

30/1300D 10814 Kenilworth Ave  
(Garrett Park Historic District)



## Town of Garrett Park

July 24, 2000

Incorporated 1898

Montgomery County Historic Preservation Commission  
 8787 Georgia Avenue  
 Silver Spring, Maryland 20910  
 Attention: Perry Kephart

Re; Historic Area Work Permit case number 30/13-00D

Dear Ms. Kephart:

Thank you for taking the time on Monday, July 17, to discuss the Town of Garrett Park's captioned application for tree removals. As I mentioned, the Town has decided to undertake a compromise course of action with respect to the hemlocks adjacent to Town Hall. This will confirm our conversation in the following respects:

The Town requests that the captioned application for removal of hemlocks at Town Hall be modified as follows:

- The Town continues to seek approval to remove the two hemlocks in the *front yard*; these are in the poorest condition and there is no objection from the adjacent property owner (the Harrises, who submitted a letter for the June 28 hearing). The trees will be replaced with at least two (more likely three), lower-growing evergreen trees. 12-201
- The Town will *withdraw* its request to remove the next individual hemlock -- the first of the hemlock row beyond the deciduous trees. This tree is at the side of Town Hall and directly behind the abutting residential property at 4802 Strathmore Avenue, where the residents, Mr. and Mrs. Rehbehn, object to removal of the two hemlocks adjacent to their property.
- With respect to the second of these two hemlocks adjacent to the rear of 4802 Strathmore, the Town wishes to *suspend* its application for removal, pending further assessment and potential remedial work, as specified below.

Both hemlocks adjacent to Town Hall are double-trunked. The Town proposes, with respect to both these hemlocks, to elevate the portions over the Town Hall roof in an effort to diminish the amount of needle fall and accumulation, as well as improving light and air circulation on the north side of Town Hall, with the goal of reducing the effects of moisture retention on the roof and siding of the Town Hall structure. For the second of these trees, the leader projecting over Town Hall is potentially dangerous due to significant weight, the angle of the leader, and the presence of a long fissure where the two leaders join into a single trunk. The two leaders are cabled at a height of about 25 feet.

APPROVED  
 Montgomery County  
 Historic Preservation Commission

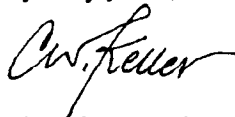
Historic Preservation Commission  
Case 30/13-00D  
July 24, 2000  
Page Two

The Town has asked its arborist, David T. Gregg Tree Service, to do an aerial assessment of the second of these two hemlocks at the time he undertakes pruning and removal of the other trees, to determine the risk of trunk failure. If he determines that, by elevating the tree (thus lightening the weight on the portion over Town Hall) and augmenting the existing cabling, the tree can be made relatively safe, the Town will withdraw its request to remove this tree. If he determines that significant risk still exists, however, we will reinstate our application to remove the entire tree, as removal of only the hazardous leader would de-stabilize the remaining portion of the tree.

The Town withdraws its application without prejudice to re-file in the event that the proposed remedial work, outlined above, after a reasonable period of time for assessment of its effectiveness, proves insufficient to alleviate the moisture problems that gave rise to this application.

Thank you for your attention to this request.

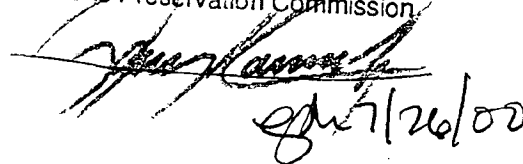
Very truly yours,



Christopher W. Keller  
Council Member

cc: Mr. and Mrs. Ken Rehbehn  
Mr. and Mrs. Eugene Harris

APPROVED  
Montgomery County  
Historic Preservation Commission



7/26/00

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Dennis Coleman and Julie Knowles  
 Address 4701 Waverly Ave. (P.O. Box 384)  
 City/Zip Garrett Park 20896
2. Name Bill Spinard and Patricia Rye  
 Address 4702 Waverly Ave. (P.O. Box 312)  
 City/Zip Garrett Park 20896

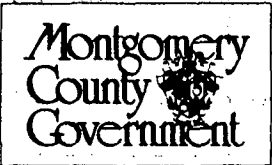
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Color renderings and models are encouraged, but not generally required.

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1. Name Mr. & Mrs. Michael Beaven  
Address 10810 Kenilworth Ave. (P.O. Box 26)  
City/Zip Garrett Park, Md. 20896
2. Name Mr. & Mrs. Eugene Harris  
Address 10818 Kenilworth Ave. (P.O. Box 409)  
City/Zip Garrett Park, Md. 20896



**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
 217-3625

# APPLICATION FOR HISTORIC AREA WORK PERMIT

NOTE : Retroactive Application for Removal of Street Trees within Historic District

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Town of Garrett Park TELEPHONE NO. (301) 933-7488  
 (Contract/Purchaser) \_\_\_\_\_ (Include Area Code) \_\_\_\_\_

ADDRESS P.O. Box 84 Garrett Park Md. 20896  
 CITY STATE ZIP

CONTRACTOR David T. Gregg Tree Service TELEPHONE NO. (301) 942-7597  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 (Include Area Code) \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE Town right-of-way adjacent to:  
 House Number 4701 and 4702 Street Waverly Ave.

Town/City Garrett Park Election District \_\_\_\_\_

Nearest Cross Street Montrose Ave.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Revision	Porch	Deck
					Fireplace	Shed
					Solar	Woodburning Stove
					Fence/Wall (complete Section 4)	Other _____

Retroactive application for removal of street trees

1B. CONSTRUCTION COSTS ESTIMATE \$ \$ 1,250.

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/O ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 ( ) WSSC	02 ( ) Septic	2B. TYPE OF WATER SUPPLY
03 ( ) Other _____		01 ( ) WSSC
		02 ( ) Well
		03 ( ) Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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.

Christopher Peller \_\_\_\_\_ May 27, 2000  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 7/20/00

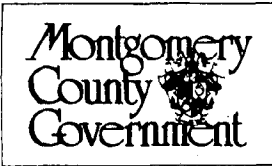
APPLICATION/PERMIT NO: 22 06 38 FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: 6/6/00 PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

*(Retro)*

*Consuelo R. Goosby*

Consuelo R. Goosby  
Notary Public, District of Columbia  
My Commission Expires October 14, 2024



**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
 217-3625

**APPLICATION FOR HISTORIC AREA WORK PERMIT** [Tree removal]

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Town of Garrett Park TELEPHONE NO. (301) 933-7488  
 (Contract/Purchaser) \_\_\_\_\_ (Include Area Code) \_\_\_\_\_

ADDRESS P. O. Box 84 Garrett Park Md. 20896  
 CITY STATE ZIP

CONTRACTOR David T. Gregg Tree Service TELEPHONE NO. (301) 942-7597  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 (Include Area Code) \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 10814 Street Kenilworth Ave.

Town/City Garrett Park Election District \_\_\_\_\_

Nearest Cross Street Strathmore Ave.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
Tree removal			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other

1B. ~~CONSTRUCTION~~ COSTS ESTIMATE \$ 600.

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OOITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 ( ) WSSC	02 ( ) Septic	2B. TYPE OF WATER SUPPLY
03 ( ) Other _____		01 ( ) WSSC
		02 ( ) Well
		03 ( ) Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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.

Chris Toplum-Kearns \_\_\_\_\_ May 27, 2000 \_\_\_\_\_  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED in condition For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 7/26/00

APPLICATION/PERMIT NO: 220637 FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: 6/6/00 PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

30/13-00D



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION**

**DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)**

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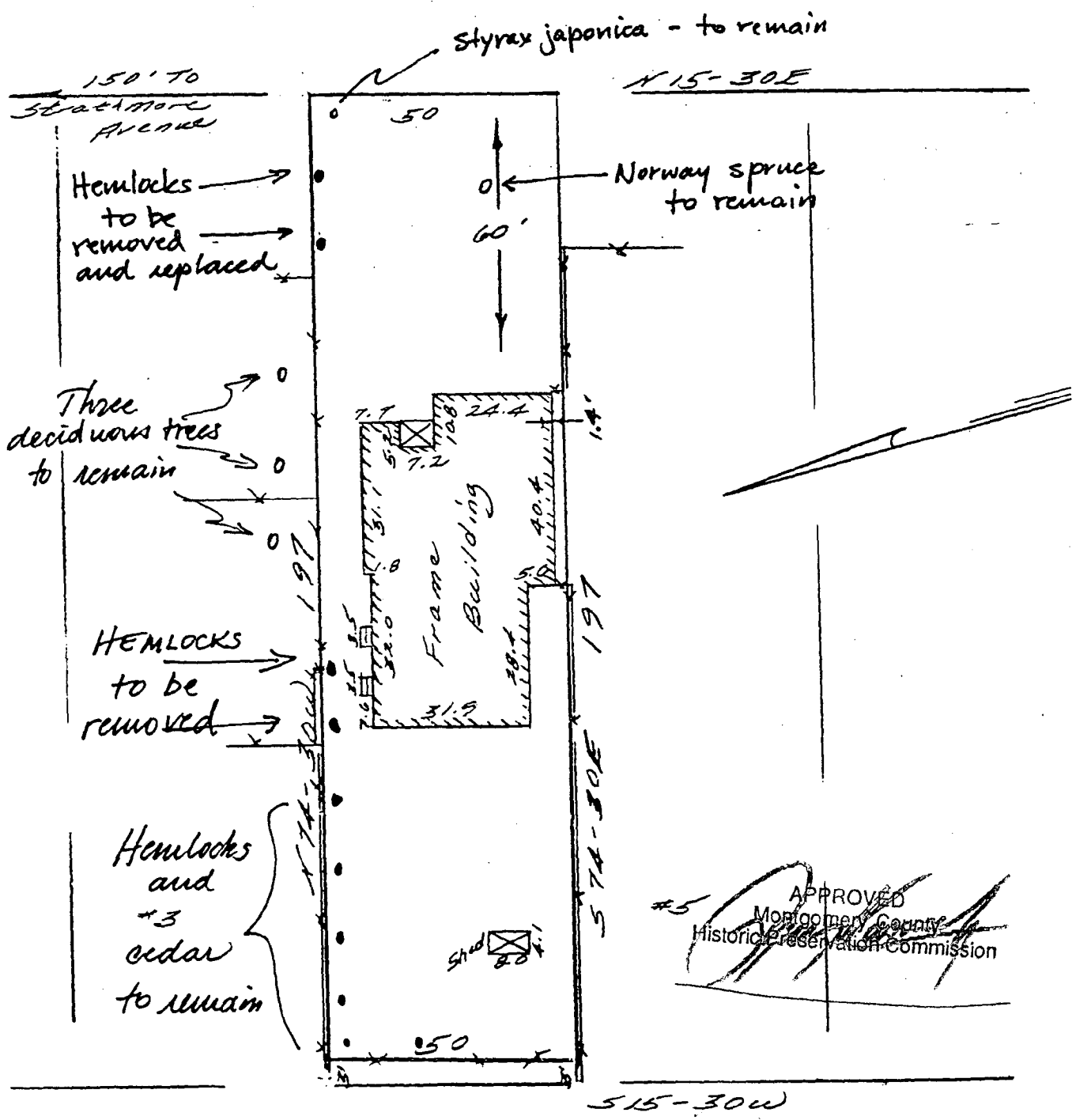
(If more space is needed, attach additional sheets on plain or lined paper to this application)

**ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.**

**MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850**

*Consuelia R. Godaby*  
**Consuelia R. Godaby**  
**Notary Public, District of Columbia**  
**My Commission Expires October 14, 2006**

Kenilworth Avenue



APPROVED  
Montgomery County  
Historic Preservation Commission

3. Name Mr. & Mrs. Gerald Tritzler  
Address 10809 Kenilworth Ave. (P.O. Box 416)  
City/Zip Garrett Park, Md. 20896

4. Name Mr. & Mrs. Kenneth Rehbehn  
Address 4802 Strathmore Ave. (P.O. Box 46)  
City/Zip Garrett Park, Md. 20896

5. Name \_\_\_\_\_  
Address 4804 Strathmore Ave.  
City/Zip Garrett Park, Md. 20896

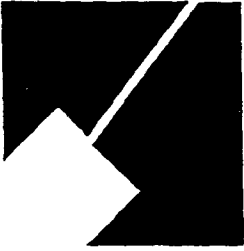
6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 7-26-00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section *gde*

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

*(Retrop)*  
# 30113-00D ~~##~~ # 220638  
4701 & 4702 Waverly Ave.

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

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

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING


THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 7-26-00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section 

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

# 3013-00D-A # 220637

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 240-777-6370.

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Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

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

c:\hawpapr.wpd



## MONTGOMERY COUNTY DEPARTMENT OF PARK &amp; PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760Date: 7-26-00MEMORANDUMTO: Robert Hubbard, Director  
Department of Permitting ServicesFROM: Gwen Wright, Coordinator  
Historic Preservation *GW*

SUBJECT: Historic Area Work Permit #30/13-000-A #220637

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

Approved

Approved with Conditions:

1) Two hemlocks by Town Hall are withdrawn from application

2) Front yard trees are to be replaced with evergreens to achieve height of 12'-20' and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Town of Garrett Park (Christopher Keller)

Address: ~~10814~~ 10814 Kenilworth Ave Garrett Park  
c/o Box 84

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 7-26-00

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation *gwr*

SUBJECT: Historic Area Work Permit  
30/13-00D (Retroadjust) & 220638

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

Approved

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

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Town of Garrett Park (Christopher Keller)

Address: 4701 & 4702 Waverly Ave, Garrett Park  
(c/o Box 84)

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

**EXPEDITED  
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	4701/4702 Waverly Avenue, Garrett Park	<b>Meeting Date:</b>	06/28/00
<b>Applicant:</b>	Town of Garrett Park	<b>Report Date:</b>	06/21/00
<b>Resource:</b>	Garrett Park Historic District	<b>Public Notice:</b>	06/14/00
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	30/13-00D (RETROACTIVE)	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	Remove/replace <sup>maples</sup> street trees.	<b>RECOMMENDATION:</b>	Approve

**DATE OF INSTALLATION:** Early 20<sup>th</sup> Century and 1983

**SIGNIFICANCE:**

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

**PROPOSAL:** The applicant (Town of Garrett Park) removed two sugar maples without HPC review. The trees were determined by certified arborists to be in severe decline and removal would have been permitted by HPC staff. The application has come to the HPC for retroactive approval.

The applicant is in the process of replacing both trees as part of the historic allee of sugar maples along Waverly Avenue.

**RECOMMENDATION:**

- Approval
- Approval with conditions:

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

①



x   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; or

       3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

       4. The proposal is necessary in order that unsafe conditions or health hazards be remedied;  
or

       5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

       6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

**EXPEDITED  
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10814 Kenilworth Avenue, Garrett Park	<b>Meeting Date:</b>	06/28/00
<b>Applicant:</b>	Town of Garrett Park (Town Hall)	<b>Report Date:</b>	06/21/00
<b>Resource:</b>	Garrett Park Historic District	<b>Public Notice:</b>	06/14/00
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	30/13-OOD	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	Remove/replace evergreen trees.	<b>RECOMMENDATION:</b>	Approve

**DATE OF CONSTRUCTION:** 1897 (as St. James Chapel)

**SIGNIFICANCE:**

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

**PROPOSAL:** The applicant proposes to:

1. Remove two large, infested hemlocks in the front yard of the Town Hall.
2. Plant two lower-growing ornamental evergreen trees on the property, the exact site to be determined by the owner.

