

30/13-95C 4705 Strathmore Avenue

Garrett Park Historic District

Grieb .

4705 Strathmore Ave.

Garrett Park H.D.















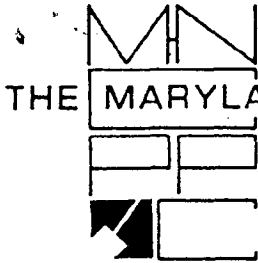












THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: April 14, 1995

MEMORANDUM

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

FROM: Gwen Marcus, ^{POZ}Historic Preservation Coordinator
 Design, Zoning, and Preservation Division
 M-NCPPC

SUBJECT: Historic Area Work Permit

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

Approved Denied

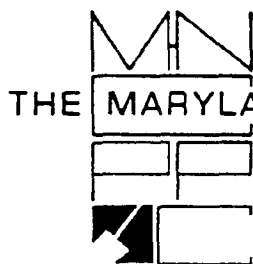
Approved with Conditions: _____

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

Applicant: Michael + Regina Grieb

Address: 4705 Strathmore Avenue, Garrett Park

***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: April 14, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, ^{RDZ} 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!



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-8370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Regina Agricola Grieb
 DAYTIME TELEPHONE NO. (202) 328-7744

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Michael A. & Regina A. Grieb DAYTIME TELEPHONE NO. (202) 328-7744 Regina

ADDRESS 4705 Strathmore Avenue, Garrett Park, MD 20896
 CITY STATE ZIP CODE

CONTRACTOR _____ TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 4705 STREET Strathmore Avenue

TOWN/CITY Garrett Park NEAREST CROSS STREET Montrose Avenue

LOT 45 BLOCK 99 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 \$ \$3,148.00+

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 6 feet 0 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.

Regina Agricola Grieb Regina Agricola Grieb _____ Date March 15, 1995
 Signature of owner or authorized agent

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 4/14/95

APPLICATION/PERMIT NO. 03-15-62 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:
6', half-round stockade style fence with severe termite damage in some areas
and one area of approximately 6 X 1' broken off at bottom of fence.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
Replace existing damaged fence with new pressure treated, flatboard stockade
style fencing will improve the look of owner's property, in addition to
enhancing the neighbors' view for adjoining properties.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
b. dimensions of all existing and proposed structures; and
c. 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.

- a. 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.
b. 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

- a. 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.
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4705 Strathmore Avenue	Meeting Date: 4/12/95
Resource: Garrett Park Historic District	Review: HAWP
Case Number: 30/13-95C	Tax Credit: No
Public Notice: 3/29/95	Report Date: 4/5/95
Applicant: Michael and Regina Grieb	Staff: Robin D. Ziek
PROPOSAL: Replace existing fence	RECOMMEND: APPROVAL

BACKGROUND

RESOURCE: Garrett Park Historic District

STYLE: Neo-Colonial

DATE: 1936

SIGNIFICANCE: Outstanding Resource

PROJECT DESCRIPTION: Remove existing 6'-high stockade fence and install 6'-high flat board fence in same location

Garrett Park was placed on the Master Plan for Historic Preservation in 1991, and is considered "one of the County's first and most significant railroad communities, with significant structures from the 19th and 20th centuries. The subject property is a two-story frame house built in 1936 in the neo-colonial or "Williamsburg" style.

STAFF DISCUSSION

The Owners propose to remove an existing stockade fence due to its physical deterioration. The replacement fence would match the existing fence in height (six feet high) but would be flat board with a decorative finial. The Owners plan to use pressure treated lumber and let it weather.

STAFF RECOMMENDATION

The subject property is sided in wood shingles, with a weathered appearance. The proposed unfinished fence would weather in a few years to a muted color. Staff believes that this will be consistent with the general character of Garrett Park, with its picturesque topography, where the overall tree canopy dominates the landscape.

