



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: January 11, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1047944 - Generator

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the January 10, 2024, HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Barbara Jackson
Address: 10922 Montrose Avenue, Garrett Park

This HAWP approval is subject to 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. Once work is complete the applicant will contact Chris Berger at 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.





FOR STAFF ONLY:
HAWP# 1047944
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Barbara Jackson
Address: 10922 Montrose Ave.
Daytime Phone: 240-731-7043

E-mail: bejr@msn.com
City: Garrett Park Zip: 20896
Tax Account No.: 00060333

AGENT/CONTACT (if applicable):

Name: Long Electric LLC
Address: 6317 Quinn Rd.
Daytime Phone: 301-662-1920

E-mail: www.long-electric.com
City: Frederick Zip: 21701
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

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

Is there a Historic Preservation/Land Trust/Environmental map of the easement, and documentation from the Easement holder? Yes
REVIEWED
By Chris Berger at 11:18 am, Jan 11, 2024

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

Are other Planning and/or Hearing Examiner Approvals/Resolutions (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.

Building Number: _____ Street: _____
Town/City: Garrett Park Nearest Cross Street: _____
Lot: P6 Block: 99 Subdivision: 003 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>✓</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.

Barbara E Jackson 11/30/2023
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
Barbara Jackson
PO Box 378
Garrett Park, MD 20896

Owner's Agent's mailing address
Long Electric LLC
9019 Baltimore Rd.
Frederick, MD 21704

Adjacent and confronting Property Owners mailing addresses

Susan Brocato
PO Box 104
10918 Montrose Ave.
Garrett Park, MD 20896

Martha Seigel & Robert LeMar
PO Box 69
10926 Montrose Ave.
Garrett Park, MD 20896

Barbara Collier, Jonathan Paul & Carol
Ballentine
PO Box 191
10923 Montrose Ave.
Garrett Park, MD 20896

Perry Chapman
PO Box 85
10925 Kenilworth Ave.
Garrett Park, MD 20896

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By Chris Berger at 11:18 am, Jan 11, 2024

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

The residence at 10922 Montrose Ave. is located within the Garrett Park Historic District. It was built in 1908 and considered an Outstanding resource.

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

The owner seeks a HAWP for the addition of a whole house generator in the side yard of the residence. The generator will be located adjacent to the south side of the original 1908 residence, well back from the front face of the house; as such, it will not impair the view of the full east-facing front of the original structure.

The generator will sit more than 100 feet from the roadway, substantially elevated above street level, and behind a significant amount of vegetation. The generator is less than 3 feet high; its visual impact is thus essentially nil from any public area in front of the property.

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Work Item 1: Whole House Genera

Description of Current Condition:

There are two existing air conditioning units as well as a mini-split located along the south side of the house, out of view from the street.

Proposed Work:

The proposed generator would be in line with these units, behind a large rhododendron on the south side of the house. Some lilac bushes that are in decline will need to be removed to create a small space for the generator.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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By Chris Berger at 11:18 am, Jan 11, 2024

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Email from: NancyWaltz
to: Kevin Manarolla 10/18/2023

**Statement of the
Town of Garrett Park Historic Preservation Committee**

The applicants, owners of 10922 Montrose Avenue in Garrett Park, seek a Historic Area Work Permit (HAWP) for addition of a whole house generator in the side yard at the residence, an "outstanding" resource within the Garrett Park Historic District (Atlas #30/13; pp. 214-218 of the North Bethesda/Garrett Park Master Plan <http://montgomeryplanning.org/wp-content/uploads/2016/09/NorthBethesda-GarrettParkMasterPlan1992ocr300.pdf>).

The Garrett Park Historic Preservation Committee *strongly supports the grant of the HAWP for this project.* In reaching its conclusion, the Committee considered the following:

The generator will be located adjacent to the south side of the original 1908 residence, well back from the front face of the house; as such, it will not impair the view of the full east-facing front of the original structure.