**RECOMMENDATION:**

- Approval
- Approval with conditions:

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; or

\_\_\_\_\_ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

\_\_\_\_\_ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied;  
or

\_\_\_\_\_ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

\_\_\_\_\_ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

## Policy On Use of Expedited Staff Reports for Simple HAWP Cases

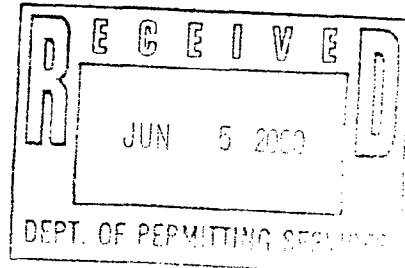
This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
  5. Removal of accessory building that are not original to the site or otherwise historically significant.
  6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



Historic Preservation Commission



Please note that the enclosed are ~~two~~, separate applications for tree removals in the Garrett Park Historic District — ~~one~~ is for an "after-the-fact" application (trees were removed without realizing that approval was necessary), and ~~one~~ is for approval of removal of trees at the Garrett Park Town Hall, to improve a water/moisture problem affecting that historic structure.

Please do not hesitate to contact me if you have any questions.

Christopher Keller  
Council Member

(202) 326-3159  
(301) 933-6448

(7)



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

NOTE : Retroactive Application for Removal of Street Trees within Historic District

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Town of Garrett Park TELEPHONE NO. (301) 933-7488  
(Contract/Purchaser) (Include Area Code)

ADDRESS P.O. Box 84 Garrett Park Md. 20896  
CITY STATE ZIP

CONTRACTOR David T. Gregg Tree Service TELEPHONE NO. (301) 942-7597  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE Town right-of-way adjacent to:  
House Number 4701 and 4702 Street Waverly Ave.

Town/City Garrett Park Election District \_\_\_\_\_

Nearest Cross Street Montrose Ave.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other

Retroactive application for removal of street trees

1B. CONSTRUCTION COSTS ESTIMATE \$ 1,250.

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

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

2A. TYPE OF SEWAGE DISPOSAL

01 ( ) WSSC	02 ( ) Septic
03 ( ) Other _____	

2B. TYPE OF WATER SUPPLY

01 ( ) WSSC	02 ( ) Well
03 ( ) Other _____	

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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/assament \_\_\_\_\_ (Revocable Letter Required).

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.

Christopher Miller \_\_\_\_\_ May 27, 2000  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 22 06 38 FILING FEE: \$ \_\_\_\_\_

DATE FILED: 6/16/00 PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

8

APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color, and texture of materials to be used.)

This is an after-the-fact application for removal of two (2) street trees within the Garrett Park Historic District. These trees were located at 4701 and 4702 Waverly Avenue, respectively. The tree at 4701 Waverly was a silver maple of approximately 100 years age, which had become a serious public safety hazard. The tree at 4702 Waverly was a sugar maple, 17 years old, that suffered construction damage approximately 8 years ago (compacted earth) and had essentially ceased growing. The tree at 4701 Waverly has been replaced; and the tree at 4702 will be replaced when the condition of the soil has been corrected. The Town is committed to maintaining the historic character provided by the 'allee' of sugar maples in the Kenilworth/Waverly corridor and has an on-going, systematic program of tree care and replacement.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850



TOWN

**PHILIP M. NORMANDY**  
International Society of Arboriculture Certified Arborist #MA-0758  
4405 Colfax Street  
Kensington, MD 20895-4024  
(301) 530-9590

May 13, 2000

Ms. Glenda Ingham, Town Clerk  
P.O. Box 84  
Garrett Park, MD 20896

To Whom it may Concern:

I recommended that two sugar maples in the historic district of Garrett Park be removed this spring for the following reasons:

***Tree at 4701 Waverly:***

This specimen was unsafe. Although it showed no obvious decline, the presence of hollows and fungal fruiting bodies (mushrooms) in the crown concerned me. As it was impossible to ascertain the degree of decay from the ground, two other arborists were sent up into the tree independently from one another to investigate. Both found evidence of significant decay around old pruning cuts and dead branches. This lead both to recommend removal, as well, for safety reasons. This decay raised concerns of structural integrity; and as the crown of the tree was expansive and the tree was located directly over one of the busiest intersections in town, it seemed prudent not to take the risk. Although the tree was beautiful, the risk to individuals and property presented by these serious structural weaknesses compelled three separate arborists to recommend removal.

***Tree at 4702 Waverly:***

This tree was in a long steady decline for several years due to earth compaction from nearby house renovations (construction traffic). It has not grown at all during the 6 years I have been observing it, even though it is a rather young tree (I estimate between 30 and 35 years). It showed very early fall color each year, a symptom that it was in trouble. It was lightly pruned 2 years ago, and there has been very little "healing" of these cuts, a confirmation of decline for such a young tree. Finally there was a significant amount of dieback (branch loss) in the crown. Its companion trees, planted at or around the same time, showed none of these symptoms. By removing it a space for a replacement tree is opened, after the necessary soil-compaction remediation.

Should you have further questions please feel free to contact me at 301) 530-9590.

Sincerely,

*Philip Normandy*  
Philip M. Normandy  
Consulting Arborist

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SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

No structures affected. Trees were part of an 'allee' of sugar maples planted along the Town right-of-way on both sides of the Kenilworth/Waverly corridor from Strathmore Avenue to Penn Place. Reminiscent of early-20th Cent. village street plantings. -

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

Removal of two (2) street trees in Town right-of-way adjacent to 4701 and 4702 Waverly Avenue, respectively, within the Garrett Park Historic District. The tree at 4701, a silver maple, was approximately 100 years old and thus

contributed visually to the overall historic ambiance. The tree was, however,

a significant public safety hazard. The Town obtained three separate assessments of this tree, including one specifically to evaluate the tree for potential measures intended to prolong its life and render it less hazardous. All experts who looked at the tree recommended its immediate removal as a risk to pedestrian and vehicular safety. The tree at 4702 Waverly was approximately 17 years old and had suffered construction damage (compacted soil over its roots) approximately 8 years ago. The tree had been in steady decline for years and had essentially ceased to grow, much less flourish. Removal of the tree will permit correction of the compacted soil problem and replacement with a new, healthy tree.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The tree at 4701 Waverly has already been replaced, albeit in a location not so close to the intersection, so that it does not interfere with line-of-sight for pedestrians and motorists. The tree at 4702 Waverly will be replaced as soon as the compacted soil condition is corrected.

- b. the relationship of this design to the existing resource(s):

Addition and replacement of trees along the Kenilworth/Waverly corridor is intended to maintain the 'allee' effect -- a row of sugar maples on both sides of the street, which provides a consistent green row and dramatic fall color -- thus contributing to the overall historic ambiance of the District.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

- 4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1.       Name       Dennis Coleman and Julie Knowles  
           Address    4701 Waverly Ave. (P.O. Box 384)  
           City/Zip    Garrett Park           20896
  
2.       Name       Bill Spinard and Patricia Rye  
           Address    4702 Waverly Ave. (P.O. Box 312)  
           City/Zip    Garrett Park           20896

Confronting property owners:

3. Name Mr. and Mrs. Dean Londos  
Address 4609 Waverly Ave. (P.O. Box 460)  
City/Zip Garrett Park 20896

4. Name Tom & Leslie Mote  
Address 4700 Waverly Ave. (P.O. Box 194)  
City/Zip Garrett Park 20896

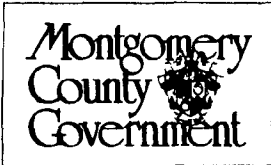
5. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E



**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
 217-3625

# APPLICATION FOR HISTORIC AREA WORK PERMIT

[Tree removal]

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Town of Garrett Park TELEPHONE NO. (301) 933-7488  
(Contract/Purchaser) (Include Area Code)

ADDRESS P. O. Box 84 Garrett Park MD. 20896  
CITY STATE ZIP

CONTRACTOR David T. Gregg Tree Service TELEPHONE NO. (301) 942-7597  
CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 10814 Street Kenilworth Ave.

Town/City Garrett Park Election District \_\_\_\_\_

Nearest Cross Street Strathmore Ave.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
Tree removal			Revision	Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other _____

1B. ~~CONSTRUCTION~~ COSTS ESTIMATE \$ 600.

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL	2B. TYPE OF WATER SUPPLY
01 ( ) WSSC	01 ( ) WSSC
02 ( ) Septic	02 ( ) Well
03 ( ) Other _____	03 ( ) Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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.

Chris Toplum-Kear May 27, 2000  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 220637 FILING FEE: \$ \_\_\_\_\_

DATE FILED: 6/6/00 PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

(15)  
 30/13-DOD (Retro)

# ST JAMES CHAPEL

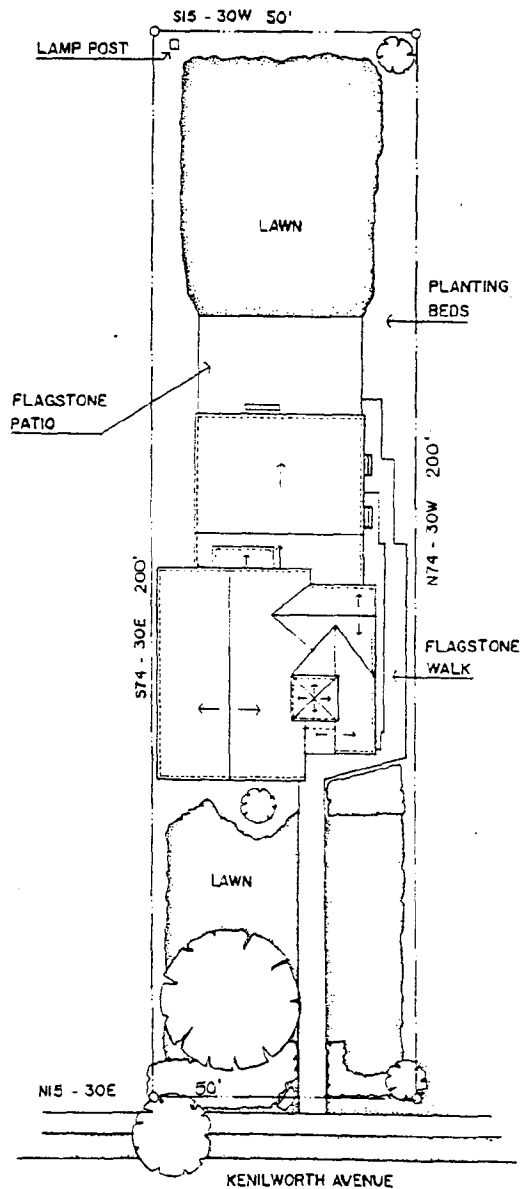
## GARRETT PARK TOWN HALL

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.

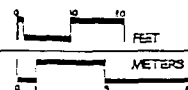
A 24' x 40' BUILDING WAS PLANNED IN PUBLIC MEETINGS IN LATE 1896, WITH ITS CONSTRUCTION AND FINANCING SUPERVISED BY A BOARD OF MANAGERS. COST OF THE ORIGINAL BUILDING WAS \$1,100. THE CONTRACTOR WAS A MR. GROOME FROM ROCKVILLE.

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



DESIGNED BY: DARYA KREIS, FACULTY SUPERVISOR: JUDITH CAPEN 1995  
 UNIVERSITY OF MARYLAND, COLLEGE PARK  
 NATIONAL PARK SERVICE  
 UNITED STATES DEPARTMENT OF THE INTERIOR

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

HISTORIC AMERICAN BUILDINGS SURVEY  
 SHEET 1 OF 3 SHEETS

SURVEY NO.

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

THIN LINE

16

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Trees sought to be removed are adjacent to the Garrett Park Town Hall, an  
historic structure built in 1897 as the St. James Chapel. Acquired by the  
Town of Garrett Park in the 1970's, it now serves as the Town Hall. Town Hall  
was recently renovated on the interior, and is about to have roof repair and  
exterior painting. Removal of the two trees nearest Town Hall will alleviate  
persistent moisture problems on the north side of the historic structure.

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

Removal of two trees in front yard of Town Hall will remove an eyesore and  
maintenance headache (trees are afflicted with wooly adelgid, a parasite).

Trees will be replaced with evergreen trees that will not get as tall, and will  
provide more visual screening at eye level, reducing the visual impact of a large  
recreational vehicle which is parked immediately adjacent to the property. Removal  
of two trees adjacent to the Town Hall structure will not visually impact the  
overall appearance of the property, but will remove a major cause of persistent  
moisture problems on the north side of the Town Hall structure. These are caused by  
the constant drop of needles from the hemlock trees, all of which are afflicted with  
wolly adelgid. Needles retain moisture on the flat roof of Town Hall and cause  
water overflow from roof gutters.

(17)



2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The two trees in the front yard of Town Hall will be replaced with more modestly-scaled evergreen trees that will provide better screening at eye level and will not grow to be out of scale with the surrounding structures. Present plans are to assess the need, if any, to replace the two hemlocks proposed for removal immediately adjacent to Town Hall. An existing fence provides screening between Town Hall and the adjacent residential property.

- b. the relationship of this design to the existing resource(s):

Replacement plantings will continue the visual delineation between Town Hall property and adjacent residential properties.

