

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10540 Metropolitan Ave., Kensington	Meeting Date:	11/17/2021
Resource:	Non-Contributing Resource Kensington Historic District	Report Date:	11/10/2021
Applicant:	Modena Melissa Brent, Agent	Public Notice:	11/3/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	972319	Staff:	Dan Bruechert
Proposal:	Sign Installation		

STAFF RECOMMENDATION

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Kensington Historic District
STYLE: Commercial
DATE: 2021

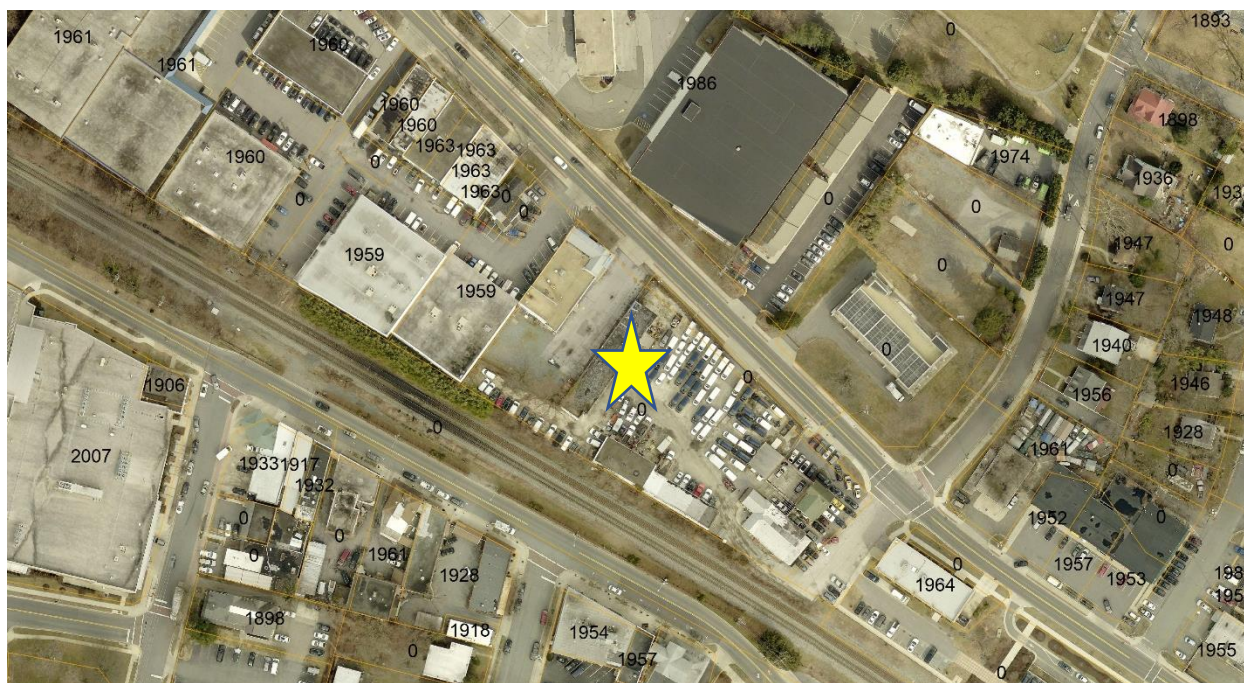


Figure 1: The proposed work is occurring at the new construction, approved in 2019.

BACKGROUND

The HPC approved a HAWP for partial demolition, building rehabilitation, new construction, and site work at the March 27, 2019 HPC meeting.¹ The project was for the construction of a senior living facility with concurrent rehabilitation of two contributing structures in the Kensington Historic District. At the time, the project was known as the Solara.

PROPOSAL

The applicant proposes to install an internally illuminated sign above a building entrance, attached to a solid canopy. The sign will be installed on the new construction, not the two rehabilitated historic buildings. The sign measures 1' 2" × 7'4 7/8" (one foot, two inches by seven feet, four and seven-eighths inches).

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

¹ The HAWP for the 2019 Approval is available here, <https://montgomeryplanning.org/wp-content/uploads/2019/03/I.N-10500-10520-St.-Paul-Street-Kensington.pdf>.

