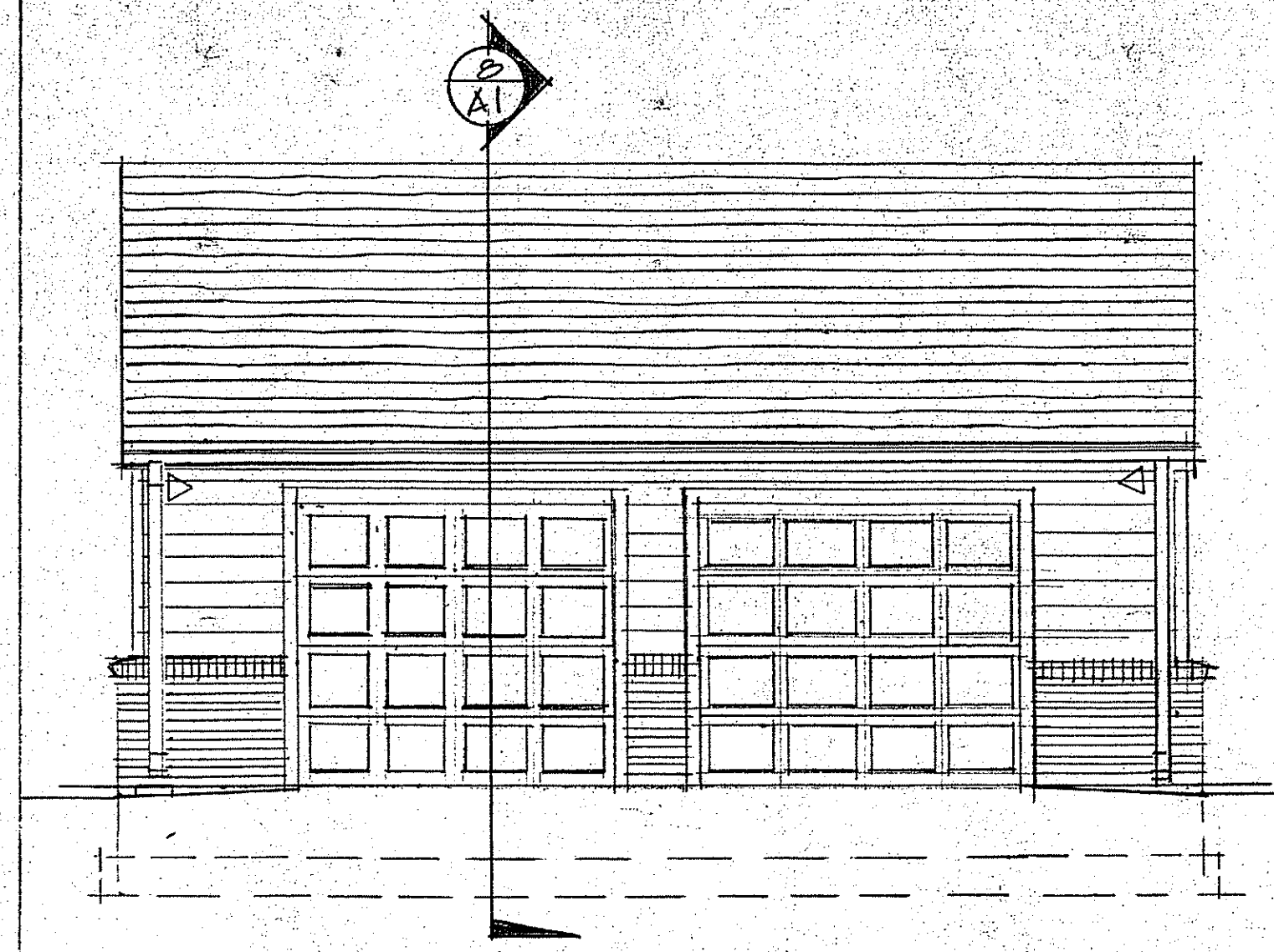
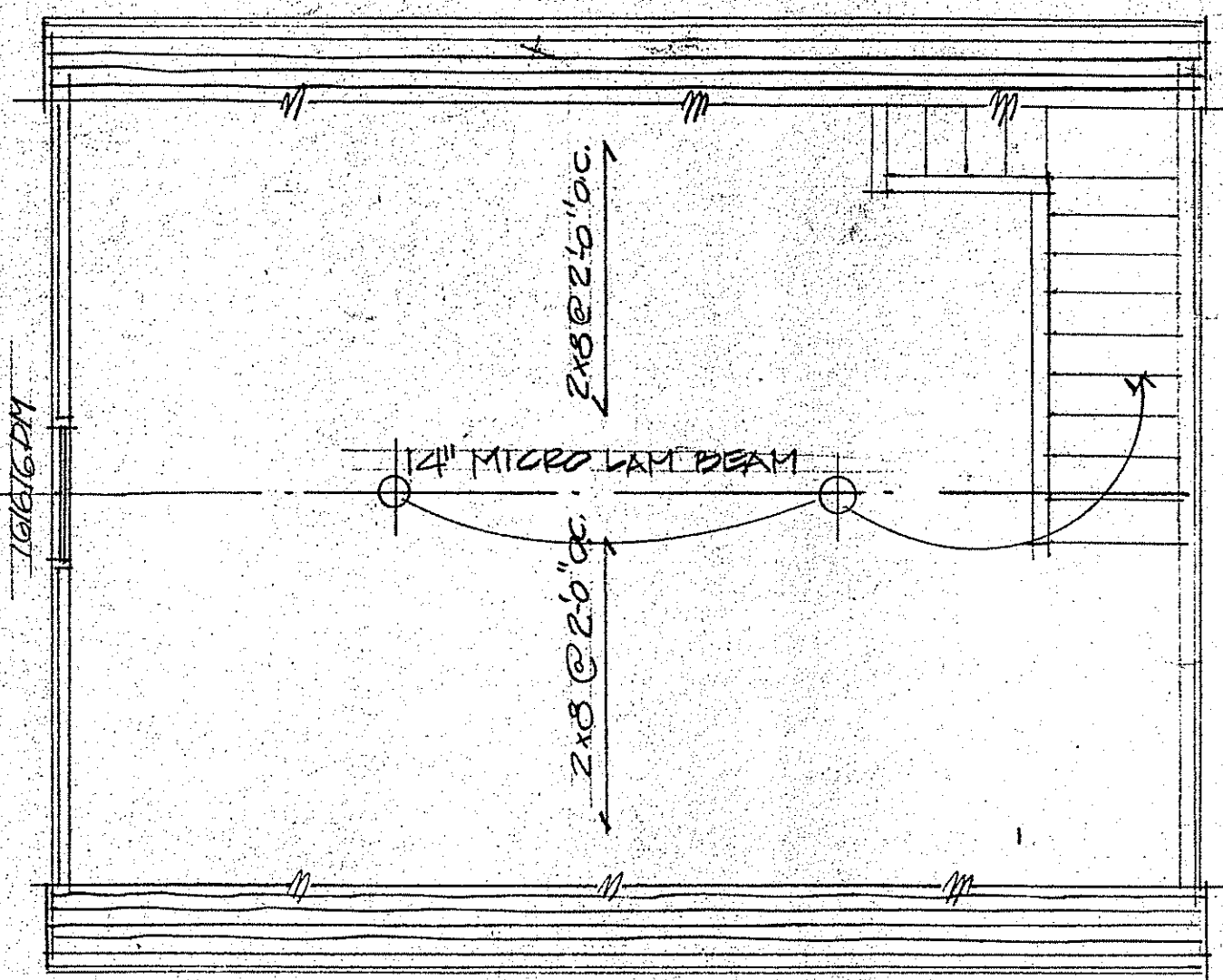