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- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):
- 
- 
- 

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

- 4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Mr. & Mrs. Michael Beaven  
Address 10810 Kenilworth Ave. (P.O. Box 26)  
City/Zip Garrett Park, Md. 20896
2. Name Mr. & Mrs. Eugene Harris  
Address 10818 Kenilworth Ave. (P.O. Box 409)  
City/Zip Garrett Park, Md. 20896

3. Name Mr. & Mrs. Gerald Tritschler  
Address 10809 Kenilworth Ave. (P.O. Box 416)  
City/Zip Garrett Park, Md. 20896

4. Name Mr. & Mrs. Kenneth Rehbehn  
Address 4802 Strathmore Ave. (P.O. Box 46)  
City/Zip Garrett Park, Md. 20896

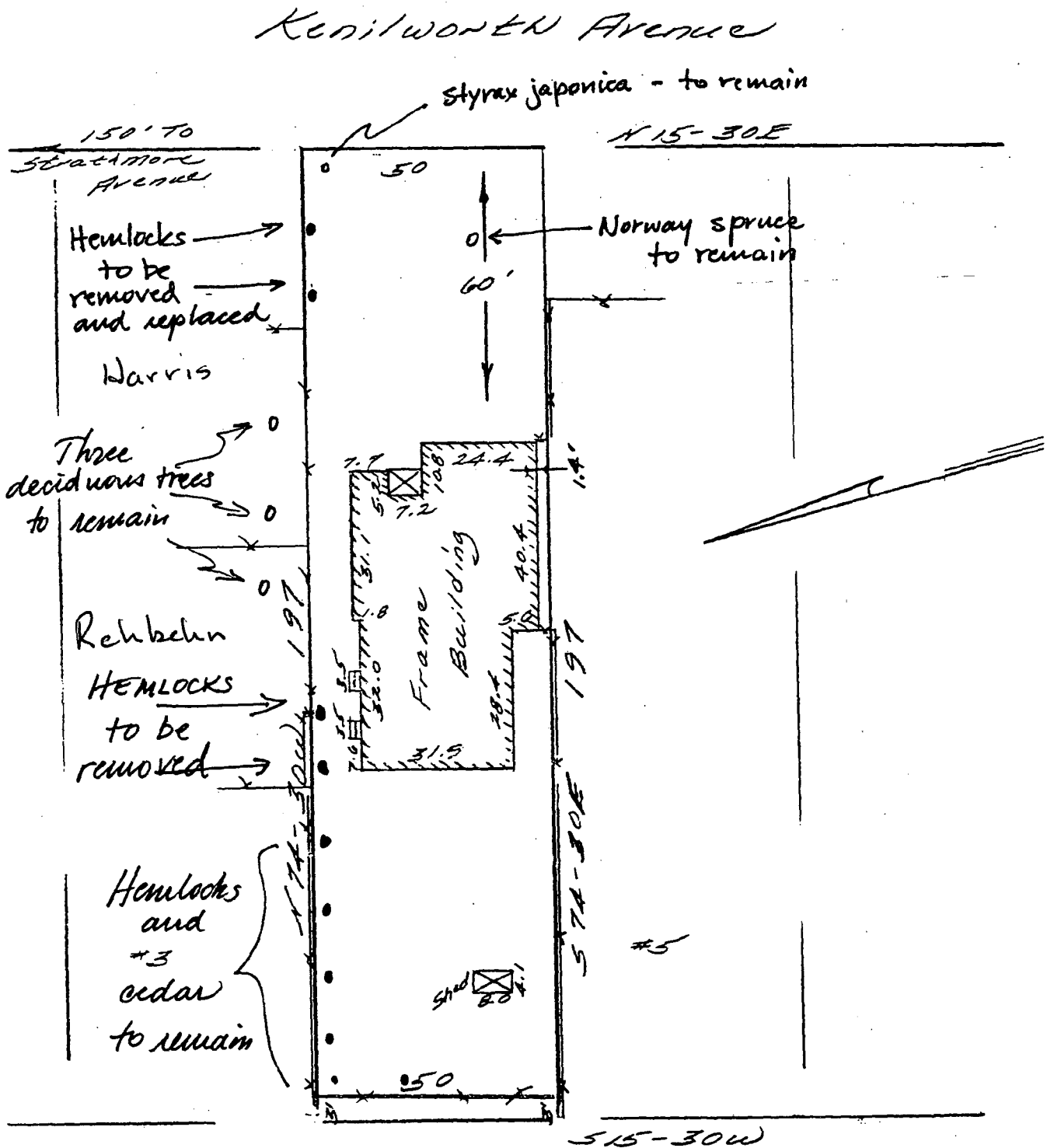
5. Name \_\_\_\_\_  
Address 4804 Strathmore Ave.  
City/Zip Garrett Park, Md. 20896

6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

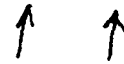
8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E



(21)

"Front yard" - View WEST toward Town Hall from Kenilworth Ave.



Trees to be removed.

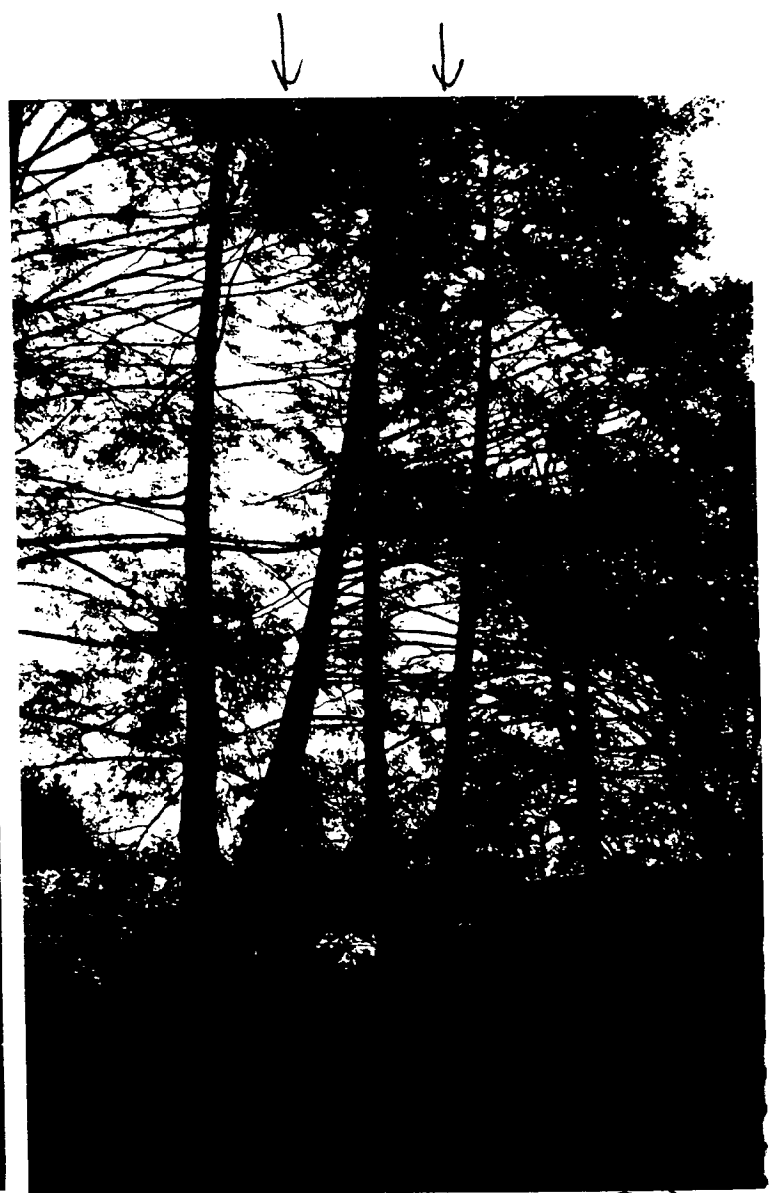


Side view from adjacent property, looking toward Town Hall. Trees to be removed are the two nearest the foreground.

(Trees are on Town Property; fence was erected inside property line.)

Town Hall "rear yard"

Trees to be removed are the two double-trunked hemlocks nearest structure.



Giddings note  
re: bees in  
Garrett Park  
get on her front  
hem i. retro

**EXPEDITED**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	4701/4702 Waverly Avenue, Garrett Park	<b>Meeting Date:</b>	06/28/00
<b>Applicant:</b>	Town of Garrett Park	<b>Report Date:</b>	06/21/00
<b>Resource:</b>	Garrett Park Historic District	<b>Public Notice:</b>	06/14/00
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	30/13-OOD (RETROACTIVE)	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	Remove/replace <sup>maples</sup> street trees.	<b>RECOMMENDATION:</b>	Approve

**DATE OF INSTALLATION:** Early 20<sup>th</sup> Century and 1983

**SIGNIFICANCE:**

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

**PROPOSAL:** The applicant (Town of Garrett Park) removed two sugar maples without HPC review. The trees were determined by certified arborists to be in severe decline and removal would have been permitted by HPC staff. The application has come to the HPC for retroactive approval.

The applicant is in the process of replacing both trees as part of the historic allee of sugar maples along Waverly Avenue.

**RECOMMENDATION:**

- Approval
- Approval with conditions:

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

①



x    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; or

       3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

       4. The proposal is necessary in order that unsafe conditions or health hazards be remedied;  
or

       5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

       6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

**EXPEDITED  
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10814 Kenilworth Avenue, Garrett Park	<b>Meeting Date:</b>	06/28/00
<b>Applicant:</b>	Town of Garrett Park (Town Hall)	<b>Report Date:</b>	06/21/00
<b>Resource:</b>	Garrett Park Historic District	<b>Public Notice:</b>	06/14/00
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	30/13-OOD	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	Remove/replace evergreen trees.	<b>RECOMMENDATION:</b>	Approve

---

**DATE OF CONSTRUCTION:** 1897 (as St. James Chapel)

**SIGNIFICANCE:**

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

**PROPOSAL:** The applicant proposes to:

1. Remove two large, infested hemlocks in the front yard of the Town Hall.
2. Plant two lower-growing ornamental evergreen trees on the property, the exact site to be determined by the owner.

**RECOMMENDATION:**

- Approval
- Approval with conditions:

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; or

\_\_\_\_\_ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

\_\_\_\_\_ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

\_\_\_\_\_ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

\_\_\_\_\_ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

## Policy On Use of Expedited Staff Reports for Simple HAWP Cases

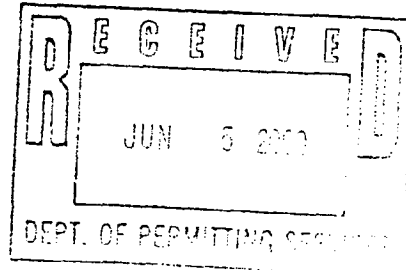
This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
  5. Removal of accessory building that are not original to the site or otherwise historically significant.
  6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



Historic Preservation Commission



Please note that the enclosed are two, separate applications for tree removals in the Garrett Park Historic District — one is for an "after-the-fact" application (trees were removed without realizing that approval was necessary), and one is for approval of removal of trees at the Garrett Park Town Hall, to improve a water/moisture problem affecting that historic structure.

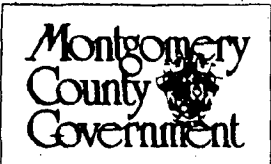
Please do not hesitate to contact me if you have any questions.

*C. Keller*

Christopher Keller  
Council Member

(202) 326-3159  
(301) 933-6448

(7)



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

NOTE : Retroactive Application for Removal of Street Trees within Historic District

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Town of Garrett Park TELEPHONE NO. (301) 933-7488  
(Contract/Purchaser) (Include Area Code)

ADDRESS P.O. Box 84 Garrett Park MD. 20896  
CITY STATE ZIP

CONTRACTOR David T. Gregg Tree Service TELEPHONE NO. (301) 942-7597  
CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE Town right-of-way adjacent to:  
 House Number 4701 and 4702 Street Waverly Ave.

Town/City Garrett Park Election District \_\_\_\_\_

Nearest Cross Street Montrose Ave.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Wreck/Raze	Move	Install	Revocable	Revision
-----------	------------	----------------	--------	------------	------	---------	-----------	----------

Circle One: A/C Slab Room Addition  
 Porch Deck Fireplace Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 4) Other \_\_\_\_\_

Retroactive application for removal of street trees

1B. CONSTRUCTION COSTS ESTIMATE \$ \$ 1,250.

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/AOOITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 ( ) WSSC	02 ( ) Septic
03 ( ) Other _____	

2B. TYPE OF WATER SUPPLY

01 ( ) WSSC	02 ( ) Well
03 ( ) Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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.

Christopher A. Lewis May 27, 2000  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 22 06 38 FILING FEE: \$ \_\_\_\_\_

DATE FILED: 6/6/00 PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

8

THE FOLLOWING FORM MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

**DESCRIPTION OF PROPOSED WORK:** (including composition, color and texture of materials to be used.)

This is an after-the-fact application for removal of two (2) street trees within the Garrett Park Historic District. These trees were located at 4701 and 4702 Waverly Avenue, respectively. The tree at 4701 Waverly was a silver maple, of approximately 100 years age, which had become a serious public safety hazard. The tree at 4702 Waverly was a sugar maple, 17 years old, that suffered construction damage approximately 8 years ago (compacted earth) and had essentially ceased growing. The tree at 4701 Waverly has been replaced; and the tree at 4702 will be replaced when the condition of the soil has been corrected. The Town is committed to maintaining the historic character provided by the 'allee' of sugar maples in the Kenilworth/Waverly corridor and has an on-going, systematic program of tree care and replacement.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850



TOWN

**PHILIP M. NORMANDY**

International Society of Arboriculture Certified Arborist #MA-0758

4405 Colfax Street  
Kensington, MD 20895-4024  
(301) 530-9590

May 13, 2000

Ms. Glenda Ingham, Town Clerk  
P.O. Box 84  
Garrett Park, MD 20898

To Whom it may Concern:

I recommended that two sugar maples in the historic district of Garrett Park be removed this spring for the following reasons:

***Tree at 4701 Waverly:***

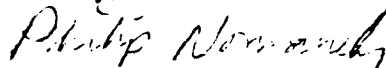
This specimen was unsafe. Although it showed no obvious decline, the presence of hollows and fungal fruiting bodies (mushrooms) in the crown concerned me. As it was impossible to ascertain the degree of decay from the ground, two other arborists were sent up into the tree independently from one another to investigate. Both found evidence of significant decay around old pruning cuts and dead branches. This lead both to recommend removal, as well, for safety reasons. This decay raised concerns of structural integrity; and as the crown of the tree was expansive and the tree was located directly over one of the busiest intersections in town, it seemed prudent not to take the risk. Although the tree was beautiful, the risk to individuals and property presented by these serious structural weaknesses compelled three separate arborists to recommend removal.

***Tree at 4702 Waverly:***

This tree was in a long steady decline for several years due to earth compaction from nearby house renovations (construction traffic). It has not grown at all during the 6 years I have been observing it, even though it is a rather young tree (I estimate between 30 and 35 years). It showed very early fall color each year, a symptom that it was in trouble. It was lightly pruned 2 years ago, and there has been very little "healing" of these cuts, a confirmation of decline for such a young tree. Finally there was a significant amount of dieback (branch loss) in the crown. Its companion trees, planted at or around the same time, showed none of these symptoms. By removing it a space for a replacement tree is opened, after the necessary soil-compaction remediation.

Should you have further questions please feel free to contact me at 301) 530-9590.

Sincerely,



Philip M. Normandy  
Consulting Arborist

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SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

No structures affected. Trees were part of an 'allee' of sugar maples planted along the Town right-of-way on both sides of the Kenilworth/Waverly corridor from Strathmore Avenue to Penn Place. Reminiscent of early-20th Cent. village street plantings.

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

Removal of two (2) street trees in Town right-of-way adjacent to 4701 and 4702 Waverly Avenue, respectively, within the Garrett Park Historic District. The tree at 4701, a silver maple, was approximately 100 years old and thus

contributed visually to the overall historic ambiance. The tree was, however,

a significant public safety hazard. The Town obtained three separate assessments of this tree, including one specifically to evaluate the tree for potential measures intended to prolong its life and render it less hazardous. All experts who looked at the tree recommended its immediate removal as a risk to pedestrian and vehicular safety. The tree at 4702 Waverly was approximately 17 years old and had suffered construction damage (compacted soil over its roots) approximately 8 years ago. The tree had been in steady decline for years and had essentially ceased to grow, much less flourish. Removal of the tree will permit correction of the compacted soil problem and replacement with a new, healthy tree.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The tree at 4701 Waverly has already been replaced, albeit in a location not so close to the intersection, so that it does not interfere with line-of-sight for pedestrians and motorists. The tree at 4702 Waverly will be replaced as soon as the compacted soil condition is corrected.

- b. the relationship of this design to the existing resource(s):

Addition and replacement of trees along the Kenilworth/Waverly corridor is intended to maintain the 'allee' effect -- a row of sugar maples on both sides of the street, which provides a consistent green row and dramatic fall color -- thus contributing to the overall historic ambiance of the District.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

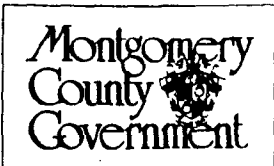
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

- 4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).



**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
 217-3625

**APPLICATION FOR HISTORIC AREA WORK PERMIT** [Tree removal]

TAX ACCDUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Town of Garrett Park TELEPHONE NO. (301) 933-7488  
(Contract/Purchaser)  
(Include Area Code)

ADDRESS P. O. Box 84 Garrett Park Md. 20896  
CITY STATE ZIP

CONTRACTOR David T. Gregg Tree Service TELEPHONE NO. (301) 942-7597  
CITY STATE ZIP

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 10814 Street Kenilworth Ave.

