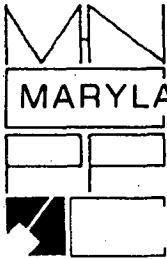


30/13-95B 10918 Montrose Avenue
Garrett Park Historic District



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

DATE: January 12, 1995

MEMORANDUM

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

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

1. All openings in the existing structure shall be wood 6/8 true divided light set in wood framing or 1/2 wood windows set in wood framing.

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

Applicant: Charlene Sussel

Address: 10918 Montrose Avenue; Garvet Park, Md. 20896

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



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

DATE: January 12, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

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

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

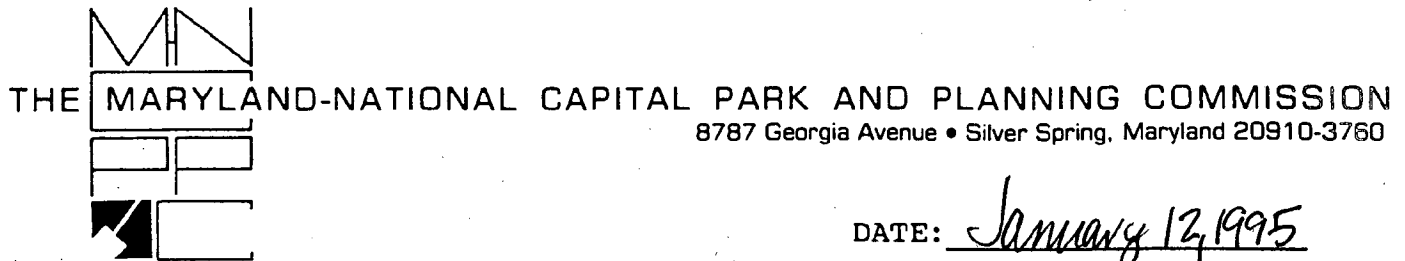
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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

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

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

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



MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

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

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10918 Montrose Avenue Meeting Date: 1/11/95
Resource: Garrett Park Historic HAWP: Addition
District
Case Number: 30/13-95B Tax Credit: No
Public Notice: 12/28/94 Report Date: 1/04/95
Applicant: Charlene Sussel Staff: Patricia Parker
PROPOSAL: Enclose side porch;construct RECOMMEND: Approve w/
chimney & rear addition w/ condition
chimney

The applicant submits this HAWP proposal for review by the Commission, subsequent to earlier discussion by the HPC during the Fall, 1994. At that meeting the HPC reviewed the proposal during a preliminary consultation and recommended that the applicant proceed to formal application.

The resource, situated on a double-lot, is a contributing resource constructed in 1936 in the Garrett Park Historic District. The immediate adjacent properties are non-contributing or out-of-period structures. The property is confronted by an outstanding property at 10909 Montrose and another contributing resource built in 1925.

The two-story house is sited on a raised knoll with generous setback from the public street. The house is constructed of masonry, having a hip-roofed portico entrance with double columns at both sides. Window openings are 6/6 with shutters. At the south end of the structure is an open frame side porch with concrete porch deck. Roofing is slate and the existing chimney is brick.

The rear yard is substantial with ample separation from adjacent properties at the rear. No trees or shrub specimens are involved in the proposal.

The porch enclosure and endwall chimney would be visible from the streetscape; but the proposed addition would be totally contained in the rear of the property.

BACKGROUND/DISCUSSION

This proposal is mostly unchanged from the earlier submission. It involves the construction of a new 4' wide external

brick chimney at the end wall on the north facade of a two-story Colonial Revival style masonry house. The applicant also proposes the frame enclosure of an existing open side porch and the construction of a 25'-4" x 19'-8" two-story brick rear addition with fireplace.

o Brick Rear Addition

The rear two-story addition (constructed of brick with endwall external chimney and open wood decking) as described in earlier discussion with the HPC was 22' x 20'. Staff feels that this change may simply be the result of further definition as the design of the addition is finalized. The size of the addition has increased in length. But the rear yard is substantial and therefore amply separated from other properties. The applicant has also changed the number of openings on the south wall of the addition from two, at each level, to one per floor. Staff does not find this change problematic.

In this HAWP proposal, the applicant does indicate a casement window in a previously described opening on the north elevation next to the proposed new external chimney. Staff feels that the window in this opening should be 6/6 double-hung wood set in wood framing - not a casement window.

Further, staff does recommend that the applicant use wood windows set in wood framing with true divided light in any proposed new openings or within existing openings in the structure. In the addition, staff feels that the applicant could use vinyl-clad wood 6/6 windows or vinyl-clad wood double-hung windows 1/1 in any opening of similar dimensions as the windows in the existing structure. Staff does not find the casement windows proposed on the west elevation nor the sizable glazed openings immediate to the proposed wood decking to be problematic. This elevations are amply separate from the adjacent property and they are not visible from the streetscape. All other features are unchanged. Staff recommends approval.

o Side Porch Enclosure

This portion of the proposal is unchanged from the earlier submission (See 11/16 Staff Report attached). The applicant proposes to enclose the existing side porch using clapboard as in-fill. That is, the existing columns and upper structure would remain. Four windows would be created. Staff recommends that these openings be true-divided light of the same configuration as the window of the appendage at the north end of the structure. Staff feels that, although this change would be visible from the streetscape, that the scale and mass of the resource is not significantly altered. No shrubs or trees are involved in this proposal. Staff recommends approval.

o Brick Chimney

The applicant proposes a new brick chimney to be constructed at the end wall of the north facade of the structure. This proposal is unchanged from the earlier submission. No tree/shrub removal is involved. Staff recommends approval.

Staff reminds the applicant that if re-surfacing or a change in configuration is required, that a HAWP application would be necessary.

STAFF RECOMMENDATION

Staff finds the proposal to have a general consistency with the style of the house and to be compatible with the scale and massing of the streetscape. Therefore, staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)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;

and Standards #5, #9 and #10:

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved; and

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

and with the following condition:

1. All openings in the existing structure shall be wood 6/6 true divided light set in wood framing or 1/1 wood windows set in wood framing.



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

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON DAVID ALMY
 DAYTIME TELEPHONE NO. (301) 942 2378

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER CHARLENE SUSSEL DAYTIME TELEPHONE NO. (301) 946 1219

ADDRESS 10909 MONTROSE AVE GARRETT PK MD 20896
CITY STATE ZIP CODE

CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER NOT YET KNOWN DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 10918 STREET MONTROSE AVE

TOWN/CITY GARRETT PARK NEAREST CROSS STREET CLERMONT AVE

LOT _____ BLOCK _____ SUBDIVISION _____

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____

1B. CONSTRUCTION COST ESTIMATE \$ 120,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 WSSC 02 () SEPTIC 03 () OTHER _____

2B. TYPE OF WATER SUPPLY 01 WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches

3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:

On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

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

David J. Almy 20 Dec 94
 Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____



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

1. WRITTEN DESCRIPTION OF PROJECT

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

EXIST'G TWO STORY BRICK "COLONIAL" RESIDENCE
WITH ONE STORY GARAGE ON NORTH SIDE
AND ONE STORY OPEN PORCH ON SOUTH SIDE
STRUCTURE ON LARGE LOT ADJACENT TO NEW
VERY LARGE VICTORIAN STYLE HOUSE.

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

NEW TWO STORY FAMILY ROOM/MASTER BEDROOM ADDITION
ON REAR NOT VISIBLE FROM FRONT. ENCLOSE EXIST'G
PORCH LEAVING CORNER COLUMNS & DETAIL. THIS
ADDITION SHOULD NOT IMPACT THE EXIST'G HISTORIC
DISTRICT.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

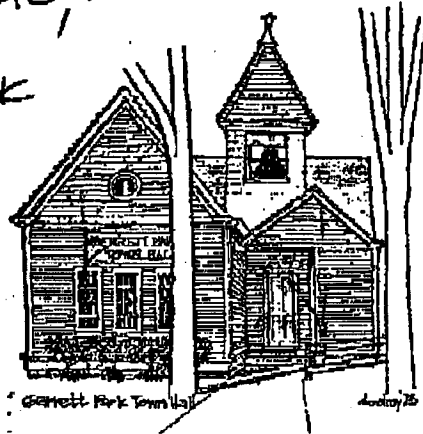
6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

ALMY ARCHITECTS, P.C.
 BOX 123
 GARRETT PARK
 MD 20896.
 942 2378



21 DEC 94

MR DAVID BERG
 MONTGOMERY COUNTY HISTORIC PRESERVATION
 COMMISSION
 8787 GEORGIA AVENUE
 SILVER SPRING MD.

