



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: September 2, 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 #962667: Removal of six (6) trees

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by historic preservation staff.

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: Town of Garrett Park
Address: 10814 Kenilworth 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.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by *Michael K...* on _____. The approval memo and stamped drawings follow.



FOR STAFF ONLY:
HAWP# 962667
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 Flr City: Garrett Park Zip: 20896
Daytime Phone: 301-933-7488 Tax Account No.: 52-6012503

AGENT/CONTACT (if applicable):

Name: _____

Address: _____ City: _____
Daytime Phone: _____

REVIEWED

By Michael Kyne at 12:30 pm, Sep 02, 2021



LOCATION OF BUILDING/PREMISE: MIHP # of Historic _____ Ave, Garrett Park

Is the Property Located within an Historic District? Yes No

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? No
(Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information. No

Building Number: 10814 Street: Kenilworth Ave

Town/City: Garrett Park Nearest Cross Street: Strathmore

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 checked="" type="checkbox"/> Fence (replace existing) | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input checked="" 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.

Andrea Fox

8/6/21

Signature of owner or authorized agent

Date

REVIEWED

By Michael Kyne at 12:30 pm, Sep 02, 2021

APPROVED

Montgomery County

Historic Preservation Commission



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

Owner's mailing address

Town of Garrett Park
4600 Waverly Ave, 3rd Flr
PO Box 84
Garrett Park, MD 20896

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

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

Margaret Tritschler
PO Box 25
10809 Kenilworth Ave
Garrett Park, MD 20896

Ken and Molly Rehbehn
PO Box 46
4802 Strathmore Ave
Garrett Park, MD 20896

4804 Strathmore Ave
Garrett Park, MD
20896

PO Box is unknown as home is vacant. Garrett Park does not have home mail delivery.

Adjacent and Confronting Properties:

Garrett Park, MD 20896

10810 Kenilworth Avenue

10818 Kenilworth Avenue

10809 Kenilworth Avenue

4802 Strathmore Avenue

4804 Strathmore Avenue

Kensington, MD 20895

4920 Strathmore Avenue

REVIEWED

By Michael Kyne at 12:30 pm, Sep 02, 2021

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Patton



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 8/6/2021

Application No: 962667
AP Type: HISTORIC
Customer No: 1370570

Comments

Remove six diseased trees and replace a deteriorating fence with a like quality cedar fence. 6' tall along north side. 3' tall with gate along west side.

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 Remove diseased trees and replace a deteriorated fence.

REVIEWED

By Michael Kyne at 12:30 pm, Sep 02, 2021

APPROVED

Montgomery County
Historic Preservation Commission



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 remove six diseased trees and replace the fence. The trees and fence are located in the backyard of the Town's historic Town Hall. The Town Hall is located on a residential street in Garrett Park. The trees are located along the northern edge of the property line.

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

Removal of six diseased trees:

- 22" DBH Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s), aging supplemental support system
- 19" DBH Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s),
- 36" DBH Twin Stem Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s), aging supplemental support system
- 38" DBH Twin Stem Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s), aging supplemental support system
- 39" DBH Twin Stem Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s), aging supplemental support system
- 6" DBH Cherry, Japanese Flowering (*Prunus serrulata*), significant lean over property

The deteriorating fence will be replaced with a like quality cedar fence. 6' tall along north side. 3' tall with gate along west side (see attached photos).

REVIEWED

By Michael Kyne at 12:30 pm, Sep 02, 2021

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Historic Preservation Commission



Work Item 1: 22" DBH Hemlock

Description of Current Condition:
22" DBH Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s), aging supplemental support system

Proposed Work:
Remove tree

Work Item 2: 19" DBH Hemlock

Description of Current Condition:
19" DBH Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s),

Proposed Work:
Remove tree

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Work Item 3: 36" DBH Twin Stem Hemlock

Description of Current Condition:
36" DBH Twin Stem Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s), aging supplemental support system

Proposed Work:
Remove tree

Work Item 4: 38" DBH Twin Stem Hemlock

Description of Current Condition:

38" DBH Twin Stem Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s), aging supplemental support system

Proposed Work:

Remove tree

Work Item 5: 39" DBH Twin Stem Hemlock

Description of Current Condition:

39" DBH Twin Stem Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s), aging supplemental support system

Proposed Work:

Remove tree

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By Michael Kyne at 12:30 pm, Sep 02, 2021

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Historic Preservation Commission



Work Item 6: 6" DBH Cherry


Description of Current Condition:

6" DBH Cherry, Japanese Flowering (*Prunus serrulata*), significant lean over property

Proposed Work:

Remove tree

Work Item 7: <u>Fence</u>	
Description of Current Condition: The fence is in poor condition and needs to be replaced.	Proposed Work: The deteriorating fence will be replaced with a like quality cedar fence. 6' tall along north side. 3' tall with gate along west side (see attached photos).