Town/City Garrett Park Election District \_\_\_\_\_

Nearest Cross Street Strathmore Ave.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
Tree removal			Revision	Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other _____

1B. ~~CONSTRUCTION~~ COSTS ESTIMATE \$ 600.

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL	2B. TYPE OF WATER SUPPLY
01 ( ) WSSC	01 ( ) WSSC
02 ( ) Septic	02 ( ) Well
03 ( ) Other _____	03 ( ) Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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.

Christopher Keller May 27, 2000  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 820637 FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: 6/6/00 PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

15  
 30/13-00D (Retro)

# ST JAMES CHAPEL

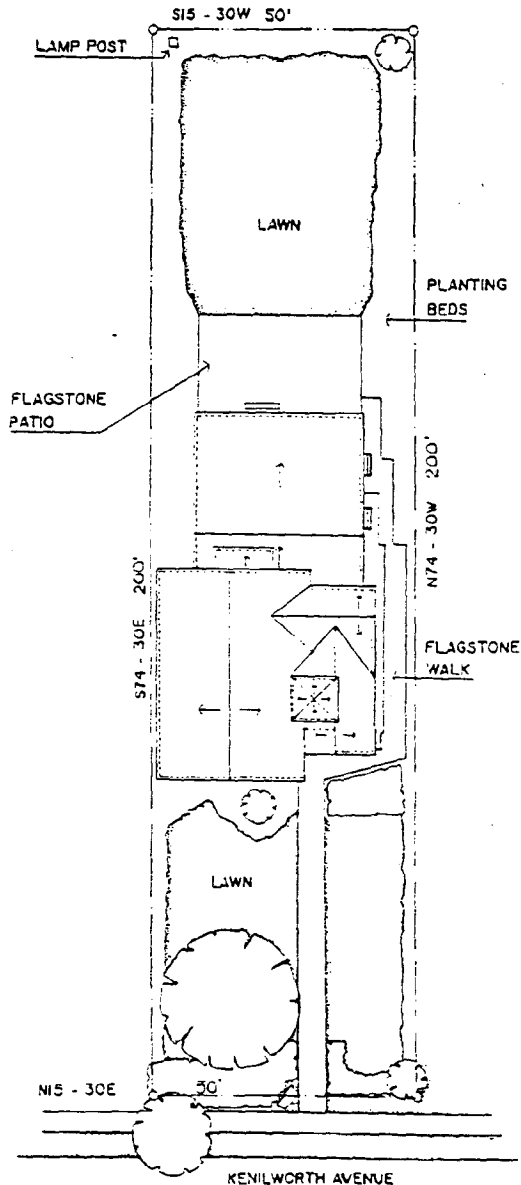
# GARRETT PARK TOWN HALL

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.

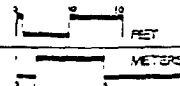
A 24' x 40' BUILDING WAS PLANNED IN PUBLIC MEETINGS IN LATE 1896, WITH ITS CONSTRUCTION AND FINANCING SUPERVISED BY A BOARD OF MANAGERS. COST OF THE ORIGINAL BUILDING WAS \$1,100. THE CONTRACTOR WAS A MR. GROOME FROM ROCKVILLE.

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 SHEETS

SURVEY NO.

MARYLAND

ST. JAMES CHAPEL - GARRETT PARK TOWN HALL  
10814 KENILWORTH AVENUE  
MONTGOMERY COUNTY

GARRETT PARK

DESIGNED BY DARYA KREIS, FACULTY SUPERVISOR, JUDITH CAPEN 1995  
UNIVERSITY OF MARYLAND, COLLEGE PARK  
NATIONAL PARK SERVICE  
UNITED STATES DEPARTMENT OF THE INTERIOR

REPRODUCED FROM THE ARCHIVES OF THE NATIONAL PARK SERVICE, NATIONAL PARK SERVICE, NAME OF THE DRAWING

FORM 104E

16

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Trees sought to be removed are adjacent to the Garrett Park Town Hall, an historic structure built in 1897 as the St. James Chapel. Acquired by the Town of Garrett Park in the 1970's, it now serves as the Town Hall. Town Hall was recently renovated on the interior, and is about to have roof repair and exterior painting. Removal of the two trees nearest Town Hall will alleviate persistent moisture problems on the north side of the historic structure.

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

Removal of two trees in front yard of Town Hall will remove an eyesore and maintenance headache (trees are afflicted with woolly adelgid, a parasite). Trees will be replaced with evergreen trees that will not get as tall, and will provide more visual screening at eye level, reducing the visual impact of a large recreational vehicle which is parked immediately adjacent to the property. Removal of two trees adjacent to the Town Hall structure will not visually impact the overall appearance of the property, but will remove a major cause of persistent moisture problems on the north side of the Town Hall structure. These are caused by the constant drop of needles from the hemlock trees, all of which are afflicted with woolly adelgid. Needles retain moisture on the flat roof of Town Hall and cause water overflow from roof gutters.

(17)

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The two trees in the front yard of Town Hall will be replaced with more modestly-scaled evergreen trees that will provide better screening at eye level and will not grow to be out of scale with the surrounding structures. Present plans are to assess the need, if any, to replace the two hemlocks proposed for removal immediately adjacent to Town Hall. An existing fence provides screening between Town Hall and the adjacent residential property.

- b. the relationship of this design to the existing resource(s):

Replacement plantings will continue the visual delineation between Town Hall property and adjacent residential properties.

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- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):
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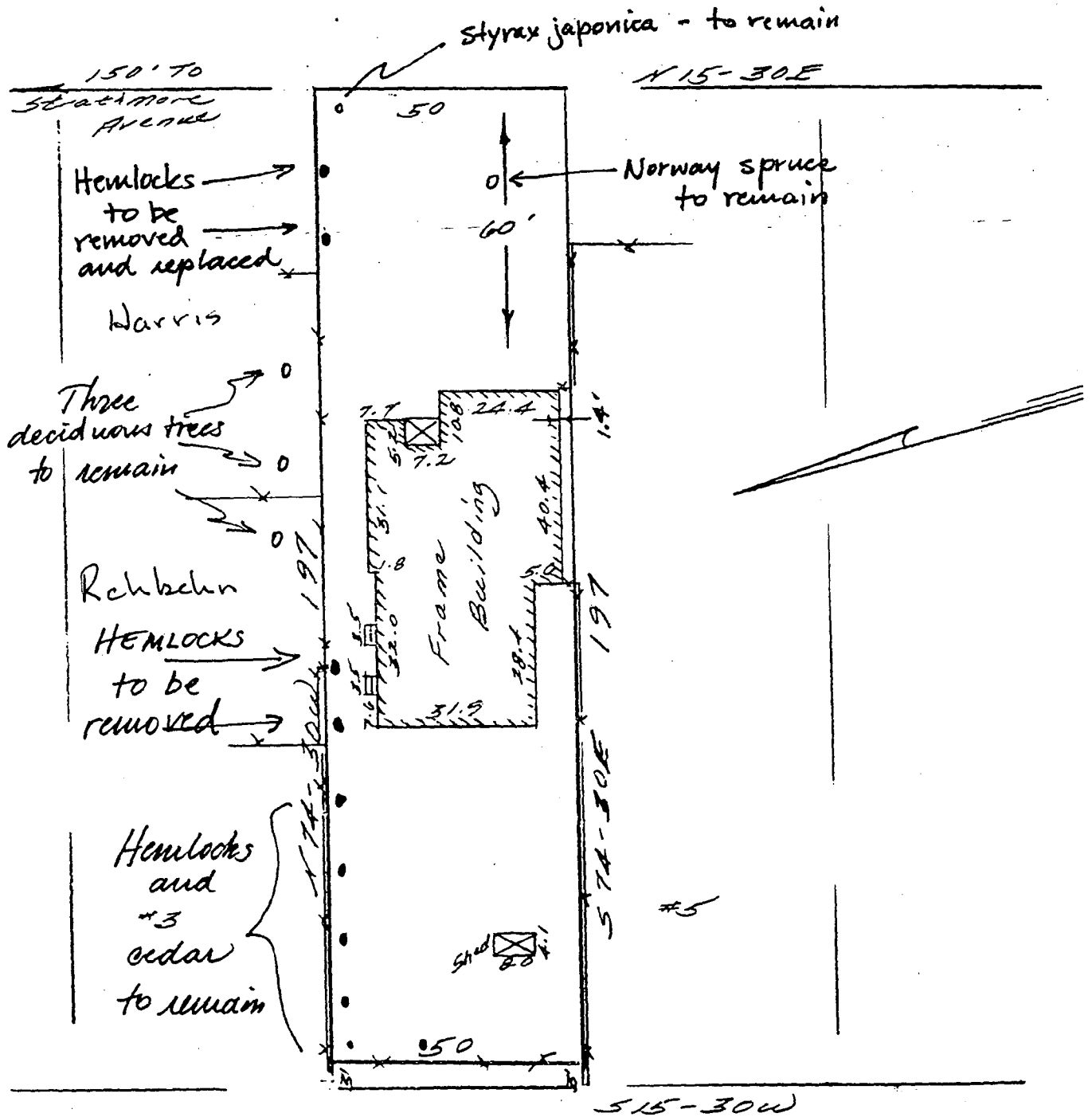
3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

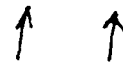
4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

Kenilworth Avenue





"Front yard" - View WEST toward Town Hall from Kenilworth Ave.



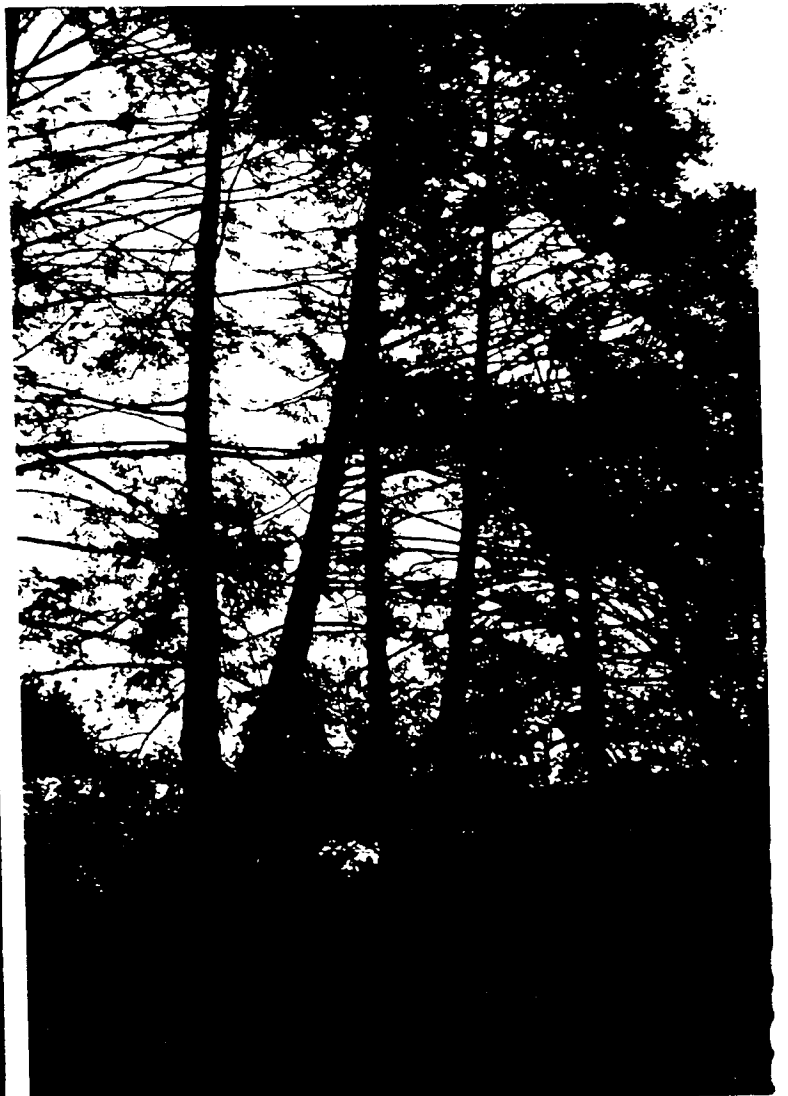
Trees to be removed.

Side view from adjacent property, looking toward Town Hall. Trees to be removed are the two nearest the foreground.

(Trees are on Town Property; fence was erected inside property line.)

Town Hall "rear yard"


Trees to be removed are the two double-trunked hemlocks nearest structure.



June 27, 2000

MEMORANDUM

To: Historic Preservation Commission

From: Perry Kephart, HP Planner 

Re: HPC Case No. 30/13-00D, Removal of Hemlock Trees at  
10814 Kenilworth Avenue, Garrett Park.

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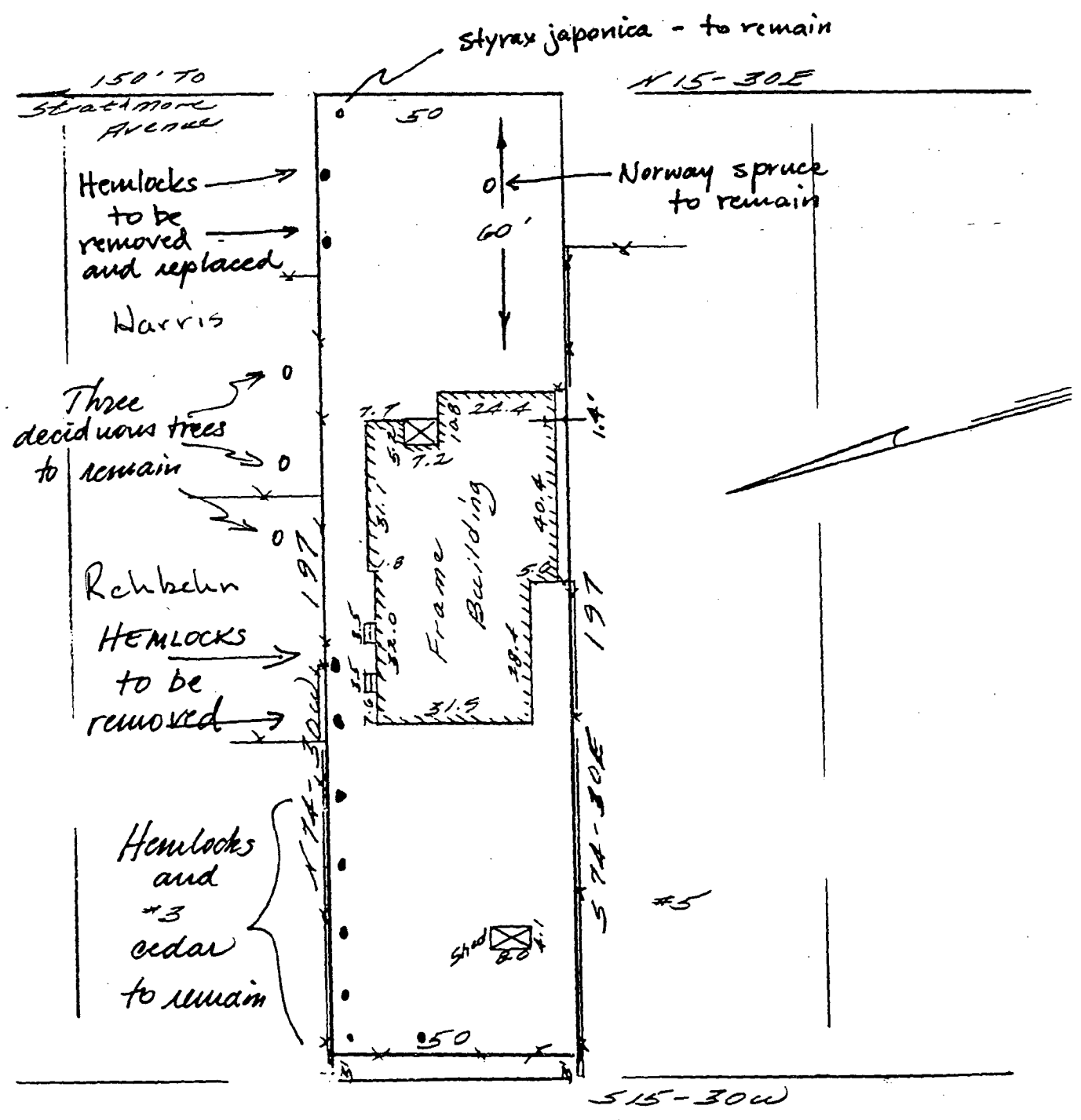
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The town is not planning to remove any more trees than those at the front and those directly beside the building. The arborist indicated that the two trees adjacent to the building were hazards as they had double trunks and were leaning towards the town hall, as well as being fully mature and in decline, and infested with wooly adelgid. There are no plans to replace these trees as the proximity to the building has created numerous maintenance problems. The town does plan to plant understory replacement trees for the other aging trees along the property line so that the transition can be relatively painless when the remaining mature trees go into decline.

