



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Karen Burditt**  
*Chair*

Date: 8/21/2025

### **MEMORANDUM**

TO: Rabbiah Sabbakhan  
Department of Permitting Services  
FROM: Dan Bruechert  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission  
SUBJECT: Historic Area Work Permit # 1129219 - Tree Removal

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved** by HPC Staff.

The HPC staff has reviewed and stamped the attached submission materials.

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 Ave., 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 Dan Bruechert at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@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 J. Brueckert on \_\_\_\_\_. The approval memo and stamped drawings follow.



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

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

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

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

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

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

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

Tax Account No.: \_\_\_\_\_

## AGENT/CONTACT (if applicable):

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

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

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

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

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

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

Location of Historic Property: \_\_\_\_\_

Is it a 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.

**REVIEWED**

By Dan Bruechert at 10:01 am, Aug 21, 2025

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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ 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 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.

Signature of owner or authorized agent

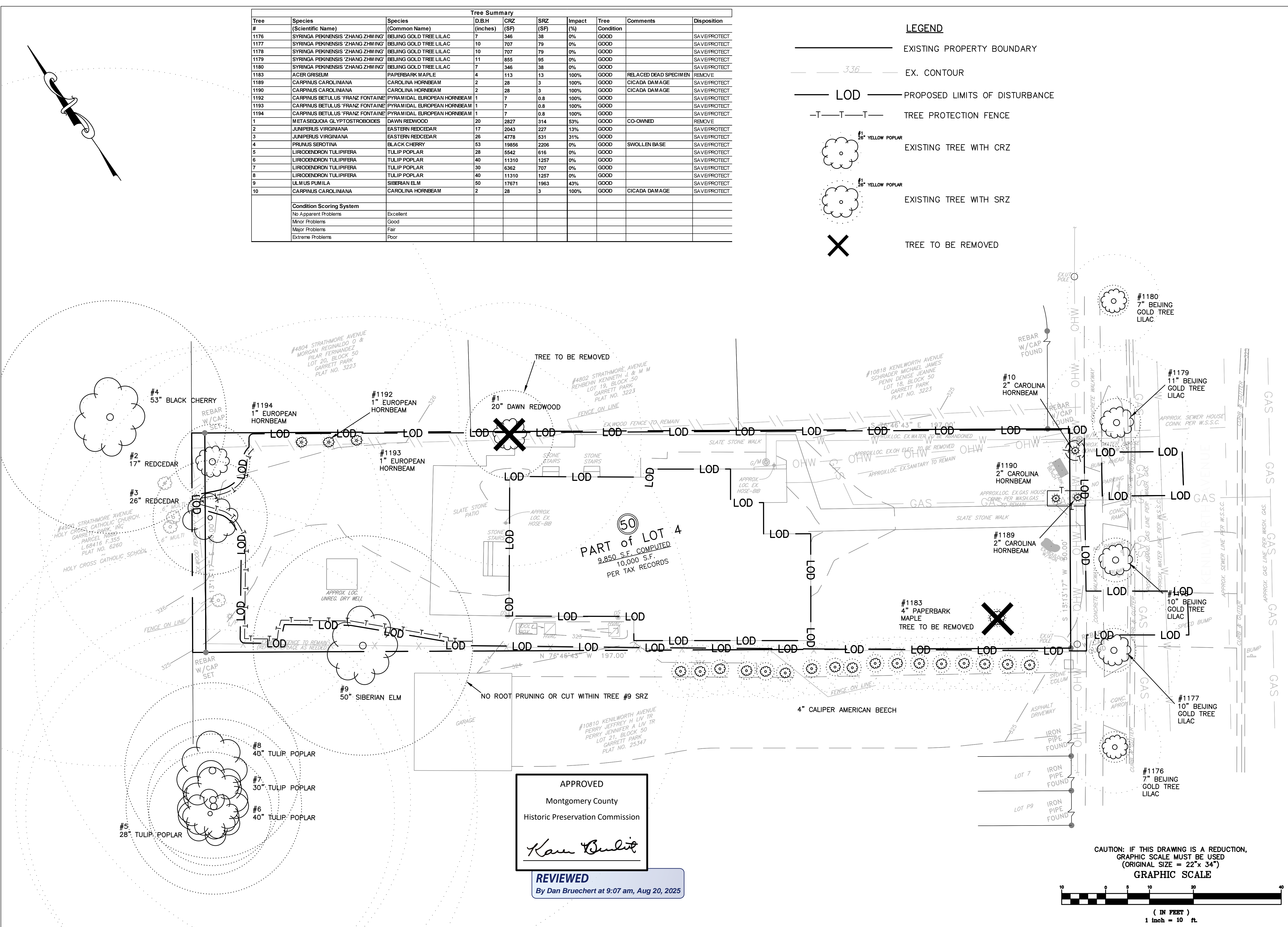
Date



Tree Summary									
Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (inches)	CRZ (SF)	SRZ (SF)	Impact (%)	Tree Condition	Comments	Disposition
1176	SYRINGA PEKINENSIS 'ZHANG ZHIMING'	BEIJING GOLD TREE LILAC	7	346	38	0%	GOOD		SAVE/PROTECT
1177	SYRINGA PEKINENSIS 'ZHANG ZHIMING'	BEIJING GOLD TREE LILAC	10	707	79	0%	GOOD		SAVE/PROTECT
1178	SYRINGA PEKINENSIS 'ZHANG ZHIMING'	BEIJING GOLD TREE LILAC	10	707	79	0%	GOOD		SAVE/PROTECT
1179	SYRINGA PEKINENSIS 'ZHANG ZHIMING'	BEIJING GOLD TREE LILAC	11	855	95	0%	GOOD		SAVE/PROTECT
1180	SYRINGA PEKINENSIS 'ZHANG ZHIMING'	BEIJING GOLD TREE LILAC	7	346	38	0%	GOOD		SAVE/PROTECT
1183	ACER GRiseum	PAPERBARK MAPLE	4	113	13	100%	GOOD	RELACED DEAD SPECIMEN	REMOVE
1189	CARPINUS CAROLINIANA	CAROLINA HORNBEEAM	2	28	3	100%	GOOD	CICADA DAMAGE	SAVE/PROTECT
1190	CARPINUS CAROLINIANA	CAROLINA HORNBEEAM	2	28	3	100%	GOOD	CICADA DAMAGE	SAVE/PROTECT
1192	CARPINUS BETULUS 'FRANZ FONTAINE'	PYRAMIDAL EUROPEAN HORNBEEAM	1	7	0.8	100%	GOOD		SAVE/PROTECT
1193	CARPINUS BETULUS 'FRANZ FONTAINE'	PYRAMIDAL EUROPEAN HORNBEEAM	1	7	0.8	100%	GOOD		SAVE/PROTECT