As with a prior application for a HAWP at this location (Case No. 30/13-19A), the Committee is also influenced by the fact that the generator will sit more than 100 feet from the roadway, substantially elevated above street level,^[1] and behind a significant amount of vegetation. The generator is less than 3' high; its visual impact is thus essentially nil from any public area in front of the property.

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By Chris Berger at 11:18 am, Jan 11, 2024

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The picture above shows the view from the street at 10922 Montrose.

Finally, the Committee is influenced by two public policy considerations: the generator is necessary for health considerations of the current residents, and the installation is easily reversible without any impact on the historic structure.

If you have questions about the Committee or this letter, please do not hesitate to contact me or Stephen Paczkowski, the Committee's Liaison with the Garrett Park Town Council.

On behalf of the Committee,

Nancy Walz, Chair
Garrett Park Historic Preservation Committee

cc: Councilmember Stephen Paczkowski
Councilstephen@garrettparkmd.gov

[1] The grade of Montrose Avenue in front of 10922 slopes considerably lower from north to south (right to left as you face the front of the house). Thus, because the generator will be situated well back on the lot and on the left (south) side of the house, it becomes effectively invisible from the street because of the upward angle of view.

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By Chris Berger at 11:18 am, Jan 11, 2024

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Robert H. Motter



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By Chris Berger at 11:18 am, Jan 11, 2024

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12/5/2023 12:27

INFORMATION - APPLICATION# 1047944

Application Type HISTORIC
 Application Type Description HISTORIC AREA WORK PERMIT
 Primary Applicant Barbara
 Primary Applicant Last Name Jackson
 Address Location 10922 MONTROSE AVE GARRETT PARK MD 20896

Application is Open.
 Current milestone is Process Application.
 Current unpaid amount of \$0.00.

Job Description

Status Dates

Processed 10/23/2023 16:06
 by WEB DPS
 Issued
 by
 Final
 by
 Temp COO
 by
 COO
 by
 Expires

Job Description

Work Type ADD
 Work Type ADD
 Description
 Occupancy Type
 Occupancy Type Description
 Priority
 Priority Description
 A/P Name
 Square Footage 0.00
 # of Plans 0
 # of Pages 0
 Declared Valuation 0.00
 Calculated Valuation 0.00
 Actual Valuation 0.00

Comments

I wish to install a whole house Generac generator on the south side of the original 1908 residence, well back from the front face of the house and basically out of sight due to the elevation above the street and evergreen shrubs.

Application Details

(Tab Not Loaded)

Reviews

(Tab Not Loaded)

Inspections

(Tab Not Loaded)

Reinstra

Jason Long <jmlong0611@icloud.com>

Wed 12/27/2023 9:19 AM

To: Jason Long <jmlong0611@hotmail.com>



Sent from my iPhone

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 By Chris Berger at 11:21 am, Jan 11, 2024

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Robert G. ...



36"
off
AC Unit

60"
off
Window

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[Signature]

Home Standby Generators

SPECIFICATIONS (LP/NG)	10/9 kW	14/14 kW	18/17 kW	22/19.5 kW		24/21 kW
Generator Only Model	7171	7223	7226	7042		7209
Generator / 100 Amp Select Circuit Switch Model	7172	7224	-	-		-
Generator / 200 Amp Service Rated Load Shedding Smart Switch Package Model	-	7225	7228	7043		-
Generator/PWRview Automatic Transfer Switch - 200 Amp Model	-	-	-	-		7210
Voltage (Single Phase)				120 / 240		
Amps @ 240V LPG	41.7	58.3	75.0	91.7		100
Amps @ 240V NG	37.5	58.3	70.8	81.3		87.5
Engine/Alternator RPM				3600 / 3600		
Engine				Generac G-Force		
Engine Displacement	460cc		816cc			999cc
Fuel Consumption @ 1/2 Load - NG cu. ft/hr	101	195	169	228*	203	203
Fuel Consumption @ Full Load - NG cu. ft/hr	127	256	247	327*	306	306
Fuel Consumption @ 1/2 Load - LPG cu. ft/hr (gal/hr)	36 (0.97)	65 (1.81)	62 (1.70)	92 (2.53)*		92 (2.53)
Fuel Consumption @ Full Load - LPG cu. ft/hr (gal/hr)	54 (1.48)	112 (3.07)	110 (3.02)	142 (3.90)*		142 (3.90)
Quiet-Test Mode				Yes		
db(A) at Exercise	57		55	57		57
db(A) at Normal Operating Load	61		65	67		67
Enclosure				Aluminum		
Enclosure Color				Bisque		
Warranty				5-Year Limited		
Dimensions - L" x W" x H"				46" x 25" x 29" (1218)		
Weight (lb)	338	385	420			
Mobile Link Wireless Connectivity				Yes		
PWRview Home Energy Management				-		

