

30/13-05B 10912 Montrose Ave
Garrett Park Historic District

Stamped drawings
in Michels
Office

REVISIONS	BY

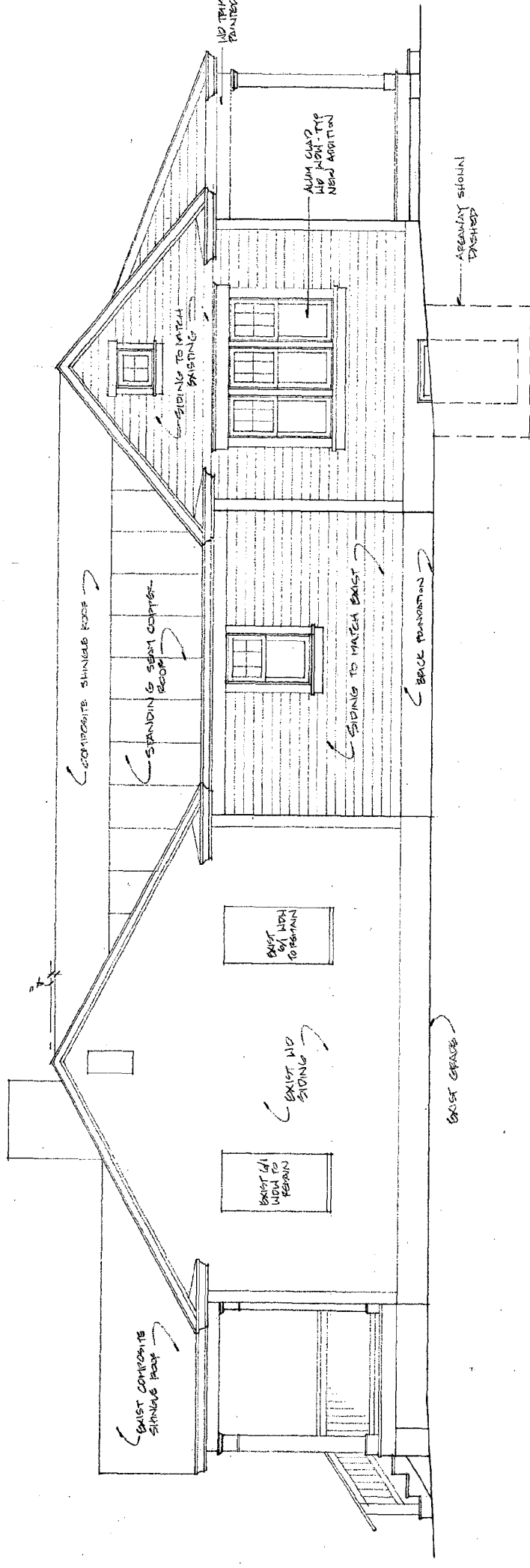
Peoples ARCHITECTS
 LLC
 TEL. 301-693-5188 FAX 301-693-4133

10912 Montrose Avenue

Garrett Park, Maryland 20896

NORTH
ELEVATION

Date 4.20.05
 Scale 1/4" = 1'-0"
 Drawn CWP
 Job KARIS
 Sheet AB
 Of 2 Sheets



1 NORTH ELEVATION

REVISIONS	BY

Peoples Architects
 TEL 301-493-5188 FAX 301-493-4133

10912 Montrose Avenue
 Garrett Park, Maryland 20896

SOUTH
 ELEVATION

Date 6-20-05
 Scale 1/4"=1'-0"
 Drawn CLP
 Job HARPER
 Sheet A9
 Of 2 Sheets



(1) SOUTH ELEVATION

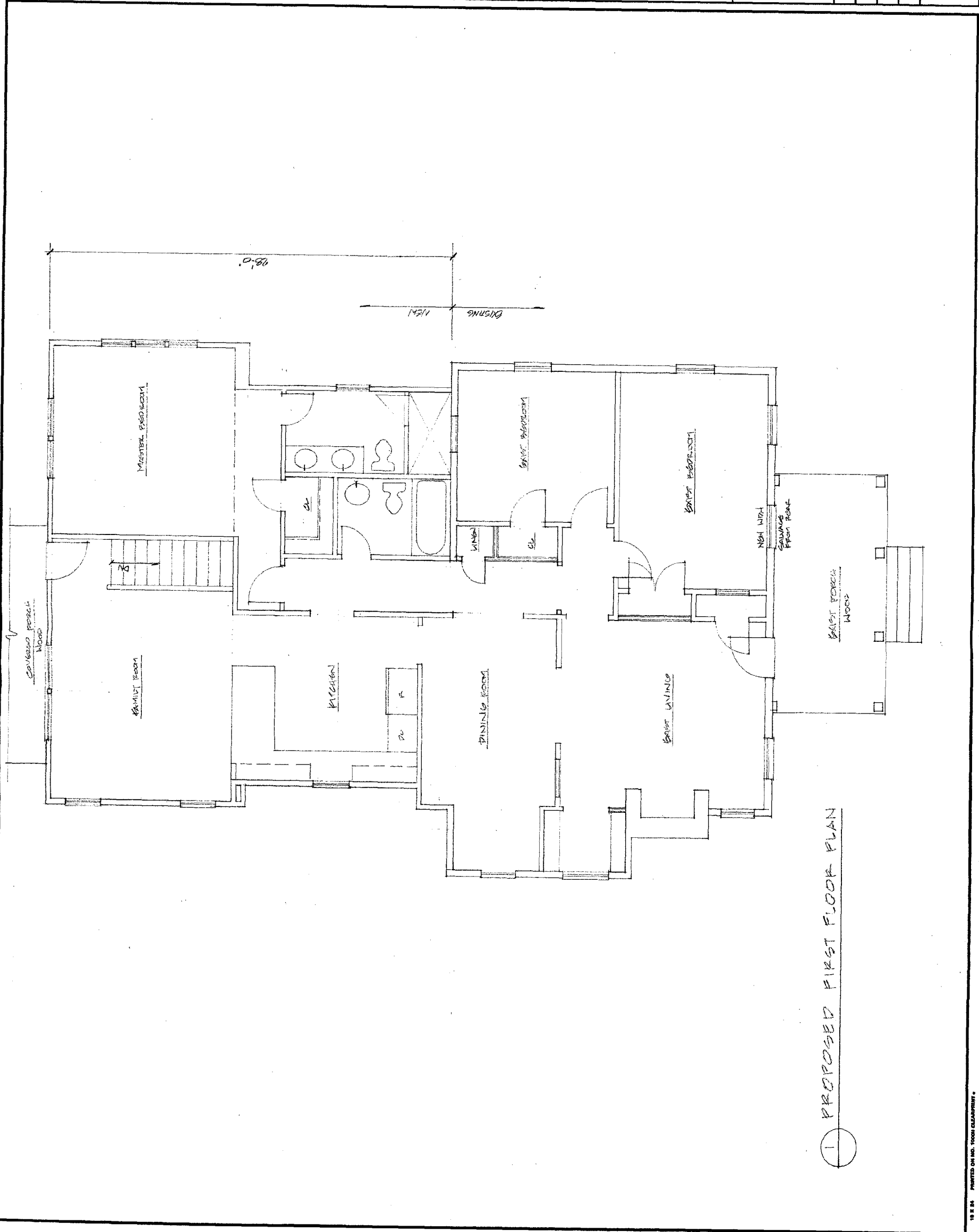
REVISIONS	BY

TEL 301-493-5188 FAX 301-493-4139
PeoplesARCHITECTS

10912 Montrose Avenue
 Garrett Park, Maryland 20896

Peoples
 Garrett Pk
 (PLAN)

Date	6/20/05
Scale	1/4" = 1'-0"
Drawn	J.P.
Job	10912A
Sheet	A5
Of	Sheets



REVISIONS	BY

TEL 301-493-5160
FAX 301-493-4138

Peoples ARCHITECTS

10912 Montrose Avenue
Garrett Park, Maryland 20896

SITE
PLAN

Date 6-20-05
Scale 1" = 20'
Drawn CLP/AS/ntco
Job KA05K
Sheet A1
Of 1 Sheets

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.

2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other structures.

3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus **2 FEET**.

Flood Zone Information is not available.

RECERTIFIED: 2-24-05

LOCATION DRAWING
LOT 1 BLOCK 99
SECTION 2
GARRETT PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE - THIS SURVEY HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE ORD OF PLAT OF RECORD. EXISTING PROPERTY LINES AND ADJACENT LOTS WERE IDENTIFIED BY MEASUREMENTS FROM PERMANENT MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

Debra J. Smith
MONTGOMERY COUNTY, MARYLAND SURVEYOR, REG. NO. 5827

REFERENCES:
PLAT BK 4
PLAT NO 27

DATE OF LOCATIONS: SCALE 1" = 30'
WALL CHECK: DRAWN BY: RCB
USE, LOC.: 6-11-96 JOB NO.: 96-187

LIBER: FOLIO: 05-177

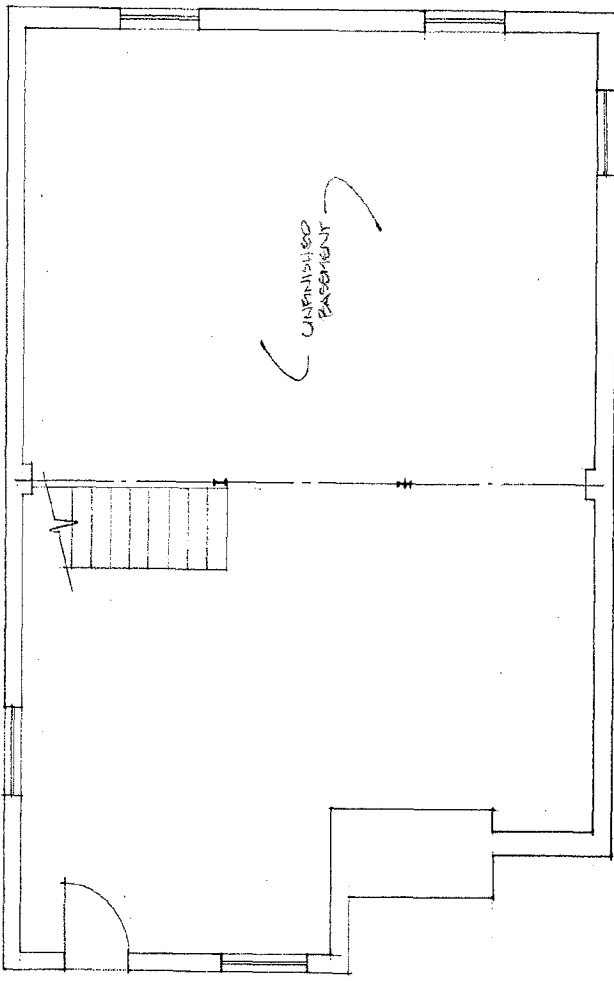
REVISIONS	BY

Peoples ARCHITECTS
 LLC
 TEL 301-493-5188 FAX 301-493-4153

10912 Montrose Avenue
 Garrett Park, Maryland 20896

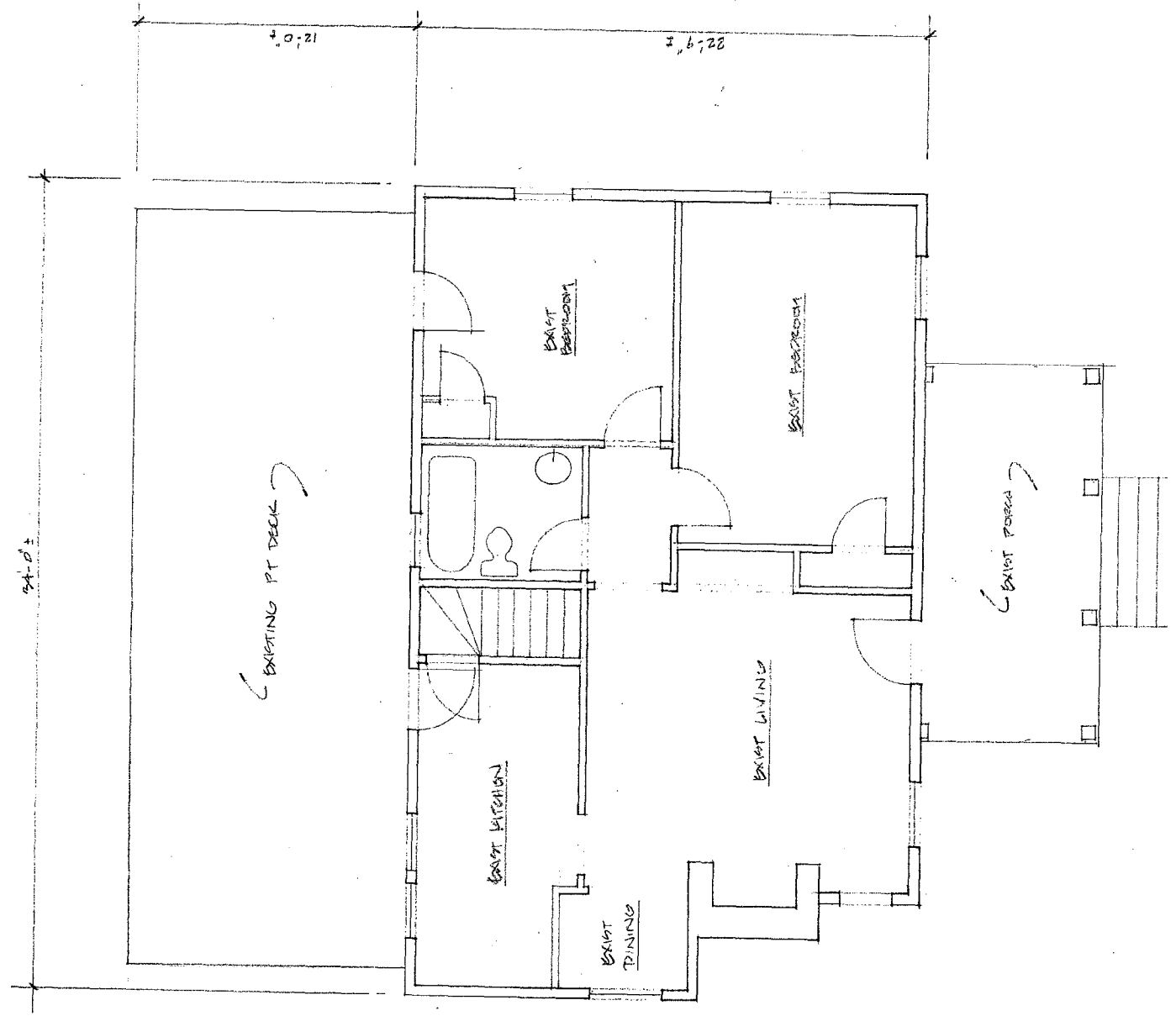
EXISTING
 BASEMENT
 PLAN

Date 6-20-05
 Scale 1/4" = 1'-0"
 Drawn SUP
 Job 10912-01
 Sheet A2
 Of 2 Sheets



1 EXISTING BASEMENT

REVISIONS	BY																				
		PeoplesARCHITECTS LLC		TEL 301-493-5188 FAX 301-493-6133		10912 Montrose Avenue Garrett Park, Maryland 20896		EXISTING FIRST FLOOR PLAN		Date	6/10/05	Scale	1/4" = 1'-0"	Drawn	cup	Job	KAROL	Sheet	A27	Of	Sheets



