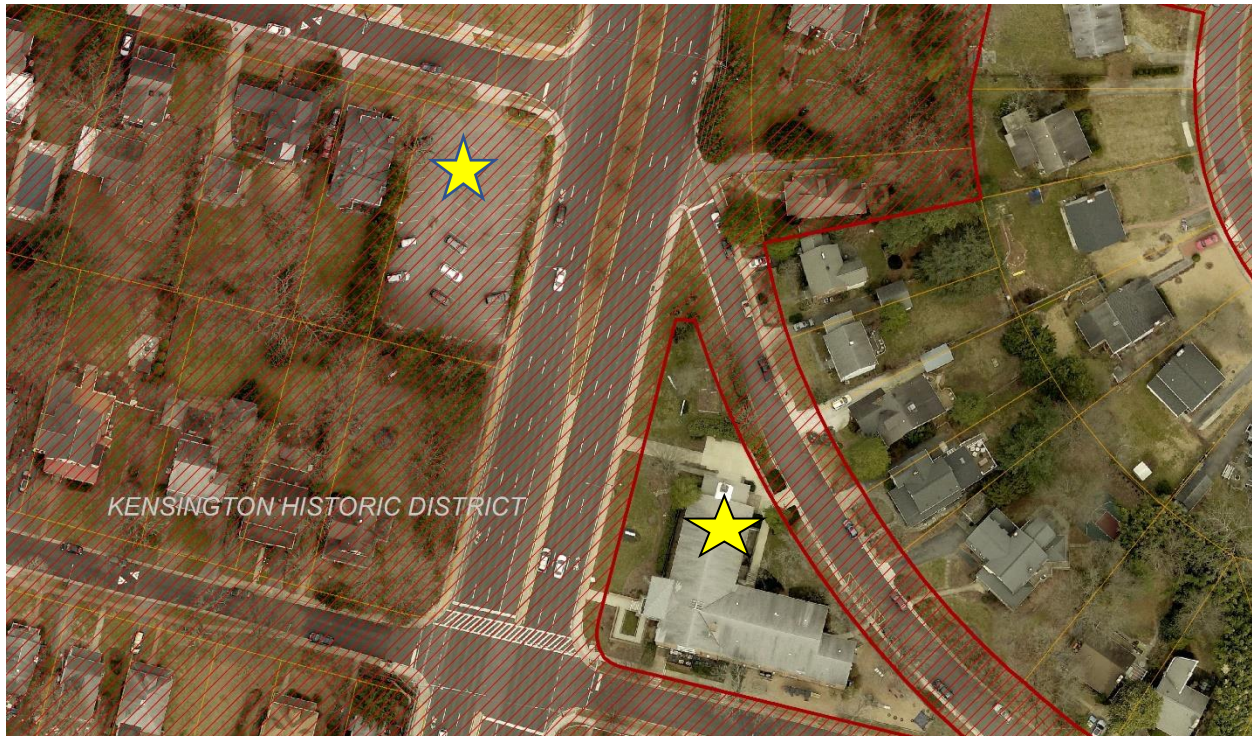
<b>Address:</b>	10123 Connecticut Avenue, Kensington	<b>Meeting Date:</b>	6/24/2020
<b>Resource:</b>	Non-Contributing Resource <b>Kensington Historic District</b>	<b>Report Date:</b>	6/17/2020
<b>Applicant:</b>	Warner Memorial Presbyterian Church	<b>Public Notice:</b>	6/10/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	31/06-20I	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Sign installation		

**STAFF RECOMMENDATION:**

- ☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Non-Contributing Resource to the Kensington Historic District  
**STYLE:** Modern  
**DATE:** 1958



*Fig. 1: The Warner Memorial Presbyterian Church is excluded from the Kensington Historic District, but the associated parking lot (upper left) is within the boundaries. The sign is located at the entrance to the parking lot.*

## **PROPOSAL**

The applicant proposed to install a new sign for the parking lot at the Prospect St. entrance. The proposed sign will be a 2' × 3' (two foot by three foot) metal sign supported by 4' (four foot) tall wooden posts. The proposed sign will replace a removed metal sign supported by metal posts. Staff finds that the proposed sign will not detract from the surrounding historic district.

