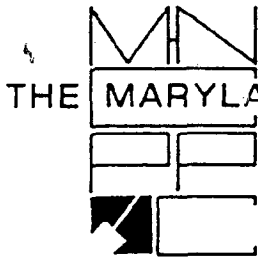


— 31/6-95H 10308 Montgomery Ave —  
Kensington Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: July 13, 1995

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

FROM: <sup>RDC</sup> Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

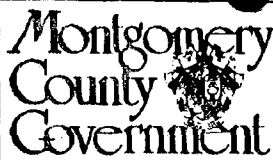
Approved  Denied  
 Approved with Conditions: \_\_\_\_\_

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: John C. Rathen

Address: 10308 Montgomery Ave, Kensington

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-6370

**Historic Preservation Commission**  
 (301) 495-4570

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1023314 CONTACT PERSON John C. Rather  
 DAYTIME TELEPHONE NO. (301) 942-0515  
 NAME OF PROPERTY OWNER John C. Rather et al br. DAYTIME TELEPHONE NO. 301, 942-0515  
 ADDRESS 10308 Montgomery Avenue, Kensington MD 20895  
 CONTRACTOR Becker Landscaping & Tree Svc. CITY MD STATE MD ZIP CODE 20895  
 TELEPHONE NO. (703) 330-5204  
 CONTRACTOR REGISTRATION NUMBER Tree Expert MD 00655  
 AGENT FOR OWNER Self DAYTIME TELEPHONE NO. ( )

**LOCATION OF BUILDING/PREMISE**

HOUSE NUMBER 10308 STREET Montgomery Avenue  
 TOWN/CITY Kensington NEAREST CROSS STREET Kensington Parkway  
 LOT Pg, 10&11 BLOCK 2 SUBDIVISION Kensington Park  
 LIBER 9649 FOLIO 464 PARCEL \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Wreck/Raze Install Revocable Revision  
 CIRCLE ALL APPLICABLE: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Wall (complete Section 4) Single Family Other Tree removal  
 1B. CONSTRUCTION COST ESTIMATE \$ 575  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. TYPE OF SEWAGE DISPOSAL 01 ( ) WSSC 02 ( ) SEPTIC 03 ( ) OTHER N.A.  
 2B. TYPE OF WATER SUPPLY 01 ( ) WSSC 02 ( ) WELL 03 ( ) OTHER \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL** N.A.

3A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:  
 On party line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/easement \_\_\_\_\_

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

John C. Rather, Trustee Signature of owner or authorized agent 19 June 1995 Date

APPROVED X For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature of \_\_\_\_\_ Date 7/13/95

APPLICATION/PERMIT NO: 95106820067 DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

THE FOLLOWING FORMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Main structure: a 10-room house built on or about 1899.  
Barn built approximately contemporaneously. Both buildings  
& their multiple-lot setting are characteristic of the old  
town of Kensington.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Removal of certain trees in rear yard to allow other trees, shrubs,  
& plantings to flourish (e.g. stunted walnut blocks young chestnut).  
The proposed changes will not affect the appearance of the  
house and its setting from the front.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

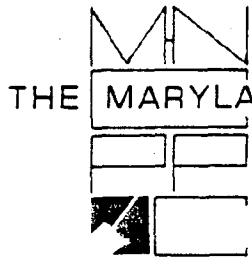
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: July 13, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus<sup>RMZ</sup>, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

**EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 10308 Montgomery Avenue

Meeting Date: 7/12/95

Resource: Kensington Historic District

Review: HAWP

Case Number: 31/6-95H

Tax Credit: No

Public Notice: 6/28/95

Report Date: 7/5/95

Applicant: John C. Rather

Staff: Robin D. Ziek

**PROPOSAL:** Tree removal

**RECOMMEND:** APPROVAL

**DATE OF CONSTRUCTION:** 1880-1910

**SIGNIFICANCE:**  Individual Master Plan Site  
 Within a Master Plan Historic District

*LAP supports The  
staff report -  
7/11/95  
Ray  
Shulman*

**ARCHITECTURAL DESCRIPTION:** House is 19th c. wood frame structure within the historic district, with a large 19th c. barn at the rear. The property includes several mature trees of outstanding proportions as well as many smaller trees and shrubs.