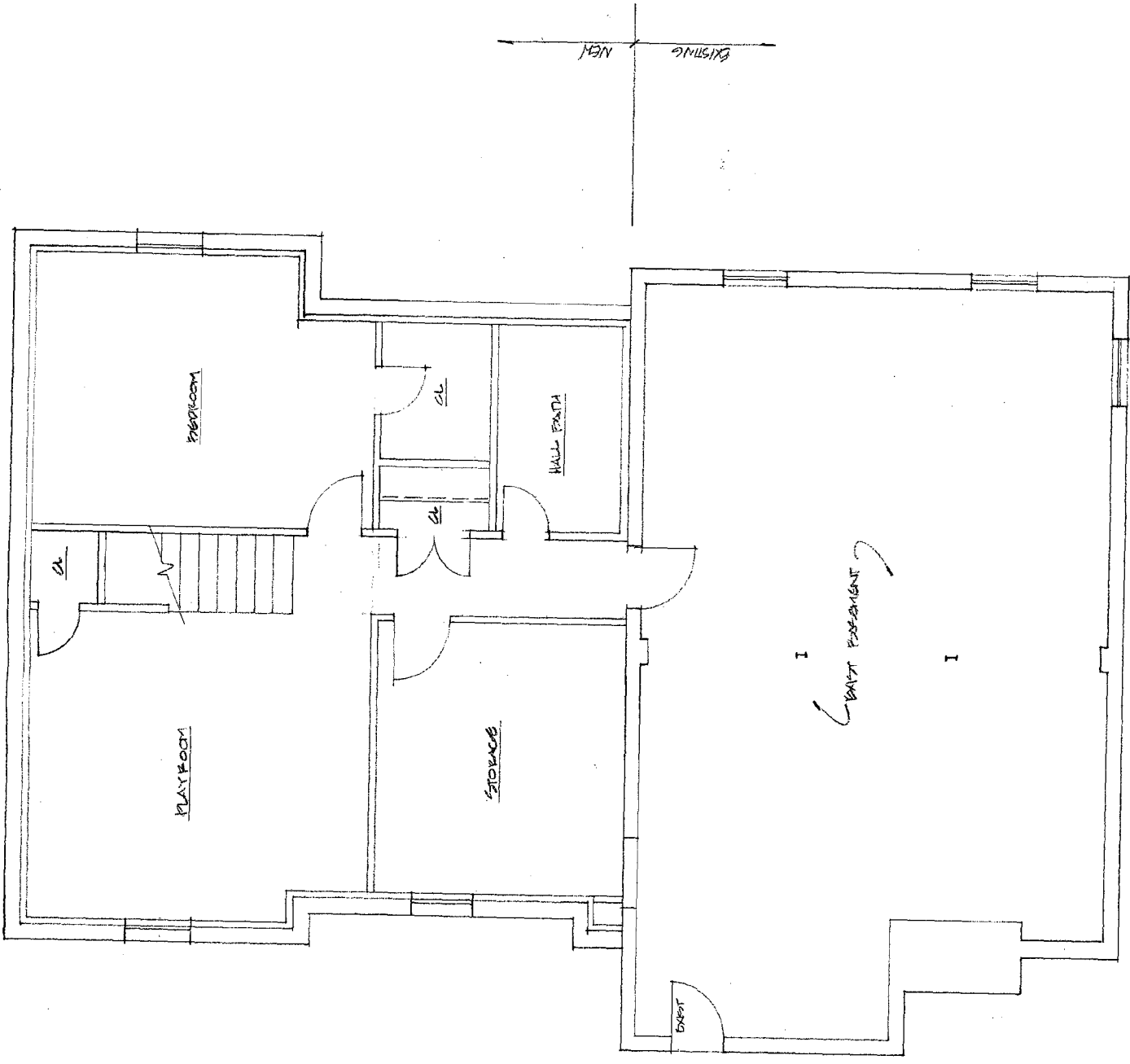
REVISIONS	BY

Peoples ARCHITECTS
 LLC
 TEL 301-493-5188 FAX 301-493-4133

10912 Montrose Avenue
 Garrett Park, Maryland 20896

PROPOSED
 BASEMENT
 PLAN

Date 6-20-05
 Scale 1/4" = 1'-0"
 Drawn S-P
 Job KAPSA
 Sheet A4
 01 Sheets



1 PROPOSED BASEMENT PLAN

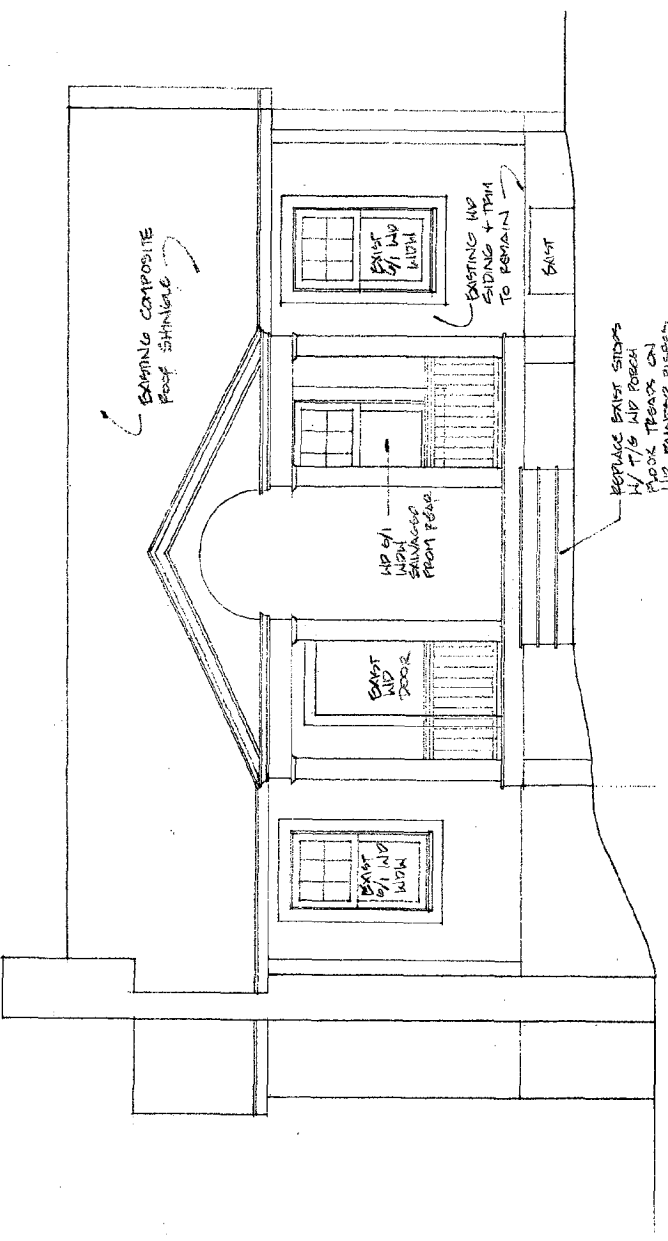
REVISIONS	BY

Peoples ARCHITECTS
 LLC
 TEL 301-493-5188 FAX 301-493-4133

10912 Montrose Avenue
 Garrett Park, Maryland 20896

EAST
 ELEVATION

Date 6/20/05
 Scale 1/4" = 1'-0"
 Drawn GUP
 Job KADEL
 Sheet A6
 Of 2 Sheets



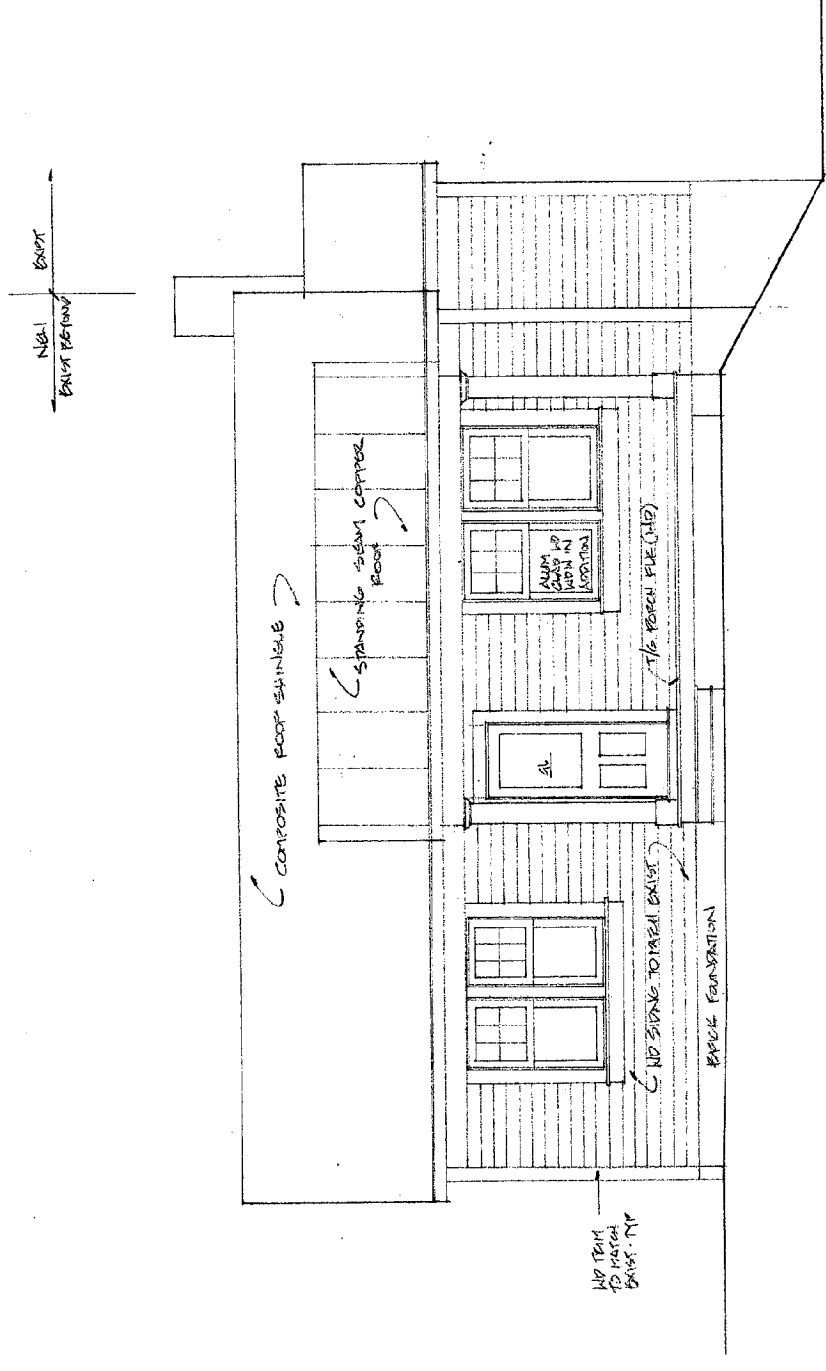
1 EAST ELEVATION

REVISIONS	BY

PEOPLES ARCHITECTS
 LLC
 TEL 301-493-5188 FAX 301-493-4133

10912 Montrose Avenue
 Garrett Park, Maryland 20896

WEST ELEVATION
 Date 6.10.05
 Scale 1/4"=1'-0"
 Drawn CUY
 Job 10A75K
 Sheet A7
 Of 2 Sheets



1 WEST ELEVATION

STAFF ITEM

PeoplesARCHITECTS

LLC

February 7, 2006

Ms. Michele Oaks
Montgomery County Historic Preservation Commission
1109 Spring Street Suite 801
Silver Spring, Maryland 20910

**Reference: 10912 Montrose Avenue
Garrett Park, Maryland
HPC Case No. 30/13-05B**

Dear Ms. Oaks:

Per our conversation, I have attached revised drawings indicating the proposed relocated basement door. Existing approved conditions are on file with your office. Also included are pictures of the existing door area showing the extent of the recurring water infiltration.

As you can see in the photos, the drain is located inside the door rather than outside. The Owner is concerned that the water will affect the foundation over time. To remedy this problem the Owner is proposing to relocate the door to the adjacent window opening and replace the existing door opening with a window.

I appreciate your efforts on this project and look forward to your reply. Please feel free to contact me with any questions you or the commission may have concerning this door and window.

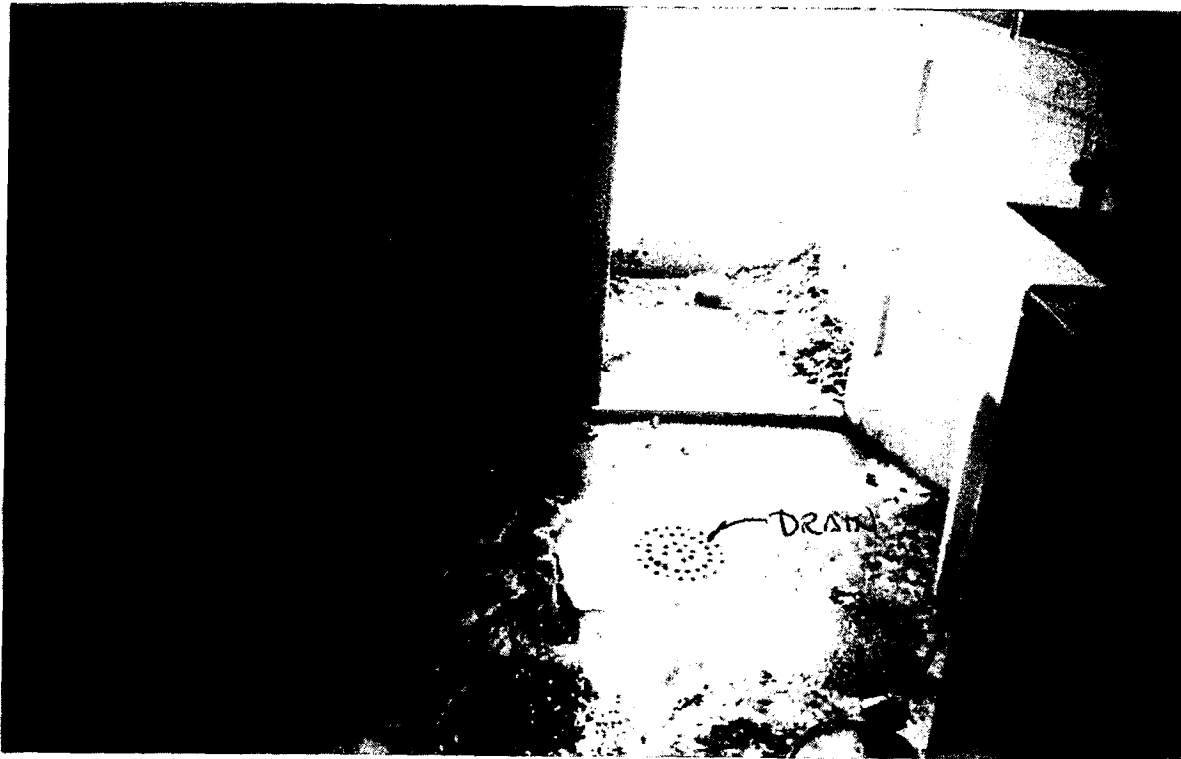
Sincerely,



Christopher L. Peoples, AIA
Architect



VIEW FROM BASEMENT THROUGH EXISTING DOOR



VIEW FROM BASEMENT THROUGH EXISTING DOOR



VIEW FROM BASEMENT THROUGH EXISTING DOOR



EXTERIOR AT EXISTING DOOR OPENING

10912 MONTROSE AVE

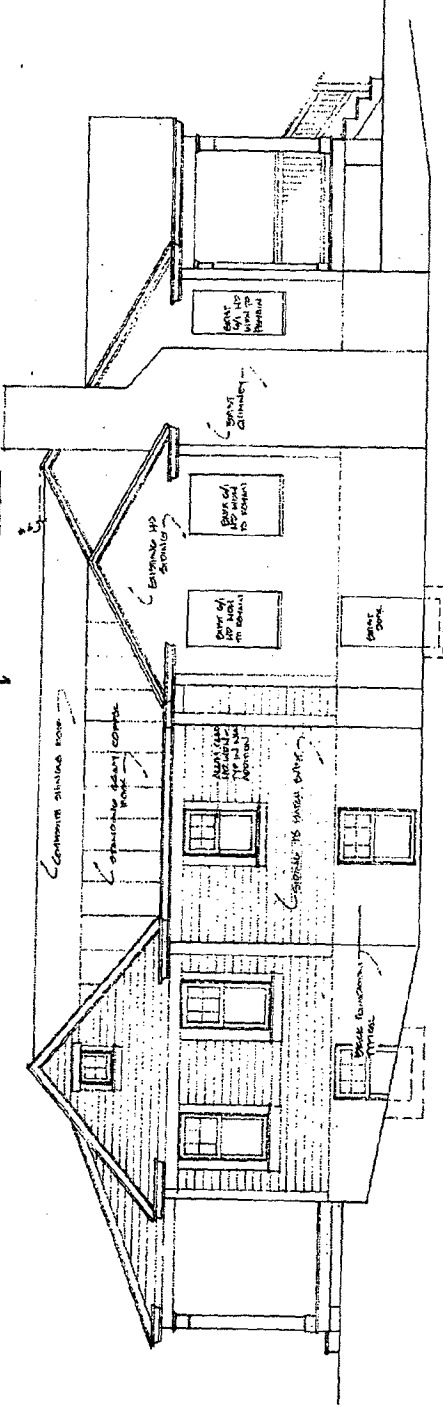
NO.	
REVISIONS	

Peoples Architects
 10912 Montrose Avenue
 Chevy Chase, MD 20815

10912 Montrose Avenue
 Chevy Chase, Maryland 20815

SOUTH ELEVATION
 Date: 6/20/05
 Scale: 1/16" = 1'-0"
 Drawn: G.P.
 Job: 10912
 Sheet: A1
 Of: Sheets