## **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 ensure 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
- (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.*)

### ***Secretary of Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

## **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), 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 Standards 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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 915253  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

## AGENT/CONTACT (if applicable):

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_

No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> Other: _____                    |

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

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

Work Item 1: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

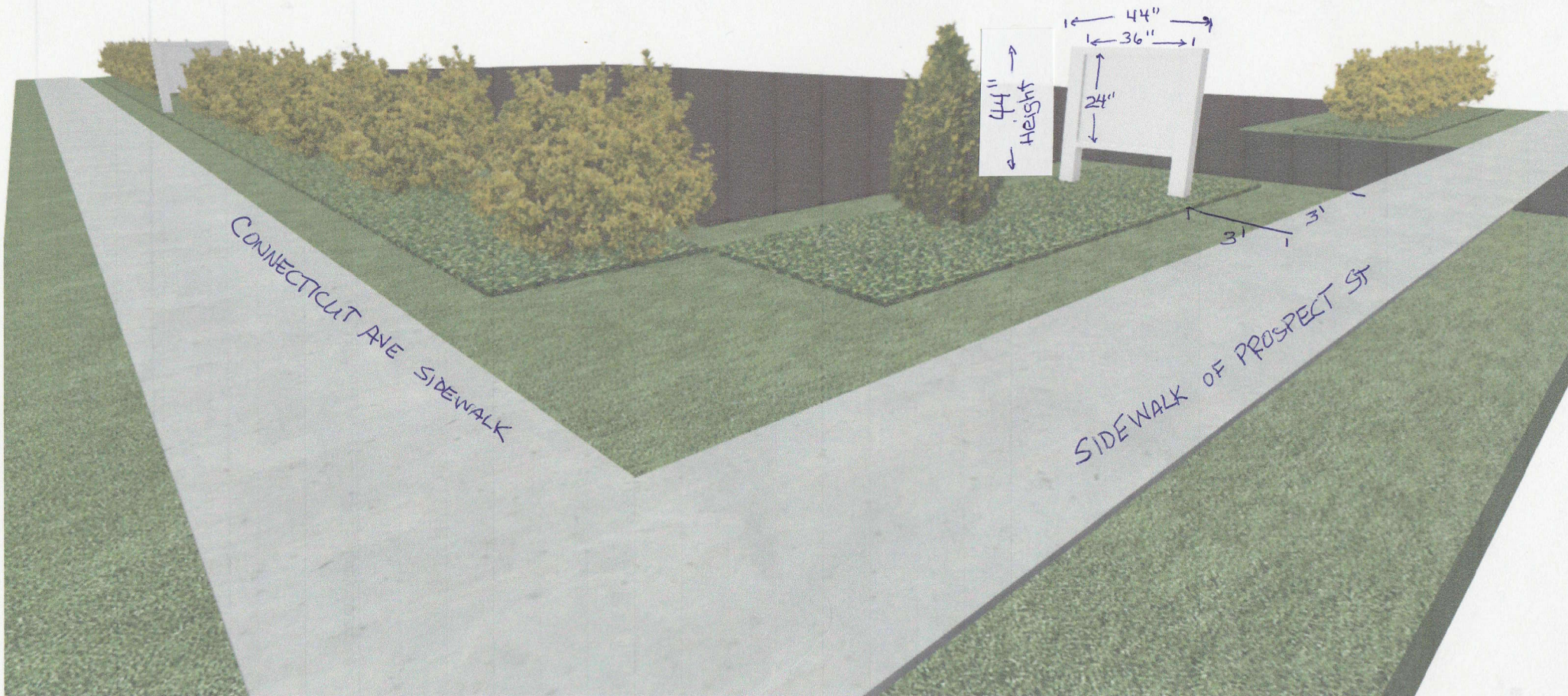
Proposed Work:

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

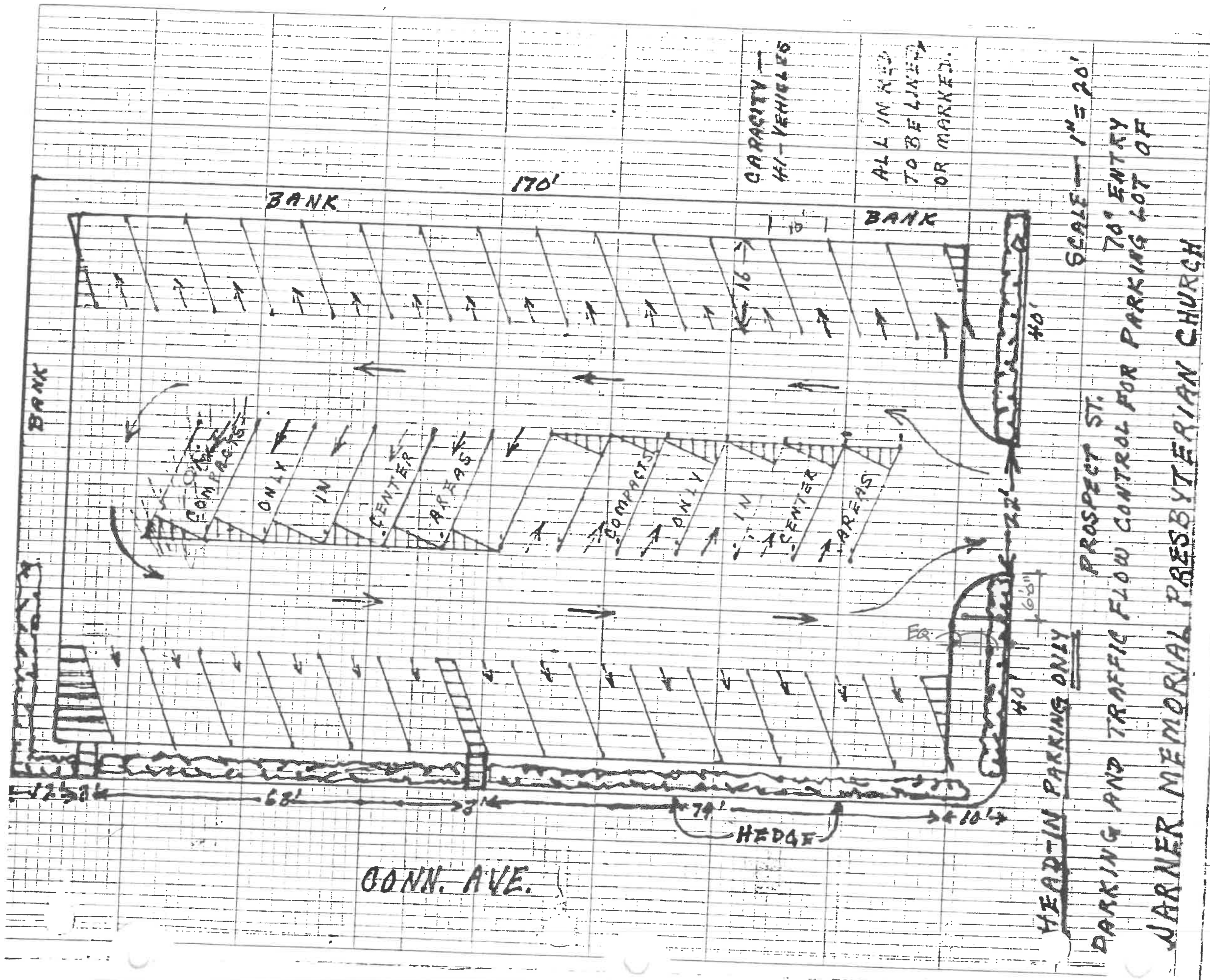


Warner Memorial Presbyterian Church  
Drawing for Replacement Sign  
3901 PROSPECT ST. Kensington, MD