1194	CARPINUS BETULUS 'FRANZ FONTAINE'	PYRAMIDAL EUROPEAN HORNBEEAM	1	7	0.8	100%	GOOD		SAVE/PROTECT
1	METASEQUOIA GLYPTOSTROBILDES	DAWN REDWOOD	20	2827	314	53%	GOOD	CO-OWNED	REMOVE
2	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	17	2043	227	13%	GOOD		SAVE/PROTECT
3	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	26	4778	531	31%	GOOD		SAVE/PROTECT
4	PRUNUS SEROTINA	BLACK CHERRY	53	19856	2206	0%	GOOD	SWOLLEN BASE	SAVE/PROTECT
5	LIRIODENDRON TULIPIFERA	TULIP POPLAR	28	5542	616	0%	GOOD		SAVE/PROTECT
6	LIRIODENDRON TULIPIFERA	TULIP POPLAR	40	11310	1257	0%	GOOD		SAVE/PROTECT
7	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	6362	707	0%	GOOD		SAVE/PROTECT
8	LIRIODENDRON TULIPIFERA	TULIP POPLAR	40	11310	1257	0%	GOOD		SAVE/PROTECT
9	ULMUS PUMILA	SIBERIAN ELM	50	17671	1963	43%	GOOD		SAVE/PROTECT
10	CARPINUS CAROLINIANA	CAROLINA HORNBEEAM	2	28	3	100%	GOOD	CICADA DAMAGE	SAVE/PROTECT
Condition Scoring System									
No Apparent Problems		Excellent							
Minor Problems		Good							
Major Problems		Fair							
Extreme Problems		Poor							

LEGEND

- EXISTING PROPERTY BOUNDARY
- EX. CONTOUR
- LOD PROPOSED LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- EXISTING TREE WITH CRZ
- EXISTING TREE WITH SRZ
- TREE TO BE REMOVED



WIEDEMANN ARCHITECTS LLC  
5714 BRADLEY BLVD  
BETHESDA, MD 20814  
Voice 301-652-4022  
Fax 301-652-4094  
www.wiedemannarchitects.com

PROJECT

GARRETT PARK TOWN HALL  
10814 KENILWORTH AVE  
GARRETT PARK, MD  
20906

ISSUED

PROGRESS SET  
MAY 2025

CIVIL DESIGN:

ADTEK ENGINEERS  
150 SOUTH EAST STREET  
SUITE 201  
FREDRICK, MD 21701  
301-662-4408

LANDSCAPE ARCHITECTS:

NORTON LAND DESIGN  
5146 DORSEY HALL DRIVE  
2ND FLOOR  
ELLICOTT CITY, MD 21042  
443-542-9199

REVISIONS	
DATE	DESCRIPTION

PRELIMINARY  
NOT FOR CONSTRUCTION

SHEET

L-0.1

TREE INVENTORY



Front of Garrett Park Town Hall -  
Looking West



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Buelit*

REVIEWED  
By Dan Bruechert at 9:07 am, Aug 20, 2025



**REVIEWED**  
By Dan Bruechert at 9:07 am, Aug 20, 2025





Outlook

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**Statement for County Historic Preservation Commission - Tree Removal**

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**From** ken@rehbehn.org <ken@rehbehn.org>

**Date** Tue 8/12/2025 5:14 PM

**To** Barbara Matthews <barbara.matthews@garrettparkmd.gov>

**Cc** Molly Rehbehn <molly.rehbehn@gmail.com>

To the Town of Garrett Park,

Our property abuts the Garrett Park Town Hall property. The town planted a tree on the property border to replace a previously removed large tree. We support the removal of the current tree as it has created issues with needle drop, has grown too large, and is poorly shaped for the space.

We would be agreeable to having a new, more suitable tree planted when the Town Hall renovation is completed.

Best,

Ken and Molly Rehbehn

4802 Strathmore Avenue, Garrett Park, MD

(m) (301) 529-4427

**APPROVED**

Montgomery County

Historic Preservation Commission

**REVIEWED**

*By Dan Bruechert at 9:07 am, Aug 20, 2025*