Work Item 8: _____	
Description of Current Condition: <div style="border: 1px solid blue; border-radius: 15px; padding: 5px; background-color: #e6f2ff; display: inline-block;">REVIEWED <i>By Michael Kyne at 12:30 pm, Sep 02, 2021</i></div>	Proposed Work: <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>APPROVED</p> <p>Montgomery County</p> <p>Historic Preservation Commission</p>  </div>

Work Item 9: _____	
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	*	*	*	*	*		*

REVIEWED
By Michael Kyne at 12:30 pm, Sep 02, 2021

APPROVED
Montgomery County
Historic Preservation Commission



June 21, 2021

To whom it may concern,

In regards to the historic property at 10814 Kenilworth. There is a line of five (5) hemlocks and a cherry along the side of the property that were assess on June 21,2021

Please find our assessments below:

22" DBH Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s), aging supplemental support system

19" DBH Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s),

36" DBH Twin Stem Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s), aging supplemental support system

38" DBH Twin Stem Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s), aging supplemental support system

39" DBH Twin Stem Hemlock, Canadian (Eastern) (*Tsuga canadensis*), decline from scale, lean over fence and property, significant deadwood, decay in main lead(s), aging supplemental support system

6" DBH Cherry, Japanese Flowering (*Prunus serrulata*), significant lean over property

These are my findings based on a visual ground inspection. Bare in mind this is a visual ground inspection. The scope of this inspection covers only what could be seen by the naked eye from the ground and by use of a sounding hammer (rubber mallet). It does not cover items underground nor above ground for an aerial inspection. Trees are living things and conditions can change at a moment's notice

It is our recommendation that these trees be removed. Please feel free to contact me with any questions. Thank you.

REVIEWED

By Michael Kyne at 12:30 pm, Sep 02, 2021

MD Licensed Tree Expert (#21010)

14628 Southlawn Lane

Rockville, MD 20850

(703) 853 0109

cdavis@savatree.com

APPROVED

Montgomery County

Historic Preservation Commission



ATE 33382 M/C 13881
HOUSE LOCATION PLAT
10814 Kenilworth Avenue
Lot 4 Block 50 Section 2
Garrett Park, Mont. Co., Md.
Plat Book A Plat 27
Scale 1"=30' May 6, 1968