PROPOSED | EXISTING



(1) SOUTH ELEVATION

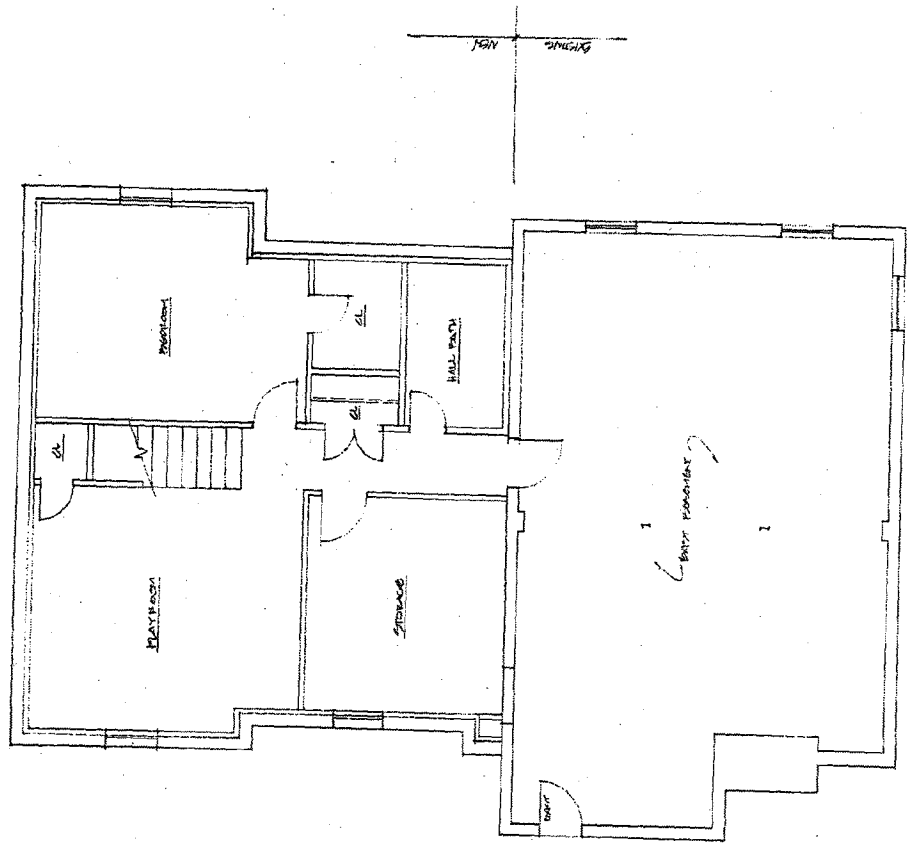
APPROVED PLANS

REVISIONS	BY

Peoples ARCHITECTS
 10912 Montrose Avenue
 Garrett Park, Maryland 20896

Proposed
 Basement
 PLAN

Date: 6/20/05
 Scale: 1/8" = 1'-0"
 Drawn: JLP
 Job: HAYPOSA
 Sheet: A4
 Of: Sheets



PROPOSED BASEMENT PLAN

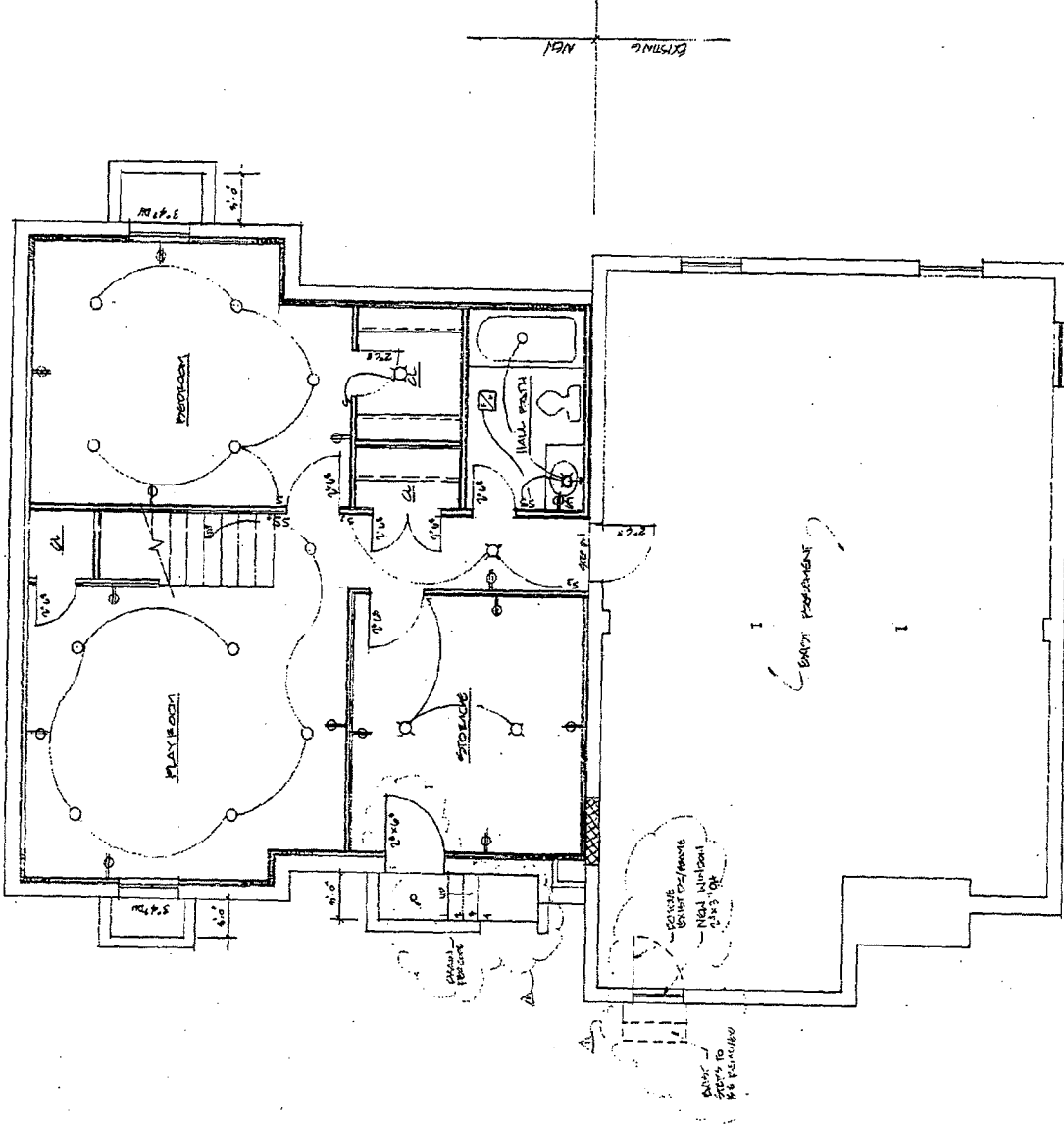
APPROVED PLANS

10912 Montrose Avenue
Correll Park, Maryland 20896

PeoplesARCHITECTS
TEL 201-493-5128
FAX 201-493-4133

BA-0001
PLAN 1

Date	8-10-05
Scale	1/4" = 1'-0"
Drawn	GVF
Job	BA0001
Sheet	A4
Of	Sheets



1 PROPOSED BASEMENT PLAN

PROPOSED CHANGE

STAFF ITEM

PeoplesARCHITECTS

LLC

February 7, 2006

Ms. Michele Oaks
Montgomery County Historic Preservation Commission
1109 Spring Street Suite 801
Silver Spring, Maryland 20910

**Reference: 10912 Montrose Avenue
Garrett Park, Maryland
HPC Case No. 30/13-05B**

Dear Ms. Oaks:

Per our conversation, I have attached revised drawings indicating the proposed relocated basement door. Existing approved conditions are on file with your office. Also included are pictures of the existing door area showing the extent of the recurring water infiltration.

As you can see in the photos, the drain is located inside the door rather than outside. The Owner is concerned that the water will affect the foundation over time. To remedy this problem the Owner is proposing to relocate the door to the adjacent window opening and replace the existing door opening with a window.

I appreciate your efforts on this project and look forward to your reply. Please feel free to contact me with any questions you or the commission may have concerning this door and window.