30/13-95D 109D Montrose Road
(Garrett Park Historic District)

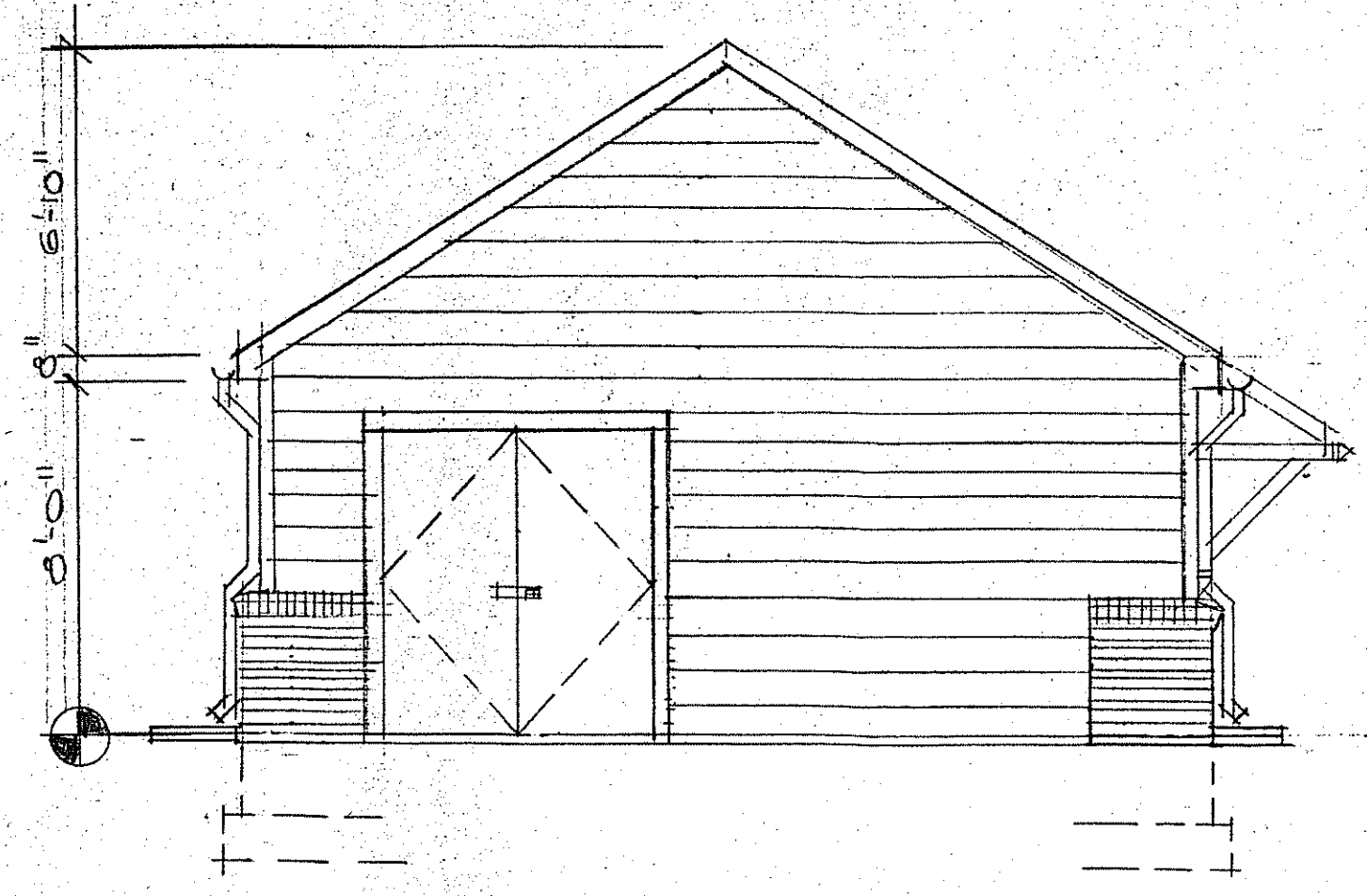
Sussel # 30/13-95D
10918 Montrose Avenue
HPC mtg. 12/20/95