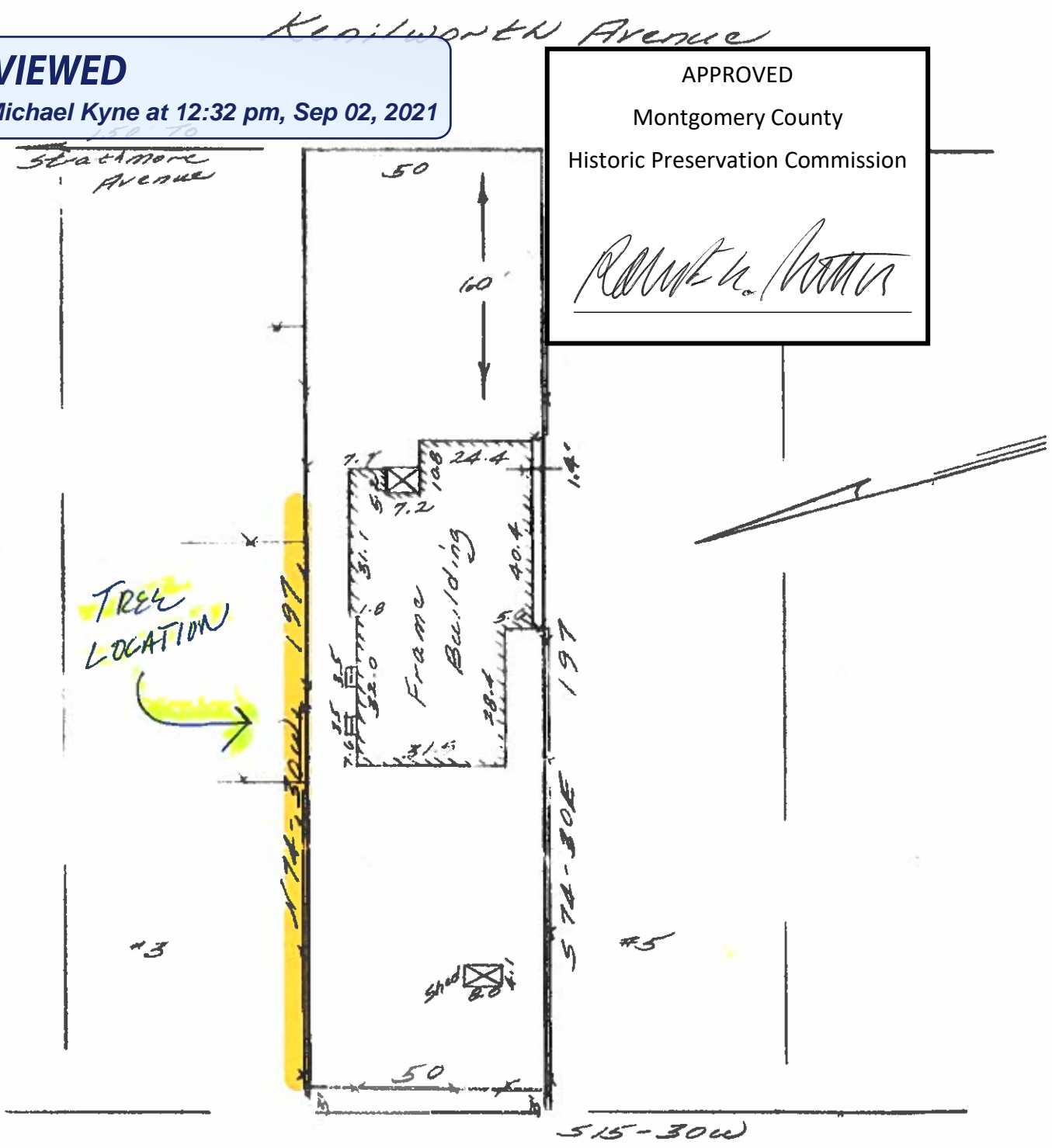
REVIEWED

By Michael Kyne at 12:32 pm, Sep 02, 2021

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Montgomery County
Historic Preservation Commission

Robert A. Potter



I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE ABOVE PROPERTY BY TRANSIT-TAPE SURVEY. LOCATED IMPROVEMENTS THEREON, AND HAVE FOUND IT TO BE AS SHOWN ON THIS PLAT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN ON SAID PLAT.
MD. REG. NO. 1690 VA. REG. NO. 441 FRANK B. LANE, REGISTERED SURVEYOR

Frank B. Lane

REVIEWED

By Michael Kyne at 12:32 pm, Sep 02, 2021

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Montgomery County
Historic Preservation Commission

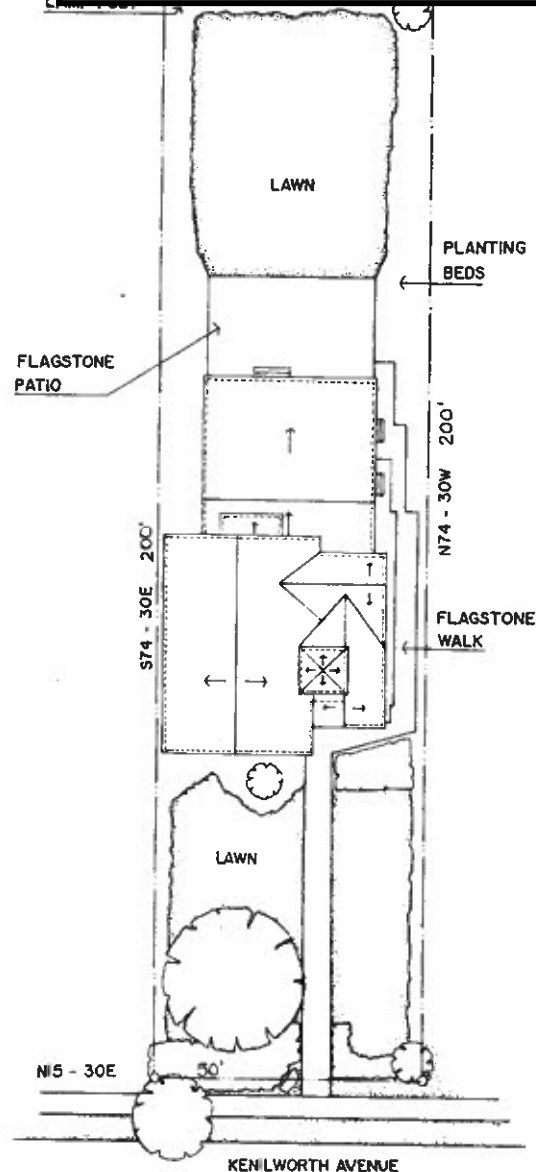


GARRETT PARK TOWN HALL WAS BUILT IN 1897 AS THE ST. JAMES CHAPEL, AN EPISCOPALIAN AND INTERDENOMINATIONAL CHAPEL WITH FUNDS RAISED BY TOWN RESIDENTS. FROM ITS ORIGINAL CONSTRUCTION, IT WAS USED FOR COMMUNITY ACTIVITIES, INCLUDING TOWN COUNCIL MEETINGS. IT WAS OFFICIALLY CONVERTED FOR USE AS A TOWN HALL AFTER AN ADVISORY REFERENDUM IN 1968.