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*7042-2 & 7043-2 specifications



NATIONWIDE DEALER SERVICE NETWORK

Generac's commitment to service includes scheduled maintenance programs, warranty assistance and emergency service to ensure that Generac customers are never left powerless. The largest nationwide dealer network has factory-trained technicians on staff and maintains large inventories of Generac parts, components and accessories. Find a dealer near you at Generac.com.



Section 3 Site Selection and Preparation

3.1 — Site Selection

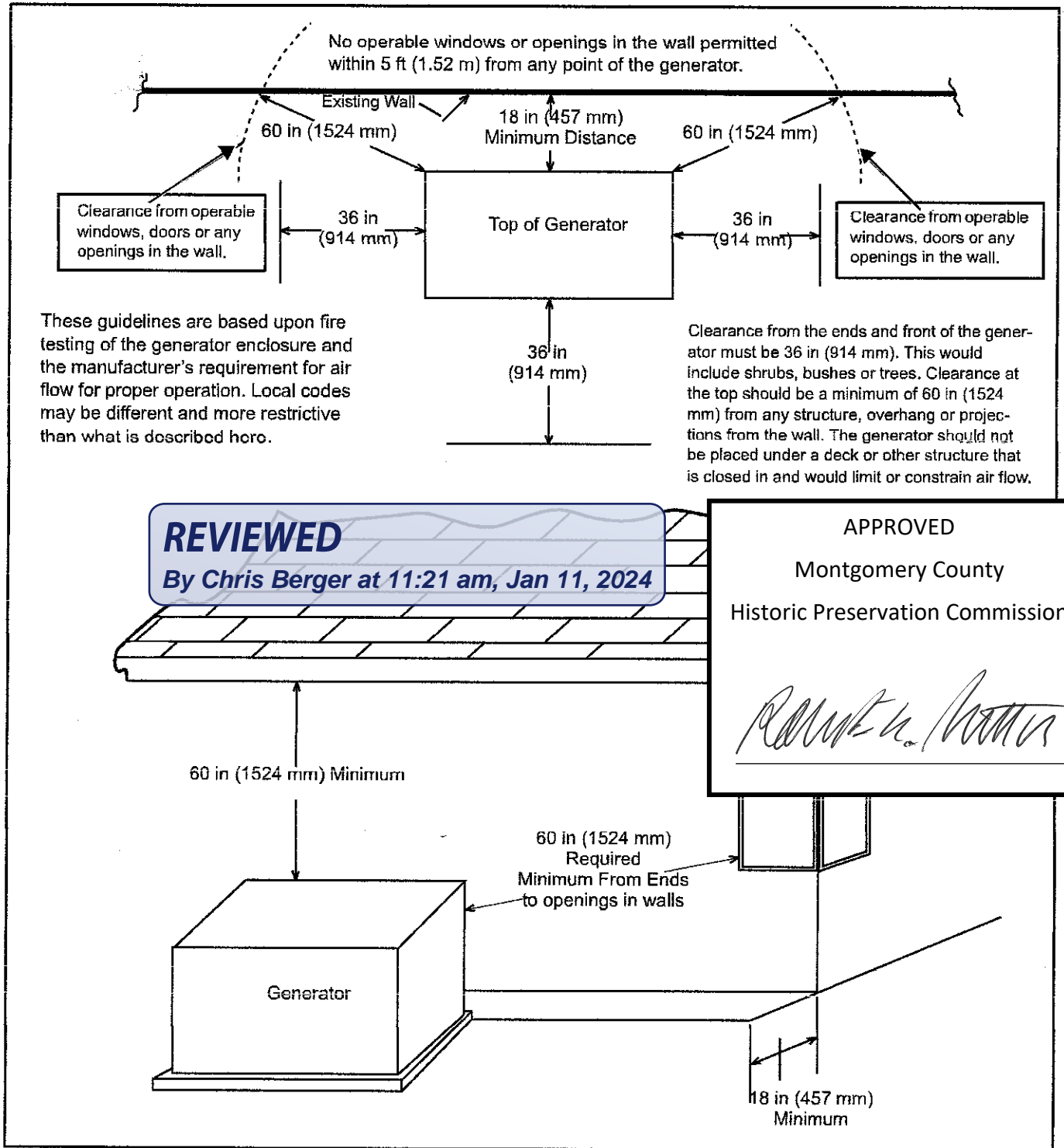


Figure 3-1. Installation Guidelines

L = 48"
W = 25"
H = 29"

LONG ELECTRIC LLC

Commercial | Residential | Remodeling

GENERAC GENERATORS

Estimate

REVIEWED

By Chris Berger at 11:21 am, Jan 11, 2024

Date: _____ Estimate # _____

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Name / Address
William Rienstra
10922 Montrose Avenue
Garrett Park, Md. 20896

Item	Description	Qty	Rate	Total
22 KW whole hou...	Long will supply and install one 22 kw Generac generator with one 200 amp whole house transfer switch. (Model # 7043) Long will supply gas and electrical permits. Long will supply all electrical work and gas work unless other wise noted. The generator will be installed on a gravel pad . Included in the basic price is 30 ft of electric line, 30 ft of gas line, one battery, start up, proper testing of the unit and training of the unit upon completion . Any additional services needed are listed below along with lead times and payment schedule .	1	11,500.00	11,500.00
10 Year Warranty	10 Year Warranty at no cost . \$ 1,035 value . Promo through Generac only . 8/28/23- 10/8/2023 must be started by 12/ 17/23	1	0.00	0.00