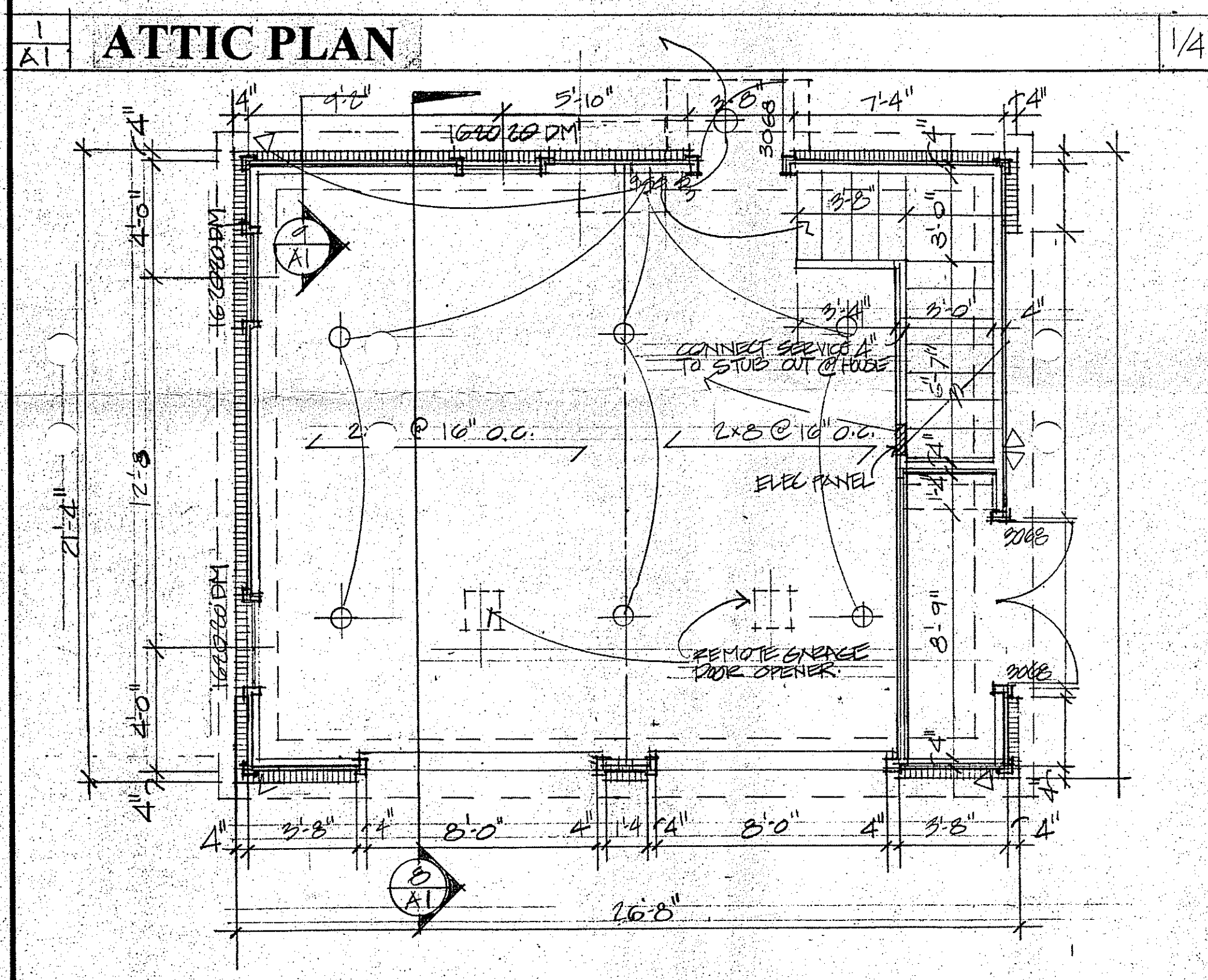




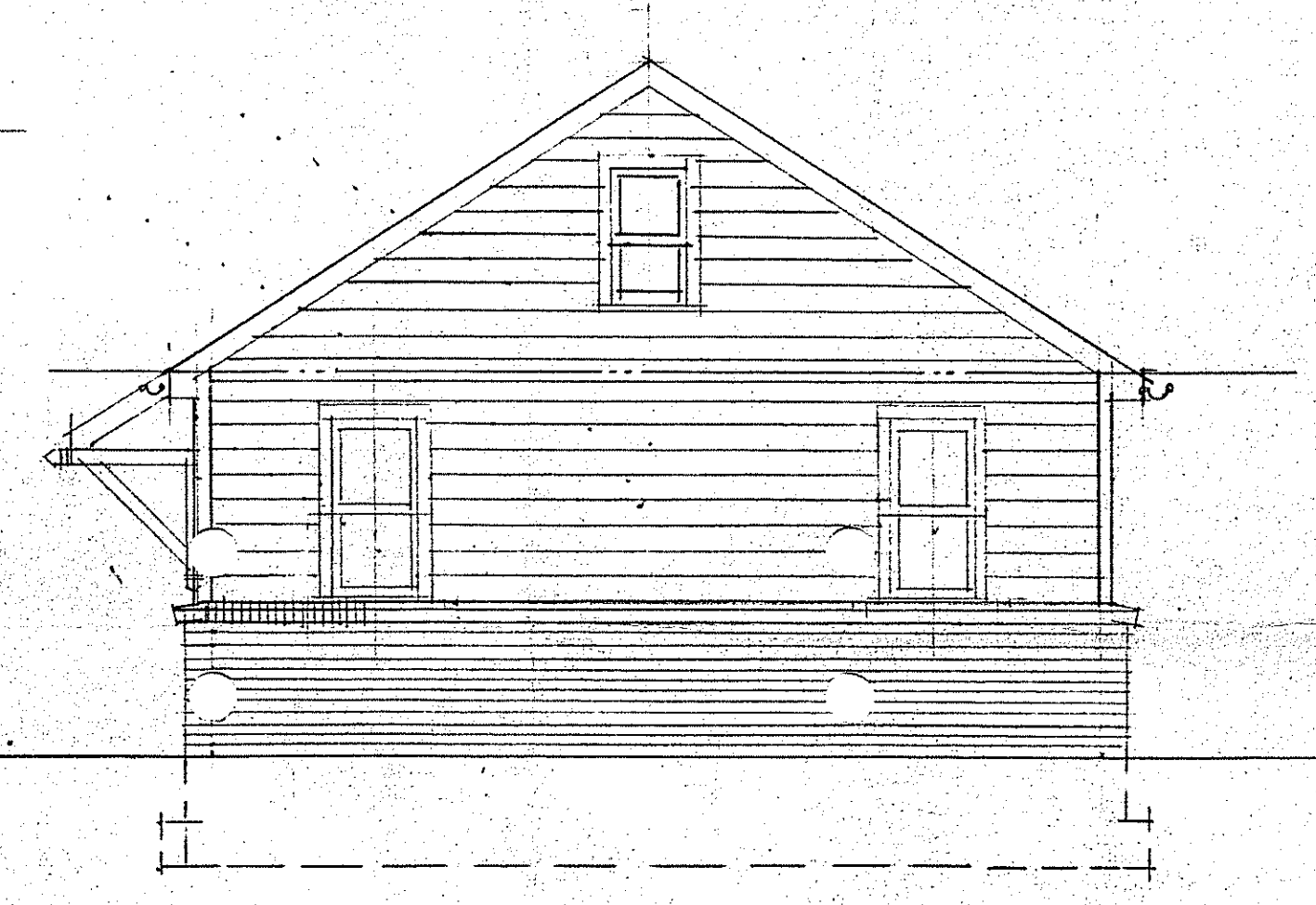
4 NORTH ELEVATION 1/4"



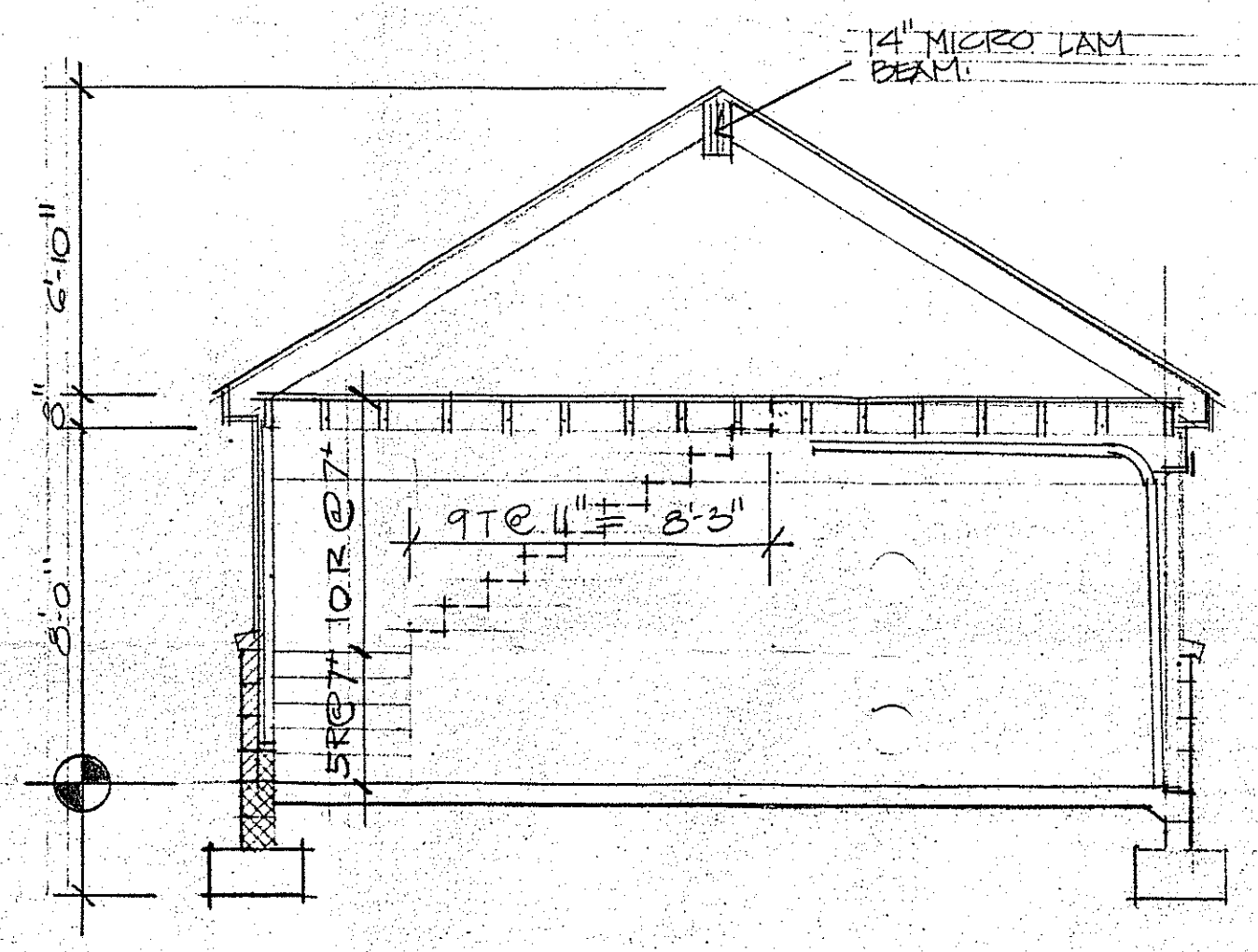
7 WEST ELEVATION 1/4"