Sincerely,



Christopher L. Peoples, AIA
Architect

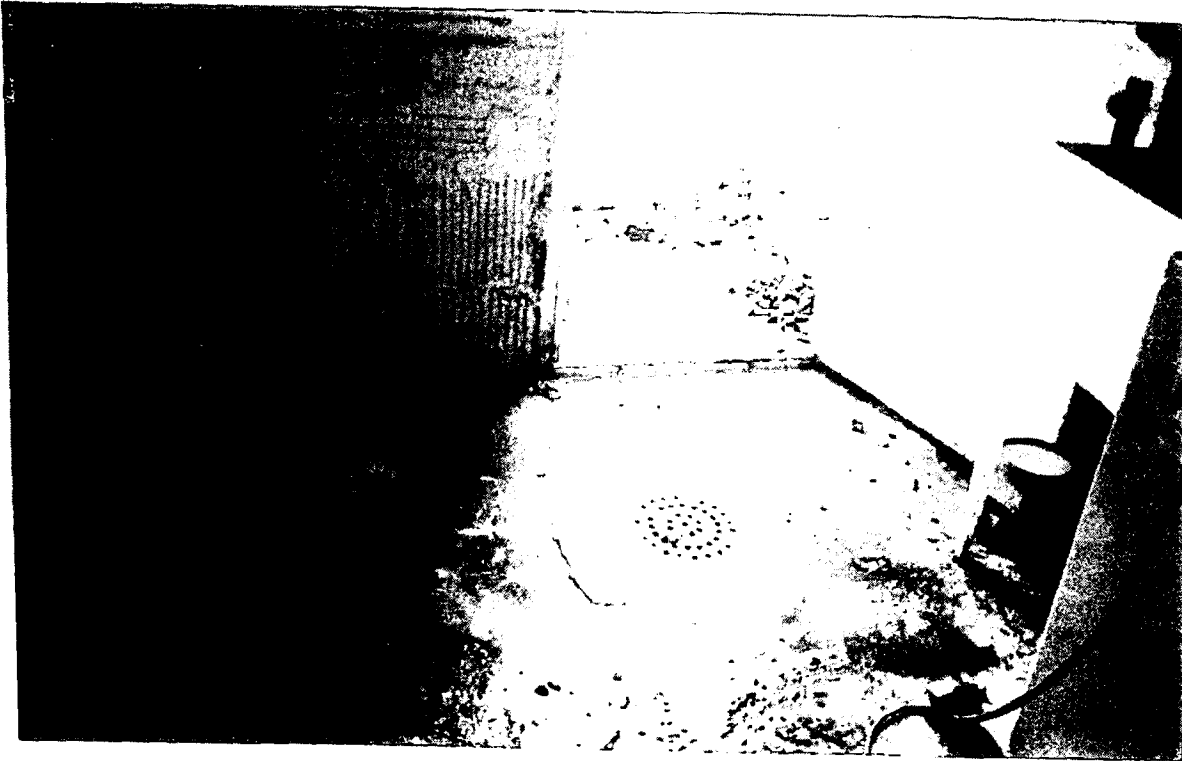


VIEW FROM BASEMENT THROUGH EXISTING DOOR



VIEW FROM BASEMENT THROUGH EXISTING DOOR

10912 MONTROSE AVE



VIEW FROM BASEMENT THROUGH EXISTING DOOR



EXTERIOR AT EXISTING DOOR OPENING

10912 MONTROSE AVE

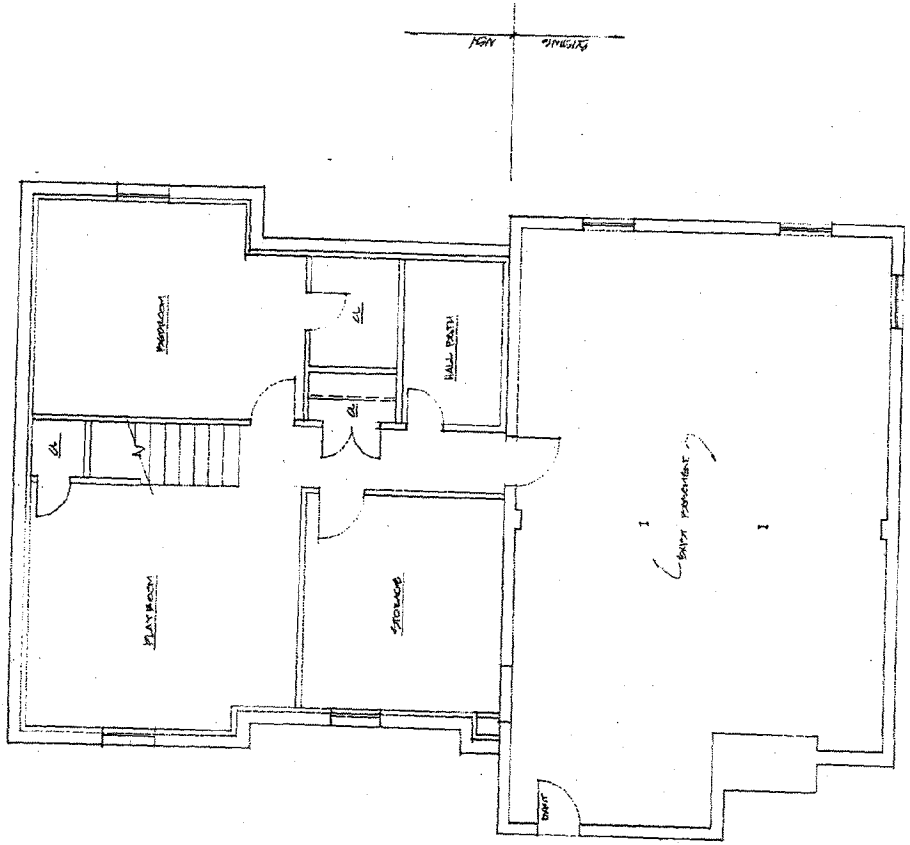
NO.	REVISIONS	BY

PeoplesARCHITECTS
 101-201-555-5148 FAX 101-201-555-5111
 215

10912 Montrose Avenue
 Greenbelt, Maryland 20896

Proposed:
 Basement
 Plan

Date	6/20/07
Scale	1/4" = 1'-0"
Drawn	AP
Job	PA-07-001
Sheet	A4
Of	Sheets



① PROPOSED BASEMENT PLAN

APPROVED PLANS

15

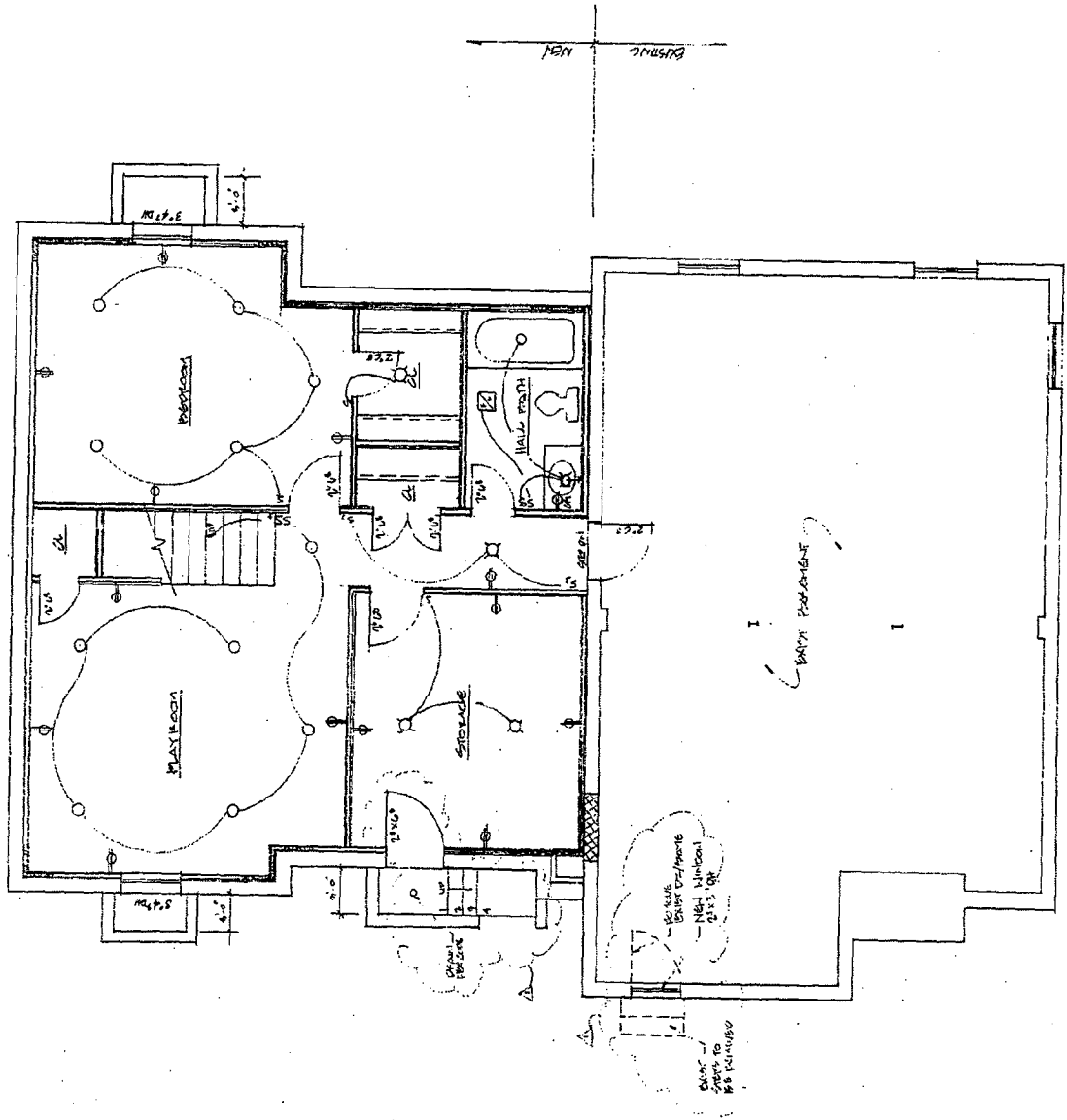
DATE	8/10/05
SCALE	1/4" = 1'-0"
DRAWN BY	CAF
JOB NO.	14754
SHEET	A4
DATE	
DATE	
DATE	
DATE	
DATE	

TEL: 701-403-2188 FAX: 701-403-4193
Peoples ARCHITECTS

10912 Montrose Avenue
 Correll Park, Maryland 20896

PROPOSED
 PLAN

Date	8/10/05
Scale	1/4" = 1'-0"
Drawn	CAF
Job	14754
Sheet	A4
01	Sheets



1 PROPOSED BASEMENT PLAN
 PROPOSED CHANGES

STAFF ITEM

Peoples ARCHITECTS

LLC

February 7, 2006

Ms. Michele Oaks
Montgomery County Historic Preservation Commission
1109 Spring Street Suite 801
Silver Spring, Maryland 20910

**Reference: 10912 Montrose Avenue
Garrett Park, Maryland
HPC Case No. 30/13-05B**

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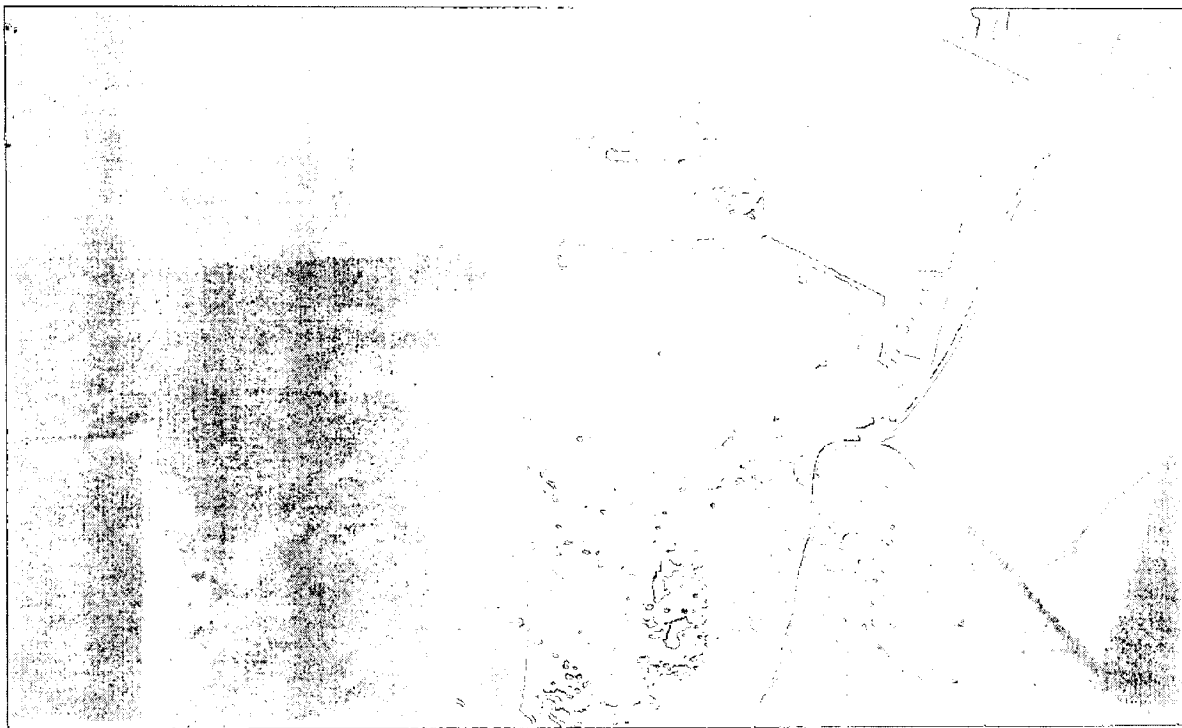
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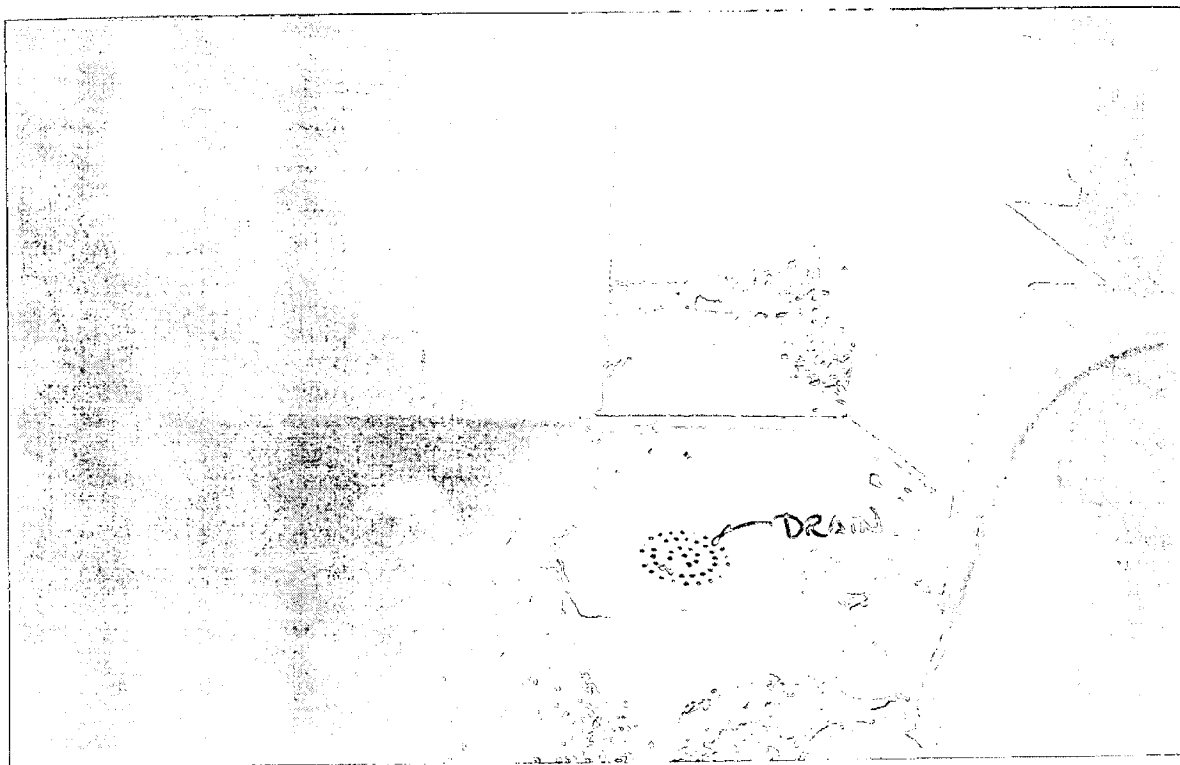
Sincerely,



Christopher L. Peoples, AIA
Architect



VIEW FROM BASEMENT THROUGH EXISTING DOOR



VIEW FROM BASEMENT THROUGH EXISTING DOOR



VIEW FROM BASEMENT THROUGH EXISTING DOOR

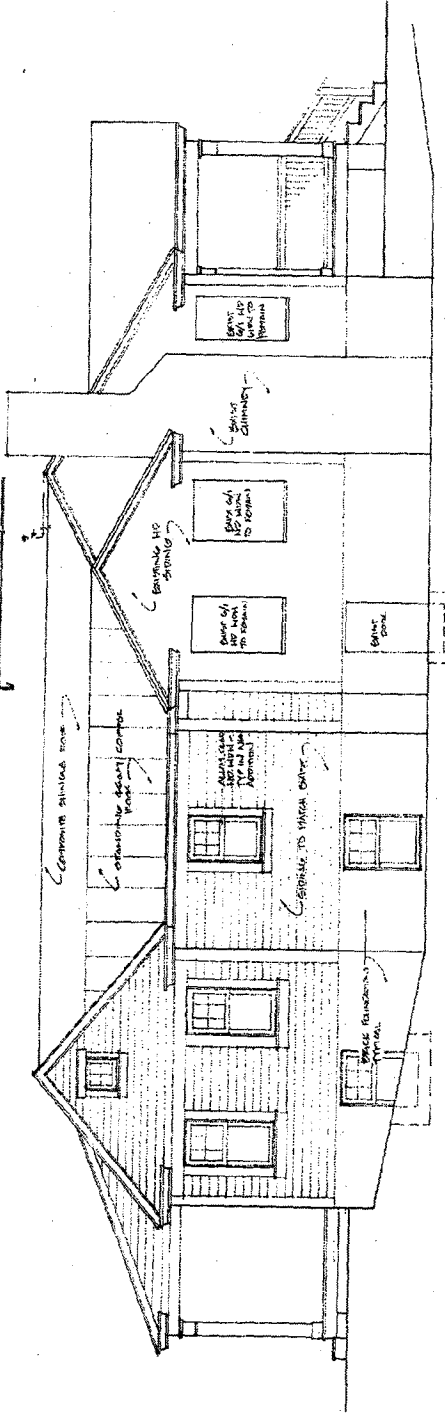


EXTERIOR AT EXISTING DOOR OPENING

10912 MONTROSE AVE

REVISIONS	NO.	DATE	DESCRIPTION
PeoplesARCHITECTS 10912 Montrose Avenue Corrett Park, Maryland 20894 Tel: 301-451-5188 Fax: 301-451-4113			
PeoplesARCHITECTS 10912 Montrose Avenue Corrett Park, Maryland 20894		SOUTH ELEVATION DATE: 6-20-05 SCALE: 1/4"=1'-0" DRAWN: GJP JOB: WAPDC SHEET: A9 OF: SHEETS	

PROPOSED + EXISTING



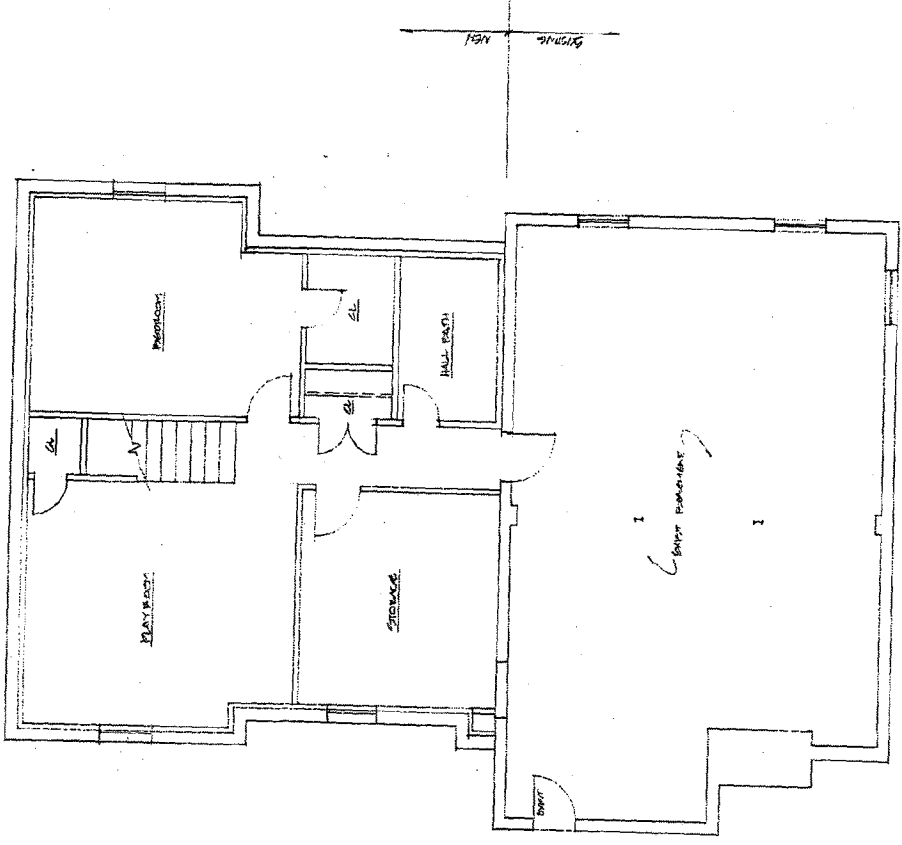
1 SOUTH ELEVATION

APPROVED PLANS

(11)

15

REVISIONS BY	PEOPLES ARCHITECTS 100 EAST 10TH STREET BALTIMORE, MD 21202	10912 Montrose Avenue Gorham Park, Maryland 20896	PEOPLES ARCHITECTS REGISTERED TITLE	Date: 6/20/07	Scale: 1/4" = 1'-0"	Drawn: D.E.	Job: 04-2006-	Sheet: A4	Of: 04
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1-1 PROPOSED BASEMENT PLAN

