



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: August 24, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #961031: Hardscape and porch alterations

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 August 18, 2021 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: Andrea Rose
Address: 10939 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 Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

Permit application # 961031

APPLICANT:

Name: Andrea Rose

E-mail: rosearch@gmail.com

Address: 10939 Montrose Avenue, PO Box 14

City: Garrett Park Zip: 20896

Daytime Phone: 202-669-4327

Tax Account No.: 00057528

AGENT/CONTACT (if applicable):

Name: N/A

E-mail:

Address:

City: Zip:

Daytime Phone:

Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Pro

Is the Property Located within an Historic District? Yes/D

Is the map (REVIEWED) By Michael Kyne at 3:53 pm, Aug 24, 2021

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Montgomery County
Historic Preservation Commission
[Signature]

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

Building Number: 10939

Street: Montrose Avenue

Town/City: Garrett Park

Nearest Cross Street: Waverly Avenue

Lot: 9

Block: 97

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:

- New Construction [] Deck/Porch [x] Shed/Garage/Accessory Structure []
Addition [] Fence [] Solar []
Demolition [] Hardscape/Landscape [] Tree removal/planting []
Grading/Excavation [] Roof [] Window/Door []
Other: Front steps [x]

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 Rose

7/24/2021

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:

Single family home in Garrett Park's historic zone. House was built in 1992 and is not a historic house.

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

(1) Front steps - replace/change material and design

- * current steps are made of wood and are rotting and uneven/unsafe
- * change material from wood to stone
- * change from two steps to three to improve accessibility
- * change shape from rectangle to semi-circle (to match decorative shingles on top front of house)
- * add metal handrails
- * contractor for step construction will be Pires Construction
- * contractor for metal handrails installation tbd

(2) Front walkway - replace/slight change to existing design

- * replace existing flagstone with new flagstone
- * add flare at driveway to improve accessibility
- * improve border around Japanese lace maple tree with six-inch stone wall to match step risers
- * contractor for front walkway will be Pires Construction

(3) Front porch - repair/partial material change

- * current floorboards and support columns are made of wood
- * floorboards and one support column are rotting and in need of replacement for structural safety
- * change floorboards from wood to composite wood (Trex) in similar color
- * replace one wood support column with new wood support column
- * general maintenance and repair of deck railings

REVIEWED

By Michael Kyne at 3:53 pm, Aug 24, 2021

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Work Item 1: Front steps

Description of Current Condition: Existing wooden steps are rotting and uneven; safety and aesthetic concerns. No handrails.

Proposed Work: * current steps are made of wood and are rotting and uneven/unsafe
* change material from wood to stone
* change from two steps to three to improve accessibility
* change shape from rectangle to semi-circle (to match decorative shingles on top front of house)
* add metal handrails
* contractor for step construction will be Pires Construction
* contractor for metal handrails installation tbd

Work Item 2: Front walkway

Description of Current Condition: Stones are uneven with large gaps and breaks; safety and aesthetic concerns. Right angle connection to driveway.

Proposed Work: Front walkway - replace/slight change to existing design

* replace existing flagstone with new flagstone
* add flare at driveway to improve accessibility
* improve border around Japanese lace maple tree with six-inch stone

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Work Item 3: Front porch

Description of Current Condition: Rotting wooden floorboards and one rotting support column; rails in need of general maintenance.

Proposed Work: * current floorboards and support columns are made of wood
* floorboards and one support column are rotting and in need of replacement for structural safety
* change floorboards from wood to composite wood (Trex) in similar color
* replace one wood support column with new wood support column
* general maintenance and repair of deck railings

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HAWP APPLICATION: MAILING ADDRESS
[Owner, Owner's Agent, Adjacent and Confronting]

Owner's mailing address

Andrea Rose
P.O. Box 14
Garrett Park, MD
20896

Owner's Agent's mailing address

NA

Adjacent and confronting Property Owners mailing addresses

Bennett and Kathy
Chamberlin
Po Box 112
Garrett Park, MD
20896
(adjacent)

Chris Wright and Victoria
Vrana
P.O. Box 473
Garrett Park, MD
20896
(adjacent)

Anne Atlee
Po Box 134
Garrett Park, MD
20896
(confronting)