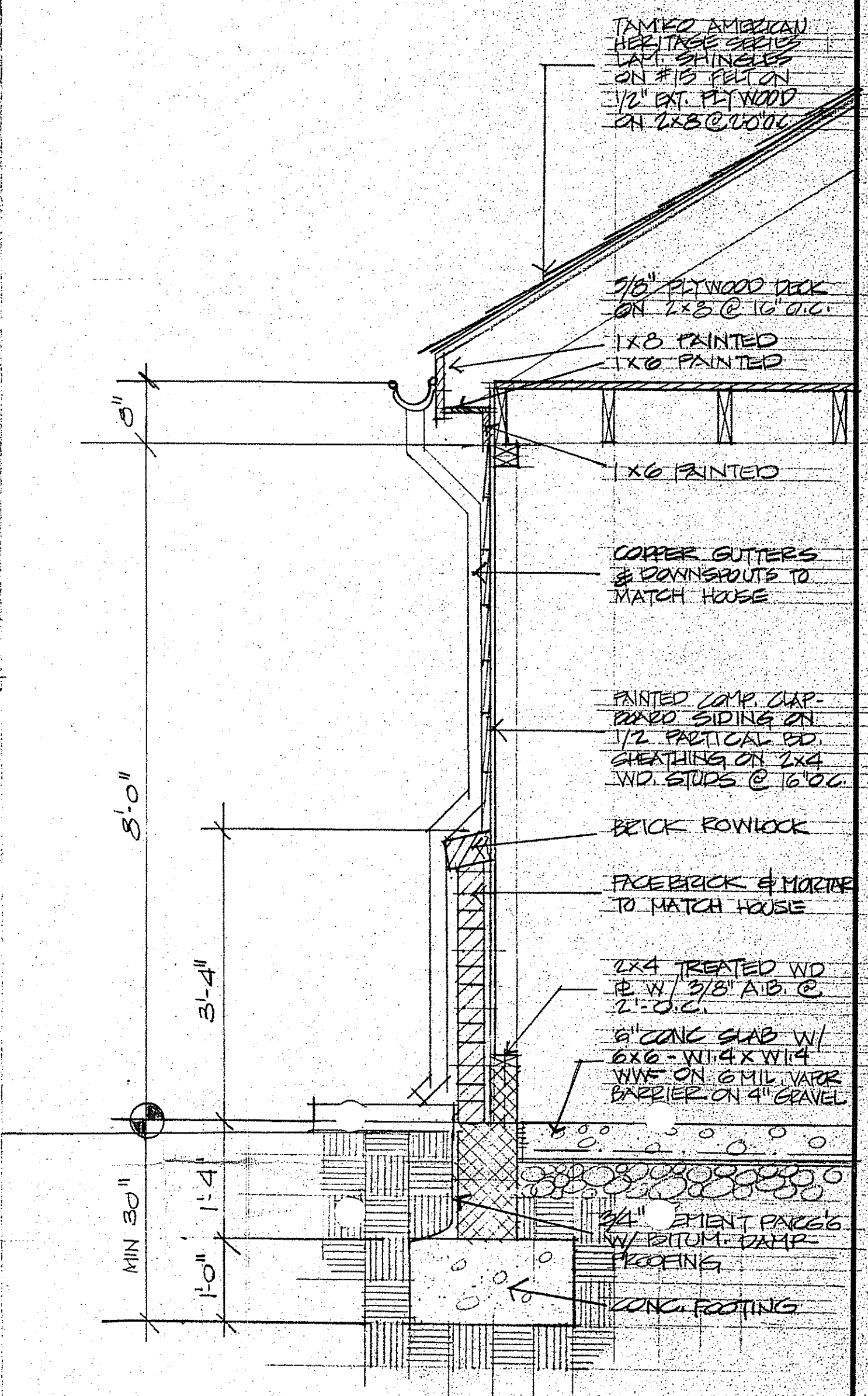
2 FLOOR PLAN 1/4"



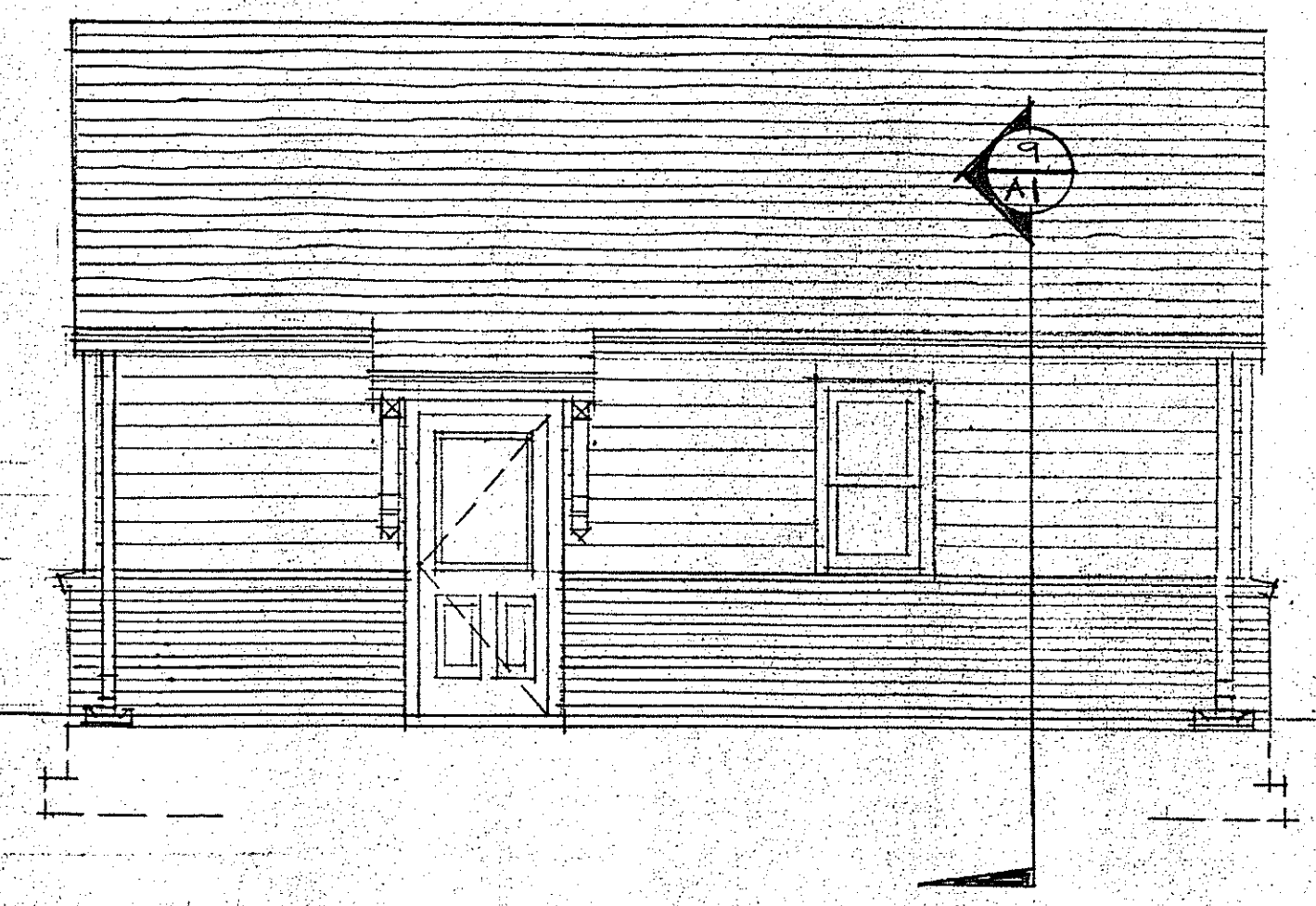
5 EAST ELEVATION 1/4"