DEAR DAVE

ENCLOSED PLEASE FIND THE NAMES
 AND ADDRESSES OF THE ADJACENT
 PROPERTY OWNERS TO 10918 MONTROSE
 AVENUE IN GARRETT PARK MD.

I HAVE SUBMITTED THE APPLICATION
 AND SUPPORTING SITE PLANS, PHOTOGRAPHS,
 PLANS, AND ELEVATIONS TO MONTGOMERY
 COUNTY.

IF THERE IS OTHER INFORMATION YOU
 NEED PLEASE CALL ME.

DAVE ALMY
Dave Almy

HAWP APPLICATION ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

GORDEN, JIM & MARY
10909 KENILWORTH AVE
GARRETT PARK MD.
20896

FREDERIKSEN, NORMAN & ELKE
10911 KENILWORTH AVE
GARRETT PARK MD.
20896

RUBY, STANLEY & GLORIA
10913 KENILWORTH AVE
GARRETT PARK MD.
20896

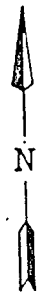
HICKEY, DONALD & RUTH
10919 MONTROSE AVE
GARRETT PARK MD
20896

JEFFMY & DE LICHTENSTEIN
10914 MONTROSE AVE
GARRETT PARK MD

FROST, BARBARA
10915 MONTROSE AVE
GARRETT PARK MD
20896

JACKSON, BARBARA
10922 MONTROSE AVE
GARRETT PARK MD
20896

BARBARA COLLIER
JOHNATHAN PAUL
BALENTINE, CL
10923 MONTROSE AVE
GARRETT PARK MD
20896



MONTROSE AVENUE
60' WIDE R/W

LOT 6
GARRETT PARK
P.B. A P.27

LOT 22

S 87°39'34" E 186.00'

N 02°28'45" E 171.21'

LOT 46

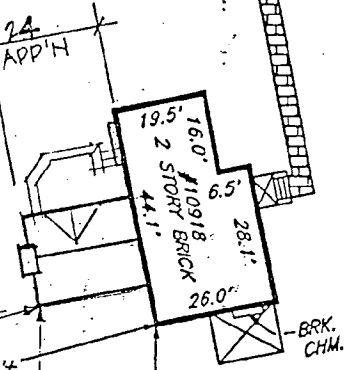
LOT 47
GARRETT PARK
P.B. 74 P.27

N 152°50' W 138.33'

LOT 48

PT OF LOT 25

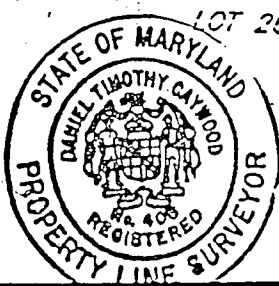
LOT 49
27,018 S.F.



N 87°33'32" W 175.54'

S 02°47'04" E 50.47'
S 07°14'17" E 50.78'
10' P.U.E.
S 153°2'48" E 52.21'

LOT 2
GARRETT PARK
P.B. A P.27



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

DANIEL T. CAYWOOD, REGISTERED PROPERTY LINE SURVEYOR NO. 406
5-17-04 DATE

MADDOX
INCORPORATED
ENGINEERS • SURVEYORS

100 PARK AVENUE
ROCKVILLE, MARYLAND 20850-2899
(301) 782-9001

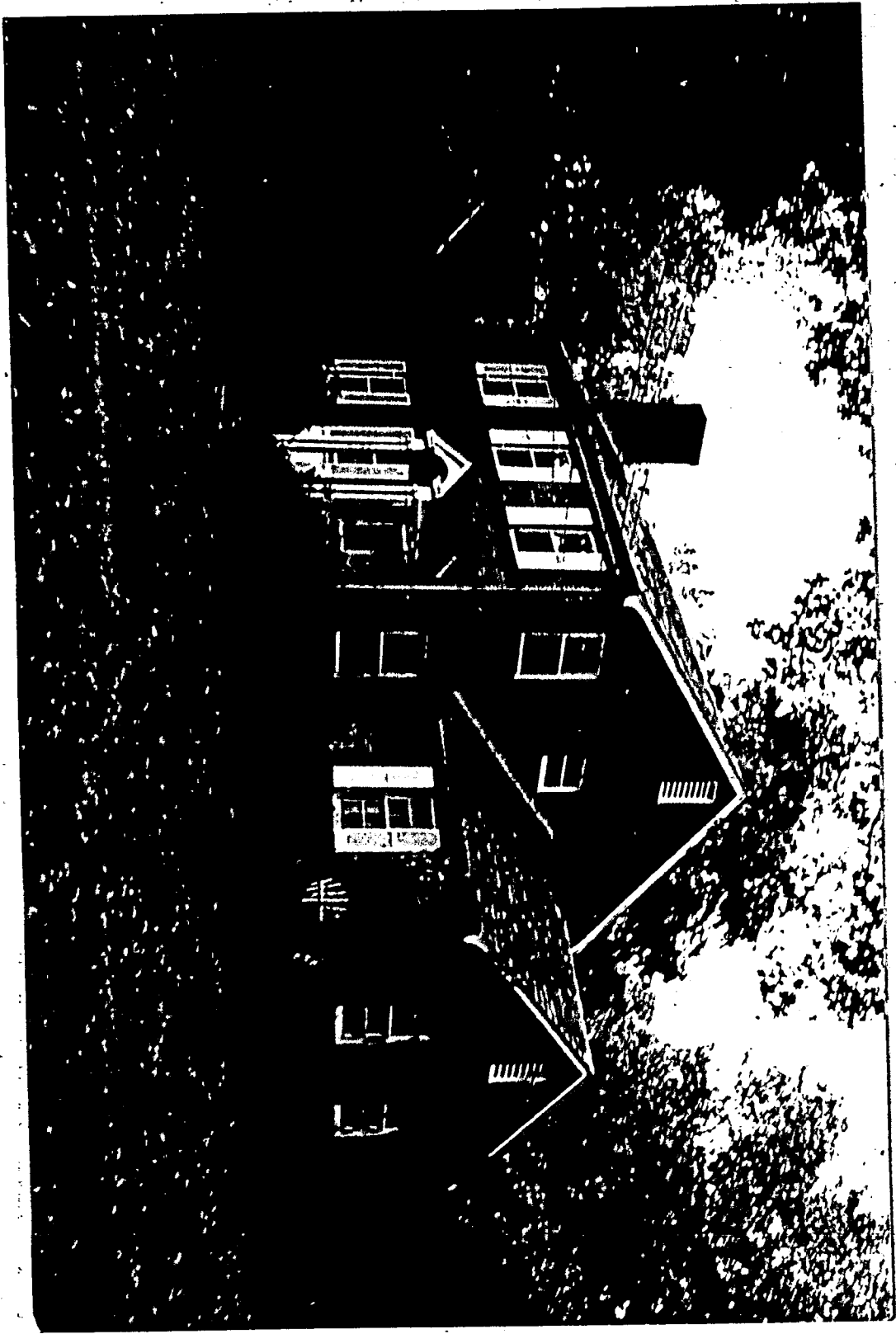
LOT 49
BLOCK 99
SECTION 2
GARRETT PARK
PLAT BOOK 162 PAGE 18372
TOWN OF GARRETT PARK
ELECTION DISTRICT No. 4
MONTGOMERY COUNTY, MARYLAND

- NOTES:
1. THIS PLAT IS FOR TITLE PURPOSES ONLY; IT IS NOT TO BE USED FOR PLACING FENCES OR DETERMINING PROPERTY LINES.
 2. A TITLE REPORT WAS NOT FURNISHED.
 3. THE PROPERTY SHOWN HEREON IS LOCATED IN THE TOWN OF GARRETT PARK ON COMMUNITY-PANEL No. 240049 0175 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, MARYLAND, DATED 08-01-1984. THIS AREA IS NOT INCLUDED IN THE STUDY.
 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
 5. LEGEND: O.H. - BUILDING OVERHANG; B.W. - BAY WINDOW; CHM. - CHIMNEY; BR. - BRICK; BLK. - CONCRETE BLOCK; FR. - FRAME; SW. - STAIRWELL; MTL. - METAL; ● - PROPERTY MARKER FOUND; ◊ - WELL; - / - / - WOOD FENCE; x x x x METAL FENCE.
 6. SURFACES: CONCRETE - [stippled]; ASPHALT - [dotted]; GRAVEL - [cross-hatched]; FRAME - [horizontal lines]; BRICK - [brick pattern]; COVERED/ENCLOSED - [X in square]