**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	*	*	*	*	*		*

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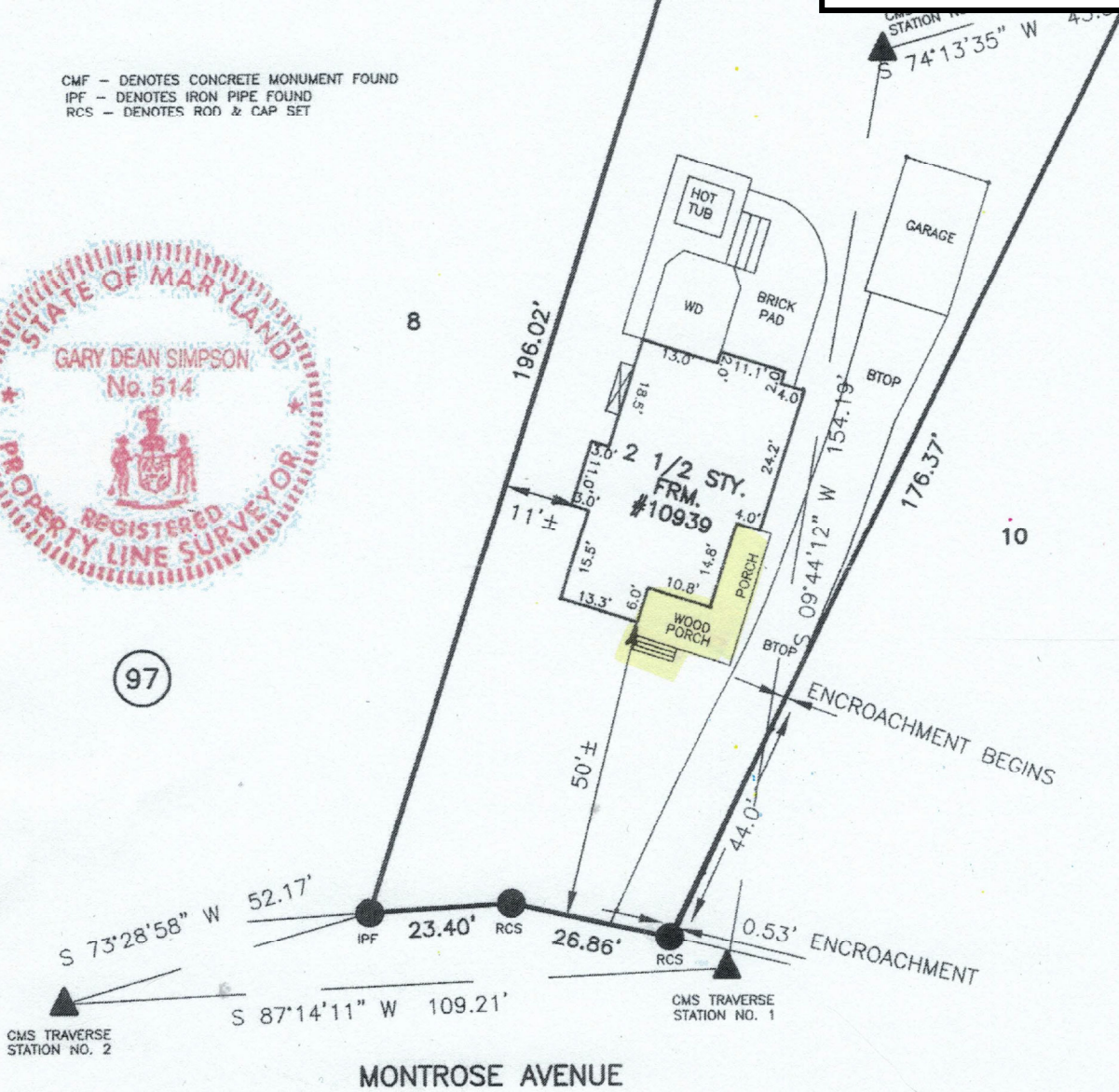
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Robert H. [Signature]