APPROVED PLANS

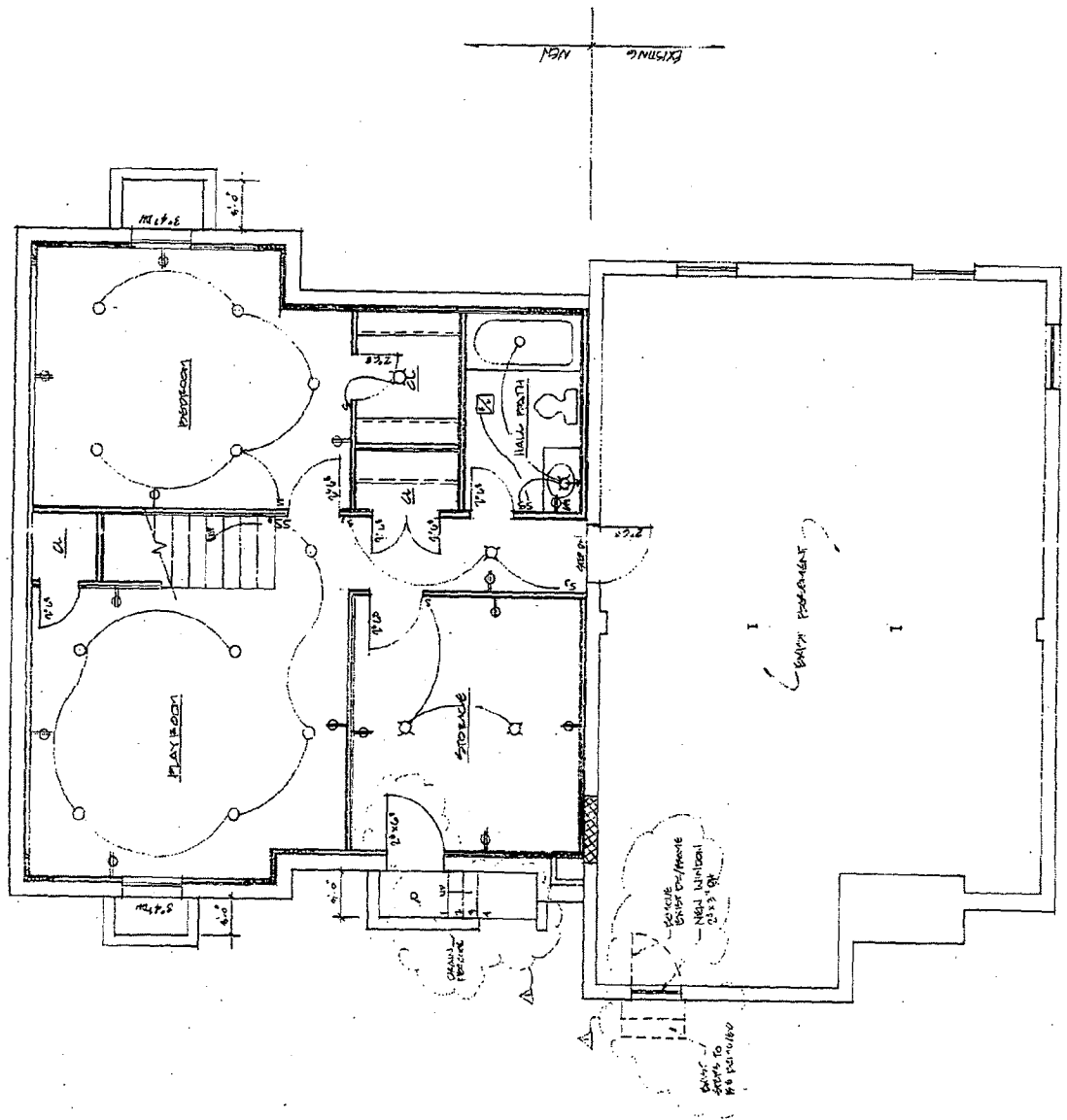
DATE	01/10/06
SCALE	1/4" = 1'-0"
DRAWN BY	CAF
JOB NO.	14752
SHEET	A4
OF SHEETS	01

Peoples ARCHITECTS
 10912 Montrose Avenue
 Corrett Park, Maryland 20896
 TEL 301-493-5188 FAX 301-493-4133

10912 Montrose Avenue
 Corrett Park, Maryland 20896

Peoples ARCHITECTS
 (PLAN)

Date	01/10/06
Scale	1/4" = 1'-0"
Drawn by	CAF
Job No.	14752
Sheet	A4
Of Sheets	01



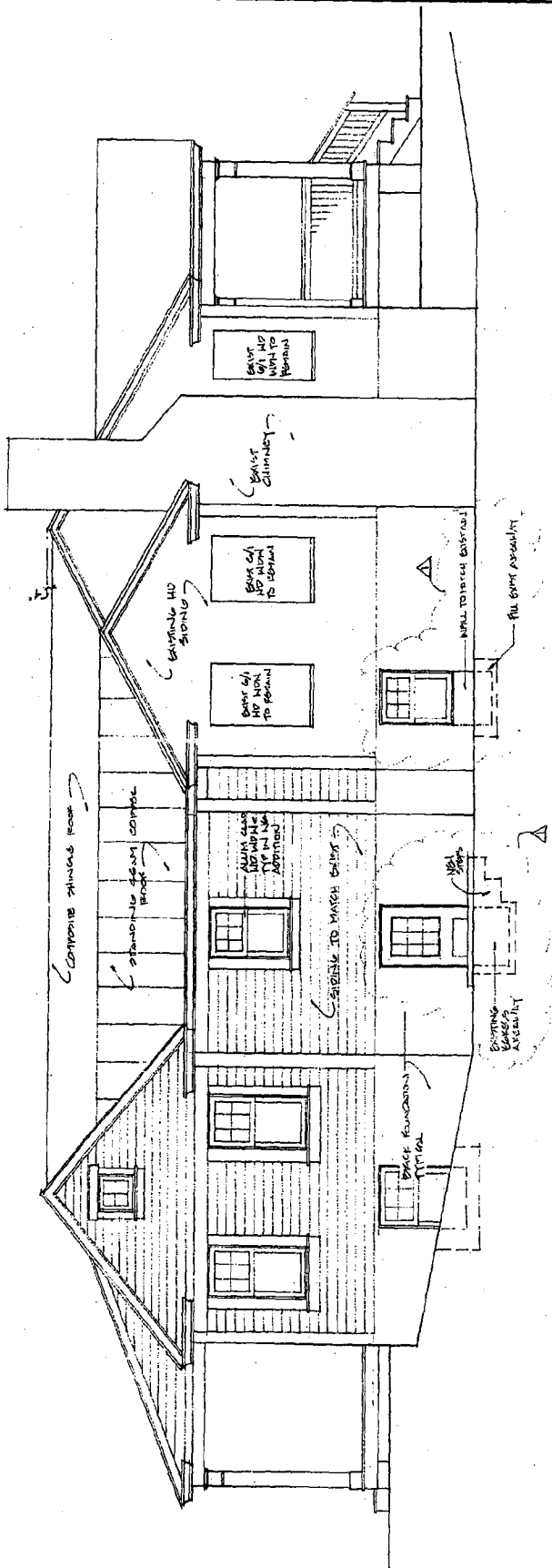
1 PROPOSED BASEMENT PLAN
 PROPOSED CHANGE

Date 8-10-05
 Scale 1/4"=1'-0"
 Drawn ZUP
 Job W-2002
 Sheet A12
 DI Sheets

SOUTH ELEVATION

10912 Montrose Avenue
 Corrett Park, Maryland 20896

Peoples ARCHITECTS
 TEL 201-493-5180 FAX 201-493-4133



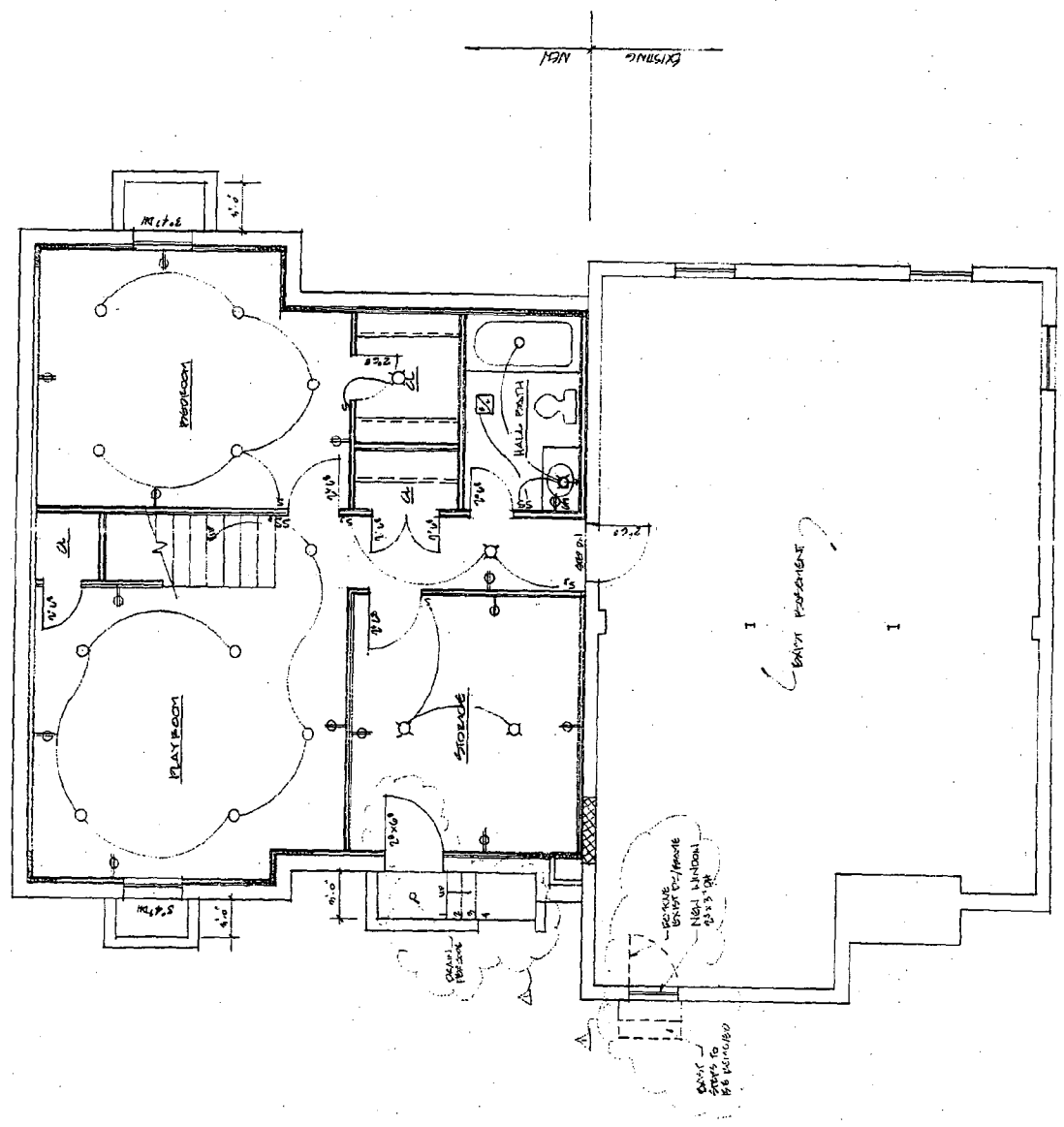
1 SOUTH ELEVATION

DATE	2-10-05
SCALE	1/4" = 1'-0"
DRAWN	CAF
JOB	1A705
SHEET	A4
OF	Sheets

Peoples ARCHITECTS
 212
 TEL 301-493-5188 FAX 301-493-4122

10912 Montrose Avenue
 Corrett Park, Maryland 20896

Basement
 Floor



1 PROPOSED BASEMENT PLAN

STAFF ITEM

Oaks, Michele

From: Harry.Gordon@burthill.com
Sent: Wednesday, February 08, 2006 3:26 PM
To: Oaks, Michele
Cc: garrett-park@comcast.net
Subject: 10912 Montrose Ave, Garrett Park, MD

Dear Michele:

Confirming our discussion today, Garrett Park does not object to the location of an entry way to the lower level in the addition that is being constructed at 10912 Montrose Avenue in Garrett Park, MD. Although this entry way would extend into the side setback somewhat, it will be below the finished grade and will not be a major visual feature on this elevation.

As a practical matter, the grade surrounding the historic structure cannot be readily modified to prevent the flow of water under the door into the existing basement of the historic structure and so a relocation of this entry is an appropriate solution.

Harry T. Gordon, FAIA
Chairman
Garrett Park Setback Advisory Committee
202.339.6866
<http://www.burthill.com>

Oaks, Michele

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Oaks, Michele

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Harry T. Gordon, FAIA
Chairman
Garrett Park Setback Advisory Committee
202.339.6866
<http://www.burthill.com>

February 7, 2006

Ms. Michele Oaks
Montgomery County Historic Preservation Commission
1109 Spring Street Suite 801
Silver Spring, Maryland 20910

**Reference: 10912 Montrose Avenue
Garrett Park, Maryland
HPC Case No. 30/13-05B**

Dear Ms. Oaks:

Per our conversation, I have attached revised drawings indicating the proposed relocated basement door. Existing approved conditions are on file with your office. Also included are pictures of the existing door area showing the extent of the recurring water infiltration.

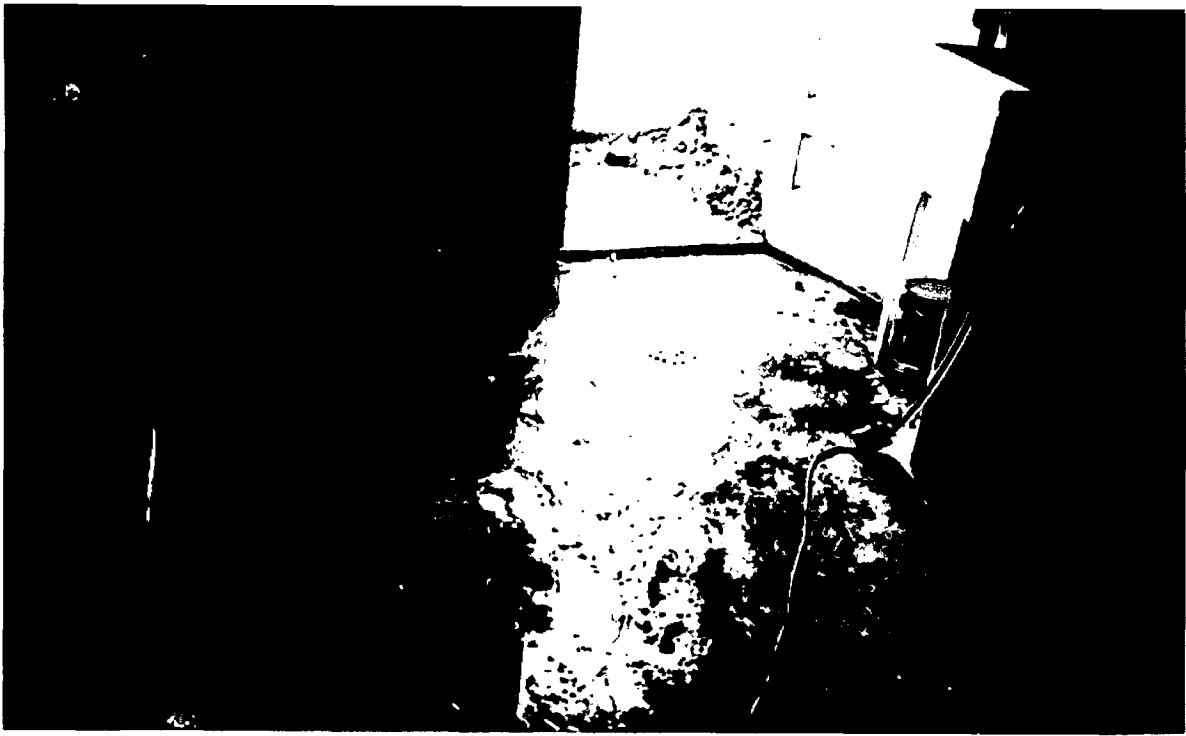
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I appreciate your efforts on this project and look forward to your reply. Please feel free to contact me with any questions you or the commission may have concerning this door and window.