NOTES

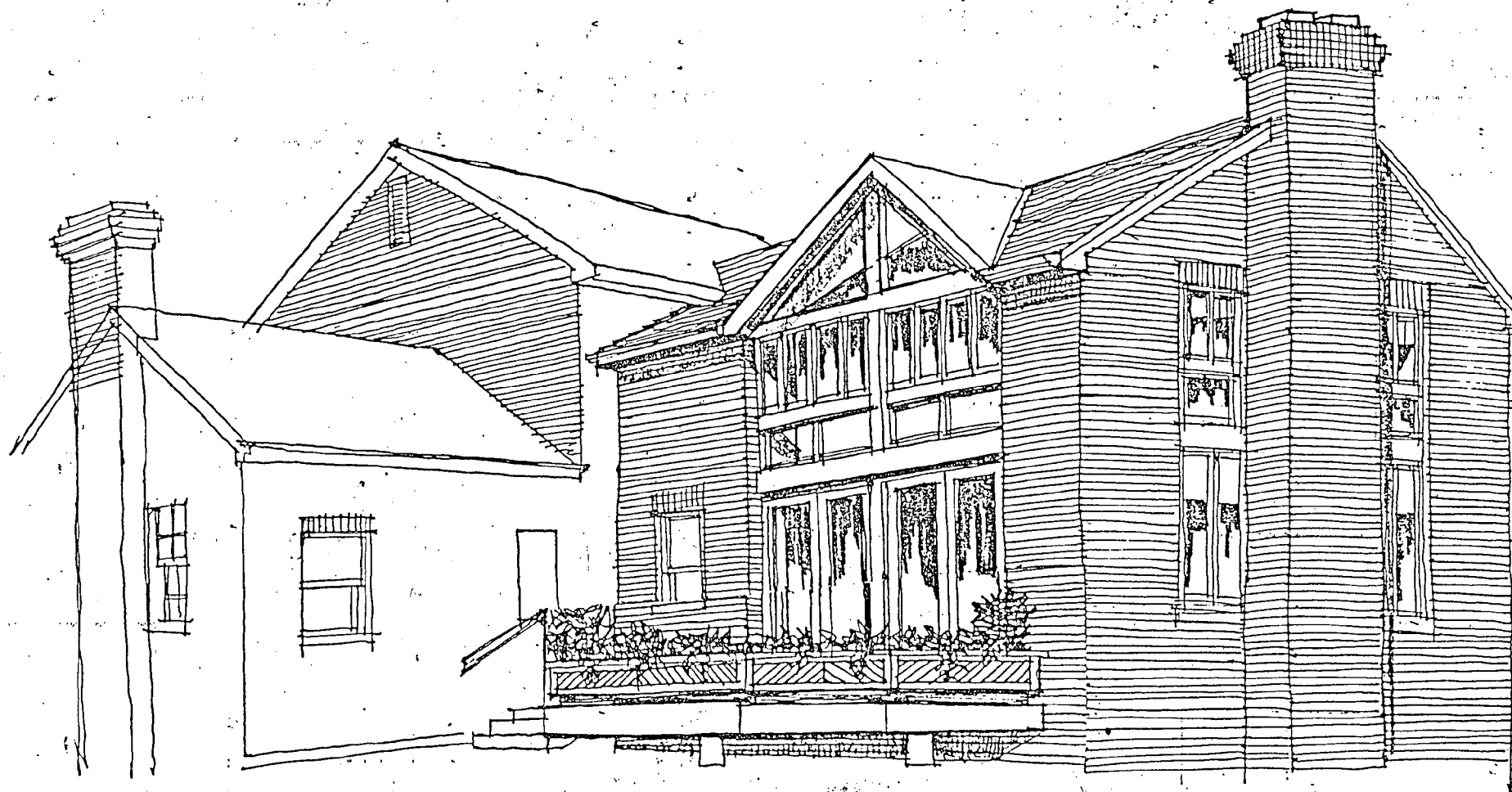
FRONT [EAST] ELEVATION



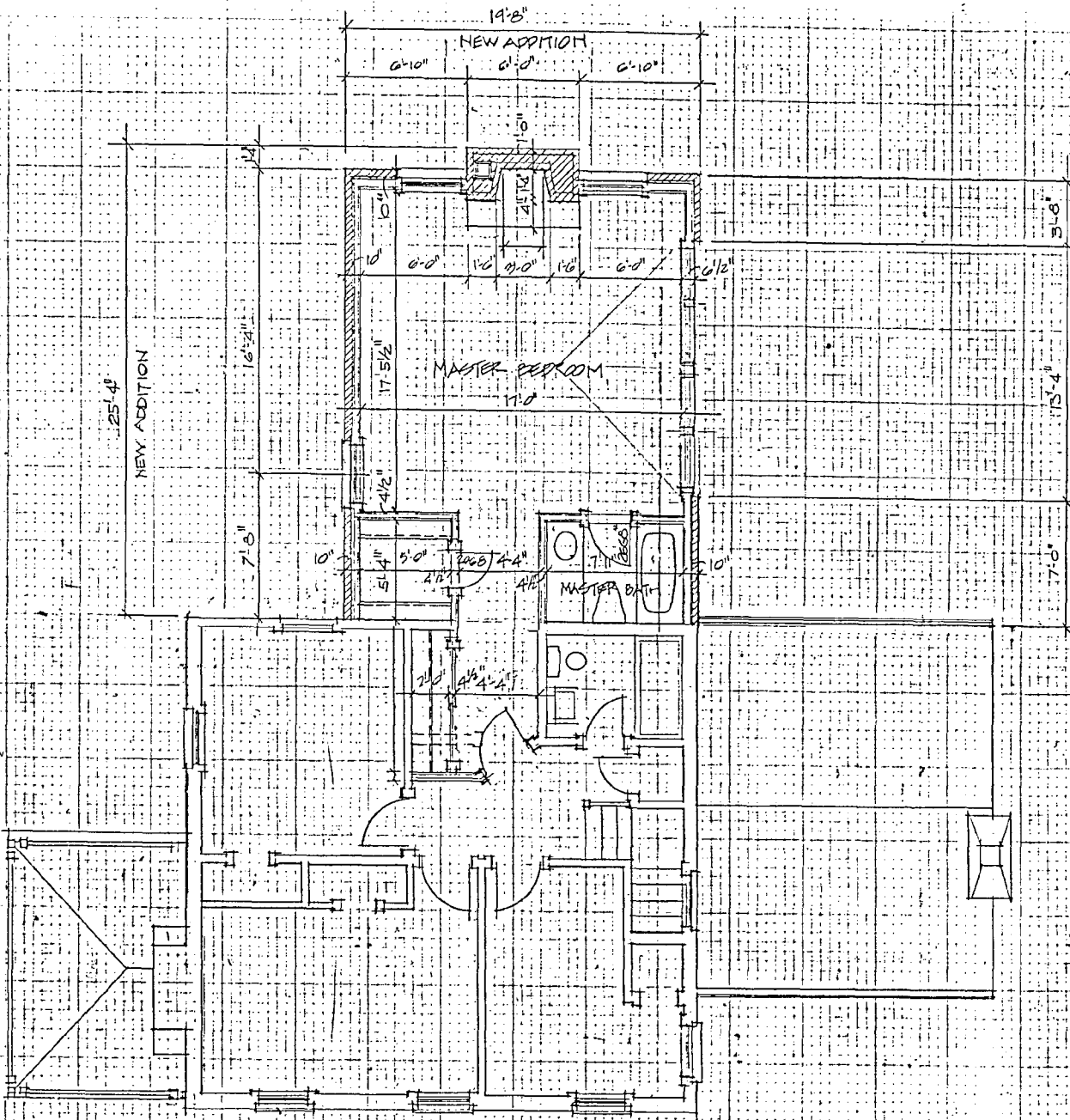




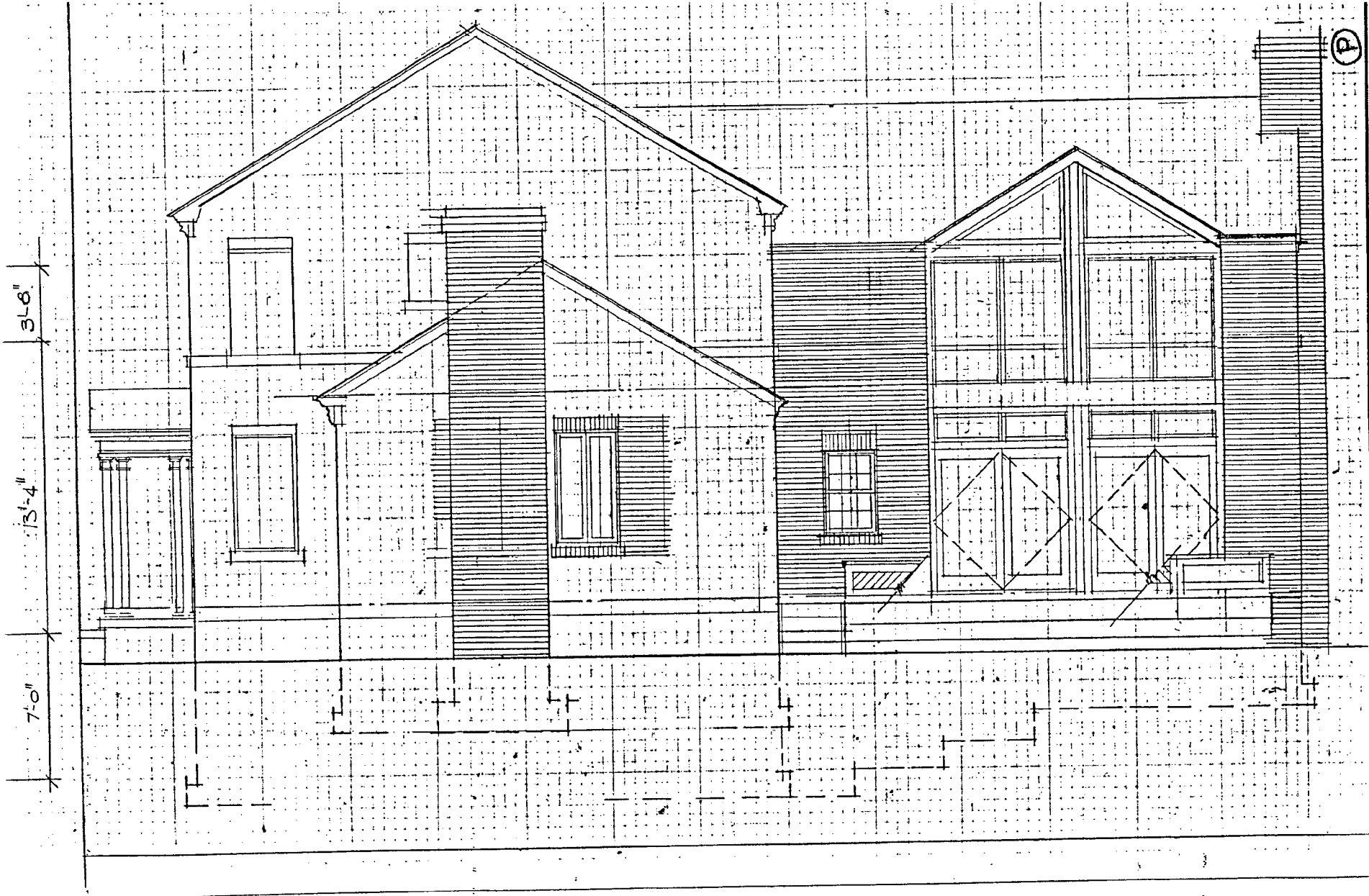
PROPOSED FRONT



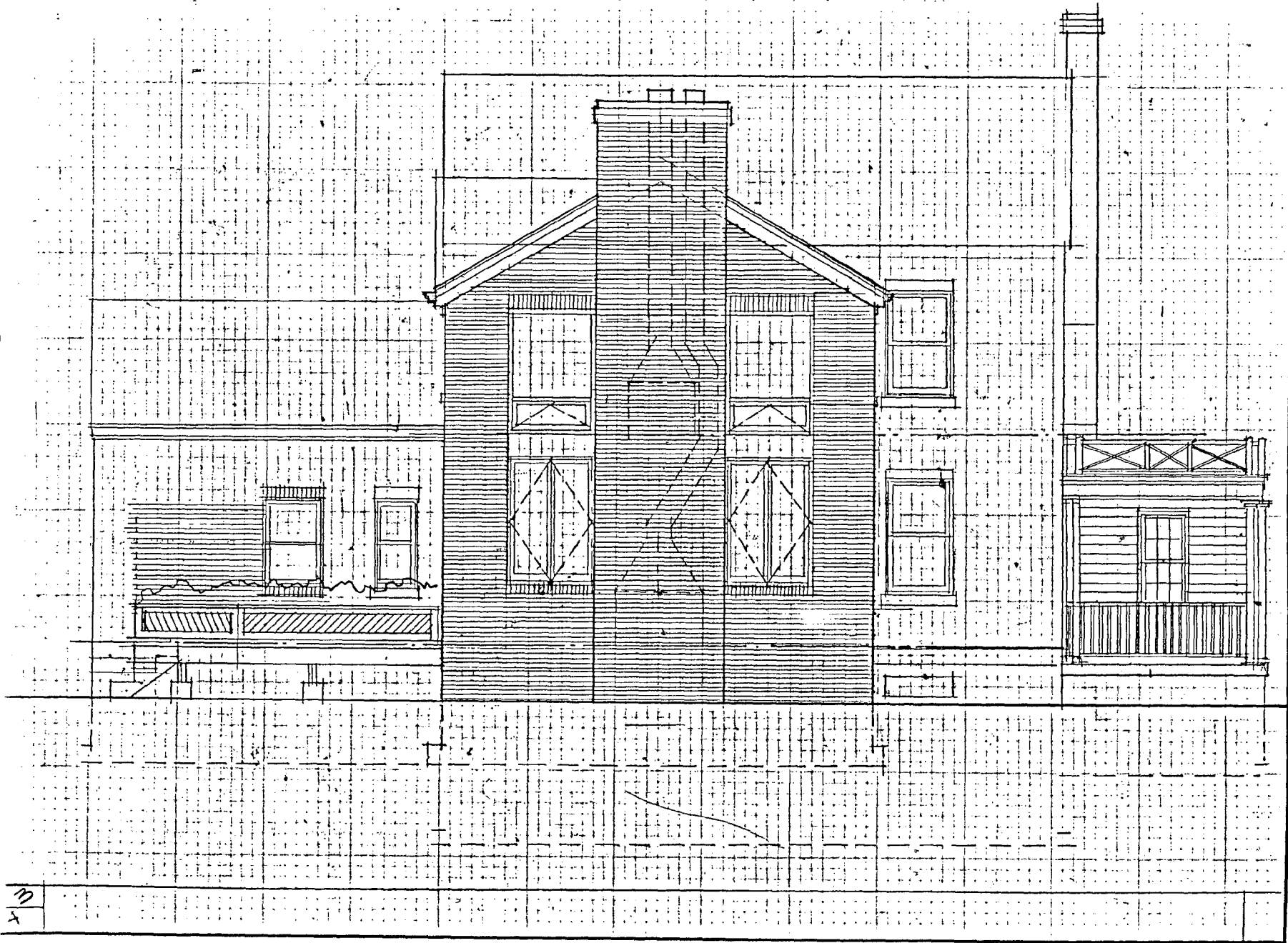
SKETCH OF NEW ADDITION



SECOND FLOOR PLAN

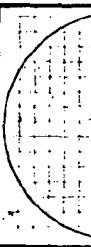


NORTH ELEV

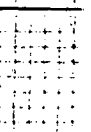
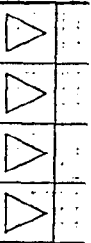