CMF - DENOTES CONCRETE MONUMENT FOUND
IPF - DENOTES IRON PIPE FOUND
RCS - DENOTES ROD & CAP SET



97



PROPERTY ADDRESS: 10939 MONTROSE AVENUE

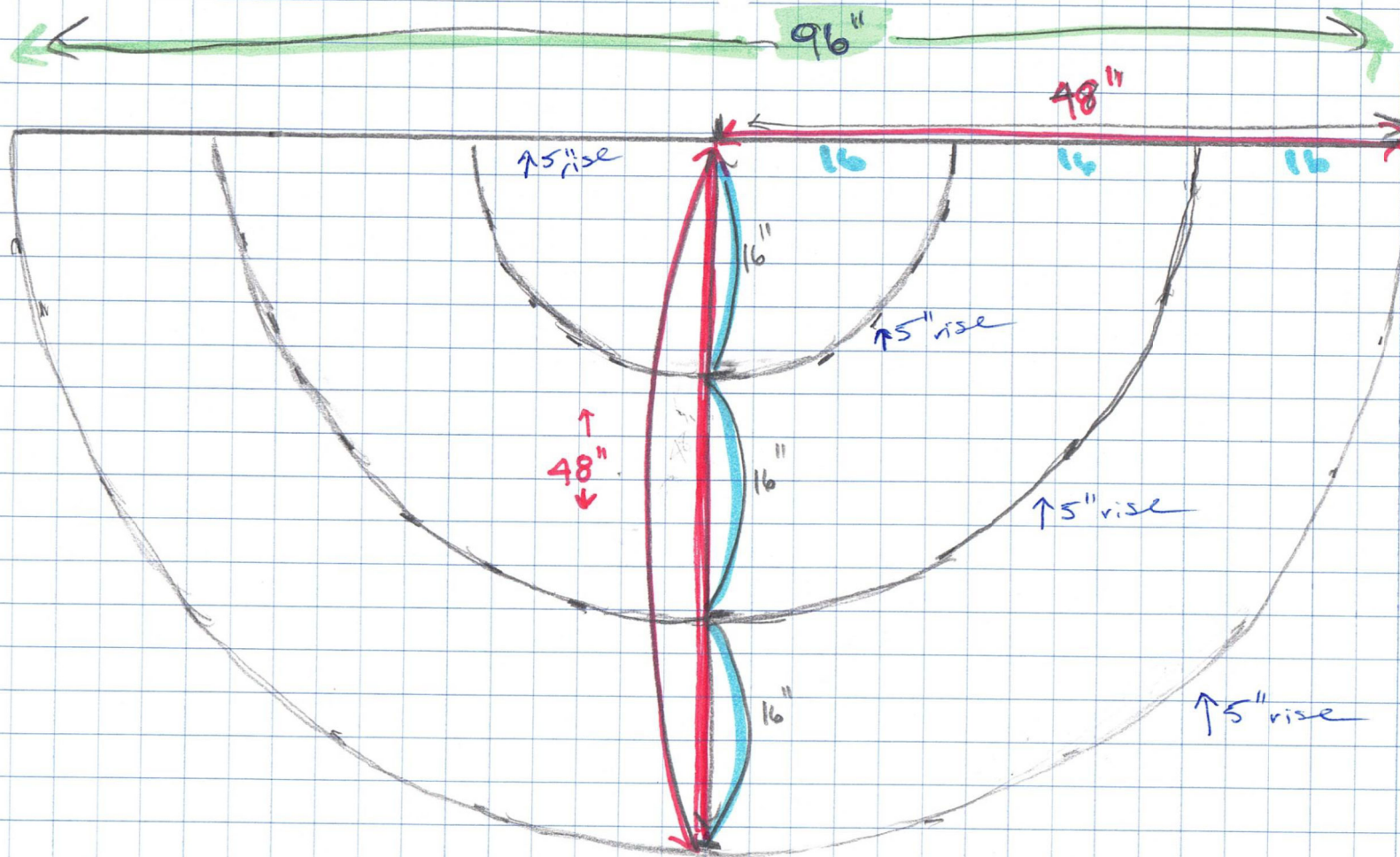
THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240049 0175 C AS REVISED 08/01/84

CERTIFICATE
I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

REFERENCES
PLAT BK. A
PLAT NO. 27



CENTRAL MARYLAND SURVEYORS, INC.
2813 PATUXENT RIVER ROAD, DAVIDSONVILLE, MD. 21035
PHONE (410) 798-9700 FAX (410) 798-7905



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Ronald H. [Signature]

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Pires Construction Company Inc.

8121 Cessna Ave.
 Gaithersburg, MD 20879
 www.piresstone.com
 Office: 301-590-1070 Fax:301-977-3928

Estimate

Date	Estimate #
7/2/2021	3419

Name / Address
Andrea Rose 10939 Montrose Ave. Garrett Park, MD 20896

Project

Description	Qty	U/M	Rate	Total
Pires Construction proposes to remove wood steps at front porch and install concrete base with radius cut 16" wide x 2" thick thermal bluestone as per sketch. Includes stone risers.			7,800.00	7,800.00
Install new sidewalk from steps to driveway with a new concrete base and thermal mixed color flagstone to be 6' wide and flare out by the driveway.			5,800.00	5,800.00
Install stone curb on edge of sidewalk by Japanese Maple tree.			960.00	960.00
<div data-bbox="203 1465 863 1598" data-label="Text" style="border: 1px solid black; border-radius: 10px; padding: 5px; background-color: #e0e0e0;"> <p>REVIEWED By Michael Kyne at 3:53 pm, Aug 24, 2021</p> </div>			<div data-bbox="928 1365 1422 1747" data-label="Text" style="border: 2px solid black; padding: 10px; text-align: center;"> <p>APPROVED Montgomery County Historic Preservation Commission</p> </div>	
10939 Montrose Ave. Garrett Park, MD 20896			<p>Total</p>	

EUROSKILL CONSTRUCTION

PROPOSAL

July 25, 2021

Andrea Rose
10939 Montrose Avenue
Garrett Park, MD 20896

- Remove existing floor on the porch area and haul all waste
- Create two temporary posts and replace existing post matching as closely as possible
- Remove rotten railing and picket and replace matching existing materials
- Power wash post, railing and ceiling board and paint
- Install new porch flooring using trex select materials (grey color)
- Install molding on all posts on the bottom (azek vinyl, does not rot)

Total cost & material: \$8,350

1st payment of 35% due before start of the project \$2,922.50

2nd payment of 35% due midway through the project \$2,922.50

Final payment due 30% due after the project is complete \$2,505

REVIEWED

SIGNATURE OF OWNER: _____
By Michael Kyne at 3:53 pm, Aug 24, 2021

SIGNATURE OF CONTRACTOR: _____

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Montgomery County

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Jan Polansky
14213 Woodcrest Drive
Rockville, MD 20853

PHONE (240) 505-6047
FAX (301) 603-8827
E-MAIL janpolansky77@gmail.com

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Robert H. Norton

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Ronald H. Patton

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