①

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 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 with Standard 10:

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 subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Regina Agricola Grieb
DAYTIME TELEPHONE NO. (202) 328-7744

TAX ACCOUNT # _____

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Regina Agricola Grieb Signature of owner or authorized agent Regina Agricola Grieb

Date March 15, 1995

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

(3)

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6. TREE SURVEY

4

(301) 428-9040



Order No. _____
Date 1-28-95
Page 1 of 1 pages

2520 Urbana Pike • Jlamsville, Maryland 21754-8624
(301) 662-1600 (Frederick Area) • 1-800-222-9650 (Outside Local Area)
Fax (301) 874-5706

MHIC # 9615-02

NAME: Gina Grieb

STREET: 4705 Strathmore Ave CO: _____

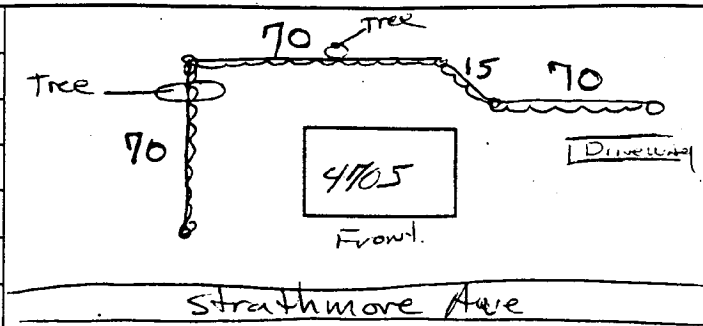
CITY: Garrett Park ST: MD ZIP CODE: 20896

JOB NAME: _____

JOB ADDRESS: _____

HOM PH: (301) 949-2732 WK PH. MR. MS: (202) 328-7744

We propose to furnish and install: _____



Approx 225' of 72" high Michigan peeled Cedar Stockade
 All pickets to be 7/8" x 2 1/2" treated white cedar. All
 runners to be a cedar half round. All posts to be a
 5x4x102" .40 CCA pressure slab post set 30" in
 ground and drypacked with cement. This price
 includes a Mont. County Permit (with plat provided
 by homeowner) \$ 2400

SAME Footage as above except in a Flatboard
 fence. All vertical boards to be 1x4 .40 CCA pressure
 treated, all runners to be 2x4's and all posts to be
 4x4s \$ 3148

This Price Does not include clearing of old fence
 140' of Flatboard fence with gothic pickets w/permit \$ 2050
 1/2 685

We hereby propose to furnish labor and materials — complete in accordance with the above specifications, for the net cash sum of:
 (\$ ~~_____~~) One third of Total is required to start work
 (\$ ~~_____~~) deposit with order, net cash balance of (\$ ~~_____~~) due on date of installation. PLEASE PAY OUR FOREMAN

The work will be performed in compliance with industry standards and guaranteed against defects in materials and workmanship for one year. This contract embodies the entire understanding between the parties. There are no verbal agreements or representations in connection therewith. Estimate good for 30 days. Any alterations from the above specifications or estimated quantities involving additional costs is extra to the contract. Determination of property lines is the owner's responsibility except when a survey is purchased through Long Fence Company. Long Fence will call the Miss Utility service prior to starting the work to identify underground conflicts. Long Fence is not responsible and will be held harmless for damages to other unmarked buried service lines and obstructions and for unavoidable disturbance adjacent to the work. All materials shall remain the property of Long Fence Company until the contract is paid in full. A finance charge of 1 1/2 percent per month will be assessed on past due balance. If balance is not paid upon completion, purchaser agrees to all costs of collection including court costs and reasonable attorney's fees. All Home Improvement Contractors and Subcontractors must be licensed by the Home Improvement Commission. Inquiries about a contractor should be transmitted to the Home Improvement Commission. Telephone (301) 333-6310. Our workers are fully covered by Workman's Compensation insurance. We are an Equal Opportunity Employer.