Sincerely,



Christopher L. Peoples, AIA
Architect



VIEW FROM BASEMENT THROUGH EXISTING DOOR



VIEW FROM BASEMENT THROUGH EXISTING DOOR



VIEW FROM BASEMENT THROUGH EXISTING DOOR



EXTERIOR AT EXISTING DOOR OPENING

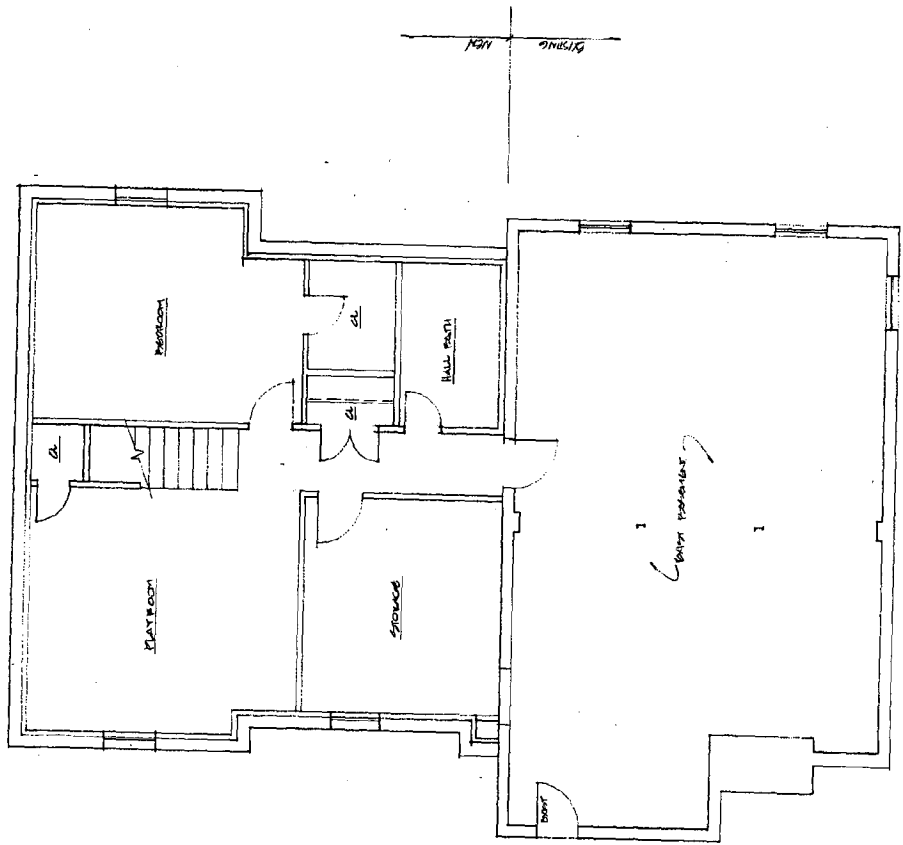
10912 MONTROSE AVE

REVISIONS	BY

Peoples ARCHITECTS
 101-451-5128 FAX 101-451-5125
 101-451-5128

10912 Montrose Avenue
 Garrett Park, Maryland 20896

Proposed
 Basement
 Plan
 Date 6-20-05
 Scale 1/4" = 1'-0"
 Drawn SJP
 Job No. 05-02-000
 Sheet A4
 Of 04



1 PROPOSED BASEMENT PLAN

APPROVED PLANS



February 9, 2006

Reggie Jetter
Department of Permitting Services
255 Rockville Pike
Rockville, Maryland 20850

RE: Modification to Approved HAWP
10912 Montrose Avenue, Garrett Park Historic District

Mr. Jetter:

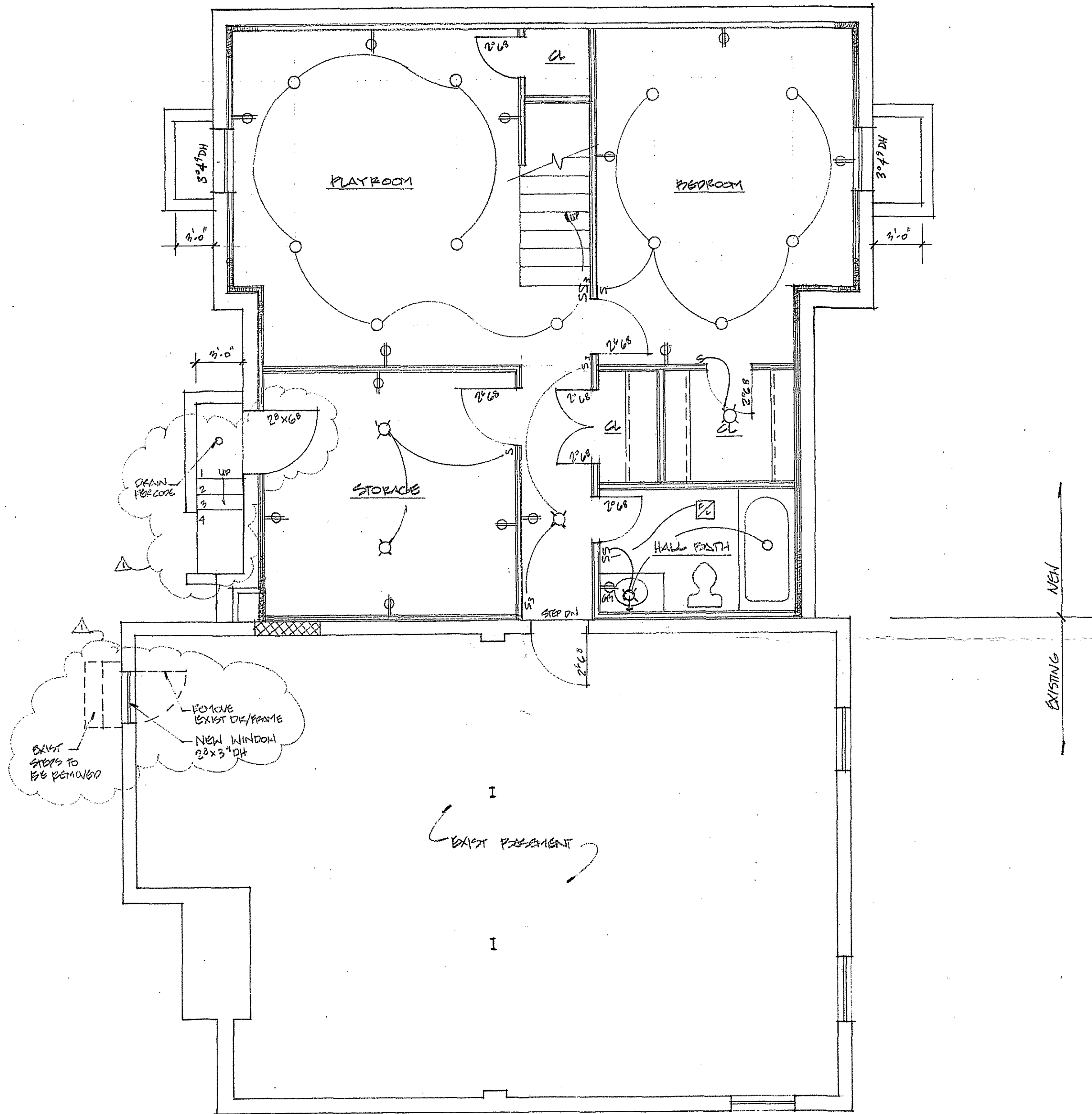
I am writing you this letter in response to the owner's desire to modify the original design for the south elevation for the abovementioned property. The applicants propose to change the door on the original massing to a window and install a door on the addition where there currently is a window proposed. This proposed modification to the plan was requested, as there are significant water problems with the door in its current location.

Please utilize this letter as the Commission's support for the issuance of a building permit for this change. If you have any additional questions, please do not hesitate to contact me at 301-563-3400. Thank you so much for your continued support of our program and your assistance in this matter.

Sincerely,

Michele Oaks, Senior Planner
M-NCPPC - Historic Preservation Office

Cc: Mr. Harry Gordon, Town of Garrett Park



1 PROPOSED BASEMENT PLAN

REVISED
 APPROVED
 Montgomery County
 Historic Preservation Commission
Michelle Sims
 2/9/06

REVISIONS	BY

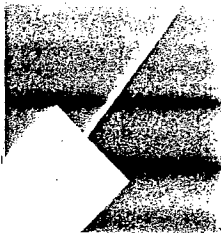
PeoplesARCHITECTS
 LLC
 TEL 301-493-5188 FAX 301-493-4133

10912 Montrose Avenue
 Garrett Park, Maryland 20896

BASEMENT PLAN

Date 8-10-05
 Scale 1/4" = 1'-0"
 Drawn CUP
 Job KADOR
 Sheet A4
 Of Sheets

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Date: October 6, 2005

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner (M)
Historic Preservation Section

SUBJECT: Historic Area Work Permit #388252 for rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on July 13, 2005. This application was **APPROVED with conditions**. The conditions of approval were:

1. The specification sheets outlining the manufacturer, model and description of product for all windows and doors, to be used in the addition will be submitted with the permit sets of drawings. If these specification sheets do not illustrate materials and designs typically approved by the Commission (simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance and solid wood exterior doors), the staff will require that they be reviewed and approved by the Commission in a revision to the approved Historic Area Work Permit Application.
2. Provide documentation regarding window installation on the front façade. If it cannot be established that historically there was a window in this location then the window cannot be installed.
3. A tree protection plan will be developed by a certified arborist and reviewed, approved by staff and implemented prior to the commencement of construction.

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

Applicant: Rita and Jawad Abdul Kader (Christopher Peoples, AIA)

Address: 10912 Montrose Avenue, Garrett Park Master Plan Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approve plans are made prior to the implementation of such changes to the project.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CHRISTOPHER PEOPLES
Daytime Phone No.: 301 493 5188

Tax Account No.: 00057860
Name of Property Owner: ELIA A. ABULKATEB Daytime Phone No.: 301 440 4600
Address: 5823 GLOUCESTER RD PETTING MD 20817
Street Number City State Zip Code
Contractor: KADER CONSTRUCTION Phone No.: 301 300 8000
Contractor Registration No.: 41805
Agent for Owner: CHRISTOPHER PEOPLES Daytime Phone No.: 301 493 5188

LOCATION OF BUILDING/PREMISE

House Number: 10912 Street: MONROSE AVE
Town/City: GARRETT PARK Nearest Cross Street: STEATHMORE AVE
Lot: 1 Block: 99 Subdivision: GARRETT PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 150,000
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.

Signature of owner or authorized agent: _____ Date: 10/12/05

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 10/12/05
Application/Permit No.: 355258 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

6

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

WRITTEN DESCRIPTION OF PROJECT

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

EXISTING STRUCTURE IS AN EXISTING BRICK STRUCTURE WITH (2 BR 1 BATH) CIRCA 1925
FULL PORCHMENT ON 50' WIDE LOT IN THE GARRETT PARK
HISTORIC DISTRICT - GARRETT PARK, MD. ONE OUTBUILDING
IS LOCATED ON THE SITE (GARAGE) BUT IS ALSO AN
OUTSTANDING RESOURCE. CURRENT GARAGE CAN ONLY
BE ACCESSED VIA THE NEIGHBOR'S DRIVEWAY. SITE
CONTAINS MATURE TREES. TREE DESCRIPTION IS LISTED
PAGE # 19, SECTION 2, GARAGE PARK, MONITORING POINT #15

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

PROJECT CONSISTS OF AN ADDITION TO THE REAR OF THE
EXISTING STRUCTURE. EXISTING STRUCTURE TO REMAIN. ADDITION
WILL USE SAME MATERIALS AS EXISTING HOUSE AND WILL
COMPLEMENT THE ORIGINAL STAIR OUTBUILDING (GARAGE) WHICH
BE RELOCATED TO REAR CORNER LOT AWAY FROM NEIGHBOR'S
DRIVEWAY FOR USE AS A POTTING SHED.

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 crown 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, (301)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.

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10912 Montrose Avenue, Garrett Park	Meeting Date:	07/13/05
Resource:	Outstanding Resource Garrett Park Historic District	Report Date:	07/06/05
Review:	HAWP	Public Notice:	06/29/05
Case Number:	30/13-05A	Tax Credit:	None
Applicant:	Rita and Jawad Abdul Kader	Staff:	Michele Oaks

PROPOSAL: Rear Addition**RECOMMEND:** Approve with Conditions

RECOMMENDATION: Staff recommends that the Commission approve this Historic Area Work Permit (HAWP) application with the conditions that:

1. The specification sheets outlining the manufacturer, model and description of product for all windows and doors, to be used in the addition will be submitted with the permit sets of drawings. If these specification sheets do not illustrate materials and designs typically approved by the Commission (simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance and solid wood exterior doors), the staff will require that they be reviewed and approved by the Commission in a revision to the approved Historic Area Work Permit Application.
2. Provide documentation regarding window installation on the front façade. If it cannot be established that historically there was a window in this location then the window cannot be installed.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Garrett Park Historic District.
STYLE: Colonial Revival/Craftsman "Chevy House"
DATE: 1927

This one-story, three-bay, dwelling is clad in German lap siding and the asphalt shingle roof is detailed with a brick chimney. The house is set upon brick perimeter foundation and is ornamented with a projecting gable porch, which contains small, square, Doric porch columns and a simple square, inset picket balustrade. The house also contains a large wooden deck, which protrudes from the rear elevation. The property also contains a one-car garage, designated also as an outstanding resource and clad in wood lap siding. The garage contains its original set of six, light, three-paneled, roller bearing sliding garage doors.

The subject lot contains several mature trees and measures approx. 56' wide by 190' long.

APPLICABLE GUIDELINES:

When reviewing alterations and additions to Outstanding resources within the Garrett Park *Master Plan* Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
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 a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.
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, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

Secretary of the Interior's Guidelines for Rehabilitation

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent new construction will 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.

PROPOSAL: The applicant proposes to:

1. Remove the existing deck.
2. Construct a one-story rear addition. This addition in will be of frame construction, clad in wood, German siding and sheathed in standing seam metal and fiberglass shingles. The height of the addition will be approx. 4" lower than the existing roof height of the historic massing. The applicant is proposing to utilize wood, simulated divided light, 6/1 windows.
3. Install the window removed from the rear elevation in the open space on the front façade.
4. Install a flagstone front walkway.
5. Relocate the existing garage on the property to the rear property line.

**No existing trees on the property will be affected by the new addition.

STATISTICS:

Existing

Lot Coverage of Existing Structure = 13.22%

Lot Coverage of Existing Garage = 2.2%

Proposed

Lot Coverage of Proposed Structure (Existing + New) = 18.98%

Lot Coverage of Existing Garage (Relocated) = 2.2%

STAFF DISCUSSION

Topic #1 Remove the existing rear deck.

This element is not original to the house and as such staff does not object to its removal.

Topic #2 Construct a one-story rear addition. This addition in will be of frame construction, clad in wood, German siding and sheathed in standing seam metal and fiberglass shingles. The height of the addition will be approx. 4" lower than the existing roof height of the historic massing. The applicant is proposing to utilize wood, simulated divided light, 6/1 windows.

The proposed new construction will be located at the rear of the dwelling and will only moderately visible from the streetscape, as there are two houses with two-story additions, which flank their house. The design of the proposed rear addition is sympathetic in size, scale and massing to the original block of the house and takes details from the original house, yet is not replicative. Staff feels that by setting in the addition from the side elevations and maintaining a lower roofline, that there is a clear delineation between the historic fabric and the proposed new construction. The proposed addition is large in size, yet is smaller in footprint to the existing house and is sited on a very long lot (190' long). Therefore, staff feels that the proposed addition is compatible with the building and its associated landscape and does not negatively impact the original house.