**PROPOSAL:** Remove four trees in the rear yard behind the house. The trees include an apple tree with some dying portions which is close to the rear portion of the house and heavily shaded by other trees, a mulberry tree by the side boundary on the north side, a pear tree which is heavily shaded by other trees and a walnut tree by the side fence on the south side of lot 10, which is adjacent to a shrub. The mulberry, walnut and pear are all young and just barely greater than the 6" diameter size which requires review by the HPC. The apple tree is mature, but will not prosper in this location.

**RECOMMENDATION:**  Approval  
 Approval with conditions:

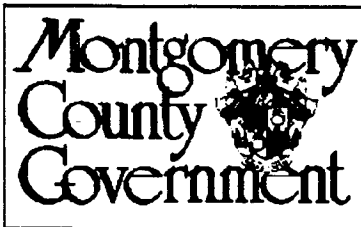
1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

①



RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
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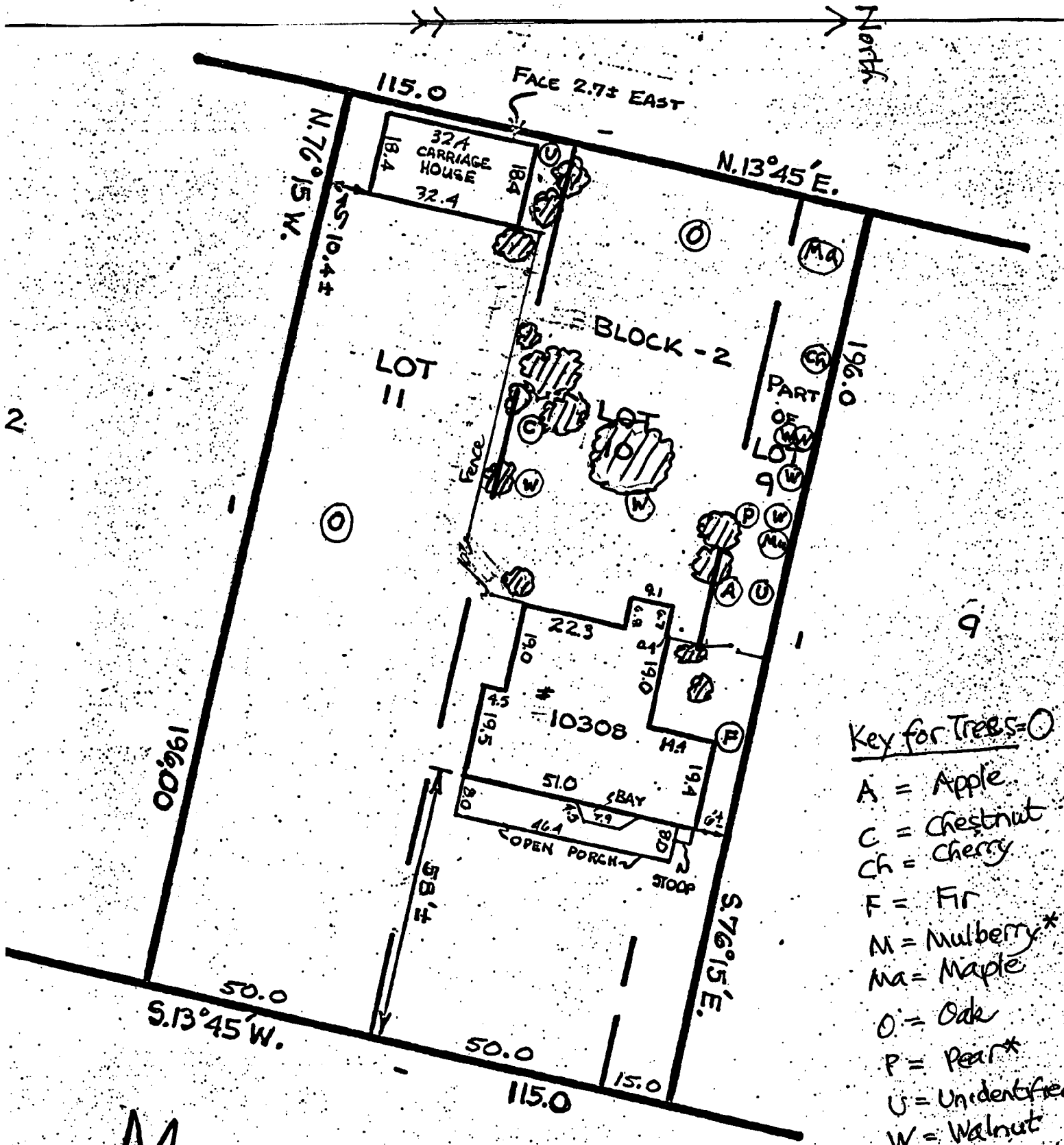
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**6. TREE SURVEY**