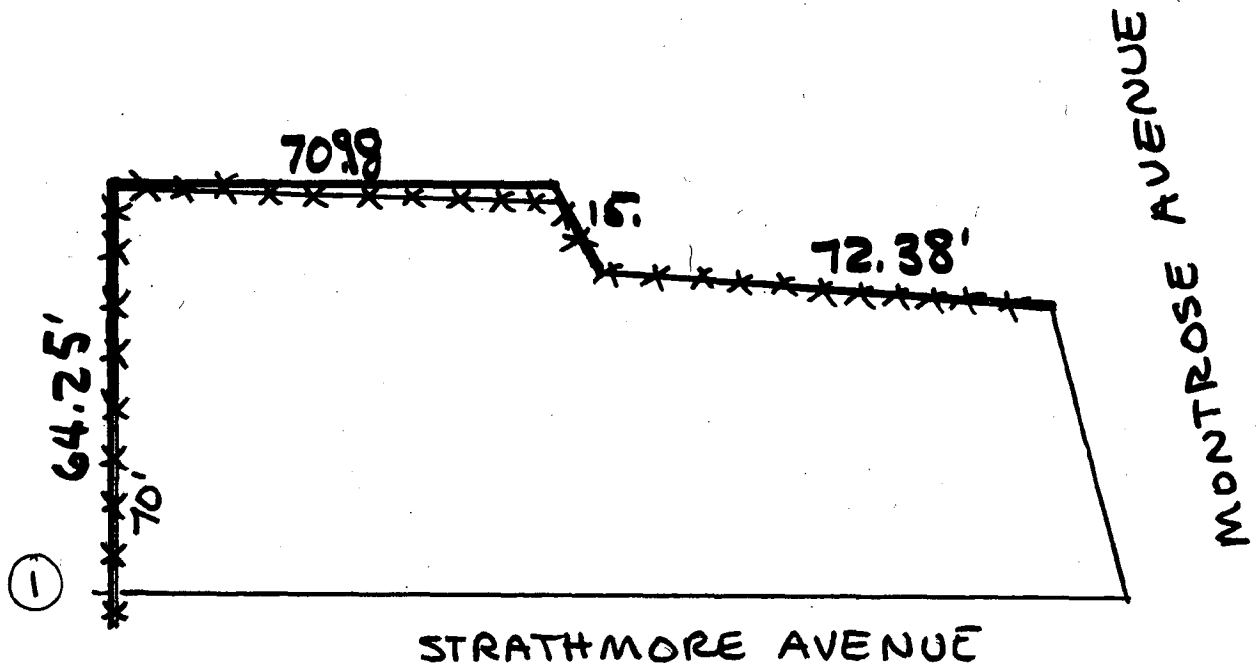
LONG FENCE COMPANY, Inc. by Andy Martin II License No. 46544

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: _____ Signature _____ Seal _____
 Date _____ Signature _____ Seal _____