The arborist cited above may be traveling. Mr. Keller will ask another arborist who is familiar with the town tree program to comment on the first arborist's findings if the first arborist is not available.

- **WAIT ON ARBORIST LETTER** → PRUNING?
  - **ROOFING REPORT**
  - **CONCERNS ABOUT TOWN ~~CONCERNS~~**
- AND WHERE THEY HAVE LOCATED W/ FENCE.**

Kenilworth Avenue



Historic Preservation Section  
The Maryland-National Capital Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

June 19, 2000

Re: HPC Case No. 30/13-00D

Dear Historic Preservation Planners:

We have been homeowners adjacent to the Garrett Park Town Hall for the past 11 years and are writing to **oppose the Town's request to remove trees** from this property. We will be out of the country during the June 28<sup>th</sup> HPC meeting, or we would attend this meeting in person to voice our strong objections, which are threefold. First, the removal will negatively impact the character of the Town-Hall property; second, removal is an overly extreme measure to deal with a comparatively small problem; and lastly, the tree removal will have a significant deleterious impact on our property value.

A big concern for us is the impact that tree removal has on the Town we live in and love. The trees in question are part of a line of hemlocks along the entire length of the Town Hall property and are an integral part of the character of the property. These two very large trees could almost be considered **FOUR** very large trees – both trunks bifurcate a short distance above the ground (one at 3-4 feet, the other at 8 feet). The trunks at the base are 3' and 4' in diameter, above the bifurcation they are at least 1.5' in diameter. Since all the hemlocks are of the same height and are in a straight row, they were obviously planted to create an effect. These majestic trees provide shade and a sense of privacy that makes the Town Hall appealing. The green canopy these trees provide over the rear Town Hall garden creates a beautiful, intimate and serene atmosphere. **We are concerned that such a drastic measure as tree removal from the middle of this border would disturb the overall appearance and impact of the grounds.** Also, though we have been told that the Town intends to replant, no plans have been made regarding what will be planted. It is hard to believe that the new plantings could replace the harmony of the currently uninterrupted line of trees.

**We are concerned about the precedent that the removal of these trees would set.** Mr. Keller has stated that these trees are "declining". If they are, it seems logical that most, if not all, of the others in the group (which are in similar condition) are also "declining", or will decline, and "need" removal. This would drastically change the character of the Town Hall grounds! Please consider the *total* effect of tree removal here. We would much prefer the continued spraying of the trees to prolong their lives.

Removal of these trees also seems to be overkill. In making his proposal at the May meeting of the Garrett Park Town Council, Chris Keller stated that the reason for the removal of the trees is because they drop too much debris on the roof of the Town Hall – that the debris (and shade) holds moisture on the roof

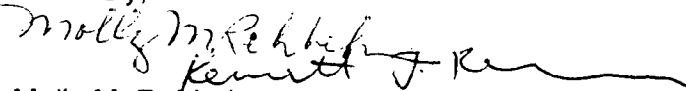
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**Finally, we feel it is important for you to know that removal of these trees affects us personally – both financially and in terms of quality of life.** Chris Keller is proposing the removal of very large hemlock trees that *technically* are on the Town Hall property, but *effectively* in our back yard. Prior to our purchase of our house in 1989, the Town erected a 6' tall privacy fence along the length of the Town Hall property in such a way that these trees are on our side of the fence – in our yard. They provide wonderful shade for us, and safety for the many birds and other animals drawn to our yard. They definitely make our yard more appealing. Needless to say, the removal of such significant trees from our yard will have a large negative impact on us.

The atmosphere created by Garrett Park's stately large trees is very important to Town residents – when several large trees were lost during a severe storm, one resident described the experience as being akin to "losing a member of the family." Not surprisingly, maintaining and protecting our mature trees is a priority for the community, including us. We personally have heard many people express concern about the large numbers of trees being removed by the Town. Since these trees are not along a street [where a short-lived notice of removal would be posted] we are sure many who would object to their removal are unaware they are at risk. If they only knew . . . . Please do not allow the Town to unnecessarily take out yet more of our beloved big trees.

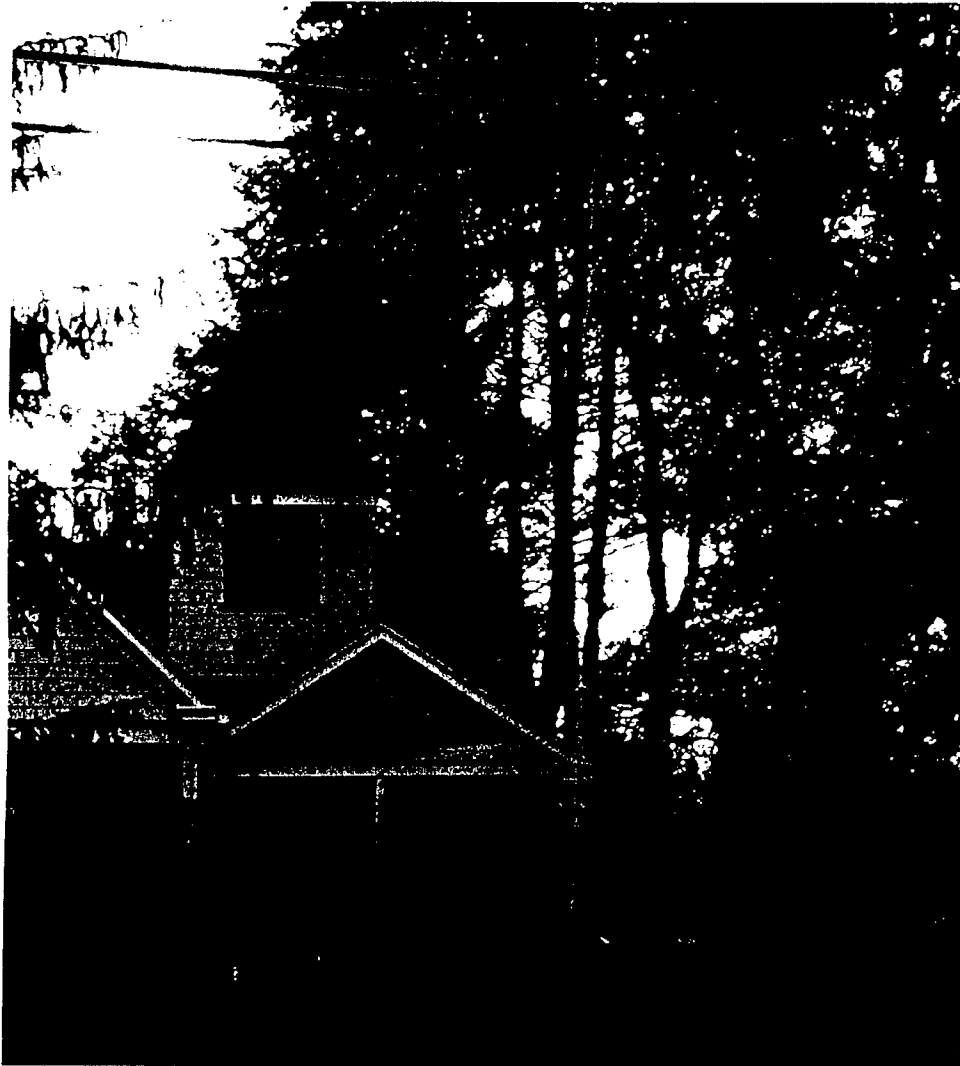
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Sincerely,



Molly M. Rehbehn  
Kenneth J. Rehbehn  
4802 Strathmore Avenue  
P.O. Box 46  
Garrett Park, MD 20896-0046

301-249-3574



View from east



View from north


RE: HPC Case No. 30/13-00D

Many of these trees are marked for destruction. The targeted trees line the north side of the property line.

June 27, 2000

MEMORANDUM

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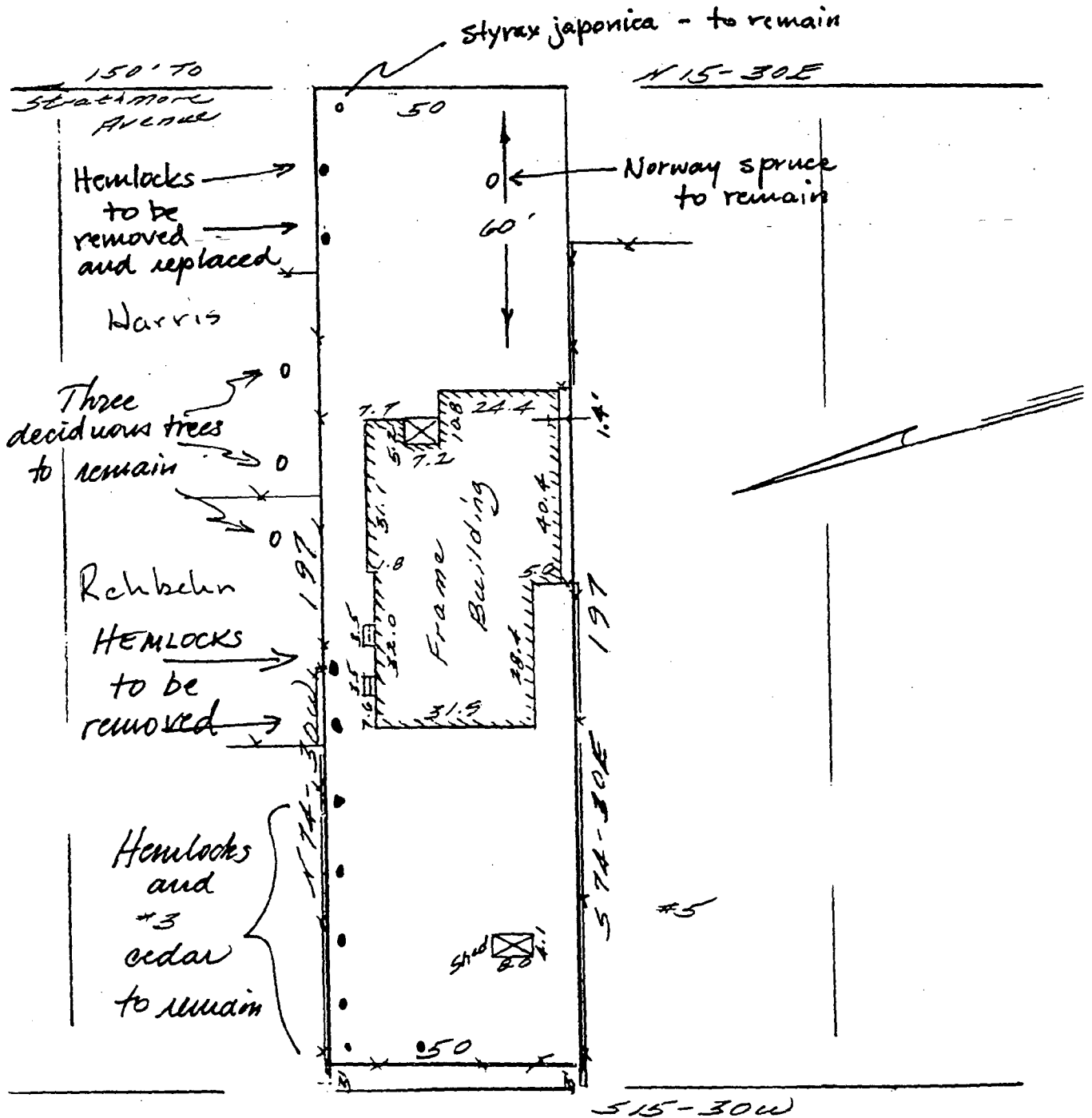
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Kenilworth Avenue



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The Maryland-National Capital Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

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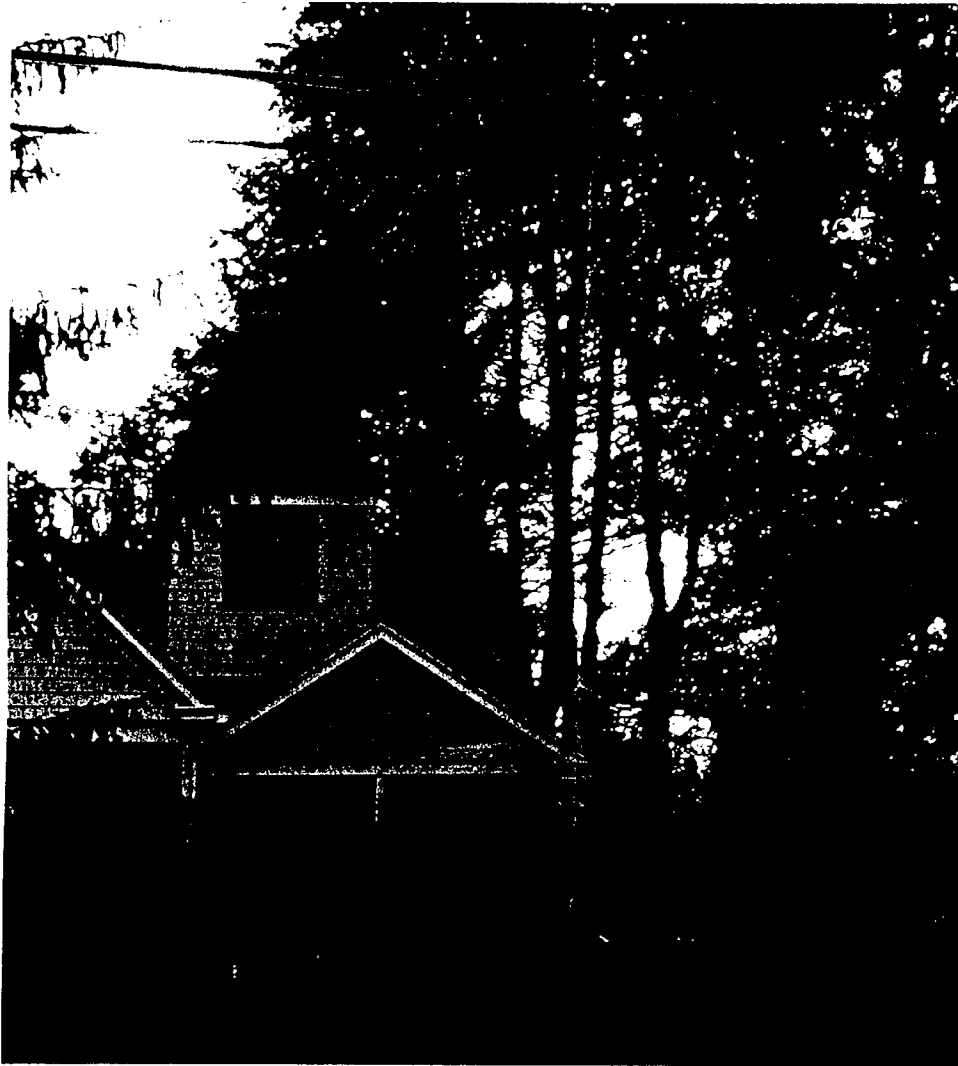
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Kenneth J. Rehbehn  
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P.O. Box 46  
Garrett Park, MD 20896-0046