MONTGOMERY AVENUE

John & Lucia Rather  
21 June 1945

Scale: 1" = 28.5'

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

~~MR. & MRS. Jeffrey Capron  
10304 Montgomery Avenue  
Kensington MD 20895~~

Mr. & Mrs. Jeffrey Capron  
10304 Montgomery Avenue  
Kensington MD 20895

Leslie & Carol Collins  
10312 Kensington Parkway  
Kensington MD 20895

Mr. & Mrs. Charles Stewart  
10319 Fawcett Street  
Kensington MD 20895

Sally Hulbert  
10400 Montgomery Ave.  
Kensington MD 20895

I/We have no objection to the removal of the apple, walnut, pear, and mulberry trees on the property owned by John and Lucia Rather.

Signed: Sally C. Haller  
Date: 6/19/95

---

I/We have no objection to the removal of the apple, walnut, pear, and mulberry trees on the property owned by John and Lucia Rather.

Signed: John P. Co  
Date: 6/19/95

---

I/We have no objection to the removal of the apple, walnut, pear, and mulberry trees on the property owned by John and Lucia Rather.

Signed: Carol Collins  
Date: 6/19/95

---

I/We have no objection to the removal of the apple, walnut, pear, and mulberry trees on the property owned by John and Lucia Rather.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

---

I/We have no objection to the removal of the apple, walnut, pear, and mulberry trees on the property owned by John and Lucia Rather.

Signed: \_\_\_\_\_

---

Mrs. & Mrs. Charles Stewart were away.

6

John & Luca Rather  
10308 Montgomery Avenue



Back yard  
from back of house

7

Back yard and back of house 1808 Montgomery Ave.