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 will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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 to schedule a follow-up site visit.
visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 972319
DATE ASSIGNED _____

APPLICANT:

Name: Modena
Address: 10540 Metropolitan Ave
Daytime Phone: _____

E-mail: _____
City: Kensington Zip: 20895
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Melissa Brent
Address: 19187 Foggy Bottom Rd
Daytime Phone: 410-507-0605

E-mail: melissa_brent@mgpermits.com
City: Bluemont Zip: 20135
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: 10540 Street: Metropolitan Ave
Town/City: Kensington 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 checked="" type="checkbox"/> Other: <u>Install 1 illuminated wall sign</u> |

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

10-28-21

Date

Adjacent and Confronting Properties:

Kensington, MD 20895

10450 Metropolitan Avenue

10514 Metropolitan Avenue

10533 Metropolitan Avenue

10548 Metropolitan Avenue

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:

Install 1 illuminated wall sign on existing canopy



SIGN SPECIFICATIONS

[A] - ILLUMINATED LETTERS

Lighting: LED
Voltage: 120v / 277v
Description: Face-Lit [Acrylic]
Face Color: 3M 3630-51 Silver Grey
Return Color: Std. Pre-coat Black
Trimcap Color: Black
Installation: Mount to Canopy Top with Support Angle

[B] - GRAPHICS

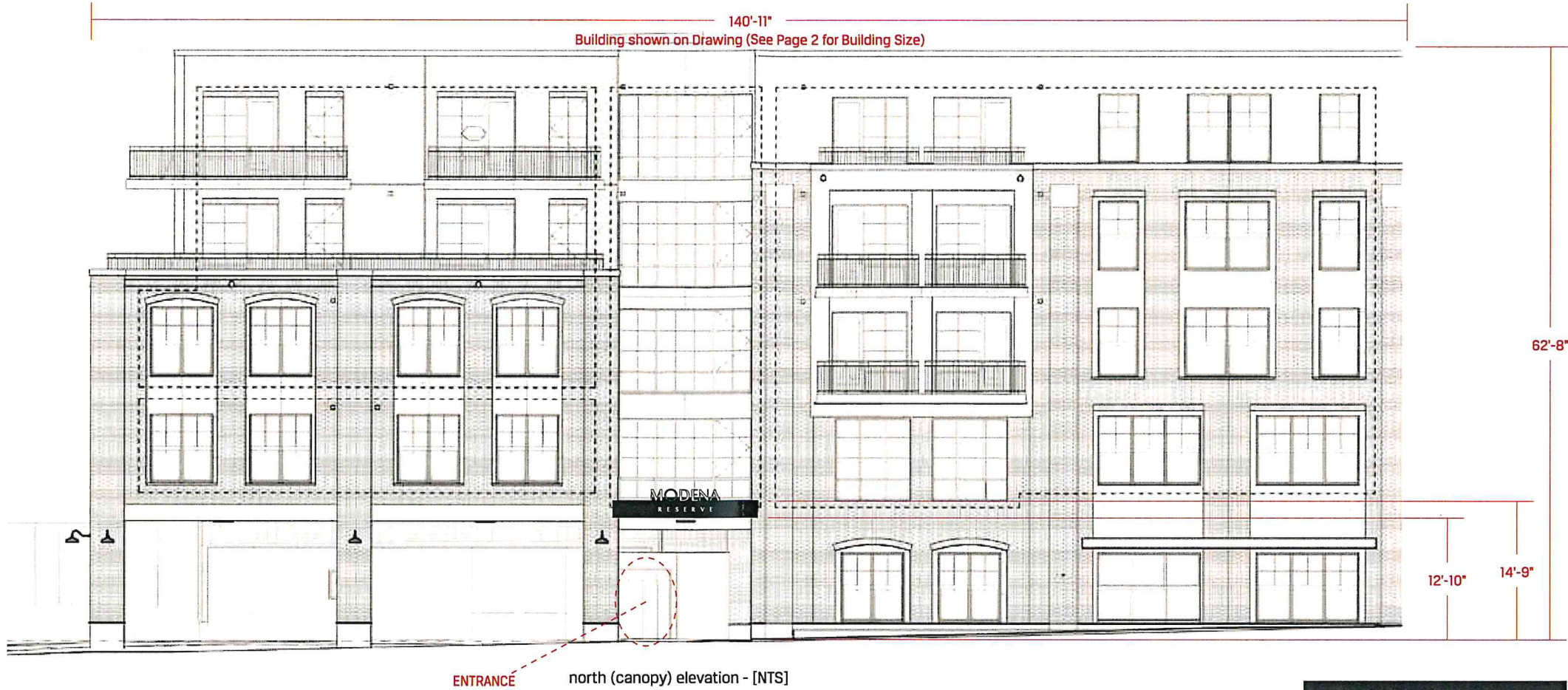
Material: Opaque Vinyl to Simulate Separate Logo Pieces
Color: 3M 7725-020 Matte White