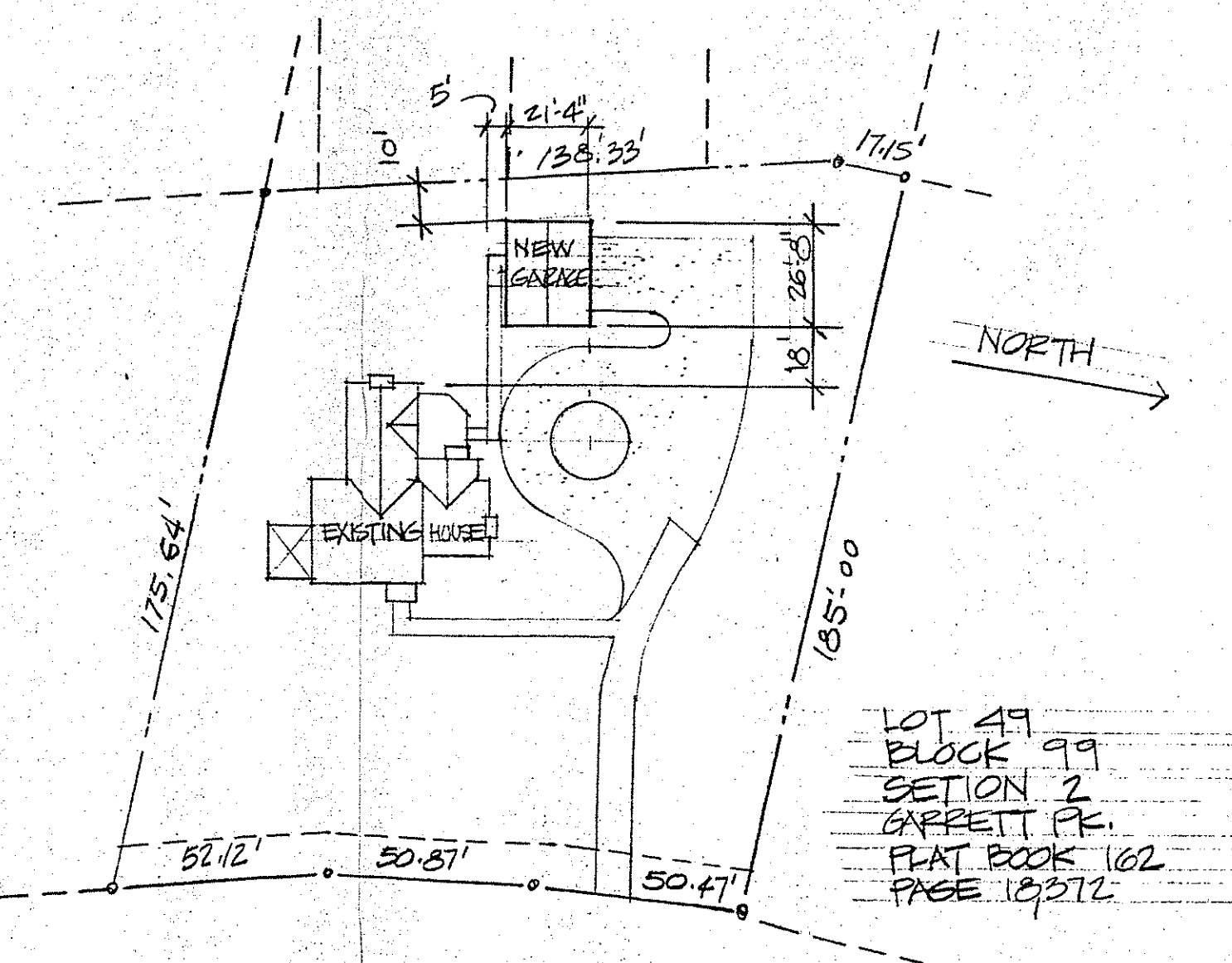
8 CROSS SECTION 1/4"