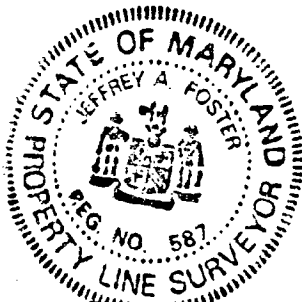
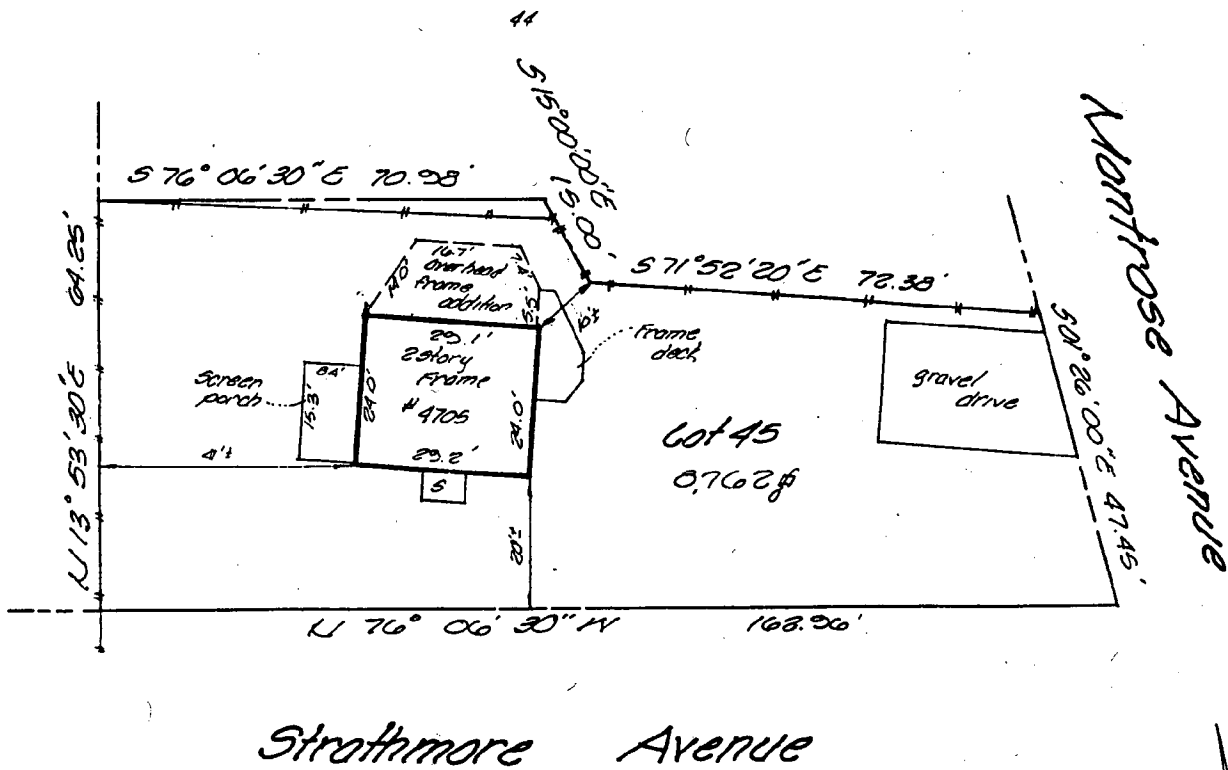


*** = 72" HIGH FLATBOARD STOCKADE STYLE FENCE

- 1) Please note that the existing fence ends at the 70' line from the back corner of the property and aligns with our neighbor's chain link fence. If we need to stay at the 64.25' line, please let me know. If we can replace the fence in the same position, it will better align with our neighbor's fence. Family on that side - Mr. & Mrs. Giblin, 4709 Strathmore Avenue. Otherwise the remaining portions of the fence are to be contained within the property boundaries as shown.

6

NOTE: This location for title purposes only. Not to be used for determining property lines. Property Corner Markers Not guaranteed by this location.





Jeffrey A. Foster

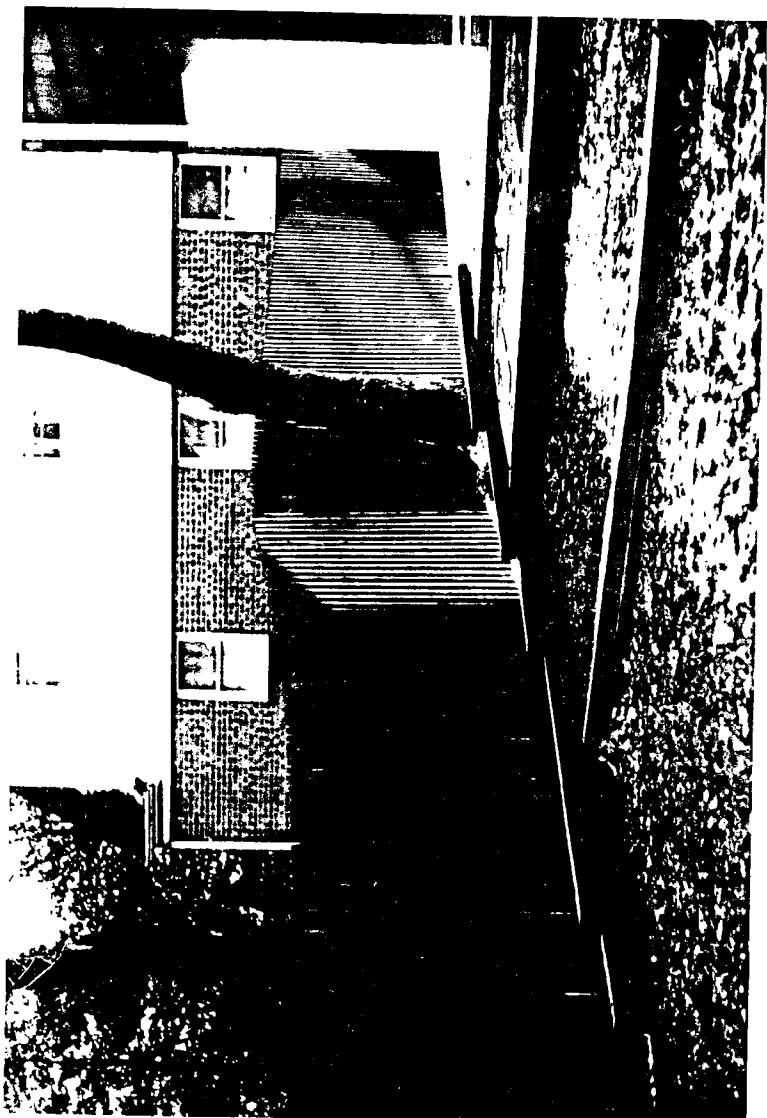
Location of House
 Lot 45, Block 99
Garrett Park
 Montgomery County, Maryland