301-949-3574



View from east



View from north


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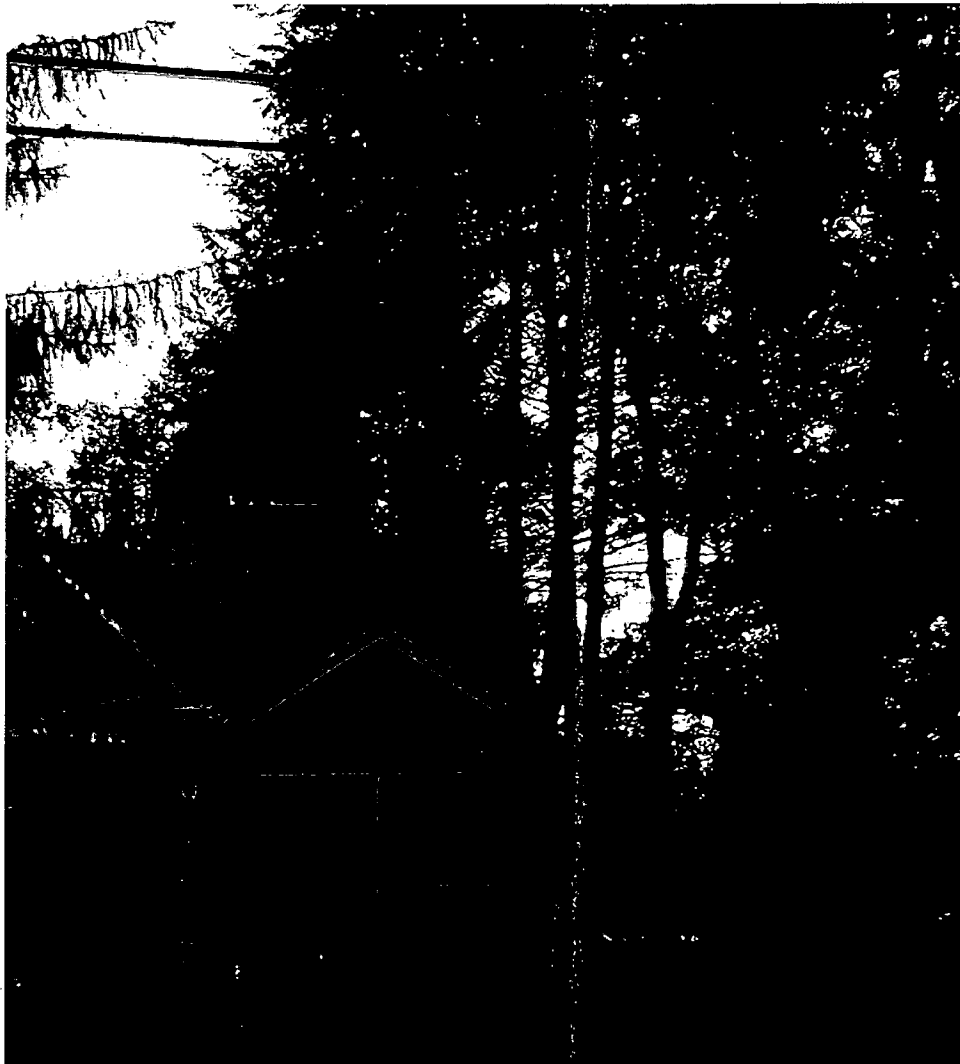
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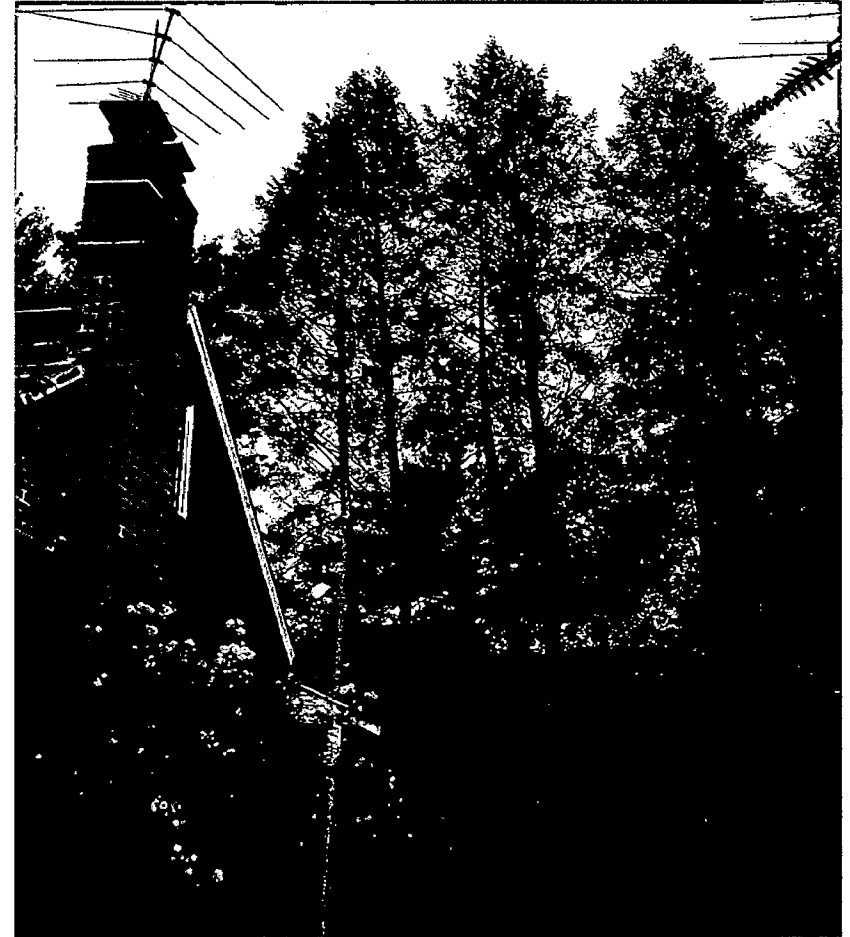


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301-949-3574



View from east



View from north

RE: HPC Case No. 30/13-00D

Many of these trees are marked for destruction. The targeted trees line the north side of the property line.



28 June 2000

My name is Barbara Shidler. I live at 4515 Strathmore Ave., and I have lived in Garrett Park since 1961.

I proposed to the Town Council in 1977 that the town of Garrett Park become an arboretum and headed the arboretum committee for 19 years. Our street trees were aging and needed care and/or replacement, and to treat the town as an arboretum meant that we would plant a wide variety of new trees for our citizens to enjoy. This idea seemed a good one because we were building on one of our oldest traditions. Garrett Park has historically cherished its trees. After all, one of the first ordinances passed by the Council after incorporation in 1898 protected trees and shrubs in public places.

The arboretum committee established in 1977 has been a good steward of the public trees. It has selected new plantings with care for their suitability and interest and has cared for them after their planting. It has removed those that are dying, diseased, or hazardous. It has been advised by a professional arborist who checks its planting regularly. No tree is removed without his advice and a removal permit from the state forester.

For many years I was also historian of the Town of Garrett Park and a member of the committee of the women's club which hired an architect to remodel the Town Hall's interior. I know the building's story. It holds a special place in our history because our citizens built it, and it was in use before the town was incorporated. I know how much we have used that building and what it costs to keep it in good shape. We have spent what was necessary to do that. We have been good stewards of the Town Hall.

For some time we have been faced with the problem that diseased and dying hemlocks, with branches hanging over the Town Hall roof, have dropped needles into the gutters and branches into the yard. We have just finished cleaning out the drainage pipes and rebuilding the dry well to dispose of rainwater, but the problem will not be solved until the two hemlocks hanging over the roof have been removed.

As I have stated earlier, no trees are removed from town property without careful evaluation. These two trees need to be removed. We are good stewards of our trees, and we need also to continue to be good stewards of this historic building.

A handwritten signature in cursive script that reads "Barbara Shidler". The signature is written in black ink and is positioned at the bottom right of the page.

June 28, 2000

Historic Preservation Commission

We wish to express an opinion in favor of tree removal on the property line between our property and the Thruway Park Lawn Hall.

The constant shedding of small needles are damaging the roof of the Iron Hall, they clog the gutters and cause rain water to back up and run down the sides of the building. Several of the trees have split trunks with one trunk leaning directly over the roof of the Iron Hall. Should they split and fall, considerable damage would be done to the building.

We are definitely in favor of the removal of the trees.

Eugene P. Harris

Thomas F. Harris

10818 Kenilworth Ave

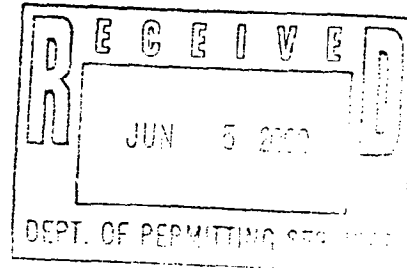
Sweet Park Rd



Town of Garrett Park

Incorporated 1898

Historic Preservation Commission



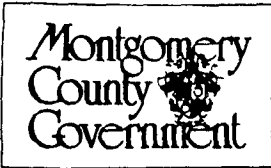
Please note that the enclosed are two, separate applications for tree removals in the Garrett Park Historic District — one is for an "after-the-fact" application (trees were removed without realizing that approval was necessary), and one is for approval of removal of trees at the Garrett Park Town Hall, to improve a water/moisture problem affecting that historic structure.

Please do not hesitate to contact me if you have any questions.

*C. Keller*

Christopher Keller  
Council Member

(202) 326-3159  
(301) 933-6448



**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
 217-3625

# APPLICATION FOR HISTORIC AREA WORK PERMIT [Tree removal]

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Town of Garrett Park TELEPHONE NO. (301) 933-7488  
(Contract/Purchaser)  
(Include Area Code)

ADDRESS P. O. Box 84 Garrett Park Md. 20896  
CITY STATE ZIP

CONTRACTOR David T. Gregg Tree Service TELEPHONE NO. (301) 942-7597  
CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 10814 Street Kenilworth Ave.

Town/City Garrett Park Election District \_\_\_\_\_

Nearest Cross Street Strathmore Ave.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	Shed	Selar	Woodburning Stove
Tree removal				Fence/Wall (complete Section 4) Other _____					

1B. ~~CONSTRUCTION~~ COSTS ESTIMATE \$ 600.

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL	2B. TYPE OF WATER SUPPLY
01 ( ) WSSC 02 ( ) Septic	01 ( ) WSSC 02 ( ) Well
03 ( ) Other _____	03 ( ) Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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.

Chris Toplin Jones May 27, 2000  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 820637 FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: 6/6/00 PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

30/13-DCD (Retro)

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

No structures affected. Trees were part of an 'allee' of sugar maples planted along the Town right-of-way on both sides of the Kenilworth/Waverly corridor from Strathmore Avenue to Penn Place. Reminiscent of early-20th Cent. village street plantings.

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

Removal of two (2) street trees in Town right-of-way adjacent to 4701 and 4702 Waverly Avenue, respectively, within the Garrett Park Historic District. The tree at 4701, a silver maple, was approximately 100 years old and thus

contributed visually to the overall historic ambiance. The tree was, however,

a significant public safety hazard. The Town obtained three separate assessments of this tree, including one specifically to evaluate the tree for potential measures intended to prolong its life and render it less hazardous. All experts who looked at the tree recommended its immediate removal as a risk to pedestrian and vehicular safety. The tree at 4702 Waverly was approximately 17 years old and had suffered construction damage (compacted soil over its roots) approximately 8 years ago. The tree had been in steady decline for years and had essentially ceased to grow, much less flourish. Removal of the tree will permit correction of the compacted soil problem and replacement with a new, healthy tree.

TOWN

**PHILIP M. NORMANDY**  
International Society of Arboriculture Certified Arborist #MA-0758  
4405 Colfax Street  
Kensington, MD 20895-4024  
(301) 530-9590

May 13, 2000

Ms. Glenda Ingham, Town Clerk  
P.O. Box 84  
Garrett Park, MD 20896

To Whom it may Concern:

I recommended that two sugar maples in the historic district of Garrett Park be removed this spring for the following reasons:

***Tree at 4701 Waverly:***

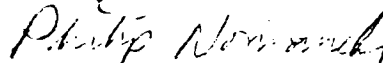
This specimen was unsafe. Although it showed no obvious decline, the presence of hollows and fungal fruiting bodies (mushrooms) in the crown concerned me. As it was impossible to ascertain the degree of decay from the ground, two other arborists were sent up into the tree independently from one another to investigate. Both found evidence of significant decay around old pruning cuts and dead branches. This lead both to recommend removal, as well, for safety reasons. This decay raised concerns of structural integrity; and as the crown of the tree was expansive and the tree was located directly over one of the busiest intersections in town, it seemed prudent not to take the risk. Although the tree was beautiful, the risk to individuals and property presented by these serious structural weaknesses compelled three separate arborists to recommend removal.

***Tree at 4702 Waverly:***

This tree was in a long steady decline for several years due to earth compaction from nearby house renovations (construction traffic). It has not grown at all during the 6 years I have been observing it, even though it is a rather young tree (I estimate between 30 and 35 years). It showed very early fall color each year, a symptom that it was in trouble. It was lightly pruned 2 years ago, and there has been very little "healing" of these cuts, a confirmation of decline for such a young tree. Finally there was a significant amount of dieback (branch loss) in the crown. Its companion trees, planted at or around the same time, showed none of these symptoms. By removing it a space for a replacement tree is opened, after the necessary soil-compaction remediation.

Should you have further questions please feel free to contact me at 301) 530-9590.

Sincerely,



Philip M. Normandy  
Consulting Arborist

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The tree at 4701 Waverly has already been replaced, albeit in a location not so close to the intersection, so that it does not interfere with line-of-sight for pedestrians and motorists. The tree at 4702 Waverly will be replaced as soon as the compacted soil condition is corrected.