walnut  
↓

chestnut  
↓



Walnut (to be removed)  
to allow chestnut to grow

8

1

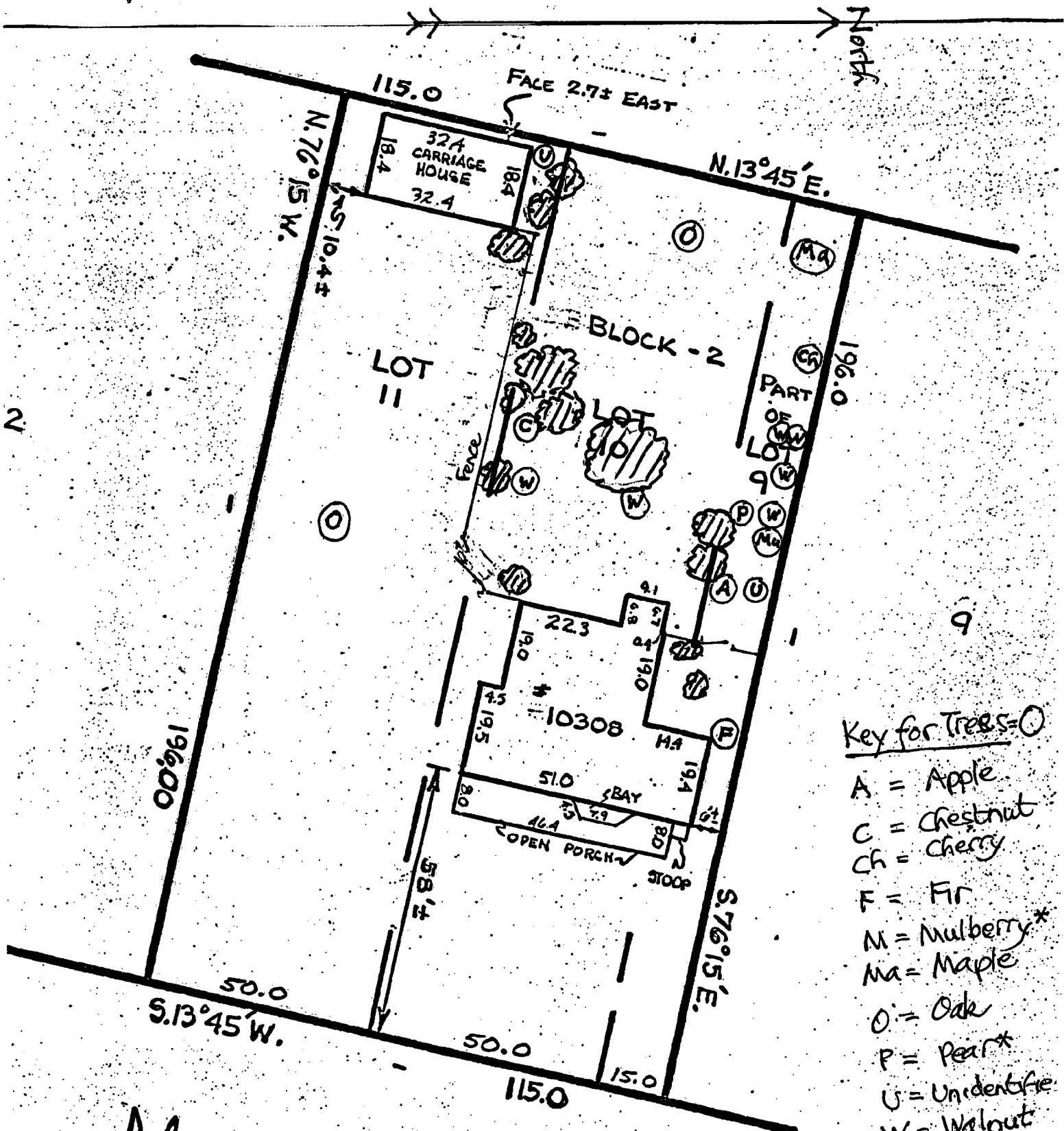
Apple to be removed



Trunk of apple



10308 Montgomery Avenue



- Key for Trees = ○
- A = Apple
  - C = Chestnut
  - Ch = Cherry
  - F = Fir
  - M = Mulberry\*
  - Ma = Maple
  - O = Oak
  - P = Pear\*
  - U = Unidentifiable
  - W = Walnut
  - \*less than 6" diameter
  - = to be removed
  - ||||| = shrubs

MONTGOMERY AVENUE

Scale: 1" = 28.5'

John & Lucia Rather  
21 June 1995

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

~~Mr. & Mrs. Jeffrey Capron  
10304 Montgomery Avenue  
Kensington MD 20895~~

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Signed: Sally C. Hulke

Date: 6/19/95

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Signed: Judy P. Co

Date: 6/19/95

---

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Signed: Carol Collins

Date: 6/19/95

---

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Signed: \_\_\_\_\_

Date: \_\_\_\_\_

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Signed: \_\_\_\_\_

---

Mr. & Mrs. Charles Stewart were away.

John & Luca Rather  
10308 Montgomerie Avenue

Front of house



Back yard  
from back of house

Back yard and back of house 1308 Montgomery Ave.



walnut



chestnut



Walnut (to be removed)  
to allow chestnut to grow



Trunk of apple



Apple to be removed

10308 Montgomery Avenue