[C] - NON LIT LETTERS

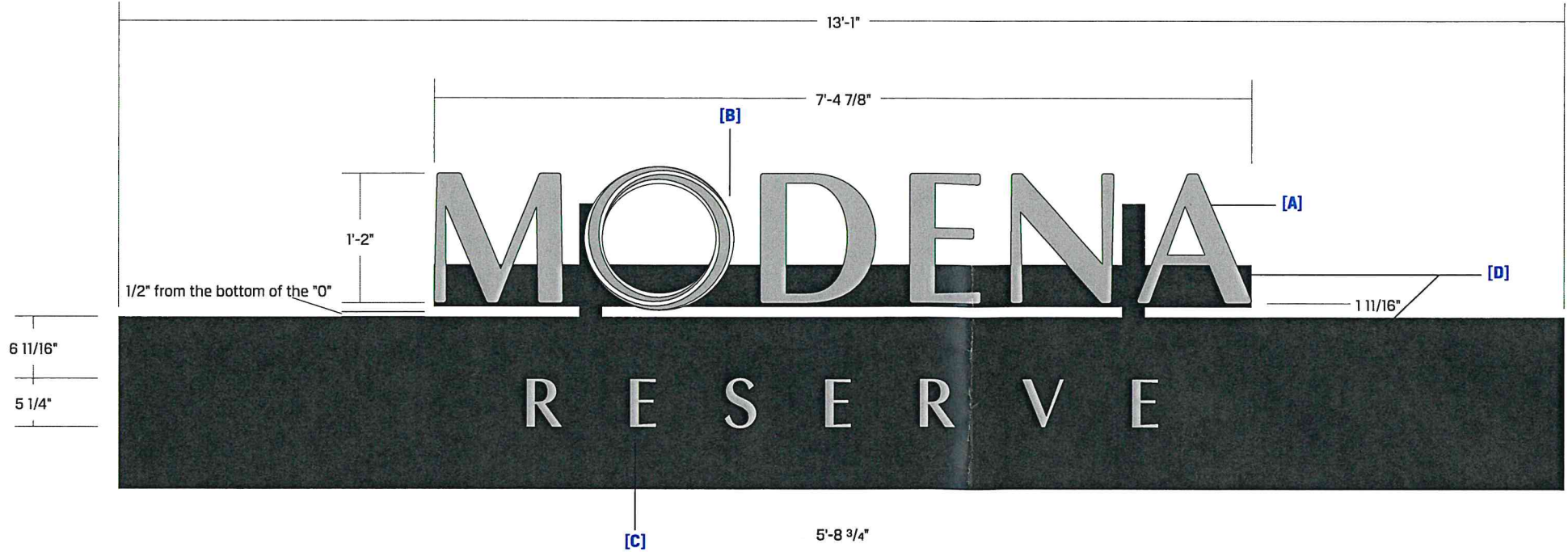
Description: FCO, 1/2" aluminum
Face Color: Paint to match 3M 3630-51 Silver Grey
Return Color: Paint to match 3M 3630-51 Silver Grey
Installation: Mount Flush to Canopy Face

[D] - RACEWAY/CANOPY

Description: aluminum
Color: Paint to match MP42359 Vine Charcoal



night view



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Project

Modena Reserve
Kensington, MD

Scale: 3/4"=1'
Original Page Size: 11" x 17"

Notes

LETTER STROKE MODIFIED FOR FABRICATION

Revisions

REV	DESCRIPTION	BY	DATE
01	Added Copy	AG	
02	support angle	RJE	05.06.21
03	size (20%)	AT	7/22/21
04	raceway/canopy color	AT	7/26/21
05	color	AT	8/13/21
06	preprod	AT	9/10/21

Rep.: Cody Chlebowski

Drawn By: Ron Erickson

Orig. Date: 04/26/21

Sign Loc. No. .

LL-02

Lit Letters
Sign. Type

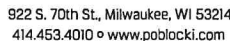
91513

OPP - Project - Job No.

J01

Design

BOND & GROUND ACCORDING TO N.E.C. ARTICLE 600 & U.L. 48 STANDARDS
PRIMARY ELECTRICAL SUPPLY & FINAL HOOK UP TO BE DONE BY LOCALLY LICENSED ELECTRICAL CONTRACTOR.
1.9 AMPS @ xxx VOLTS



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Project

MODENA RESERVE

KENSINGTON, MD

Scale: **AS NOTED**

Original Page Size: 11" X 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	REVISED PER SURVEY	KFJ	9.7.21

Rep.: **CODY CHLEBOWSKI** Orig. Date: **6.29.21**

Drawn By: **K.JOHNSON**

Sign Loc. No.