9 WALL SECTION 1/4"

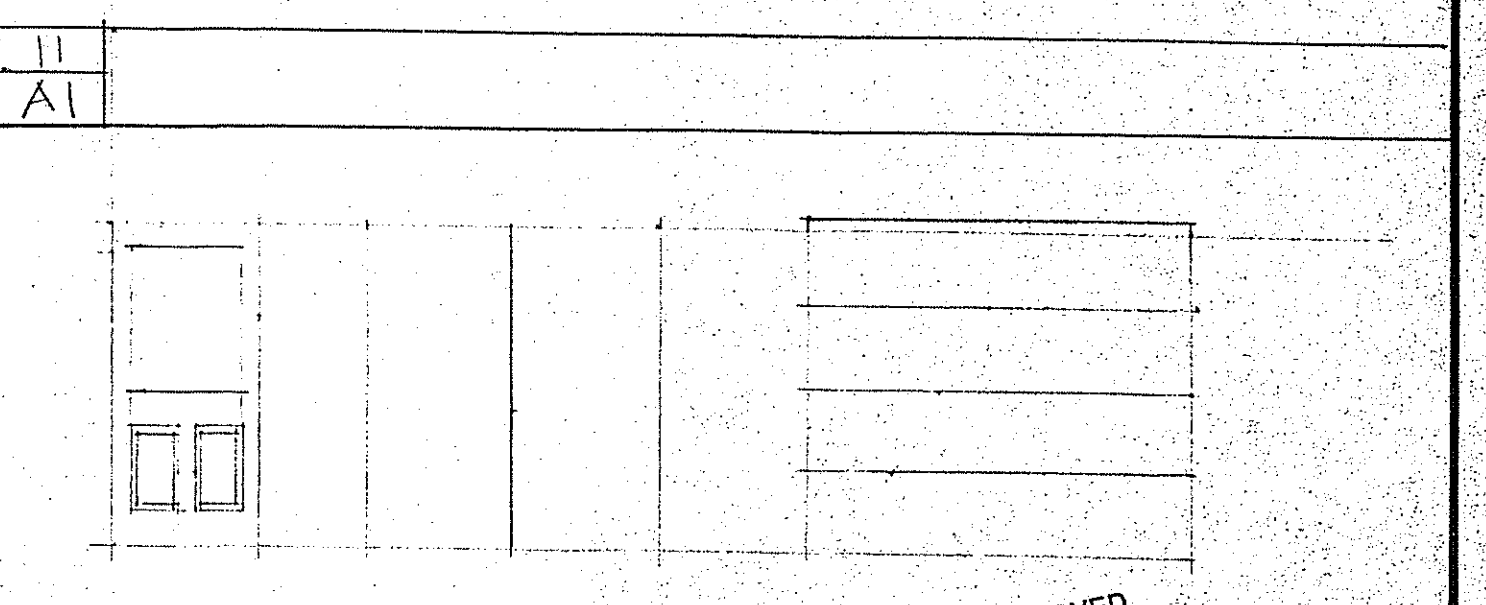


6 SOUTH ELEVATION 1/4"



10 SITE PLAN 1/4"

THIS PROJECT IS LIMITED TO THE CONSTRUCTION OF A TWO CAR GARAGE AS SHOWN ON THESE DRAWINGS. PLANTING AND PAVING WILL BE PERFORMED UNDER A SEPARATE CONTRACT.



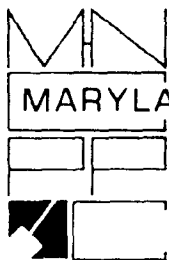
11 FOUNDATION PLAN 1/4"

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 1993 BOCA AND THE BUILDING CODE AMENDMENTS OF MONTGOMERY COUNTY, MD. THE HOME OWNER WILL APPLY FOR AND OBTAIN THE GENERAL BUILDING PERMIT. THE CONTRACTOR WILL APPLY FOR AND OBTAIN ALL ADDITIONAL PERMITS REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL ALSO CALL FOR ALL INSPECTIONS AND OBTAIN ALL APPROVALS REQUIRED BY MONTGOMERY CO. THIS PROJECT HAS BEEN REVIEWED & APPROVED BY HRC & REQUIRES A HISTORIC WORK PERMIT. THE CONTRACTOR IS TO PERFORM ALL HIS WORK IN ACCORDANCE WITH LOCAL BUILDING, ELECTRICAL AND SAFETY CODES. THE CONTRACTOR IS TO PROVIDE ALL LABOR, MATERIALS AND TAXES TO PERFORM ALL WORK SHOWN OR IMPLIED BY THESE DRAWINGS. THE CONTRACTOR SHALL SHOW EVIDENCE THAT HE MAINTAINS WORKMENS COMPENSATION AND LIABILITY INSURANCE SUFFICIENT TO INDEMNIFY THE OWNER AGAINST AND CLAIMS ARISING FROM THIS PROJECT. ANY WORK DISTURBED AS A RESULT OF THIS PROJECT SHALL BE RETURNED TO THE CONDITION IT WAS IN AT THE BEGINNING OF THE JOB.

3 NOTES 1/4"

THIS BLUEPRINT IS LOANED TO YOU AND MUST BE RETURNED WHEN IT HAS SERVED THE PURPOSE FOR WHICH INTENDED	REVISIONS:	REVISIONS:	GARAGE MS. CHARLENE SUSSEL 10918 MONTROSE AVE GARRETT PARK, MARYLAND	DRAWN BY: DOA CHECKED BY: DOA APPROVED BY: DOA SCALE: AS SHOWN	DATE: 20 DEC 1995 FILE NO.: SHEET NO.: A1 OF 1 DWG. NO.: A1

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]



DATE: December 21, 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

X Approved with Conditions: _____

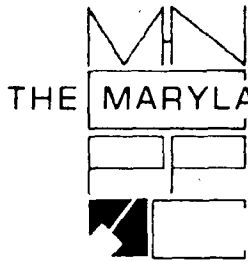
1. All openings shall be wood, trimmed in wood 4" min.
2. Windows facing the public street shall be 1/2 true divided light
3. Single doors shall be set in wood framing and made of wood
4. Site lighting of the garage shall be wall mounted

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

Applicant: Charlene Sussel

Address: 10909 Montross Avenue, Garrett 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: December 21, 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!

ALMY ARCHITECTS, P.C.

11006 Kenilworth Avenue

Garrett Park, MD 20896-0123

(301) 949-7813 • Fax (301) 949-6574

WRITTEN DESCRIPTION

THE PROPOSED GARAGE IS DESIGNED TO BE COMPATIBLE WITH THE RECENTLY COMPLETED ADDITION.

THE PROPOSED GARAGE IS LOCATED IN THE REAR YARD OF THE PROPERTY AND, DUE TO THE STEEP CONTOURS IN THE FRONT YARD, WILL BE MOSTLY UNSEEN FROM THE STREET AND WILL BE LARGELY OBSCURED BY SCREEN PLANTING - SEE SKETCH.

THE BUILDING MATERIALS WILL BE BRICK BASE (SAME BRICK AND MORTAR AS HOUSE AND ADDITION), WOOD CLAPBOARD SIDING AS THAT ON HOUSE, FIBERGLASS SHINGLES TO MATCH EXISTING SLATE ROOF, DOUBLE HUNG WINDOWS TO MATCH HOUSE, AND A SHED ROOF OVER THE "MAN ROOM" WITH WOOD BRACKETS TO MATCH NEW ADDITION.

SEE PLANS, SKETCHES AND PHOTOS ENCLOSED.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10918 Montrose Avenue

Meeting Date: 12/20/95

Resource: Garrett Park Historic
District

HAWP: New construction

Case Number: 30/13-95D

Tax Credit: No

Public Notice: 12/06/95

Report Date: 12/13/95

Applicant: Charlene Sussel

Staff: Patricia Parker

PROPOSAL: Construct separate garage;
landscaping; extend driveway

RECOMMEND: Approval w/
conditions

BACKGROUND

On January 11, 1995, the HPC reviewed a proposal concerning this property. The proposal was to enclose a side porch and to construct a chimney and rear side addition with a second new chimney. The HPC approved the proposal with the condition that all openings in the existing structure would be wood 6/6 true divided light set in wood framing or that the applicant would use 1/1 wood windows set in wood framing. The proposal was reviewed during preliminary consultation and a HAWP was approved at a subsequent meeting in January, 1995.

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 however confronted by an outstanding property at 10909 Montrose and another contributing resource built in 1925.

The two-story house, with its recent addition sits atop a raised knoll with generous setback from the public street. The rear yard is substantial with ample separation from adjacent properties at the rear.

The applicant now comes before the Commission with a proposal to construct a separate garage (22' x 24') with brick base, wood clapboard siding and fiberglass shingles and wood double hung windows. There would be a shed roof over the garage pedestrian entrance and two 8' wide panelled doors to provide car access. The garage doors would be oriented away from the public street facing a heavily wooded area and the pedestrian entrance to the garage would be trimmed with bracketing.

All materials would match existing materials and the fiberglass shingles would match the existing slate roof. No trees or shrub specimens are involved in the proposal.