10
x

WEST ELEV



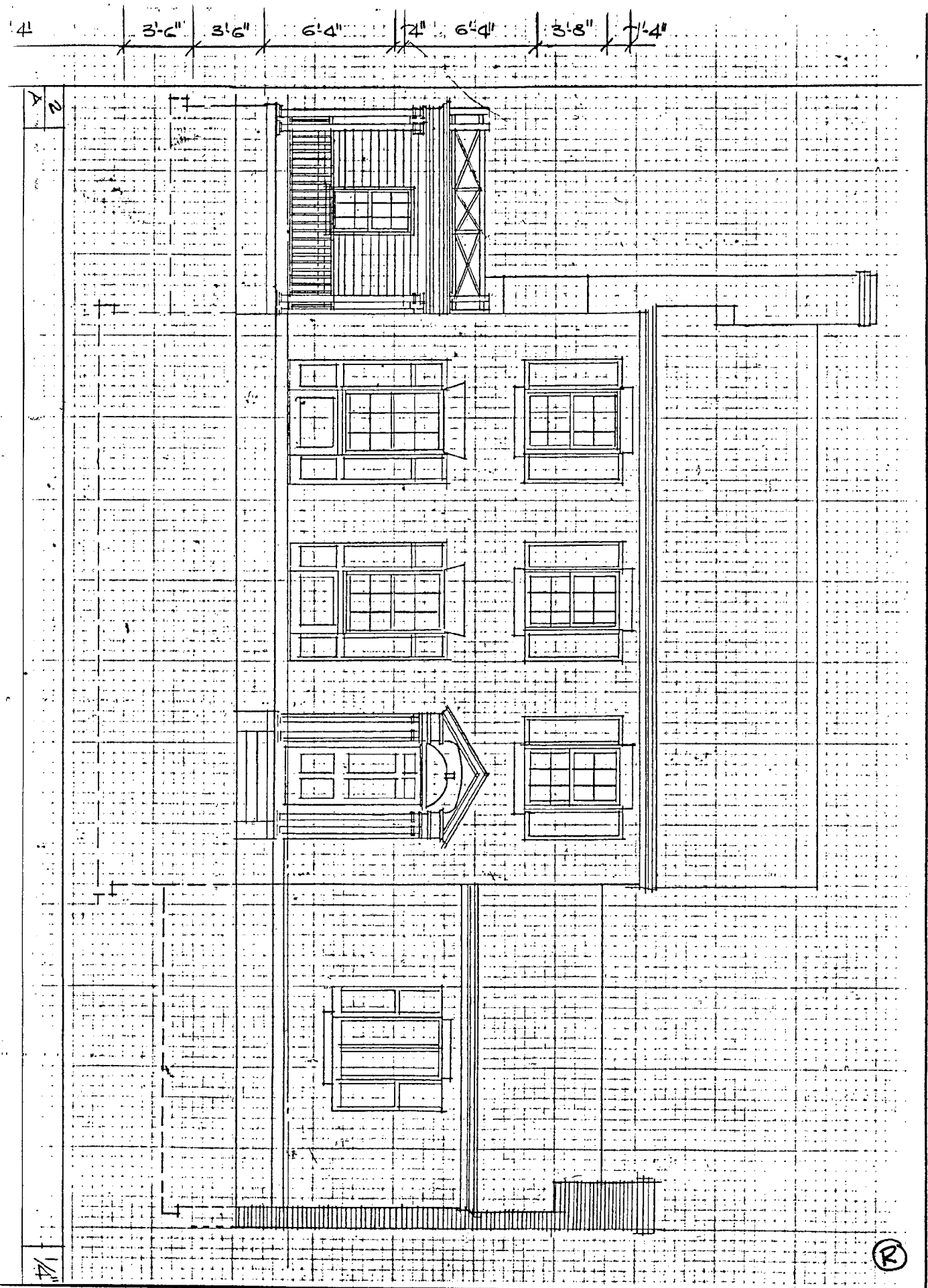
rev



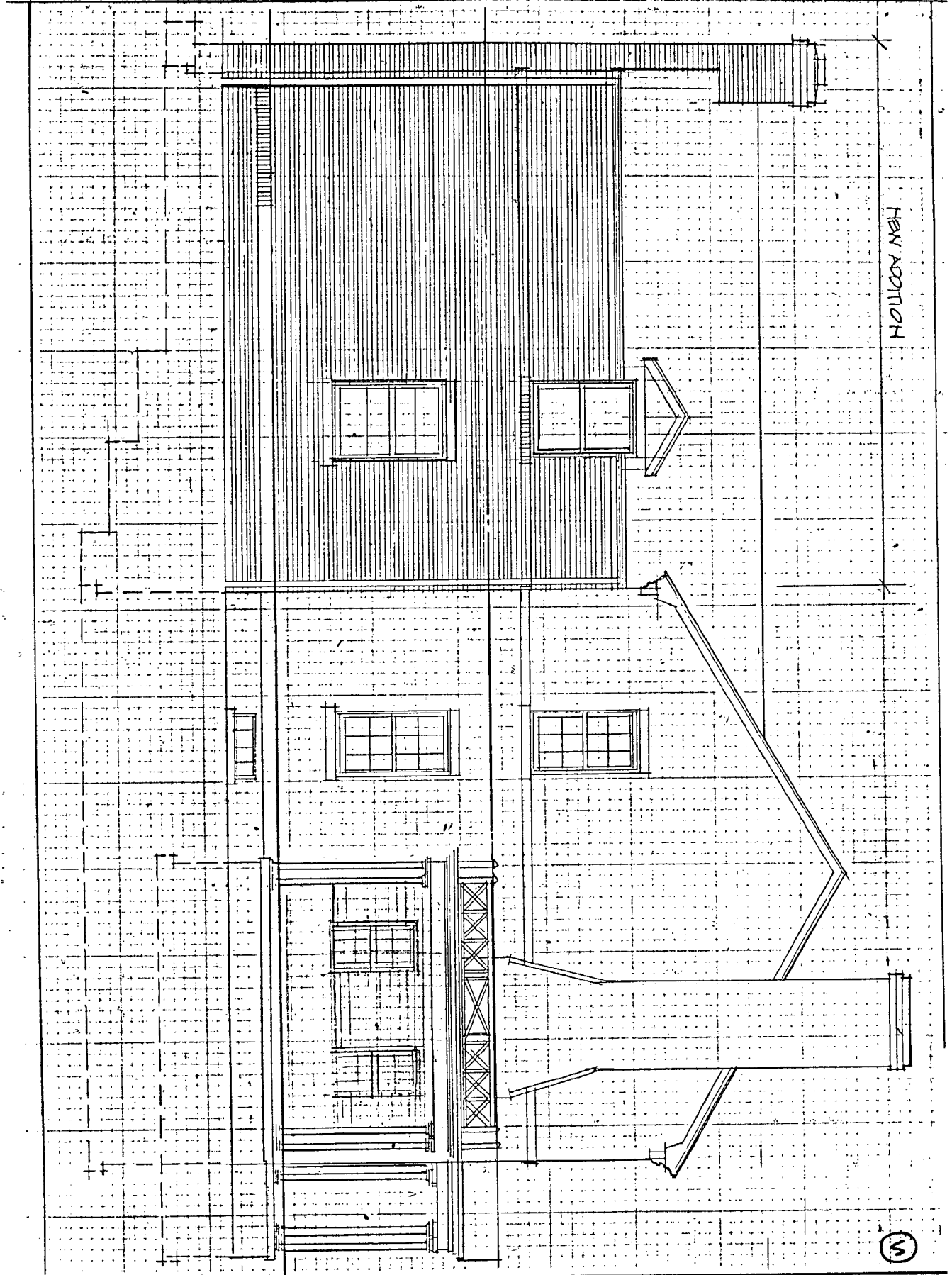
date :

project

EAST ELEVATION



SOUTH ELEVATION



PROPOSED LIST OF MATERIALS

10918 MONTROSE AVE
GARRETT PARK MD.

BRICK - RED STANO SIZE TO MATCH
EXIST'G HOUSE

CLAPBOARD SIDING - 6" EXPOSED TO WEATHER
WOOD PAINTED TO MATCH EXIST'G
HOUSE

ROOF SHINGLES CERTAINTED FIBERGLASS TO
MATCH EXIST'G SUITE.

WINDOWS - FRONT OF HOUSE

WOOD PAINTED WHITE TO MATCH
EXIST'G HOUSE.

REAR ADDITION - WHITE VINYL
CLAD.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10918 Montrose Avenue

Meeting Date: 11/16/94

Resource: Garrett Park Historic
District

Preliminary Consultation

Case Number: N/A

Tax Credit: No

Public Notice: 11/02/94

Report Date: 11/09/94

Applicant: Charlene Sussel

Staff: Patricia Parker

PROPOSAL: Addition

RECOMMEND: Proceed to
HAWP

The applicant submits this proposal for preliminary discussion with the HPC prior to submitting a formal HAWP application. The resource, situated on a double-lot, is a contributing resource constructed in 1936 in the Garrett Park Historic District. The immediate adjacent properties are non-contributing or out-of-period structures. The property is confronted by an outstanding property at 10909 Montrose and another contributing resource built in 1925. The house is sited on a raised knoll with generous setback from the public street. The rear yard is substantial with ample separation from adjacent properties at the rear. No trees or shrub specimens are involved in the proposal.