Notes:

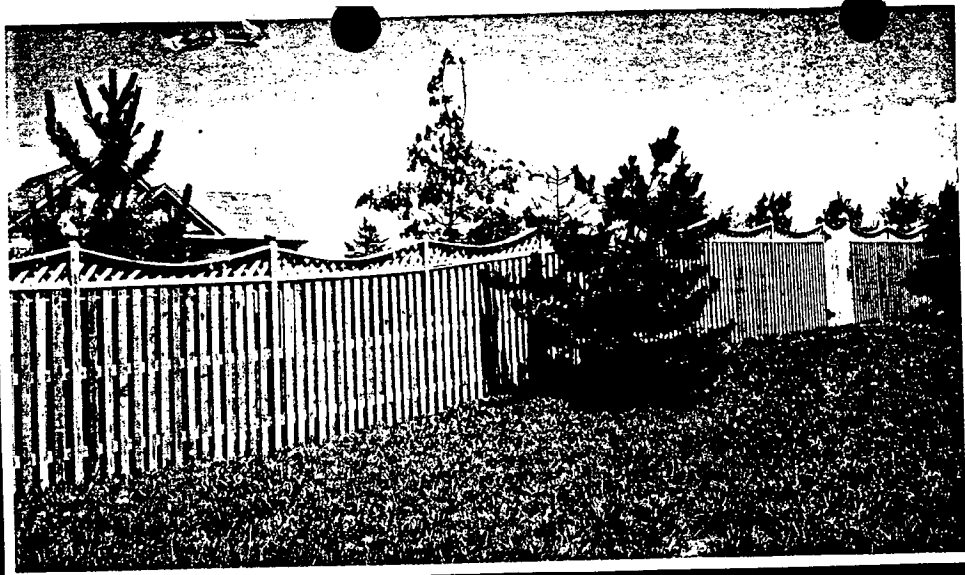
- 1) Flood zone "X" per H.U.D. panel no. 840049-01750.
- 2) CURRENTLY ZONED R-90 ; DOES NOT CONFORM DWELLING MAY PRE-DATE CURRENT ZONING.
- 3) CURRENT ZONING SETBACKS:
 FRONT - 30' REAR - 25'
 SIDE - 8' MIN
 25' TOTAL

BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATOR

SURVEYOR'S CERTIFICATE "I HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS." <i>Jeffrey A. Foster</i> P.L.S. REGISTERED SURVEYOR MARYLAND NO. 587	REFERENCES PLAT BK. 72 PLAT NO. 6996	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Dr., Suite 216 Gaithersburg, MD 20879 (301) 948-5100	
	LIBER FO110		

