

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

<b>Address:</b>	10814 Kenilworth Avenue, Garrett Park	<b>Meeting Date:</b>	12/15/2021
<b>Resource:</b>	Outstanding Resource (Garrett Park Historic District)	<b>Report Date:</b>	12/8/2021
<b>Applicant:</b>	Town of Garrett Park	<b>Public Notice:</b>	12/1/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Permit Number:</b>	973970	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Sign Replacement		

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**STAFF RECOMMENDATION:**

- ☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Outstanding Resource within the Garrett Park Historic District  
**STYLE:** Queen Anne  
**DATE:** 1898



Figure 1: The Garrett Park Town Hall is located at 10814 Kenilworth Ave.

**PROPOSAL**

The applicant proposes replacing the existing sign with a new one in the same location. The proposed sign measures 30" × 120" (thirty inches tall by one hundred twenty inches long) and is constructed out of aluminum with a black matte finish and gold letters. The Town specifically selected an aluminum sign because of its durability. The Garrett Park Historic Preservation Committee (GPHPC) has reviewed the proposal and recommends the HPC approve the HAWP.

**APPLICABLE GUIDELINES**

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 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.*)

***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 *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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), & (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, #9, and #10;

and with the general condition that the applicant shall present an electronic set 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 to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 973970  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: Andrea Fox, Town Manager, Town of Garrett Park

E-mail: managerandrea@garrettparkmd.gov

Address: 4600 Waverly Ave, 3rd Fl

City: Garrett Park Zip: 20896

Daytime Phone: 301-933-7488

Tax Account No.: 52-6012503

## AGENT/CONTACT (if applicable):

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

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

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

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

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

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

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property Town Hall, 10814 Kenilworth Ave. Garrett Park

Is the Property Located within an Historic District? ☒ Yes/District Name Garrett Park Historic District  
☐ 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.

No

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: 10814 Street: Kenilworth

Town/City: Garrett Park Nearest Cross Street: Strathmore Ave.

Lot: 4 Block: 50 Subdivision: 3 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>Building 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.

Andrea Fox

9/27/2021

Signature of owner or authorized agent

Date

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**

Town of Garrett Park  
4600 Waverly Ave., 3rd Fl  
PO Box 84  
Garrett Park, MD 20896-0084

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

Jeff and Jennifer Perry  
PO Box 257  
10810 Kenilworth Ave  
Garrett Park, MD 20896-0257

Michael Schrader  
PO Box 236  
10818 Kenilworth Ave.  
Garrett Park, MD 20896-0236

Margaret Trischler  
PO Box 25  
10809 Kenilworth Ave.  
Garrett Park, MD 20896-0025

Ken & Molly Rehbehn  
PO Box 46  
4802 Strathmore Ave.  
Garrett Park, MD 20896-0046

4804 Strathmore Ave  
Garrett Park, MD 20896

PO Box unknown, house is currently  
vacant. Garrett Park does not have  
home mail delivery.

PO Box 249  
4920 Strathmore Avenue  
Garrett Park, MD 20896



***Town of Garrett Park Historic Preservation Committee***  
**Statement on 10814 Kenilworth Avenue**  
**October 21, 2021**

**To: Montgomery County Historic Preservation Office**

**Regarding: 10814 Kenilworth, Garrett Park, Town Hall signage**

The Town of Garrett Park has applied for a Historic Area Work Permit (HAWP) for installation of signage on the Town Hall. The building, built in 1898, is an individual resource within the Garrett Park Historic District.

The new sign will visually replicate the Town Hall's original sign, which was on the structure from the Town's acquisition of the building in 1968 until the early 2000's. The sign was wood with large gilt lettering on a black background, surrounded by a narrow black frame. Exposure to the weather eventually caused the wood to deteriorate beyond repair.

The new sign will be constructed of aluminum with a black matte finish. Lettering will be a gold leaf computer-cut product called "Signgold." Its size, 30" high x 120" wide, matches the original. The photo of the digital rendering of the new sign makes the gold lettering appear shinier than it will actually be. Using a weather-resistant material of aluminum will allow the sign to last far longer than the original wood one.

The GPHPC has inspected an example of a sign using these same materials. The overall effect is striking in its similarity to a traditional wood sign. The new sign will be mounted in the same position as the previous one: centered over the windows of the main portion of the original chapel and hung below the circular stained-glass "1898" window. The sign will be in proportion to the overall look and massing of the structure. (Photos attached of both the old and new signs.)

GPHPC has reviewed the HAWP application and supporting materials. The committee will continue to oversee the sign's construction with the designer. The committee is in full support of the HAWP for this project.

Please let me know if you need any further information.

On behalf of the committee,

Nancy Walz, Chair  
Garrett Park Historic Preservation Committee

Stephen Paczkowski, Councilmember Liaison





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

This request is to replace the exterior building sign.  
The building was built in 1897 as a chapel. It serves as Garrett Park's Town Hall, a community meeting space, and as a rental venue.  
It is located on a residential street.

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

Install a new sign restoring the appearance of the previous sign:

The dimensions are 30 " high, 120 " long

Sign substrate will be a solid piece of 30" x 120" x .04 aluminum with a Matte Black factory finish, mounted on a 1" x 4" frame.

Edges will be framed using a painted molding of painted PVC to match the sign's background.

The lettering will be a gold leaf computer cut product called "Signgold" from <https://www.quickgoldfoils.com>

The top of the sign will be 102 inches from the ground, the bottom will be 80 inches from the ground.



Work Item 1: Sign Replacement

Description of Current Condition:

Replace Town Hall Sign

Proposed Work:

Install a new sign restoring the appearance of the previous sign.

The dimensions are 30 " high, 120 " long

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	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 11/11/2021

Application No: 973970  
AP Type: HISTORIC  
Customer No: 1370570

## Comments

The Garrett Park Town Hall was built in 1898 and is an individual resource within the Garrett Park Historic District. This request is to replace an old Town Hall sign with a new sign that will visually replicate the Town Hall's original sign.

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 10814 KENILWORTH AVE  
GARRETT PARK, MD 20896  
Homeowner Town of Garrett Park (Primary)

## Historic Area Work Permit Details

Work Type RESREP  
Scope of Work This request is to replace a Town Hall sign that was removed, and install a new sign.