This proposal involves the construction of a new external brick chimney at the end wall on the north facade, the frame enclosure of an existing open side porch and the construction of a two-story brick rear addition with fireplace.

The porch enclosure and endwall chimney would be visible from the streetscape; but the proposed addition would be totally contained in the rear of the property.

BACKGROUND/DISCUSSION

The two-story house is constructed utilizing the Colonial Revival style. It is of masonry construction. The entrance has a hip-roof portico with double columns at both sides. Window openings are 6/6 with shutters. At the south end of the structure is an open frame side porch with concrete porch deck. Roofing is slate and the existing chimney is brick.

o Side Porch Enclosure

The applicant proposes to enclose the existing side porch using clapboard as in-fill. That is, the existing columns and

upper structure would remain. Four window would be created. Staff suggests that these openings should be true-divided light of the same configuration as the window of the appendage at the north end of the structure. Staff feels that, although this change would be visible from the streetscape, that the scale and mass of the resource is not significantly altered. The in-fill addition, located very close to the adjacent property to the south, would provide privacy not available in the porch of the existing structure. Also, the use of clapboard, instead of brick, would be less weighty. No shrubs or trees would be involved in this proposal.

o Brick Chimney

The applicant proposes a new brick chimney to be constructed at the end wall of the north facade of the structure. Staff does not find this proposal problematic. The existing appendage is one-story and therefore, the external brick chimney with brick cap would be lower than one located in the main section of the structure. No tree/shrub removal is involved.

o Brick Rear Addition

The applicant proposes a brick two-story addition with endwall external chimney and open wood decking. This substantial change, as proposed, would be lower than the roofline of the existing structure, totally contained in the rear of the property, indented from the side wall and facing a very wooden section of an expansive sideyard. The architect proposes a large expanse of glass through a combination of openings to access the deck. Staff feels that the window opening closest to the existing structure should be true divided light and of a similar configuration as those present. Staff does not find other openings on the first and upper story to be problematic.

Staff feels that greater design freedom may be utilized as the addition does not affect the streetscape. Staff would recommend the use of slate or good quality asphalt shingle roofing. No tree/shrub removal is involved.

On a recent site visit, staff noted that the existing driveway requires maintenance. Staff reminds the applicant that if re-surfacing or a change in configuration is required, that a HAWP application would be necessary.

Staff finds the proposal to have a general consistency with the style of the house and to be compatible with the scale and massing of the streetscape. The applicant, with HPC approval, could proceed to file a formal HAWP. Staff, however, would remind the applicant, that within the submitted HAWP proposal, drawings should be dimensioned with a detailed material description and all other necessary documentation for staff review.

DAVID ALMY ARCHITECT.
BOX 123
GARRETT PARK
MARYLAND
20896



21 OCT 94

• Ms PATRICIA PARKER
MNCPPC
8787 GEORGIA AVE
SILVER SPRING MD.
20907.

RE. H.P.C. PRELIMINARY HEARING
10918 MONTROSE AVE
GARRETT PARK, MD.

DEAR PAT,

I AM SUBMITTING HERewith OUR
PRELIMINARY H.P.C. REVIEW PACKAGE
FOR THE AFOREMENTIONED PROJECT
AND REQUEST THAT YOU PLACE IT
ON YOUR AGENDA FOR THE NOV
16TH MEETING.

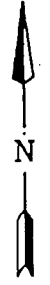
IF YOU REQUIRE ADDITIONAL
INFORMATION PLEASE LET ME

KNOW SO I MAY PROVIDE IT.

IF YOU HAVE ANY QUESTIONS I WILL BE
GLAD TO RESPOND BY PHONE AT
942 2378. IF I'M NOT THERE LEAVE
A MESSAGE AND I WILL RETURN THE
CALL.

THANKS

Dave Almy ARCHITECT



MONTROSE AVENUE
60' WIDE R/W

LOT 5
GARRETT PARK
P.B. A P.27

LOT 22

S 87°39'34" E 186.00'

N 02°28'45" E
191.71'

LOT 46

S 02°47'04" E 50.47'
10' P.U.E.
S 07°14'17" E 50.78'
S 15°32'48" E 52.21'

N 15°29'50" W 138.33'

LOT 47

LOT 48

PT. OF LOT 25

N 87°33'32" W 175.54'

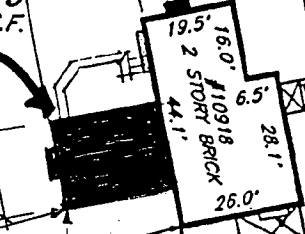
LOT 2
GARRETT PARK
P.B. A P.27

LOT 49
27,018 S.F.

ADDITION

NEW CHIMNEY

22' APP'D H



BRK. CHM.



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

Daniel T. Caywood, Registered Property Line Surveyor No. 406
5-17-94 DATE

MADDOX
INCORPORATED
ENGINEERS • SURVEYORS
100 PARK AVENUE
ROCKVILLE, MARYLAND 20850-2899
(301) 762-9001

LOT 49
BLOCK 99
SECTION 2
GARRETT PARK
PLAT BOOK 162 PAGE 18372
TOWN OF GARRETT PARK
ELECTION DISTRICT No. 4
MONTGOMERY COUNTY, MARYLAND

- NOTES:**
1. THIS PLAT IS FOR TITLE PURPOSES ONLY; IT IS NOT TO BE USED FOR PLACING FENCES OR DETERMINING PROPERTY LINES.
 2. A TITLE REPORT WAS NOT FURNISHED.
 3. THE PROPERTY SHOWN HEREON IS LOCATED IN THE TOWN OF GARRETT PARK ON COMMUNITY-PANEL No. 240049 0175 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, MARYLAND, DATED 08-01-1984. THIS AREA IS NOT INCLUDED IN THE STUDY.
 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
 5. LEGEND: O.H. - BUILDING OVERHANG; B.W. - BAY WINDOW; CHM. - CHIMNEY; BR. - BRICK; BLK. - CONCRETE BLOCK; FR. - FRAME; SW. - STAIRWELL; MTL. - METAL; ● - PROPERTY MARKER FOUND; ○ - WELL; - - - - WOOD FENCE; * * * * METAL FENCE.
 6. SURFACES: CONCRETE - [stippled]; ASPHALT - [dotted]; GRAVEL - [cross-hatched]; FRAME - [horizontal lines]; BRICK - [brick pattern]; COVERED/ENCLOSED - [diagonal lines]