Maintenance Agre...	First year service at no additional cost . (340 \$ value)	1	0.00	0.00
generator rewire m...	Replace the wire from the meter can to the ATS switch .	1	250.00	250.00
Gas meter split ne...	There will be a gas meter split or upgrade needed which will be a direct charge to the customers gas bill.(\$ approx 400)	1	0.00	0.00
50 amp DLM	Digital load module / load shedding module (needed to prevent over loading of the generator)	2	200.00	400.00
60 amp DLM	Digital load module/ load shedding module (needed to prevent over loading of the generator)	1	250.00	250.00
Misc. info	Owner to remove the bushes in the way of the placement of the generator .	1	0.00	0.00
Additional gas line	Additional gas line needed above the 30 ft included in the basic price . (19 \$ per ft)	20	19.00	380.00
Generator Placem...	The generator will be placed on the right side front corner of the house with proper clearances in place . (Generator must have 3 ft of clearance around the unit , and must be 5 ft from any window or door) The generator placement is pending the county's approval.	1	0.00	0.00
Generator coverage	This unit will cover the complete house in the event of a power failure .	1	0.00	0.00
surge Protector	Surge protector for 200 amp panel , Whole house protection . Required by code	1	400.00	400.00

Thank you very much

Total

LONG ELECTRIC LLC
9019 BALTIMORE RD
FREDERICK, MD 21704

Rep JL

Signature _____



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Robert H. [Signature]

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Ronald H. Potter

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Ronald A. ...