- b. the relationship of this design to the existing resource(s):

Addition and replacement of trees along the Kenilworth/Waverly corridor is intended to maintain the 'allee' effect -- a row of sugar maples on both sides of the street, which provides a consistent green row and dramatic fall color -- thus contributing to the overall historic ambiance of the District.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

- 4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1.       Name       Dennis Coleman and Julie Knowles  
           Address   4701 Waverly Ave. (P.O. Box 384)  
           City/Zip   Garrett Park           20896
  
2.       Name       Bill Spinard and Patricia Rye  
           Address   4702 Waverly Ave. (P.O. Box 312)  
           City/Zip   Garrett Park           20896



Confronting property owners:

3. Name Mr. and Mrs. Dean Londos  
Address 4609 Waverly Ave. (P.O. Box 460)  
City/Zip Garrett Park 20896

4. Name Tom & Leslie Mote  
Address 4700 Waverly Ave. (P.O. Box 194)  
City/Zip Garrett Park 20896

5. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

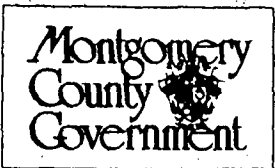
**DESCRIPTION OF PROPOSED WORK:** (including composition, color, and texture of materials to be used.)

This is an after-the-fact application for removal of two (2) street trees within the Garrett Park Historic District. These trees were located at 4701 and 4702 Waverly Avenue, respectively. The tree at 4701 Waverly was a silver maple, of approximately 100 years age, which had become a serious public safety hazard. The tree at 4702 Waverly was a sugar maple, 17 years old, that suffered construction damage approximately 8 years ago (compacted earth) and had essentially ceased growing. The tree at 4701 Waverly has been replaced; and the tree at 4702 will be replaced when the condition of the soil has been corrected. The Town is committed to maintaining the historic character provided by the 'allee' of sugar maples in the Kenilworth/Waverly corridor and has an on-going, systematic program of tree care and replacement.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850



**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
 217-3625

# APPLICATION FOR HISTORIC AREA WORK PERMIT

NOTE : Retroactive Application for Removal of Street Trees within Historic District

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Town of Garrett Park TELEPHONE NO. (301) 933-7488  
(Contract/Purchaser) (Include Area Code)

ADDRESS P.O. Box 84 Garrett Park Md. 20896  
P.O. Box CITY STATE ZIP

CONTRACTOR David T. Gregg Tree Service TELEPHONE NO. (301) 942-7597  
CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE Town right-of-way adjacent to:  
 House Number 4701 and 4702 Street Waverly Ave.

Town/City Garrett Park Election District \_\_\_\_\_

Nearest Cross Street Montrose Ave.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other _____

Retroactive application for removal of street trees

1B. CONSTRUCTION COSTS ESTIMATE \$ \$ 1,250.

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 ( ) WSSC	02 ( ) Septic
03 ( ) Other _____	

2B. TYPE OF WATER SUPPLY

01 ( ) WSSC	02 ( ) Well
03 ( ) Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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.

Christopher Keller \_\_\_\_\_ May 27, 2000  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 22 06 38 FILING FEE: \$ \_\_\_\_\_

DATE FILED: 6/16/00 PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

# ST JAMES CHAPEL

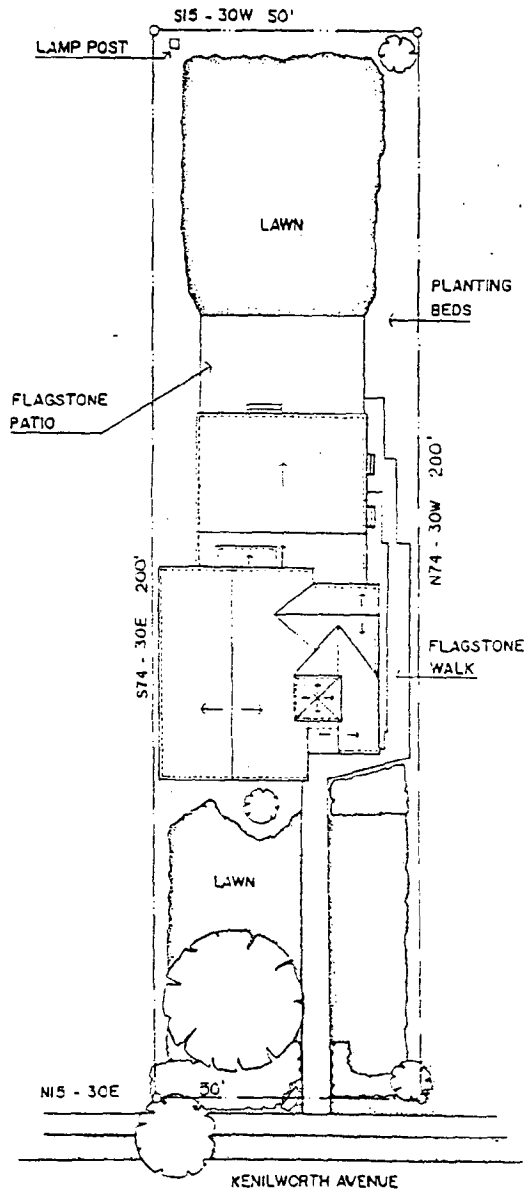
## GARRETT PARK TOWN HALL

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.

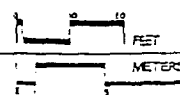
A 24' x 40' BUILDING WAS PLANNED IN PUBLIC MEETINGS IN LATE 1896, WITH ITS CONSTRUCTION AND FINANCING SUPERVISED BY A BOARD OF MANAGERS. COST OF THE ORIGINAL BUILDING WAS \$1,100. THE CONTRACTOR WAS A MR. GROOME FROM ROCKVILLE.

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 SHEETS

MARYLAND

ST. JAMES CHAPEL - GARRETT PARK TOWN HALL  
10814 KENILWORTH AVENUE  
MONTGOMERY COUNTY

GARRETT PARK

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

DESIGNED BY: DARYA KREIS, FACULTY SUPERVISOR: JUDITH CAPEN 1995

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

THIS LINE

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Trees sought to be removed are adjacent to the Garrett Park Town Hall, an  
historic structure built in 1897 as the St. James Chapel. Acquired by the  
Town of Garrett Park in the 1970's, it now serves as the Town Hall. Town Hall  
was recently renovated on the interior, and is about to have roof repair and  
exterior painting. Removal of the two trees nearest Town Hall will alleviate  
persistent moisture problems on the north side of the historic structure.

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

Removal of two trees in front yard of Town Hall will remove an eyesore and  
maintenance headache (trees are afflicted with wooly adelgid, a parasite).  
Trees will be replaced with evergreen trees that will not get as tall, and will  
provide more visual screening at eye level, reducing the visual impact of a large  
recreational vehicle which is parked immediately adjacent to the property. Removal  
of two trees adjacent to the Town Hall structure will not visually impact the  
overall appearance of the property, but will remove a major cause of persistent  
moisture problems on the north side of the Town Hall structure. These are caused by  
the constant drop of needles from the hemlock trees, all of which are afflicted with  
wolly adelgid. Needles retain moisture on the flat roof of Town Hall and cause  
water overflow from roof gutters.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The two trees in the front yard of Town Hall will be replaced with more modestly-scaled evergreen trees that will provide better screening at eye level and will not grow to be out of scale with the surrounding structures. Present plans are to assess the need, if any, to replace the two hemlocks proposed for removal immediately adjacent to Town Hall. An existing fence provides screening between Town Hall and the adjacent residential property.

- b. the relationship of this design to the existing resource(s):

Replacement plantings will continue the visual delineation between Town Hall property and adjacent residential properties.

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- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):
- 
- 
- 

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

- 4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

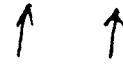
Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Mr. & Mrs. Michael Beaven  
Address 10810 Kenilworth Ave. (P.O. Box 26)  
City/Zip Garrett Park, Md. 20896
2. Name Mr. & Mrs. Eugene Harris  
Address 10818 Kenilworth Ave. (P.O. Box 409)  
City/Zip Garrett Park, Md. 20896

"Front yard" - View WEST toward Town Hall from Kemilworth Ave.



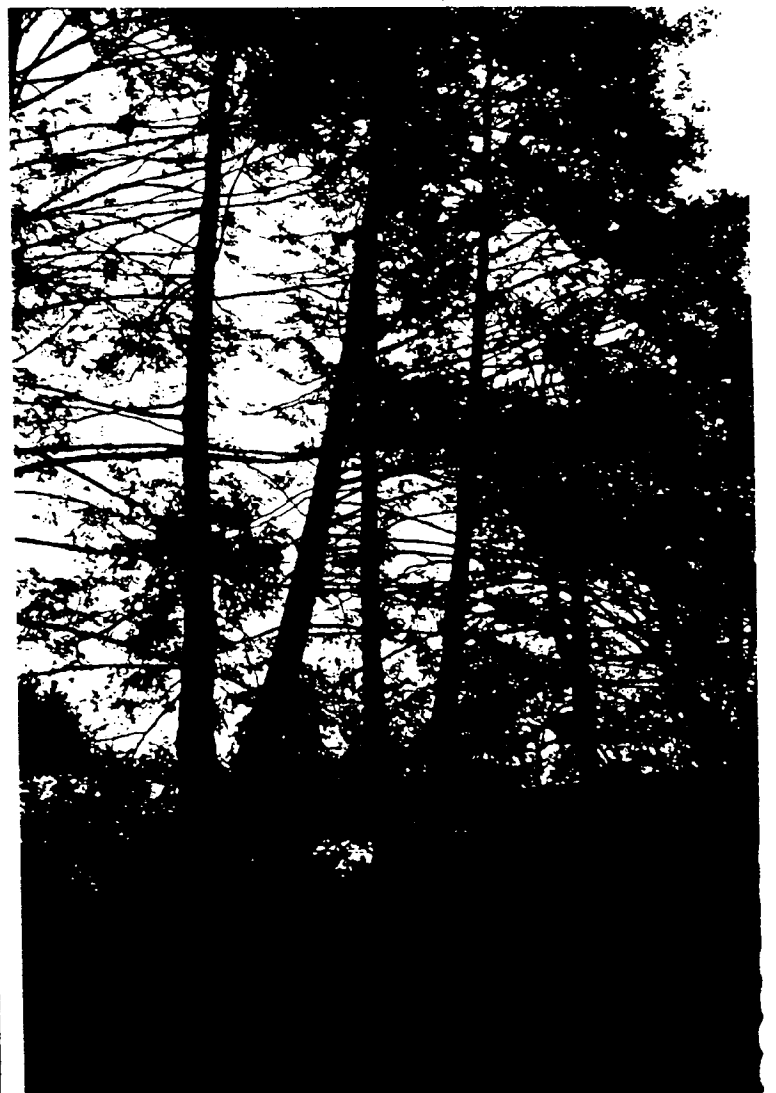
Trees to be removed.

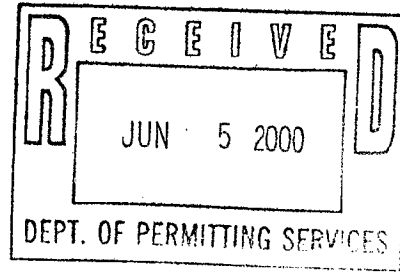
Side view from adjacent property, looking toward Town Hall. Trees to be removed are the two nearest the foreground. (Trees are on Town Property; fence was erected inside property line.)



Town Hall "rear yard"

Trees to be removed are the two double-trunked hemlocks nearest structure.





Historic Preservation Commission

Please note that the enclosed are ~~two, separate~~  
~~applications~~ for tree removals in the Garrett Park  
Historic District — ~~one is for an "after-the-fact"~~  
application (trees were removed without realizing that  
approval was necessary), and ~~one is for approval~~  
~~of removal of trees~~ at the Garrett Park Town  
Hall, to improve a water/moisture problem  
affecting that historic structure.

Please do not hesitate to contact me if  
you have any questions.

*C. Keller*

Christopher Keller  
Council Member

(202) 326-3159  
(301) 933-6448

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

No structures affected. Trees were part of an 'allee' of sugar maples planted along the Town right-of-way on both sides of the Kenilworth/Waverly corridor from Strathmore Avenue to Penn Place. Reminiscent of early-20th Cent. village street plantings.

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

Removal of two (2) street trees in Town right-of-way adjacent to 4701 and 4702 Waverly Avenue, respectively, within the Garrett Park Historic District. The tree at 4701, a silver maple, was approximately 100 years old and thus

contributed visually to the overall historic ambiance. The tree was, however,

a significant public safety hazard. The Town obtained three separate assessments of this tree, including one specifically to evaluate the tree for potential measures intended to prolong its life and render it less hazardous. All experts who looked at the tree recommended its immediate removal as a risk to pedestrian and vehicular safety. The tree at 4702 Waverly was approximately 17 years old and had suffered construction damage (compacted soil over its roots) approximately 8 years ago. The tree had been in steady decline for years and had essentially ceased to grow, much less flourish. Removal of the tree will permit correction of the compacted soil problem and replacement with a new, healthy tree.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The tree at 4701 Waverly has already been replaced, albeit in a location not so close to the intersection, so that it does not interfere with line-of-sight for pedestrians and motorists. The tree at 4702 Waverly will be replaced as soon as the compacted soil condition is corrected.

- b. the relationship of this design to the existing resource(s):

Addition and replacement of trees along the Kenilworth/Waverly corridor is intended to maintain the 'allee' effect -- a row of sugar maples on both sides of the street, which provides a consistent green row and dramatic fall color -- thus contributing to the overall historic ambiance of the District.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1.       Name        Dennis Coleman and Julie Knowles  
           Address    4701 Waverly Ave. (P.O. Box 384)  
           City/Zip   Garrett Park           20896
  
2.       Name        Bill Spinard and Patricia Rye  
           Address    4702 Waverly Ave. (P.O. Box 312)  
           City/Zip   Garrett Park           20896

Confronting property owners:

3. Name Mr. and Mrs. Dean Londos  
Address 4609 Waverly Ave. (P.O. Box 460)  
City/Zip Garrett Park 20896

4. Name Tom & Leslie Mote  
Address 4700 Waverly Ave. (P.O. Box 194)  
City/Zip Garrett Park 20896

5. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E

TOWN

**PHILIP M. NORMANDY**  
International Society of Arboriculture Certified Arborist #MA-0758  
4405 Colfax Street  
Kensington, MD 20895-4024  
(301) 530-9590

May 13, 2000

Ms. Glenda Ingham, Town Clerk  
P.O. Box 84  
Garrett Park, MD 20896

To Whom it may Concern:

I recommended that two sugar maples in the historic district of Garrett Park be removed this spring for the following reasons:

***Tree at 4701 Waverly:***

This specimen was unsafe. Although it showed no obvious decline, the presence of hollows and fungal fruiting bodies (mushrooms) in the crown concerned me. As it was impossible to ascertain the degree of decay from the ground, two other arborists were sent up into the tree independently from one another to investigate. Both found evidence of significant decay around old pruning cuts and dead branches. This lead both to recommend removal, as well, for safety reasons. This decay raised concerns of structural integrity; and as the crown of the tree was expansive and the tree was located directly over one of the busiest intersections in town, it seemed prudent not to take the risk. Although the tree was beautiful, the risk to individuals and property presented by these serious structural weaknesses compelled three separate arborists to recommend removal.