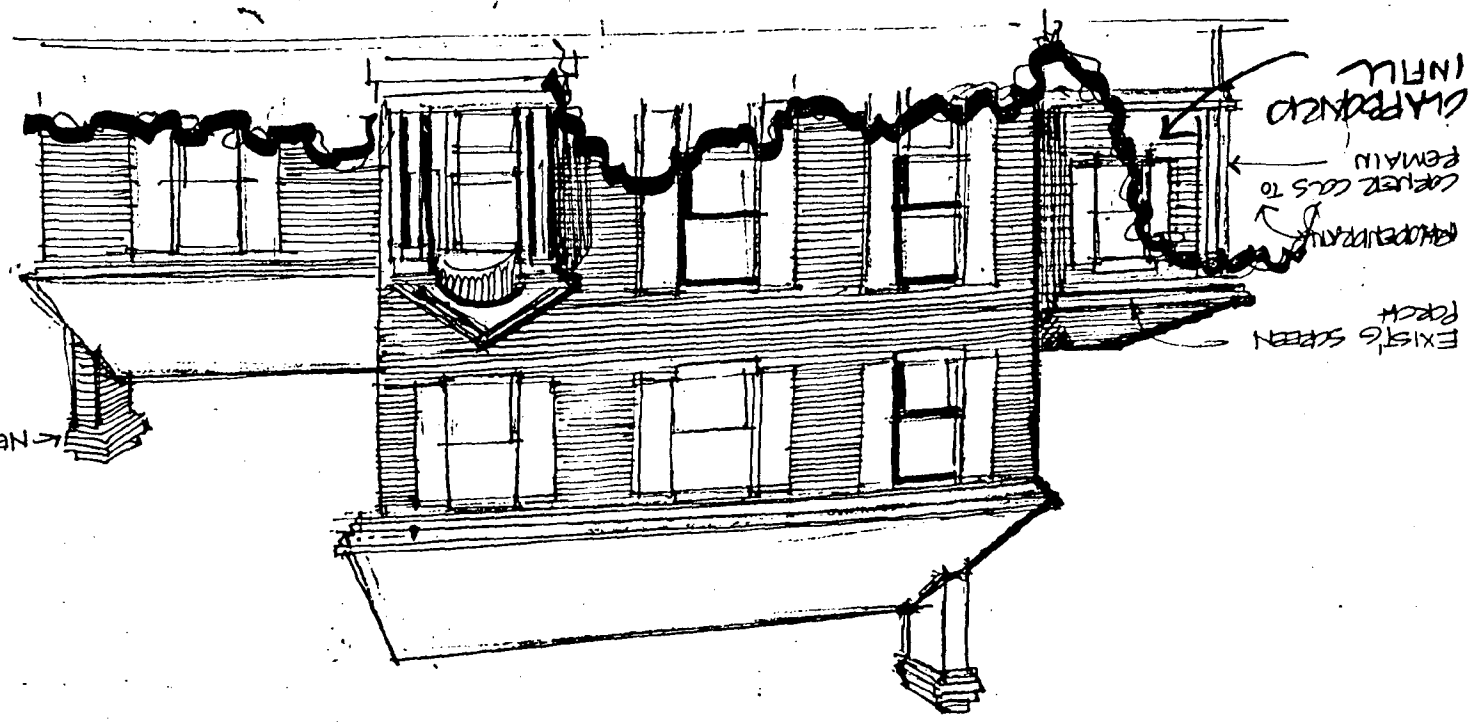
FRONT ELEVATION



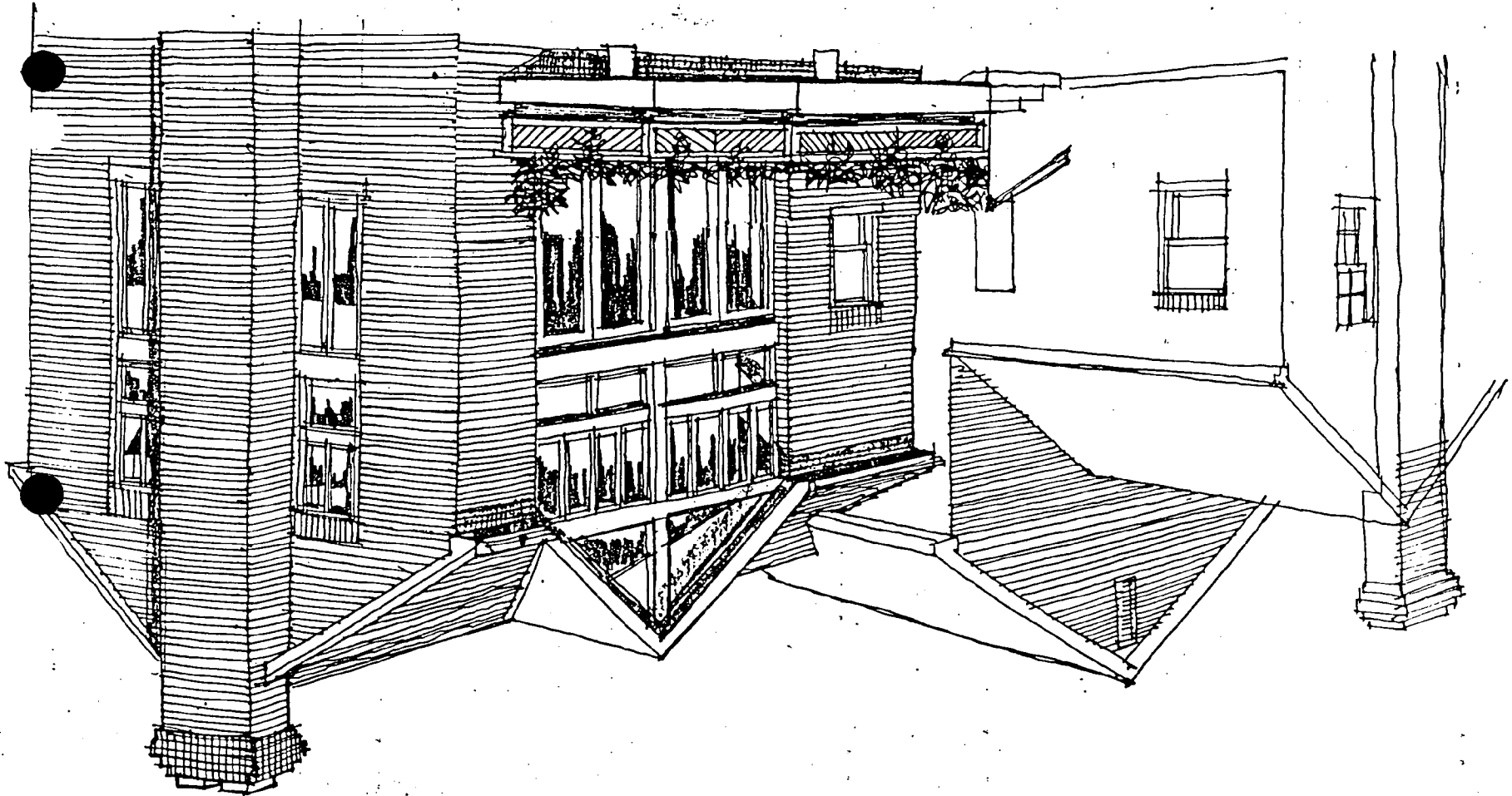
New brick chimney

NEW CLARIFIED
INTL. BRIST
PANEL COLS &
ROOF TO REMAIN

PROPOSED FRONT

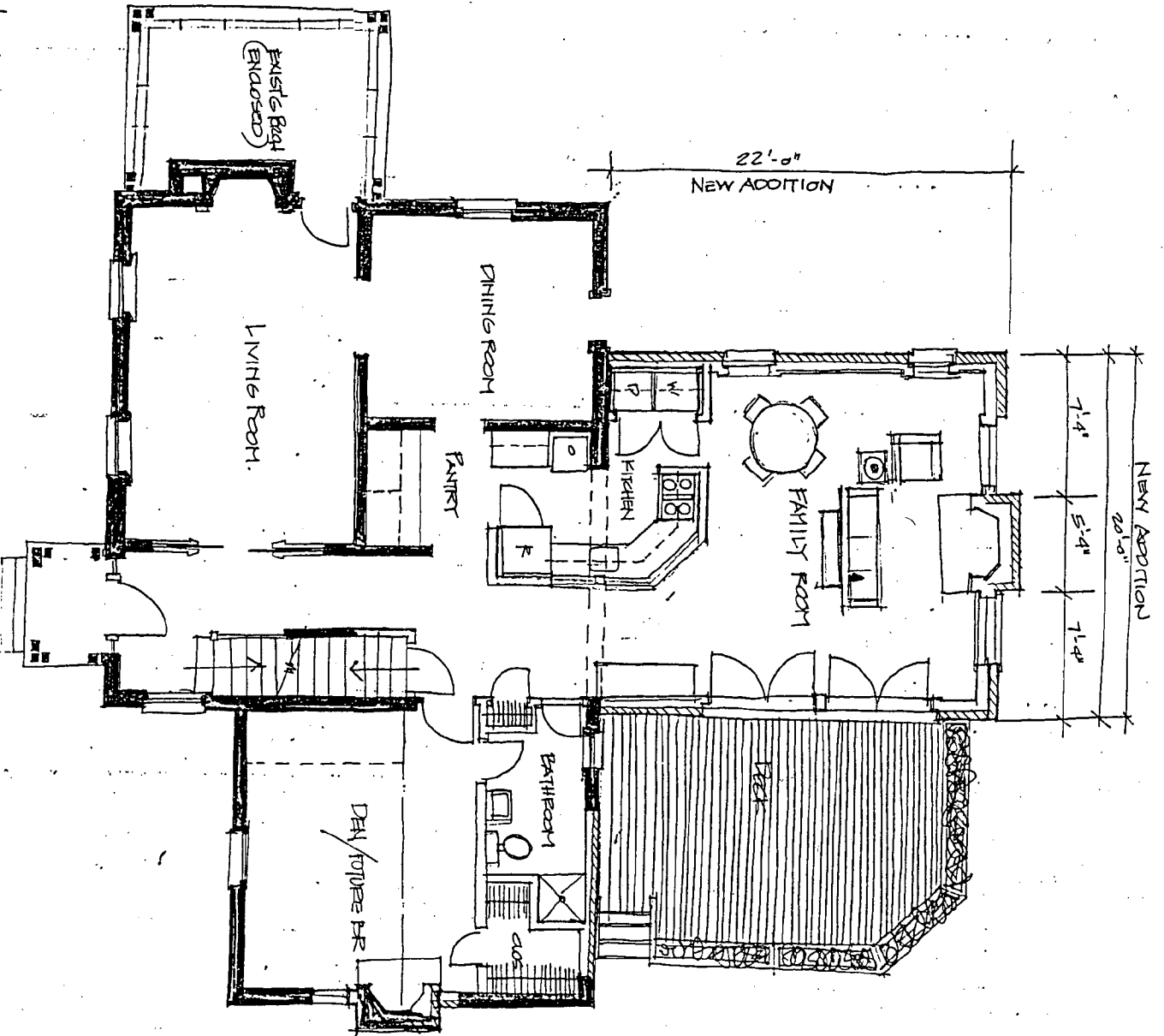


SKETCH OF NEW ADDITION



FIRST FLOOR PLAN

N.S.