STAFF DISCUSSION

Staff feels that this proposal could be approved by the HPC because of the substantial setback from the public street. The new building would be difficult to see from the public street. The proposal also includes the same vocabulary used in the construction of the approved addition for compatibility.

The applicant has chosen to extend the existing driveway and provide a circular turnaround for automobiles. Landscaping as indicated would include a brick walkway from the addition to the pedestrian entrance of the garage. Oversize garage door openings are situated facing a heavily wooded area. The HPC may want to suggest plantings that would be consistent with the Garrett Park Historic District and compatible for the site within the District.

STAFF RECOMMENDATION

Staff finds the proposal to have a general consistency with the style of the house. The new construction of a separate building in this location on this site would not be an alteration to the streetscape. The garage as sited is significantly set back from the public street and would probably not be visible.

The applicant has not included the proposed height of the 22' x 24' ancillary structure. But staff understands that the garage, as proposed, would be one and one-half stories in height due to the ridge. If the conditions listed below are met, 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, archaeological, 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 the Secretary of the Interior's Standards, particularly #9 and #10:

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 conditions:

- 1) All openings shall be wood and trimmed in wood min. 4". Windows facing the public street shall be 1/1 true divided light; and single doors shall be set in wood framing and made of wood; and
- 2) Site lighting of the garage shall be wall mounted; and with the

General Condition for all Historic Area Work Permits:

The applicant shall 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

TAX ACCOUNT # _____ CONTACT PERSON _____
DAYTIME TELEPHONE NO. () _____
NAME OF PROPERTY OWNER CHARLENE BISSEL DAYTIME TELEPHONE NO. () _____
ADDRESS 10909 MONTROSE AVE GARRETT PARK MD. 20896
CITY STATE ZIP CODE
CONTRACTOR _____ TELEPHONE NO. () _____
CONTRACTOR REGISTRATION NUMBER _____
AGENT FOR OWNER DAVID O'ALMY DAYTIME TELEPHONE NO. (301) 949 7813

LOCATION OF BUILDING/PREMISE
HOUSE NUMBER 10918 STREET MONTROSE AVE
TOWN/CITY GARRETT PARK MD NEAREST CROSS STREET CLERMONT AVE
LOT 49 BLOCK 99 SUBDIVISION GARRETT PARK
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 GARAGE

1B. CONSTRUCTION COST ESTIMATE \$ _____

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # YES-9412210064 - Historic
9503080330 - BUDG.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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 O'Almy Signature of owner or authorized agent 11/29/95 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

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

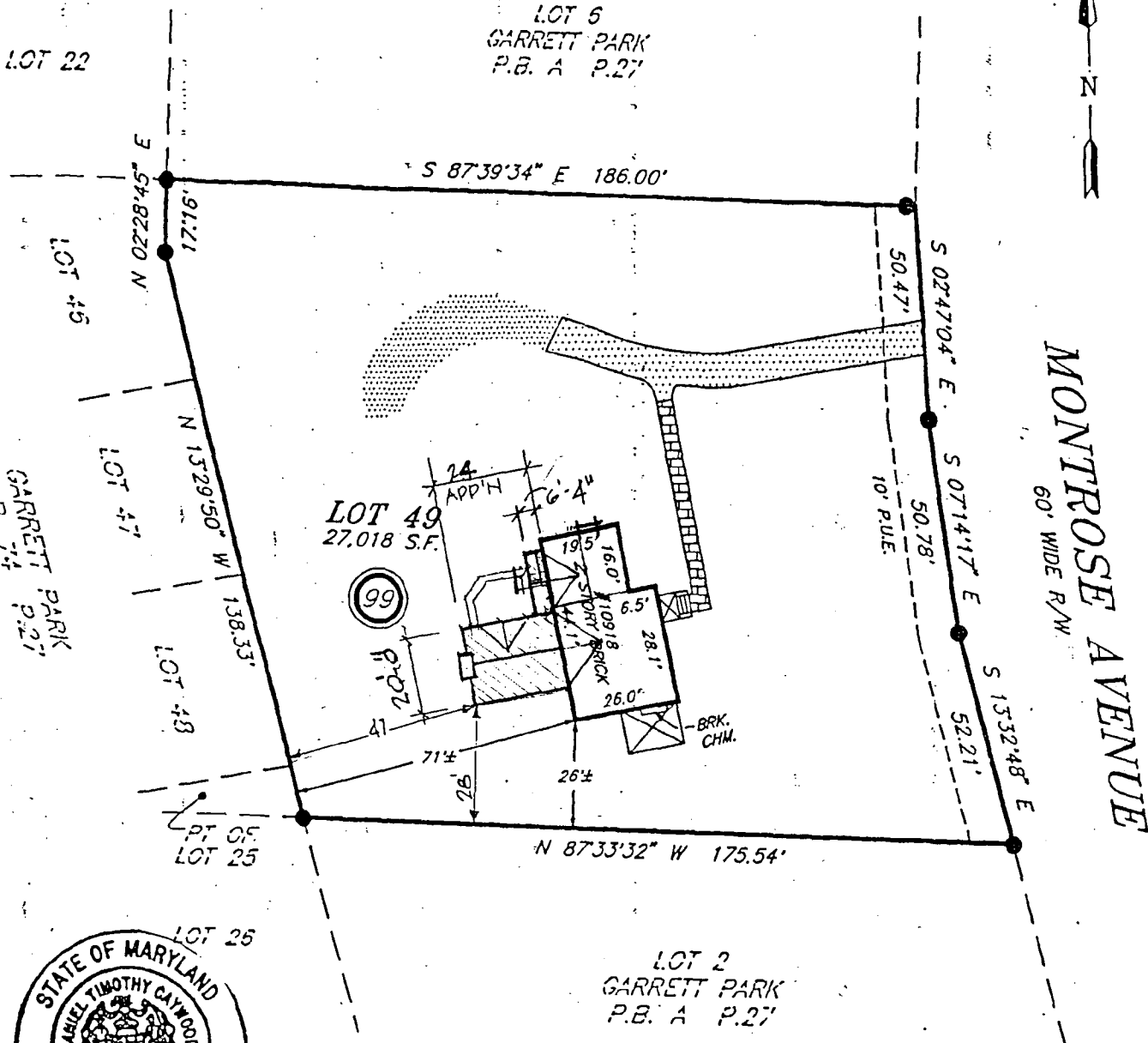
HICKEY, DONALD & RUTH
10919 MONTROSE AVE
GARRETT PARK MD
20896

JEFFREY & 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
BALLENTINE, CL
10923 MONTROSE AVE
GARRETT PARK MD
20896



MONTROSE AVENUE
 60' WIDE R/W



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF
 PROFESSIONAL KNOWLEDGE AND BELIEF THE
 IMPROVEMENTS SHOWN HEREON ARE THE RESULT
 OF ACTUAL FIELD MEASUREMENTS.
 Daniel T. Caywood, Registered
 PROPERTY LINE SURVEYOR NO. 408
 DATE 5-17-04

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:
- THIS PLAT IS FOR TITLE PURPOSES ONLY; IT IS NOT TO BE USED FOR PLACING FENCES OR DETERMINING PROPERTY LINES.
 - A TITLE REPORT WAS NOT FURNISHED.
 - 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.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
 - 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 - METAL FENCE.
 - SURFACES: CONCRETE - [stippled]; ASPHALT - [dotted]; GRAVEL - [cross-hatched]; FRAME - [horizontal lines]; BRICK - [brick pattern]; COVERED/ENCLOSED - [X in square].