Additionally, staff commends the applicants proposed material specification list, which includes a brick foundation, painted wood, German siding and trim, wood double hung 6/1, simulated-divided light windows and a standing seam metal and fiberglass shingle roofing materials. The Commission appreciates reviewing projects where the applicant is specifying the use of quality materials.

Staff recommends approval.

Topic #3 Install the window removed from the rear elevation in the open space on the front façade.

Adding features onto the historic massing, is always problematic unless documentation can be provided. Staff supports this installation only if the applicant can provide staff with documentation (historic photo, physical documentation of a header in the wall) that there was a window historically in this location.

Topic #4 Install a flagstone front walkway.

The proposed walkway will be compatible with the existing streetscape and the environmental setting of the historic district. Staff recommends approval.

Topic #5 Relocate the existing garage on the property to the rear property line.

The relocation of this garage provides an opportunity in the future for the applicant to install a driveway and return the building into usable garage. The garage's current location does not provide this opportunity due to topography and its close proximity to the house and the existing lot line. Staff recommends approval.

STAFF RECOMMENDATION:

Staff recommends that the Commission *approve with the above-stated conditions* the HAWP application as being consistent with Chapter 25A-8(b) 1 and 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

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 a 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*.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits or the commencement of the project and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, if applicable, five days prior to commencement of work, and within two weeks following completion of work.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

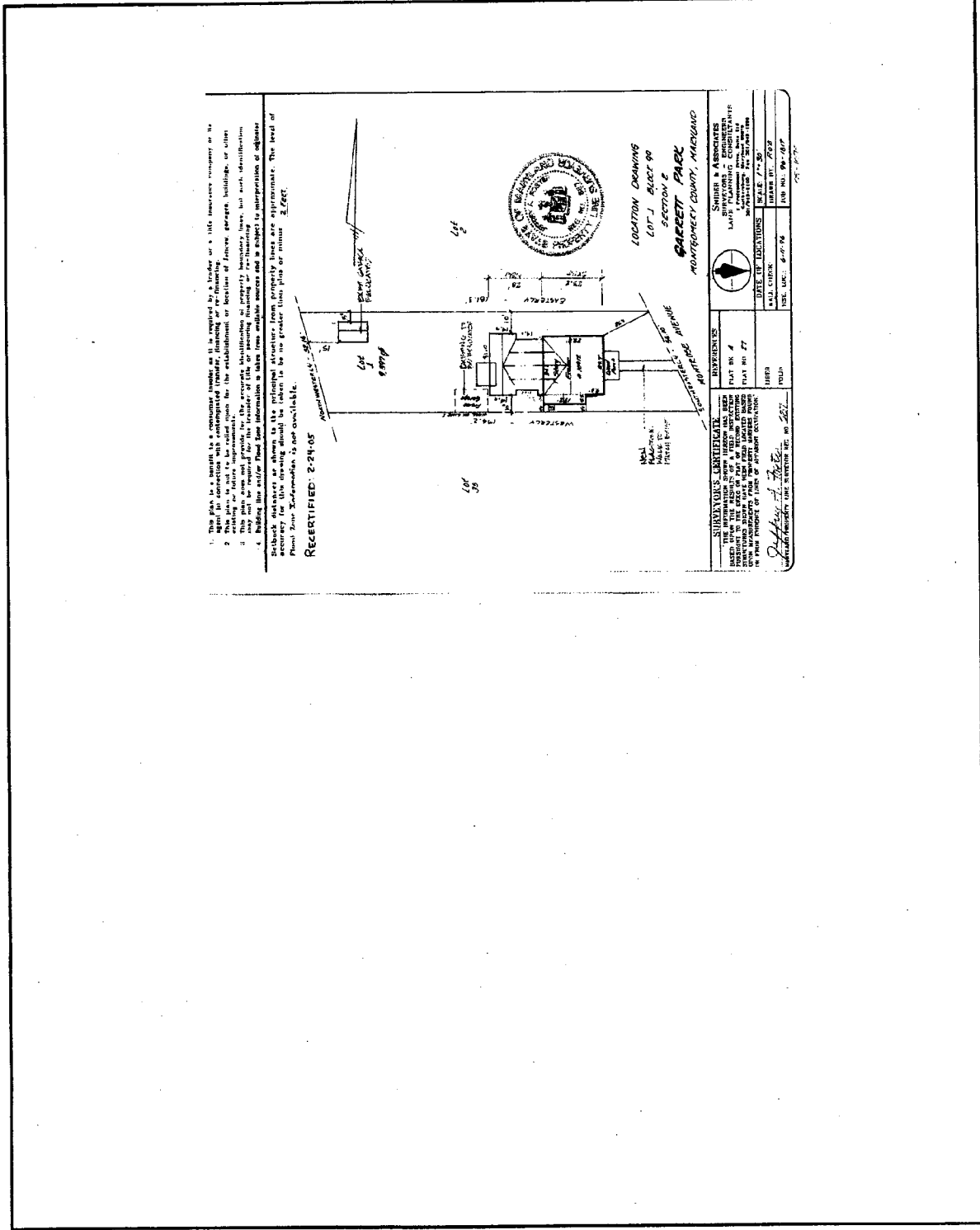
Owner's mailing address	Owner's Agent's mailing address
5823 GOLDSBORO ROAD BETHESDA, MD 20817	CHRISTOPHER L. PEOPLES, AIA PEOPLES ARCHITECTS 9916 WILDWOOD ROAD KENSINGTON, MD 20895
Adjacent and confronting Property Owners mailing addresses	
CHARLES SNYDER 10910 MONTROSE AVE PO BOX 571 GARRETT PARK, MD 20896	PAUL + MARGARET IRVIN 10914 MONTROSE AVE PO BOX 499 GARRETT PARK, MD 20896
ROBERT M. FROST, JR 10915 MONTROSE AVE PO BOX 212 GARRETT PARK, MD 20896	DAMIAN + STEPHANIE SALVATORE 10909 MONTROSE AVE GARRETT PARK, MD 20896

REVISIONS	BY

Peoples Architects
 10110 15th St
 San Francisco, CA 94133
 TEL: (415) 778-1100

10912 Montrose Avenue
 Corbett Park, Maryland 20896

Date: 6-20-05
 Scale: 1" = 30'
 Drawn: CJP/VL/VNO
 Job: H-8986
 Sheet: A1
 Of: 8 Sheets



1. This plan is a survey and a certificate under as it is required by a local or state statute, ordinance or regulation in connection with a proposed transfer, financing or refinancing of real property, or other activity or other improvement.
 2. This plan is a survey and a certificate under as it is required by a local or state statute, ordinance or regulation in connection with the establishment or location of a fence, garage, building, or other structure or other improvement.
 3. This plan is a survey and a certificate under as it is required by a local or state statute, ordinance or regulation in connection with the establishment of a right-of-way, easement, or other interest in real property.
 4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of offshore setbacks, distances or shown to its principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
 Plans' Error: Information is not available.

RECEIVED: 2-24-05



LOCATION DRAWING
 LOT 1 SHEET 90
 SECTION 6
 MONTGOMERY COUNTY, MARYLAND

UNLAWFUL TRANSFER
 THE MONTGOMERY COUNTY RECORDS HAS BEEN SEARCHED AND NO RECORDS HAVE BEEN FOUND IN THE RECORDS OF THE COUNTY RECORDS DEPARTMENT THAT WOULD INDICATE THAT THIS PLAN IS UNLAWFUL.
 DATE OF RECORDS SEARCH: 7-1-05
 NAME: J. J. J. J.
 TITLE: J. J. J. J.
 MONTGOMERY COUNTY, MARYLAND

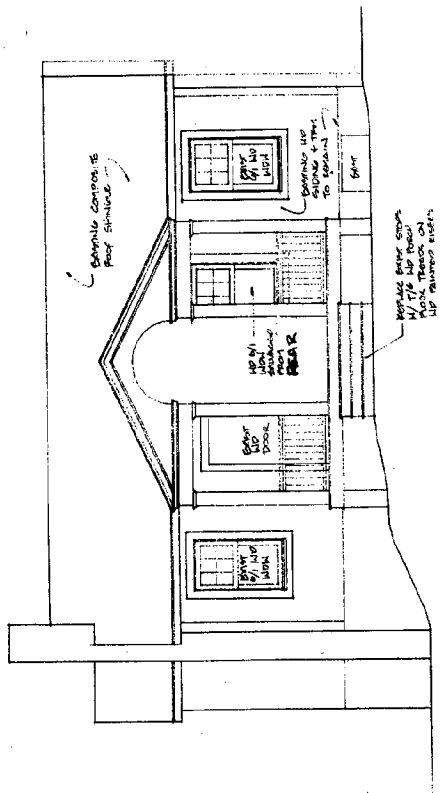
DATE OF RECORDS SEARCH: 7-1-05
 NAME: J. J. J. J.
 TITLE: J. J. J. J.
 MONTGOMERY COUNTY, MARYLAND

REVISED BY	

PeoplesARCHITECTS
 10120-481-5188
 10120-481-5188

10912 Montrose Avenue
 CORRETT PARK, MARYLAND 20896

EAST ELEVATION
 Date: 6/30/05
 Scale: 1/4" = 1'-0"
 Drawn: CLP
 Job: M0506...
 Sheet: A6
 Of: Sheets



1 EAST ELEVATION - FRONT OF HOUSE

NO.	REVISIONS	BY

PEOPLES ARCHITECTS
 10912 MONTROSE AVENUE
 GORRETT PARK, MARYLAND 20896
 TEL: (301) 491-1514 FAX: (301) 491-1513

10912 Montrose Avenue
 GORRETT PARK, MARYLAND 20896

WEST ELEVATION

Date: 6-10-05
 Scale: 1/4" = 1'-0"
 Drawn: JAY
 Job: 10912A
 Sheet: A7
 Of: 8 sheets



REVISIONS	BY

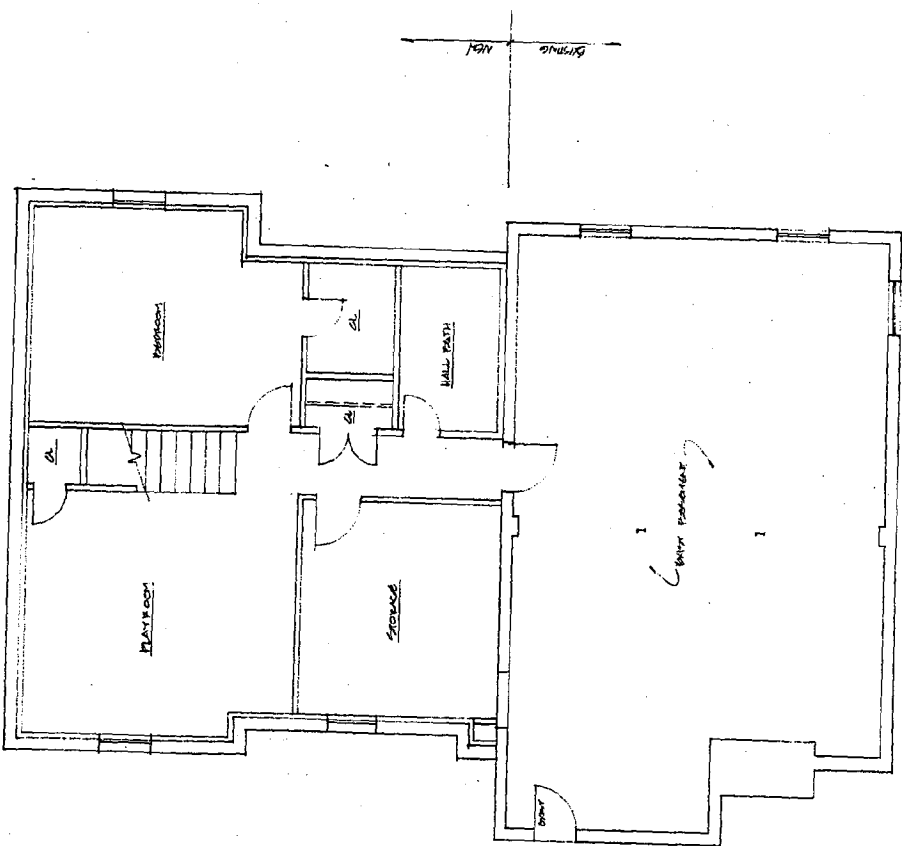
Peoples Architects
101-101-448 5145
101-101-448 5145

10912 Montrose Avenue

Garrett Park, Maryland 20896

PROPOSED
BASEMENT
PLAN 1

Date	6-20-05
Scale	1/4" = 1'-0"
Drawn	DAF
Job	101-101-448
Sheet	AA
Of	Basement



1 PROPOSED BASEMENT PLAN

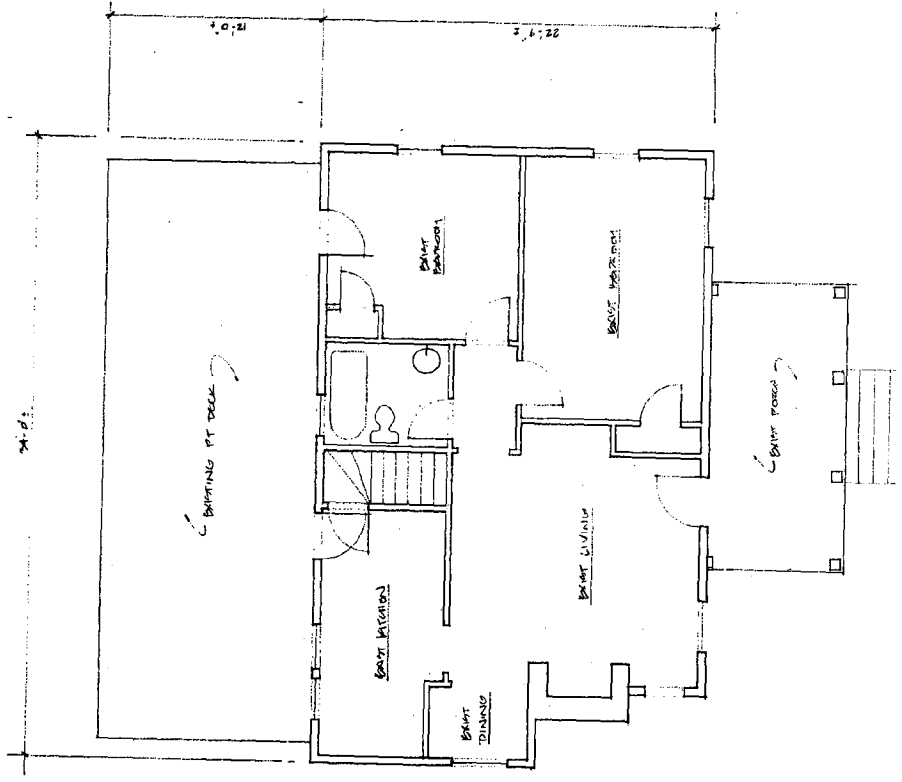
NO.	DATE	REVISIONS

Peoples ARCHITECTS
 2127
 301-473-8784 FAX 301-473-8784

10912 Montrose Avenue
 Corrett Park, Maryland 20896

EXISTING
 FIRST
 FLOOR
 PLAN

Date: 6-20-08
 Scale: 1/4" = 1'-0"
 Drawn: SA
 Job: 2008-001
 Sheet: A-3
 Of: 3 Sheets