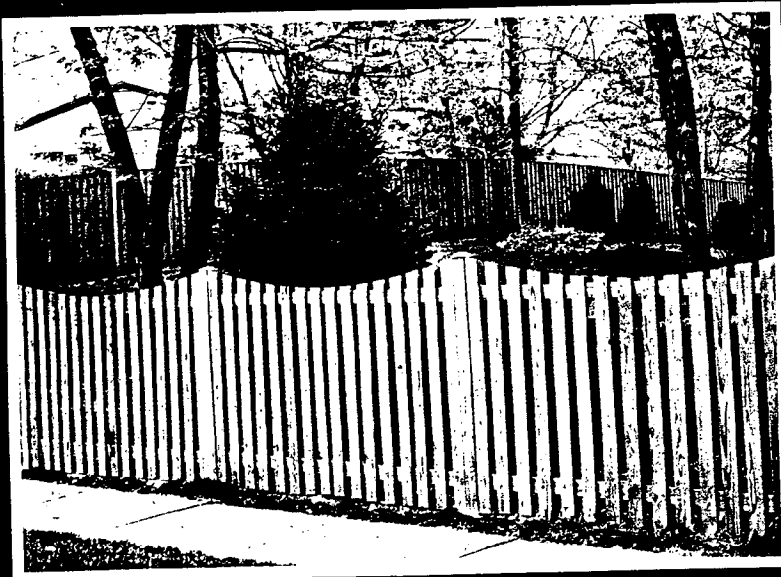


2



WYNGATE—with dipped lattice, same appearance on both sides.

A complete n
 ized securi
 system for your ne
 home and at work.
 trolled access with
 readers, loop detec
 and telephones.



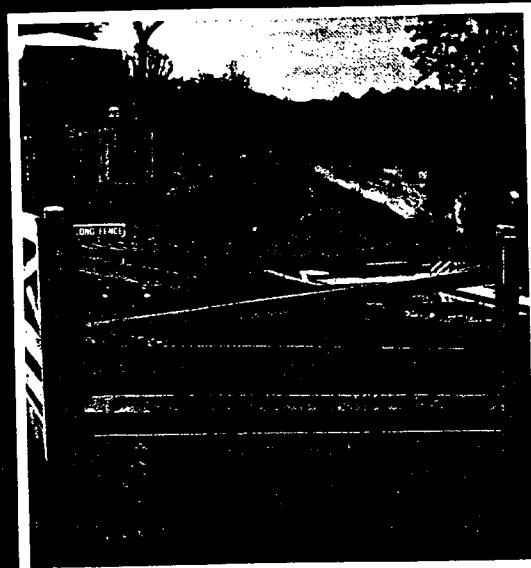
FLAT-TOP SPACED PICKET—with Mt. Vernon Dip (foreground)
 BOARD AND BATTEN (background)



FLAT BOARD STOCKADE—with colonial gothic top



REEBED STOCKADE



SIDING BOARD ESTATE



RUSTIC SPLIT RAIL

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Mr. Raymond Agricola
4609 Strathmore Avenue
Garrett Park, MD 20896