A 24' x 40' BUILDING WAS PLANNED IN PUBLIC MEETINGS IN LATE 1896, WITH ITS CONSTRUCTION AND FINANCING SUPERVISED BY A BOARD OF MANAGERS. COST OF THE ORIGINAL BUILDING WAS \$1,100. THE CONTRACTOR WAS A MR. GROOME FROM ROCKVILLE.

THE BELL, WHICH STILL HANGS IN THE TOWER, WAS DONATED BY A LOCAL RESIDENT. IN 1899, THE TOWN REQUESTED AN OUTSIDE PRIVY BE ERECTED. ELECTRICITY WAS INSTALLED IN 1915 BY A.A. MACMILLAN, WHO DONATED HIS SERVICES. FUNDS WERE COLLECTED IN LATE 1923 FOR AN EXTENSION TO THE REAR, USED AS A KITCHEN AND STORAGE AREA. TWO SUNDAY SCHOOL ROOMS WERE USED AS PUBLIC SCHOOL CLASSROOMS FOR THE 1927-28 SCHOOL YEAR. IN 1953, THE CHAPEL WAS SOLD TO THE 7TH DAY ADVENTIST CHURCH, WHICH UPGRADED THE HEATING SYSTEM, FINALLY BUILT INDOOR TOILETS ADJACENT TO THE BELL TOWER, AND ADDED A KITCHEN AND TWO ROOMS AT THE REAR. THEY SOLD THE BUILDING TO THE TOWN IN APRIL OF 1968. SINCE THEN, THE PEWS HAVE BEEN REMOVED, THE KITCHEN UPGRADED, AND THE REAR ADDITION REMODELED.

THIS WORK WAS DONE BY DARYA KREIS, MARJORIE MARCUS, AND MATTHEW NEUMANN IN THE SPRING OF 1995 AT THE UNIVERSITY OF MARYLAND, COLLEGE PARK, WITH FACULTY SUPERVISION OF JUDITH M. CAPEN AIA, IN A COURSE SUPPORTED UNDER A COOPERATIVE AGREEMENT BETWEEN THE NATIONAL PARK SERVICE, HABS, AND UMCP WITH ASSISTANCE FROM BUTCH FROST, HENRIETTA KELLER, AND THE TOWN OF GARRETT PARK.



SITE PLAN



HISTORIC AMERICAN BUILDINGS SURVEY SHEET 1 OF 3

SURVEY NO.

MARYLAND

NAME AND LOCATION OF STRUCTURE
ST. JAMES CHAPEL - GARRETT PARK TOWN HALL
10814 KENILWORTH AVENUE
MONTGOMERY COUNTY

IF REPRODUCED PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY NATIONAL PARK SERVICE NAME OF DELINEATOR DATE OF THE DRAWING

DARYA KREIS, FACULTY SUPERVISOR: JUDITH CAPEN 1995
GARRETT PARK

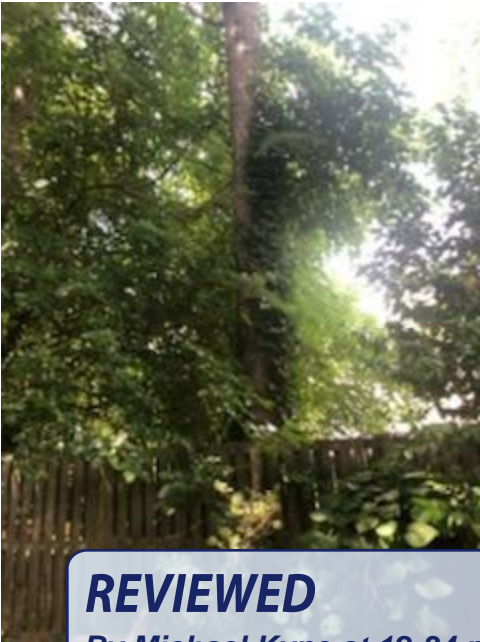
UNIVERSITY OF MARYLAND, COLLEGE PARK
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

TREE PICTURES



APPROVED
Montgomery County
Historic Preservation Commission





REVIEWED

By Michael Kyne at 12:34 pm, Sep 02, 2021

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By Michael Kyne at 12:34 pm, Sep 02, 2021

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