ALMY ARCHITECTS, P.C.

11006 Kenilworth Avenue

Garrett Park, MD 20896-0123

(301) 949-7813 • Fax (301) 949-6574

WRITTEN DESCRIPTION

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SEE PLANS, SKETCHES AND PHOTOS ENCLOSED.

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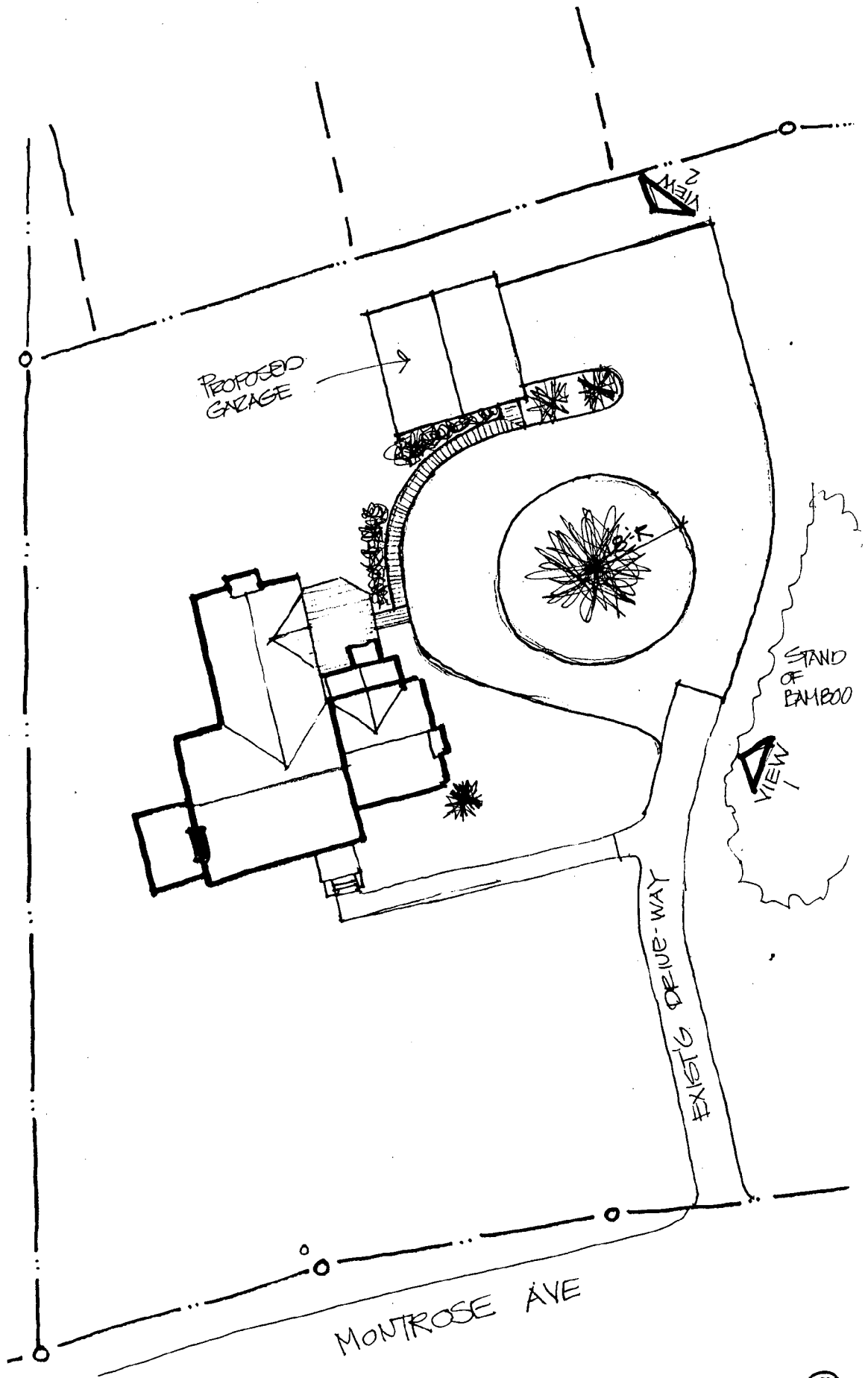
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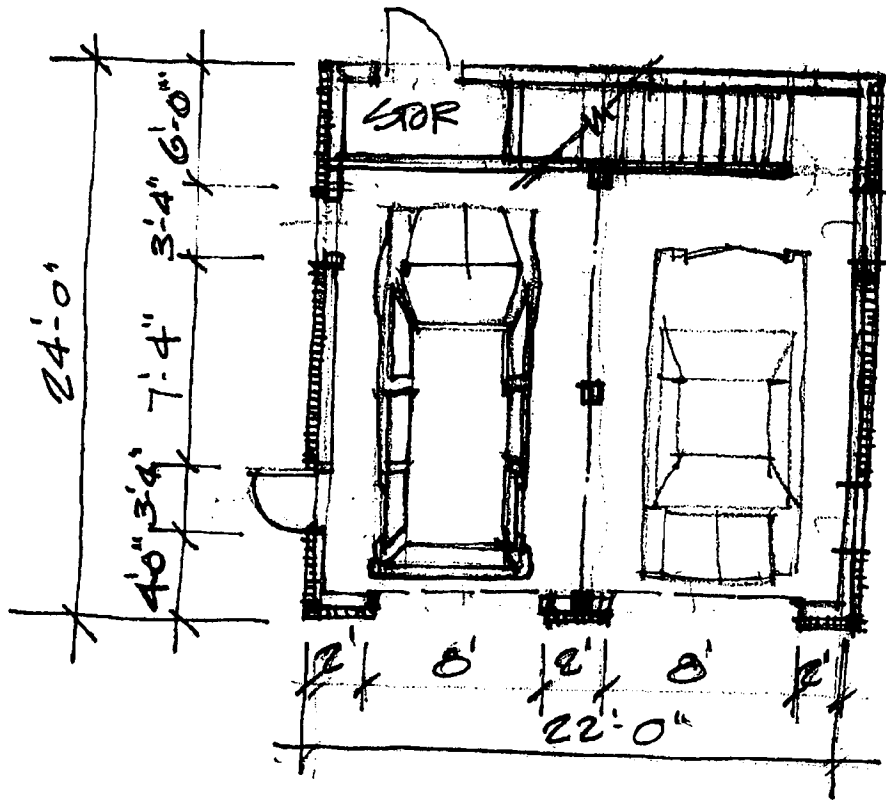
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10923 MONTROSE AVE
GARRETT PARK MD
20896





GARAGE PLAN $\frac{1}{8}'' = 1'-0''$



GARAGE IN REAR OF HOUSE
* THIS VIEW CAN'T BE SEEN FROM ROAD
DUE TO DIFFERENCE IN ELEVATION
VIEW 1



VIEW OF GARAGE WITH HOUSE IN FRONT
YARD BEYOND.

VIEW 2



Front (right) elevation



Front (left) elevation



1. 10/10/10 10:00 AM (10/10/10)



2. 10/10/10 10:00 AM (10/10/10)

12

NORTH SIDE ELEVATION



EAST (FRONT) ELEVATION





NORTH SIDE YARD - PROPOSED SITE FOR GARAGE



NORTH SIDE YARD - PROPOSED SITE FOR GARAGE