LL-02

CANOPY LETTERS

Sign Type

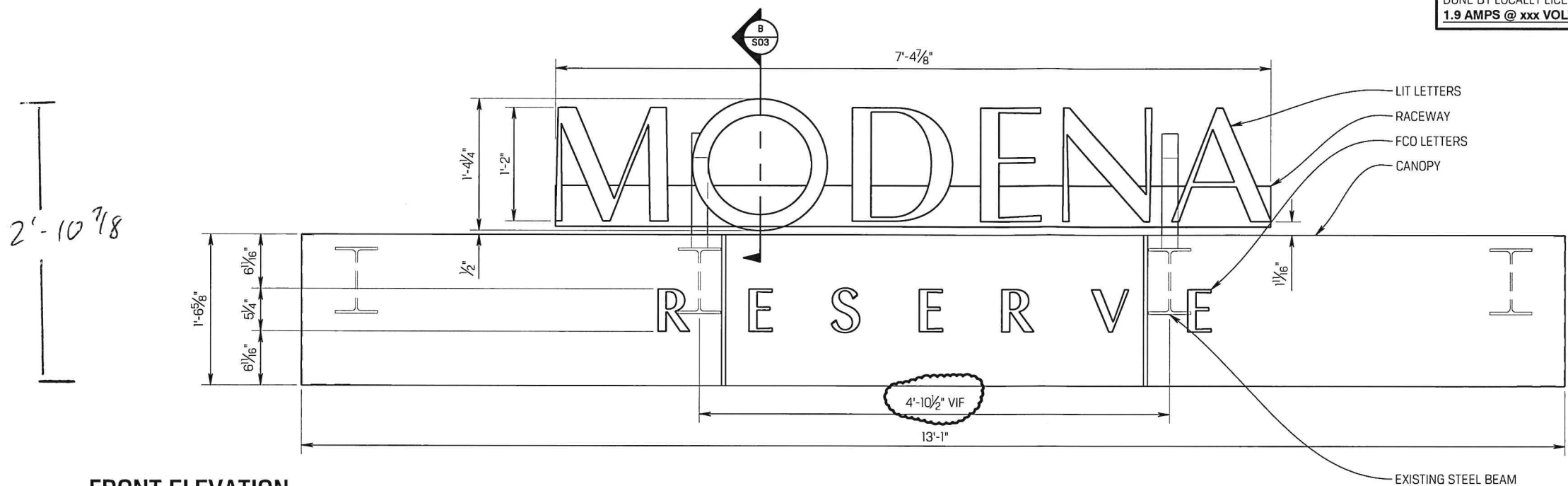
91513

OPP-Project-Job No.

SOT

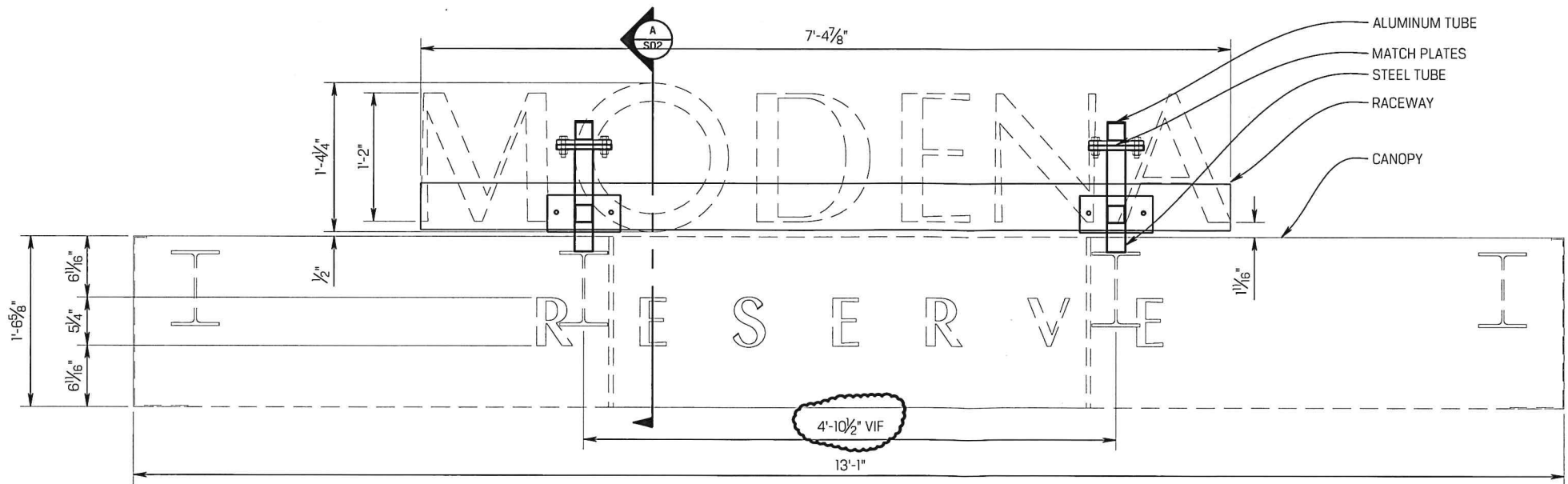
Sheet

10



FRONT ELEVATION

SCALE : 3/4" = 1'-0"



FRONT ELEVATION (SUPPORT)

SCALE : 3/4" = 1'-0"