April 10, 2020

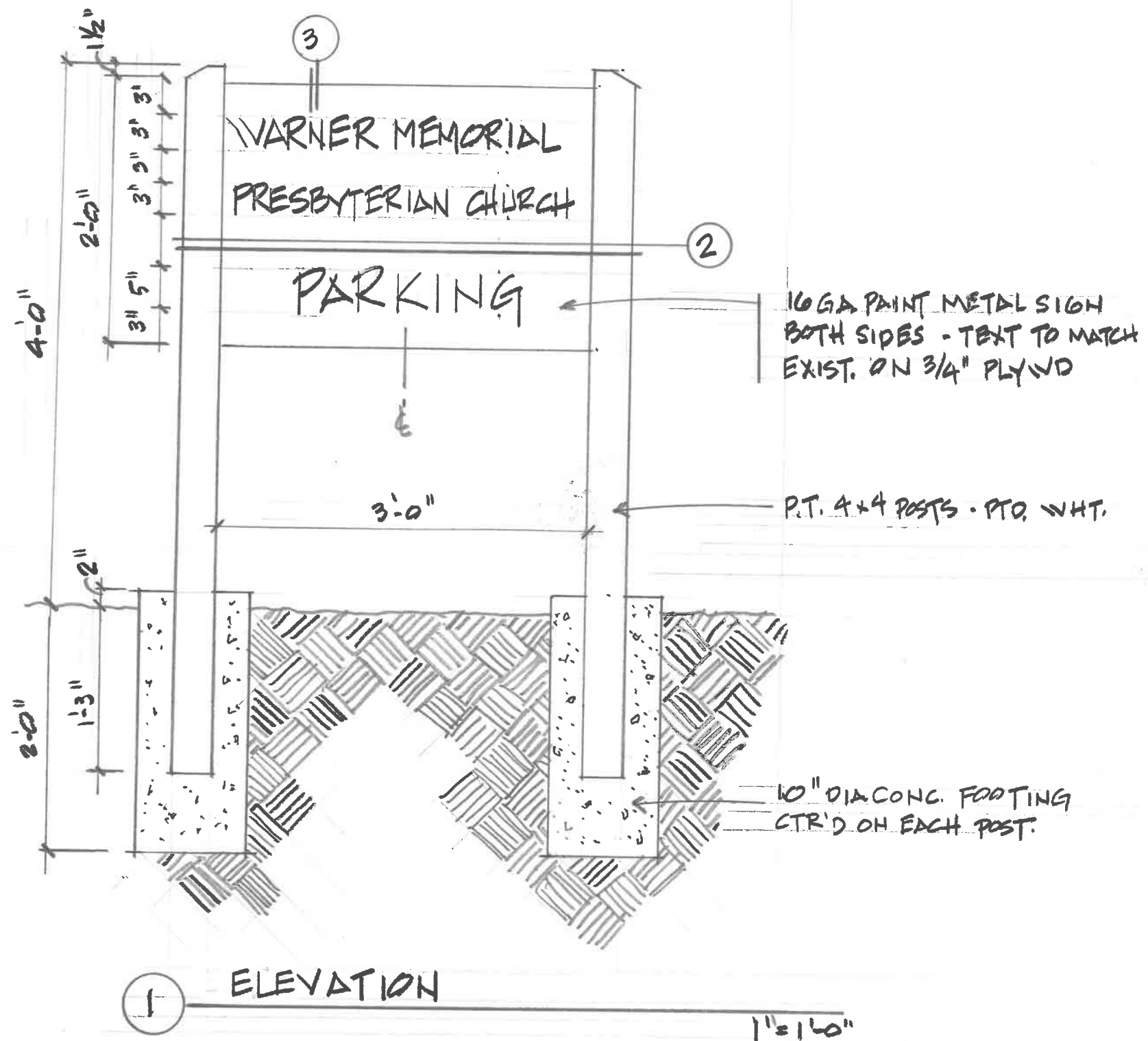




WARNER MEMORIAL PRESBYTERIAN CHURCH

PARKING LOT SIGN - SITE PLAN

17 MAY 2020



WARNER MEMORIAL PRESBYTERIAN CHURCH

PARKING LOT SIGN

17 MAY 2020

# Sign Permit Application

Revised: November 2017



**Town of Kensington**  
3710 Mitchell Street  
Kensington, MD 20895

301-949-2424 (Office)  
301-949-4925 (Fax)  
**Town@tok.md.gov**

**Town Permit No.:**

**Attention Department of Permitting Services (DPS):** Please be advised that the following applicant has applied for a Sign Permit with the Town of Kensington, and they must return this form to Town Hall, along with all approved County Permits to complete the Permitting process.

Town Release: M. Hoffman Fee Paid: \$ N/A Date: April 14, 2020

*The Staff signature only releases the permit for DPS review and does not represent an approval of the permit application by the Town. All County permits must be submitted before Town review and approval.*

*Please ensure that you submit a complete application, as incomplete applications will not be reviewed. If you have any questions about the permitting process, please contact the Town Office.*

## **Location of Proposed Sign:**

Owner: Warner Memorial Presbyterian Church Phone or Email: june.eakin@mac.com

Property Address: 10123 Connecticut Avenue

Historic Area Work Permit Required: ☒ Yes ☐ No

Contractor (If Applicable): \_\_\_\_\_

Phone and Email: \_\_\_\_\_

## **Type of Sign:**

☐ Wall Sign ☒ Monument Sign ☐ Window Sign ☐ Limited Duration

Sign (A-frame sign)

## **Illumination:**

☐ Yes ☒ No

**Please Note:** Only internal or backlit illumination signs composed of individually mounted channel letters, or box signs with opaque face panels that utilize routed push-through, LED text, or overlay translucent text materials are allowed.

## **Filing Requirements**

1. A scale drawing/illustration and/or site plan depicting the location and dimensions of the sign.