Mr. & Mrs. Gordon Suthard
4706 Strathmore Avenue
Garrett Park, MD 20896

Mr. Alexander Likowski
4610 Strathmore Avenue
Garrett Park, MD 20896

Mr. & Mrs. Richard Wertheimer
4702 Strathmore Avenue
Garrett Park, MD 20896

Mrs. Evelyn Harris
10905 Montrose Avenue
Garrett Park, MD 20896

Mrs. A. Russillo
10904 Montrose Avenue
Garrett Park, MD 20896

Mr. & Mrs. Kevin Giblin
4709 Strathmore Avenue
Garrett Park, MD 20896

Ribhi & Sandra-Lee Abu El-Haj
4704 Strathmore Avenue
Garrett Park, MD 20896



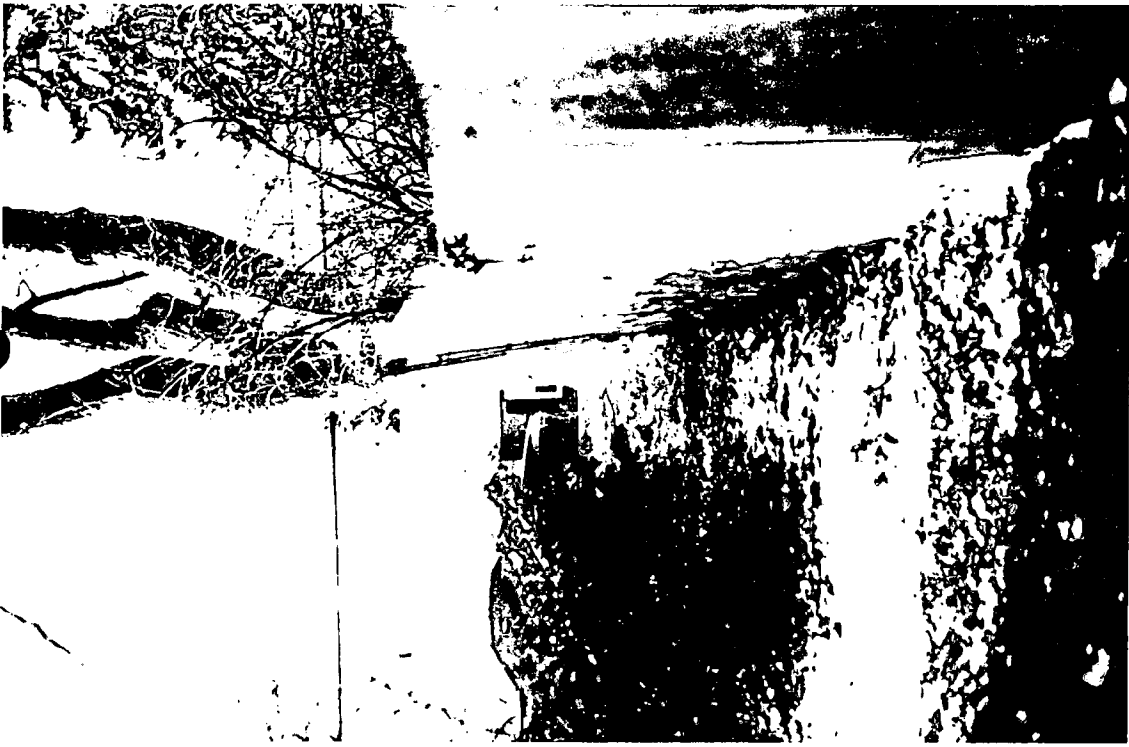
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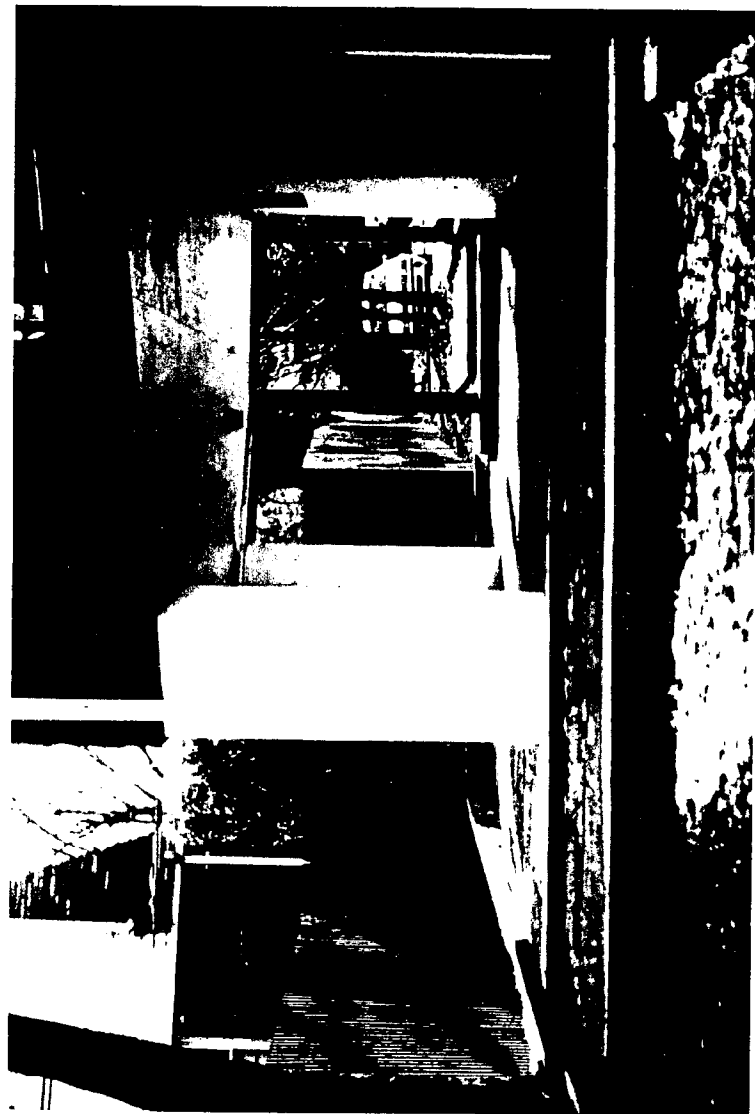
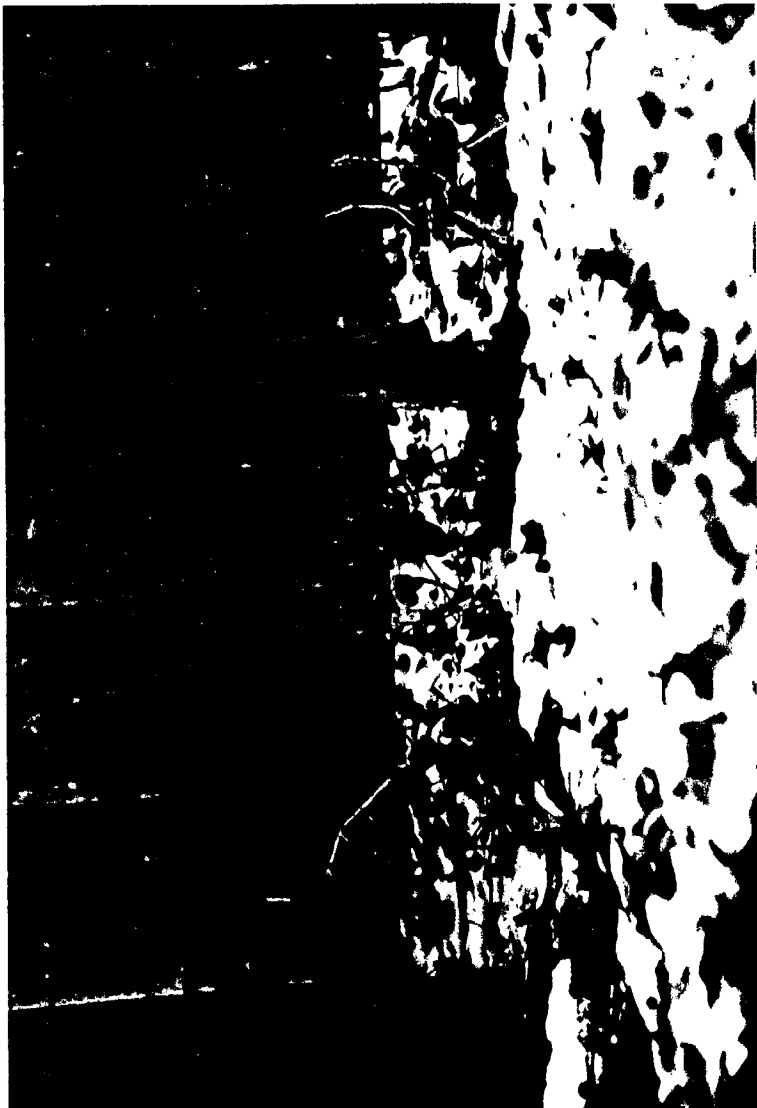


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131

91





161

