



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: September 6, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, Director
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1080905 - Fence installation

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 September 4, 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: 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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 1080905
DATE ASSIGNED _____



APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Andrea Rose
Address: 10939 Montrose Avenue PO Box 14
Daytime Phone: 202-669-4327

E-mail: rosesearch@gmail.com
City: Garrett Park Zip: 20896
Tax Account No.: 00057528

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property Garrett Park

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: 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:

- | | | |
|---|--|--|
| <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 | <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 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 Rose 08/04/2024

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

Andrea Rose
PO Box 14
Garrett Park, MD 20896

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Ann Atlee
PO Box 134
Garrett Park, MD 20896

Chris Wright and Victoria Vrana
PO Box 473
Garrett Park, MD 20896

Bennett and Kathy Chamberlin
PO Box 112
Garrett Park, MD 20896

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

Please see Memorandum dated 11/13/2024 approving Historic Area Work Permit # 690412.

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

This application seeks to renew and revise the previously approved fence Historic Area Work Permit # 690412. Please see Memorandum dated 11/13/2014 (copy attached) and new drawing and photos.

The Permit applies to three fence segments. Since 2014, only one portion of the fence (between the house and the garage) has been constructed. At this time, permission is requested to construct the remaining two portions of the fence. For both of these sections, the application remains the same with two exceptions - (1) The design will be board and batten with a square trellis topper instead of open-board-on-board, and (2) It is requested that the condition imposed in the permit approval (prohibiting construction of a fence forward of the rear plane of the main house) be revised to permit construction within 15 feet of the rear plane of the main house.

The new drawing provided with this application shows a fence structure that was and remains located on the neighboring property at 10937 Montrose Avenue that was not considered during the original approval process. It is located immediately adjacent to the property line, is 8 feet tall and 18 feet long with a trellis that encroaches over the property line at the top, and extends approximately 15 feet past the rear plane of the subject house at 10939 Montrose Avenue. It is in very delapidated condition with mold, algae, broken boards and extensive holes made by carpenter bee infestation. The fence design in the original application planned to begin the main stretch of the subject fence at the same point as this existing (taller and encroaching) fence on the neighboring property.

The removal of the condition is needed to help provide for a uniform and tidy appearance of the new fence from the view of the subject property. Because there existed and continues to exist a large fence forward of the rear plane of the house immediately on the other side of the property line, the condition that was imposed created an arbitrary and unreasonable limit on the homeowner's ability to enjoy and improve the property and should be modified as requested, or completely removed.

REVIEWED

By Laura DiPasquale at 12:13 pm, Sep 06, 2024

APPROVED

Montgomery County

Historic Preservation Commission



Work Item 1: Fence

Description of Current Condition:
Please see Memorandum dated 11/13/2024 approving Historic Area Work Permit # 690412.

Proposed Work:
Build remaining fence sections.

REVIEWED
By Laura DiPasquale at 12:13 pm, Sep 06, 2024

APPROVED
Montgomery County
Historic Preservation Commission


Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

Images

The following aerial images show different angles of this structure for your reference.

Top View



REVIEWED

By Laura DiPasquale at 12:13 pm, Sep 06, 2024

APPROVED

Montgomery County

Historic Preservation Commission

— = new 6' fence to be built

— = existing 18' long x 8' high fence on Wright/Vrana property (10937 Montrose Ave)

— = existing fences



Report: 8226139

This document is provided under License by EagleView Technologies to the requestor for their Internal Use Only subject to the terms and conditions previously agreed to by the requestor when they registered for use of EagleView Technologies Services. It remains the property of EagleView Technologies and may be reproduced and distributed only within the requestor's company. Any reproduction or distribution to anyone outside of the requestor's company without EagleView's prior written permission is strictly prohibited. All aspects and handling of this report are subject to the Terms and Conditions previously agreed to by the requestor.



REVIEWED

By Laura DiPasquale at 12:13 pm, Sep 06, 2024

APPROVED
Montgomery County
Historic Preservation Commission



Robert A. Nutter