SECOND FLOOR PLAN N.S.

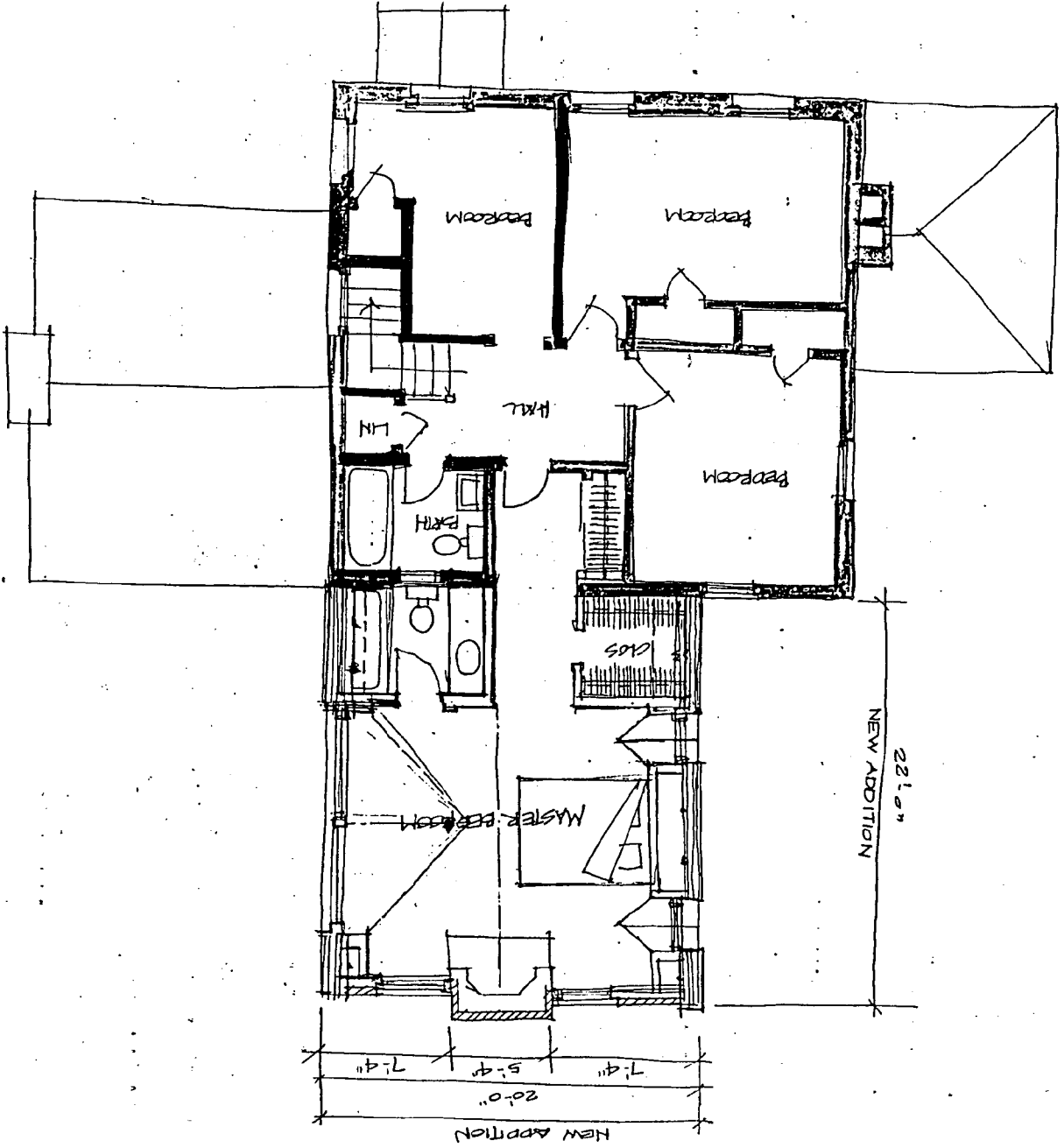


PHOTO OF FRONT



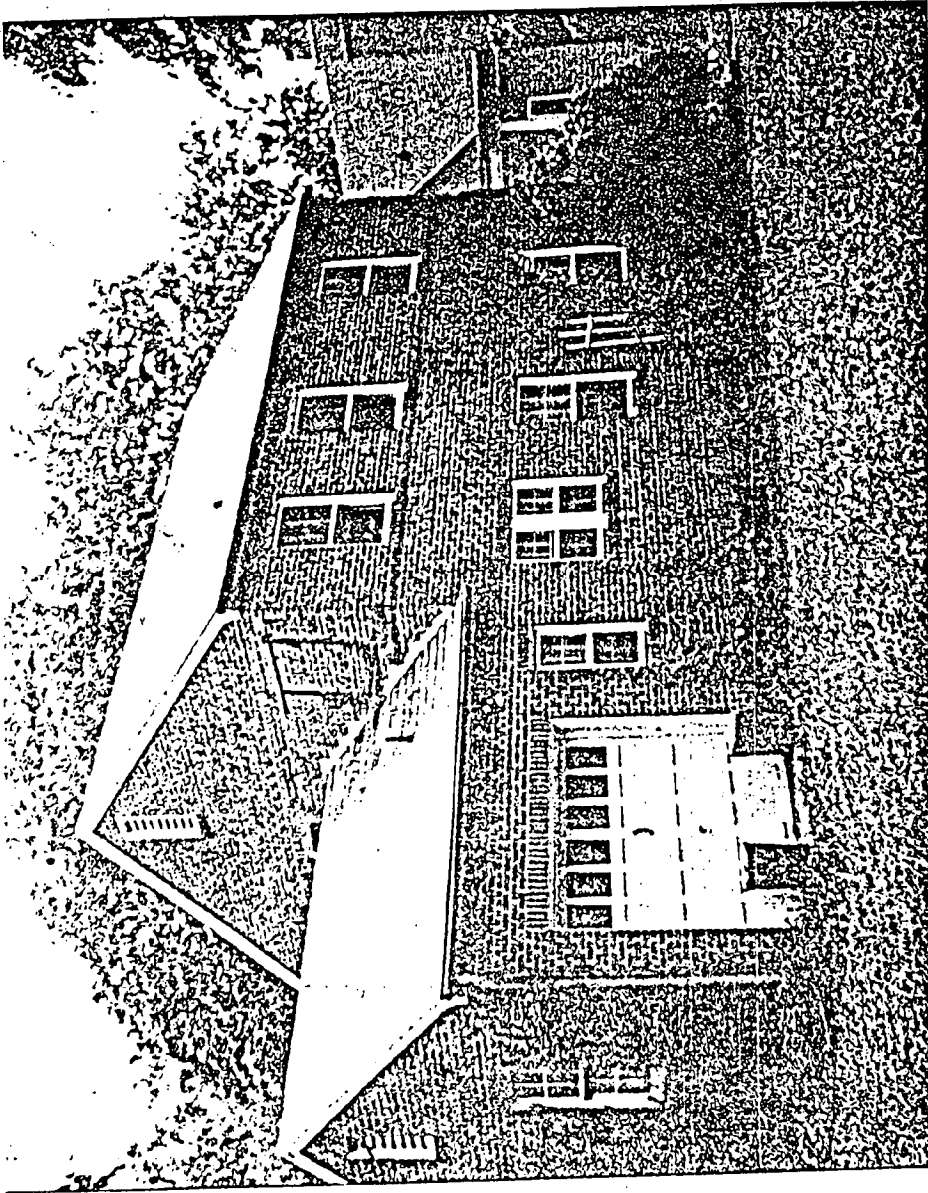


PHOTO OF REAR