2. If the sign is to be illuminated, a night view illustration is required.
3. Application fee.

*I hereby certify that I have completed the aforesaid application to the best of my knowledge with correct information, and that I understand all of the requirements outlined within, and will conform to the regulation of the Town of Kensington Code, and the Montgomery County Zoning Code.*

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Sign Permit Application

Revised: November 2017

## General Information

1. The Town will review this application within ten (10) business days. Upon completion of the review, the applicant may be notified of additional requirements such as deposits, bonds, fees, insurance, limitations on work, additional plans, etc.
2. This permit shall become invalid if the authorized work is not started within twelve (12) months from the date issued, or if the authorized work is suspended for a period of six months after work has commenced; once issued, the permit fee is not refundable.
3. Any false or misleading information in this application may result in the rejection of this application and/or revocation of the sign permit.
4. Town sign permits are revocable at anytime for violations of law or any special condition of the permit.
5. The permittee is required to notify and receive proper clearance from all utilities before commencing any underground construction.
6. The permittee is required to abide by all local noise ordinances.
7. To commence work prior to issuance of a permit is a violation of the law and subject to a fine.

## Construction/Project Details:

Estimated Start Date: \_\_\_\_\_ Estimated End Date: \_\_\_\_\_

Estimated Cost of Project: \$ \_\_\_\_\_ Mont. Co. Permit: # \_\_\_\_\_

**Approved (Conditions, if necessary):** \_\_\_\_\_

**Denied for the following reasons:** \_\_\_\_\_

Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

Town Manager: \_\_\_\_\_ Date: \_\_\_\_\_