***Tree at 4702 Waverly:***

This tree was in a long steady decline for several years due to earth compaction from nearby house renovations (construction traffic). It has not grown at all during the 6 years I have been observing it, even though it is a rather young tree (I estimate between 30 and 35 years). It showed very early fall color each year, a symptom that it was in trouble. It was lightly pruned 2 years ago, and there has been very little "healing" of these cuts, a confirmation of decline for such a young tree. Finally there was a significant amount of dieback (branch loss) in the crown. Its companion trees, planted at or around the same time, showed none of these symptoms. By removing it a space for a replacement tree is opened, after the necessary soil-compaction remediation.

Should you have further questions please feel free to contact me at 301) 530-9590.

Sincerely,

*Philip Normandy*  
Philip M. Normandy  
Consulting Arborist

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Trees sought to be removed are adjacent to the Garrett Park Town Hall, an historic structure built in 1897 as the St. James Chapel. Acquired by the Town of Garrett Park in the 1970's, it now serves as the Town Hall. Town Hall was recently renovated on the interior, and is about to have roof repair and exterior painting. Removal of the two trees nearest Town Hall will alleviate persistent moisture problems on the north side of the historic structure.

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

Removal of two trees in front yard of Town Hall will remove an eyesore and maintenance headache (trees are afflicted with wooly adelgid, a parasite).

Trees will be replaced with evergreen trees that will not get as tall, and will provide more visual screening at eye level, reducing the visual impact of a large recreational vehicle which is parked immediately adjacent to the property. Removal of two trees adjacent to the Town Hall structure will not visually impact the overall appearance of the property, but will remove a major cause of persistent moisture problems on the north side of the Town Hall structure. These are caused by the constant drop of needles from the hemlock trees, all of which are afflicted with wooly adelgid. Needles retain moisture on the flat roof of Town Hall and cause water overflow from roof gutters.



2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The two trees in the front yard of Town Hall will be replaced with more modestly-scaled evergreen trees that will provide better screening at eye level and will not grow to be out of scale with the surrounding structures. Present plans are to assess the need, if any, to replace the two hemlocks proposed for removal immediately adjacent to Town Hall. An existing fence provides screening between Town Hall and the adjacent residential property.

- b. the relationship of this design to the existing resource(s):

Replacement plantings will continue the visual delineation between Town Hall property and adjacent residential properties.

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- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):
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- 

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
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1.       Name       Mr. & Mrs. Michael Beaven  
           Address   10810 Kenilworth Ave. (P.O. Box 26)  
           City/Zip   Garrett Park, Md. 20896
  
2.       Name       Mr. & Mrs. Eugene Harris  
           Address   10818 Kenilworth Ave. (P.O. Box 409)  
           City/Zip   Garrett Park, Md. 20896

3. Name Mr. & Mrs. Gerald Tritschler  
Address 10809 Kenilworth Ave. (P.O. Box 416)  
City/Zip Garrett Park, Md. 20896

4. Name Mr. & Mrs. Kenneth Rehbehn  
Address 4802 Strathmore Ave. (P.O. Box 46)  
City/Zip Garrett Park, Md. 20896

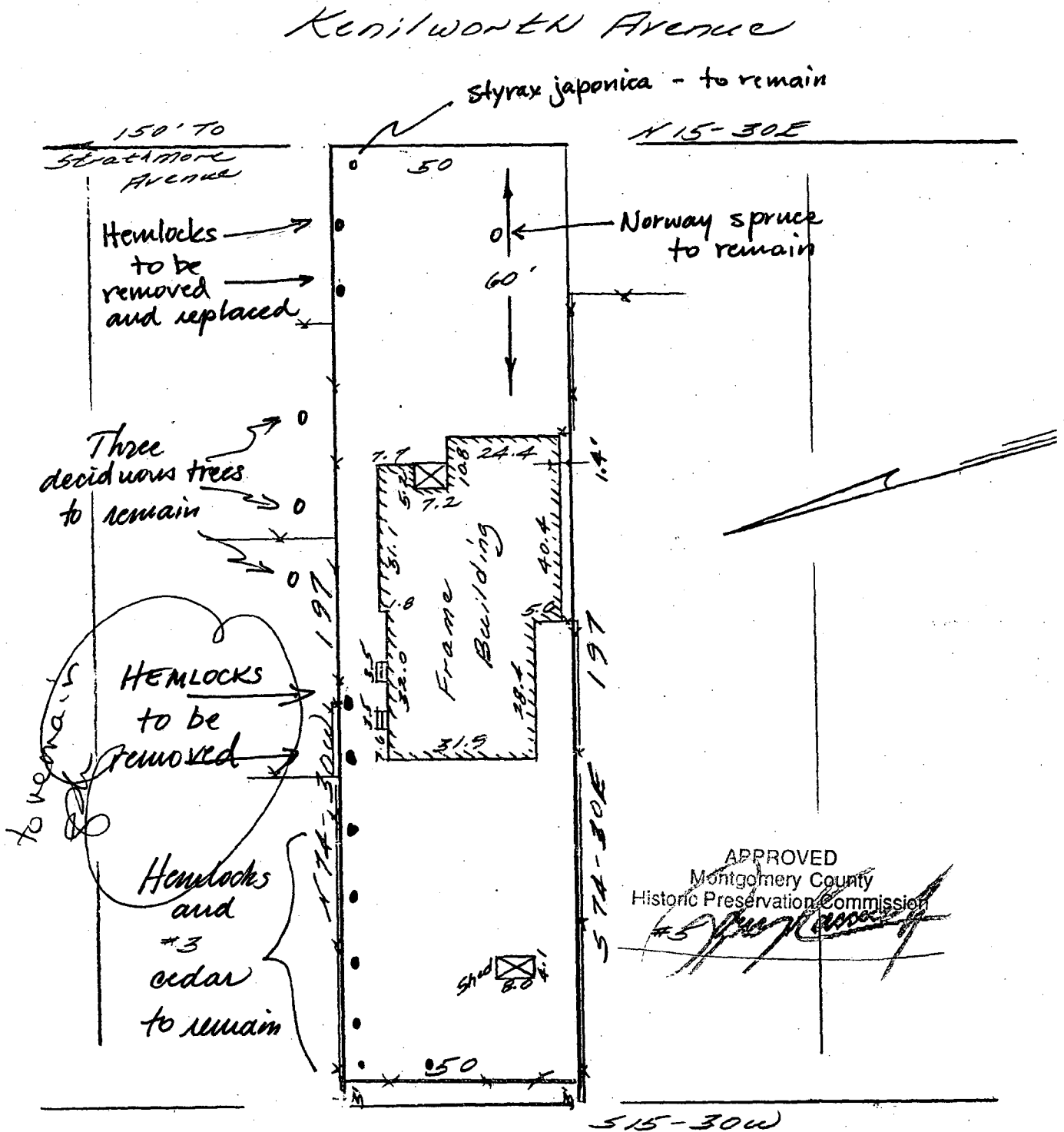
5. Name \_\_\_\_\_  
Address 4804 Strathmore Ave.  
City/Zip Garrett Park, Md. 20896

6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E



APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

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

*[Signature]*

# ST JAMES CHAPEL

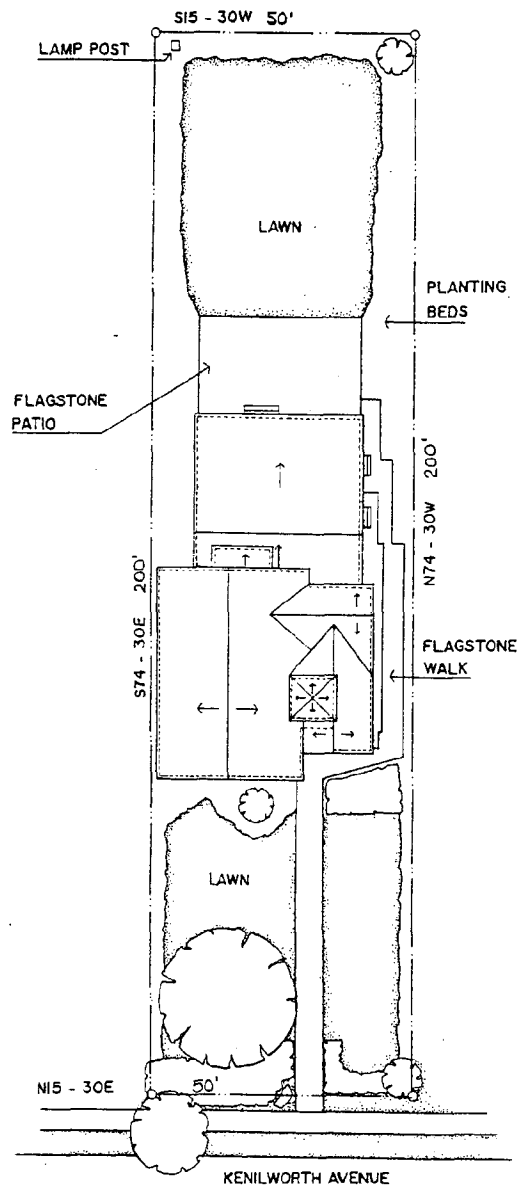
## GARRETT PARK TOWN HALL

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.

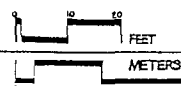
A 24' x 40' BUILDING WAS PLANNED IN PUBLIC MEETINGS IN LATE 1896, WITH ITS CONSTRUCTION AND FINANCING SUPERVISED BY A BOARD OF MANAGERS. COST OF THE ORIGINAL BUILDING WAS \$1,100. THE CONTRACTOR WAS A MR. GROOME FROM ROCKVILLE.

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 SHEETS

MARYLAND

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

DRAWN BY: DARYA KREIS, FACULTY SUPERVISOR: JUDITH CAPEN 1995

UNIVERSITY OF MARYLAND, COLLEGE PARK

NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR

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

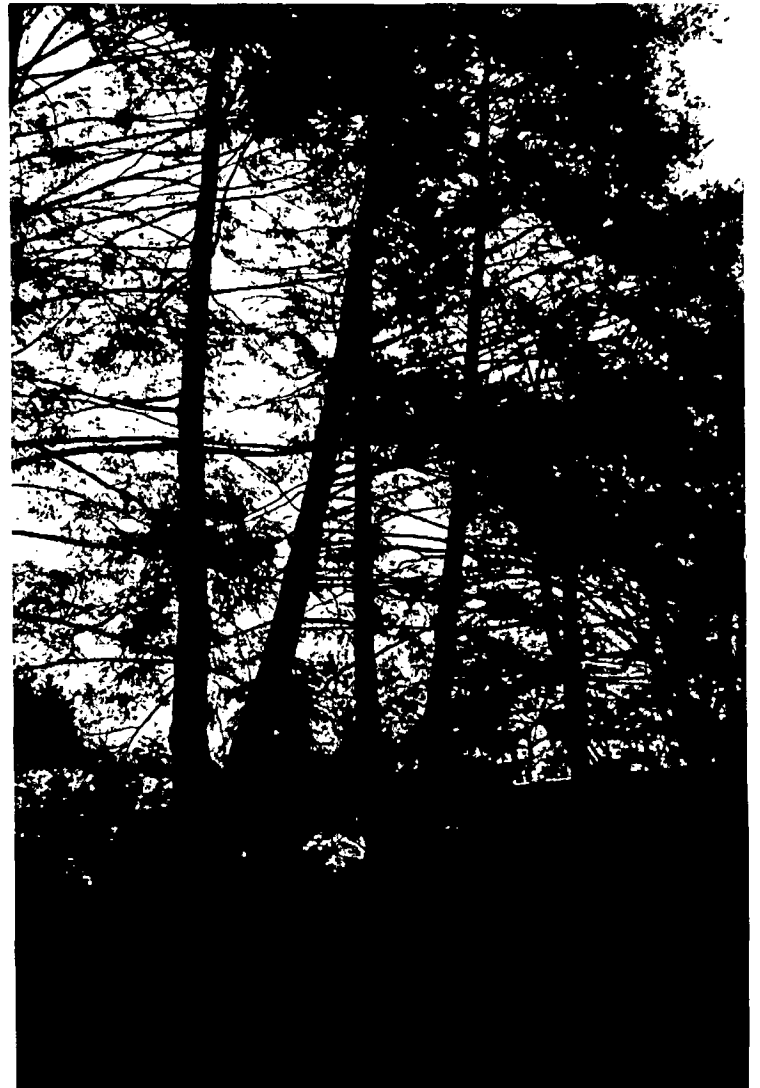
THIN LINE

*Conanella R. Goosby*

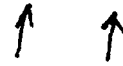
Conanella R. Goosby  
Notary Public, District of Columbia  
My Commission Expires October 14, 2004

Town Hall "rear yard"

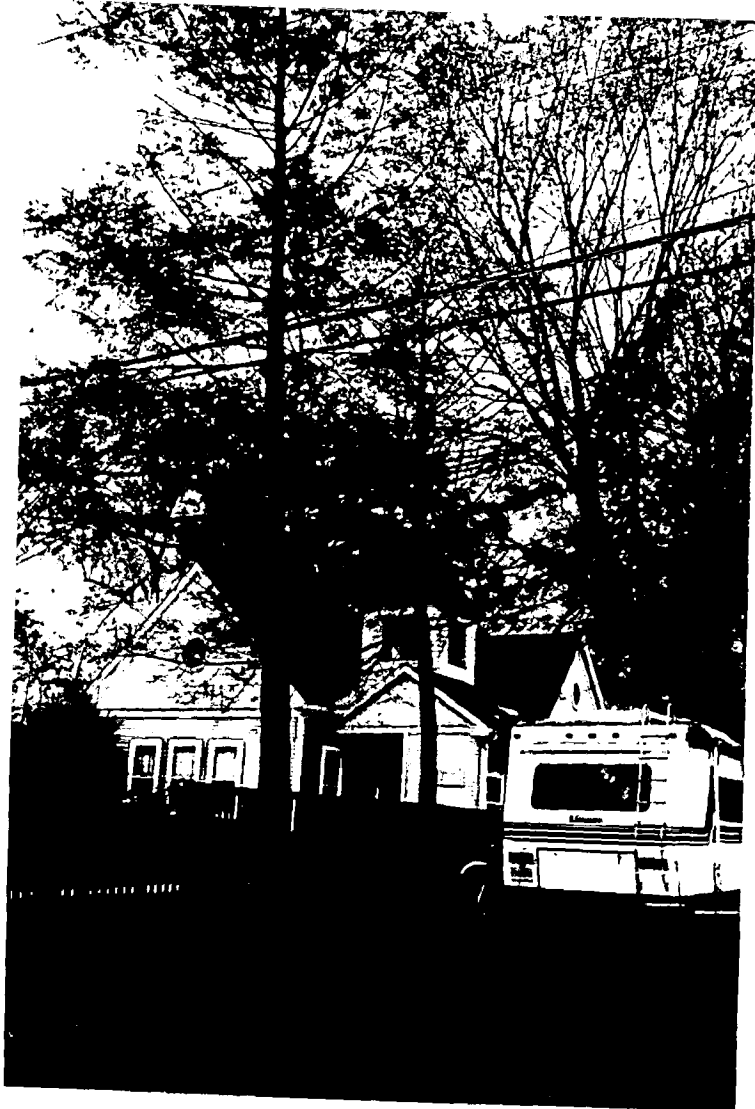
Trees to be removed are the two double-trunked hemlocks nearest structure.



"Front yard" - View WEST toward Town Hall from Kenilworth Ave.



Trees to be removed.



Side view from adjacent property, looking toward Town Hall. Trees to be removed are the two nearest the foreground.

(Trees are on Town Property; fence was erected inside property line.)