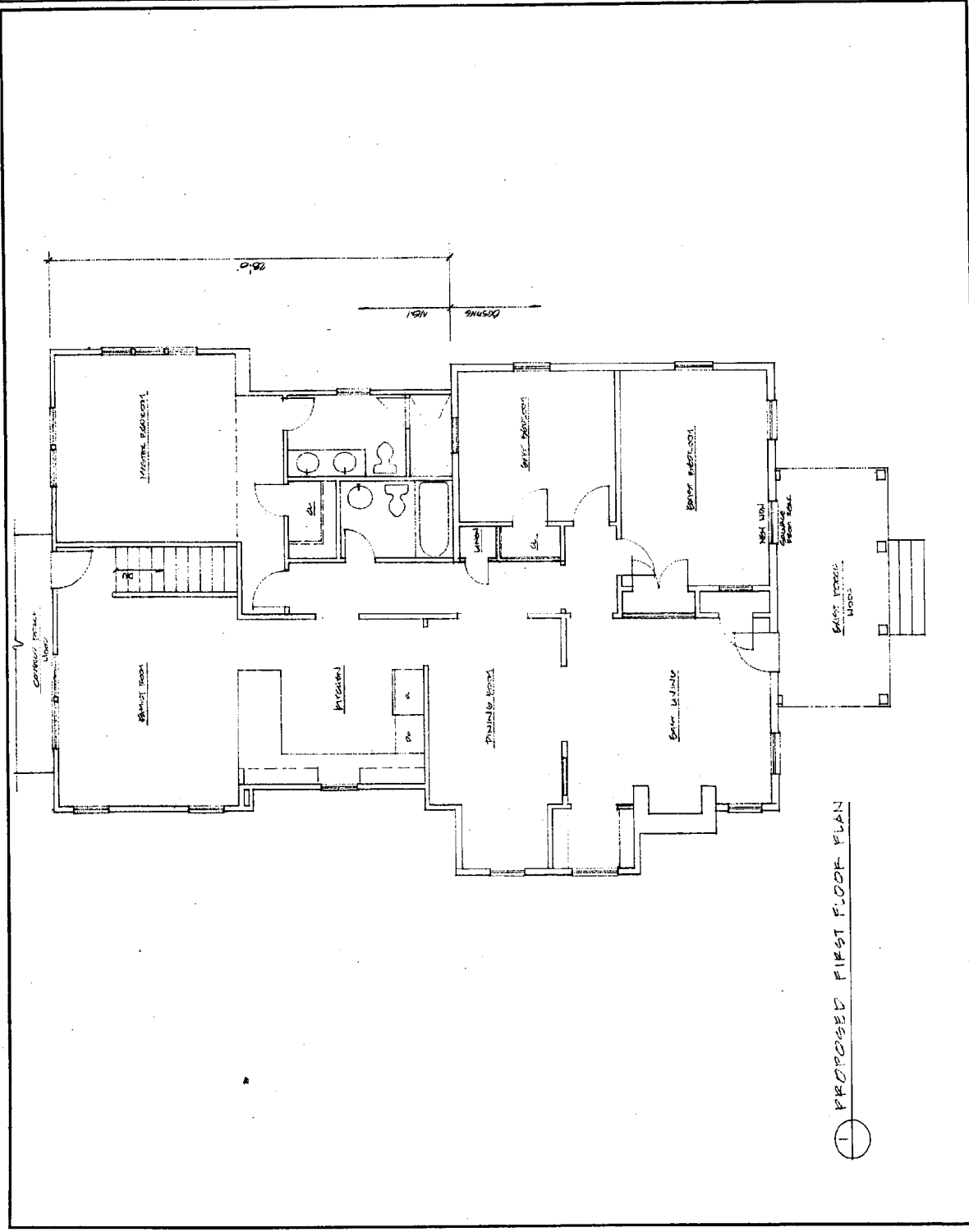
EXISTING FIRST FLOOR PLAN

NO.	DATE	BY	REVISIONS

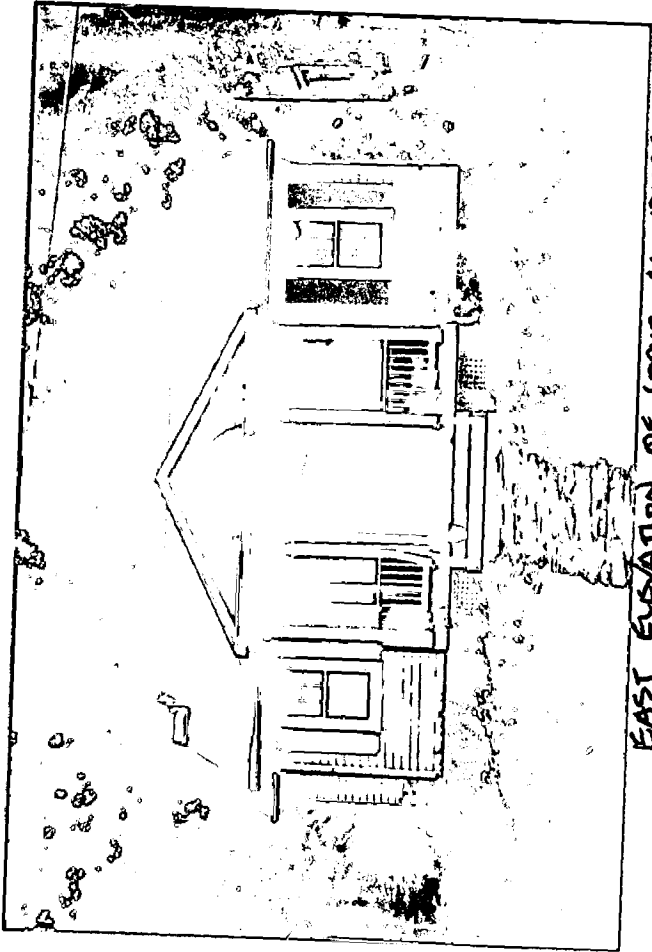
Peoples ARCHITECTS
 171 W. 40th St. NYC, NY 10018
 TEL: 212-462-1188 FAX: 212-462-1122

10912 Montrose Avenue
 Garrett Park, Maryland 20896

PROPOSED FIRST FLOOR PLAN
 Date: 6/20/05
 Scale: 1/4" = 1'-0"
 Drawn: JCF
 Job: 10912A
 Sheet: A5
 Of: 2 Sheets



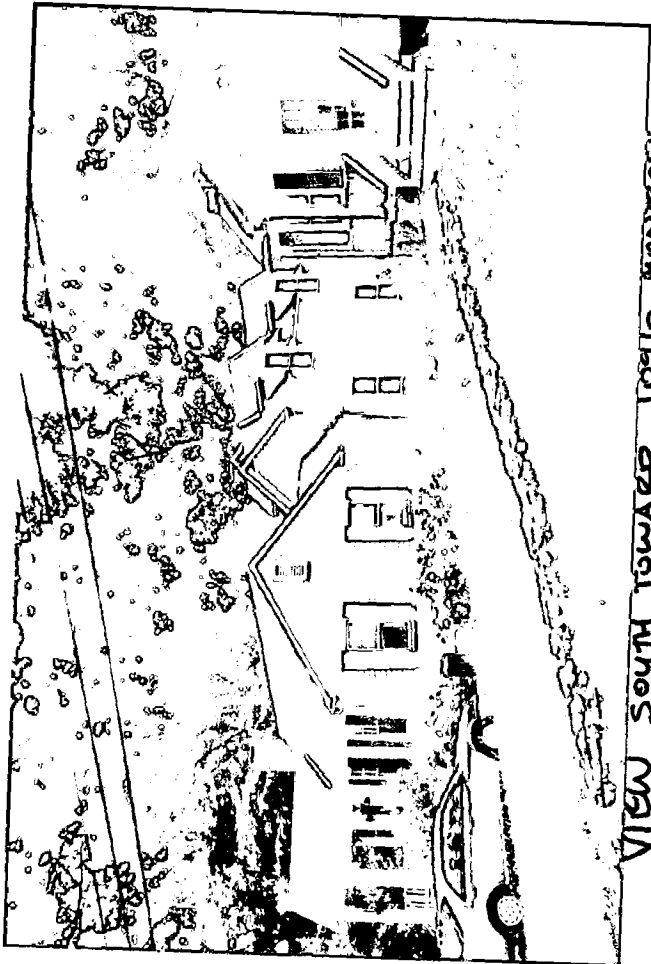
1 PROPOSED FIRST FLOOR PLAN



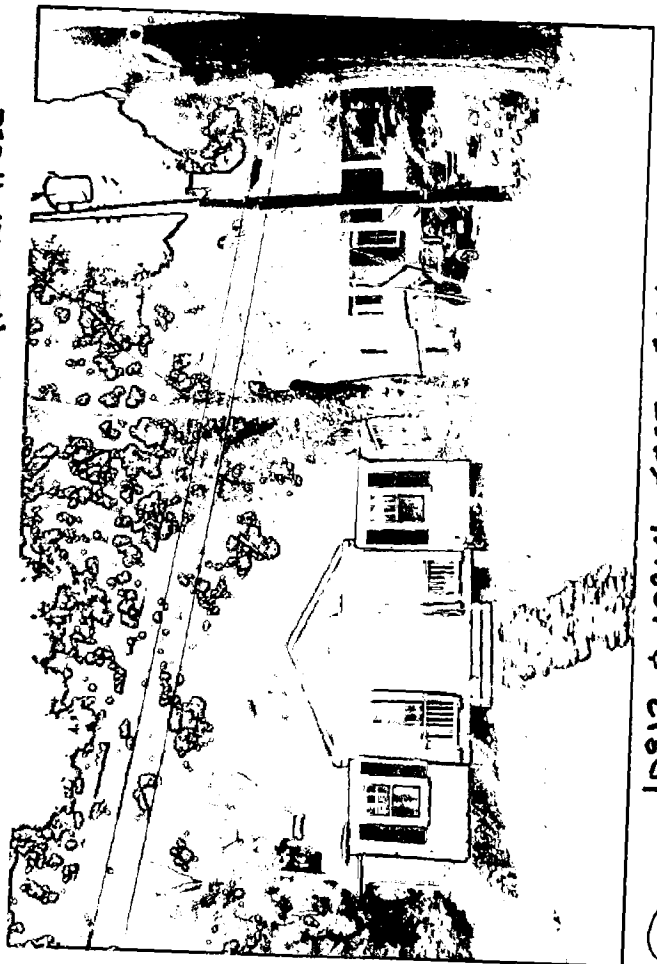
EAST ELEVATION OF 10912 MONTROSE



CONJOINING PROPERTY TO EAST



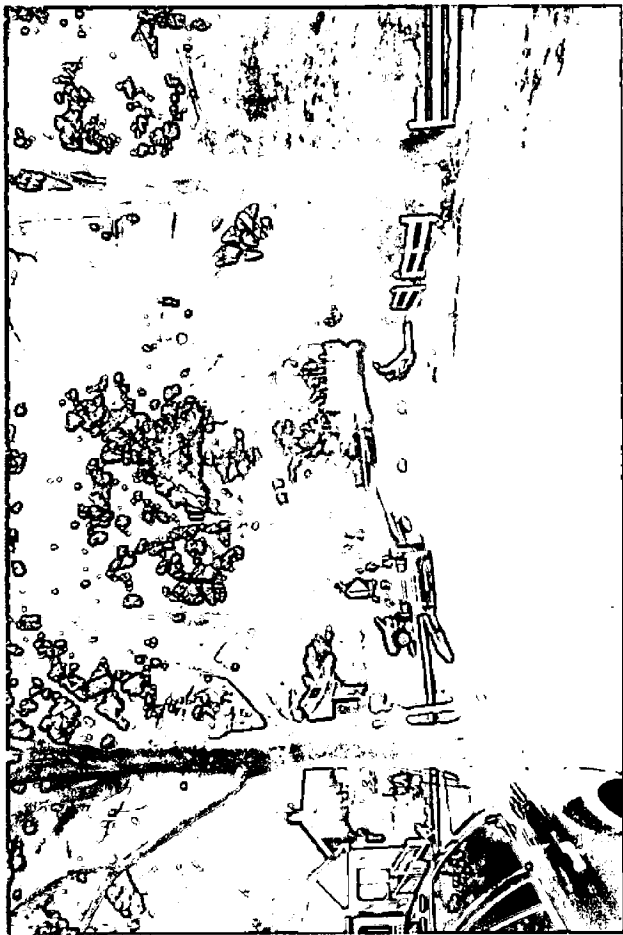
VIEW SOUTH TOWARD 10910 MONTROSE



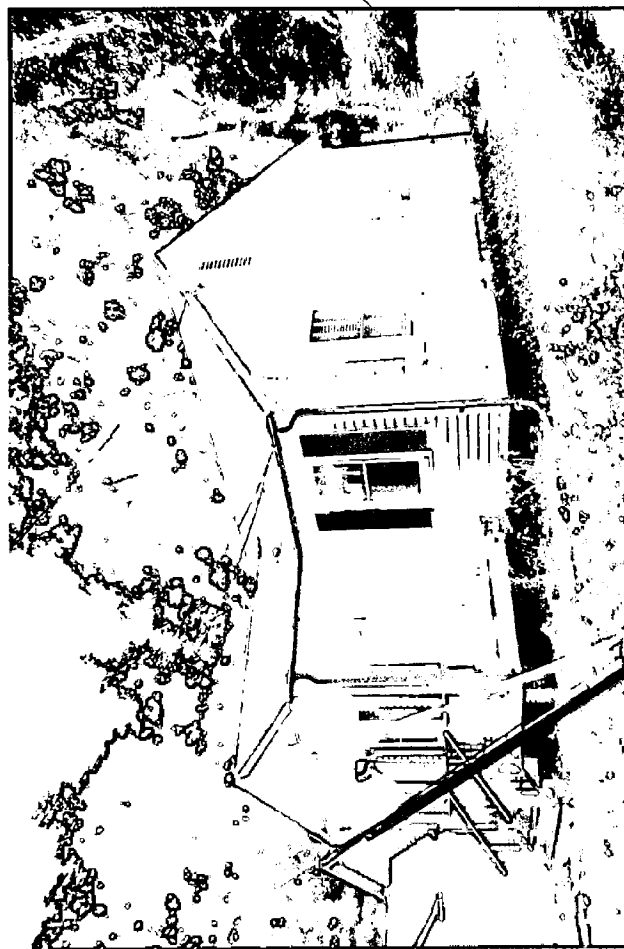
10912 & 10914 EAST ELEVATIONS



MONTROSE AVE TO NORTH



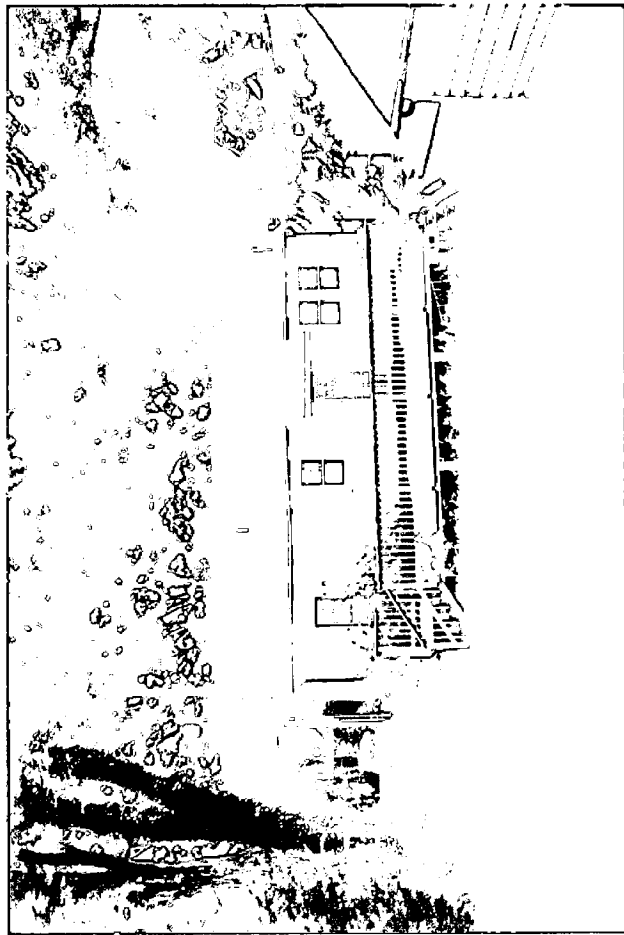
MONTROSE AVE TO SOUTH



10912 FROM NORTH EAST (+ NORTH ELEV)



SOUTH ELEVATION OF 10912



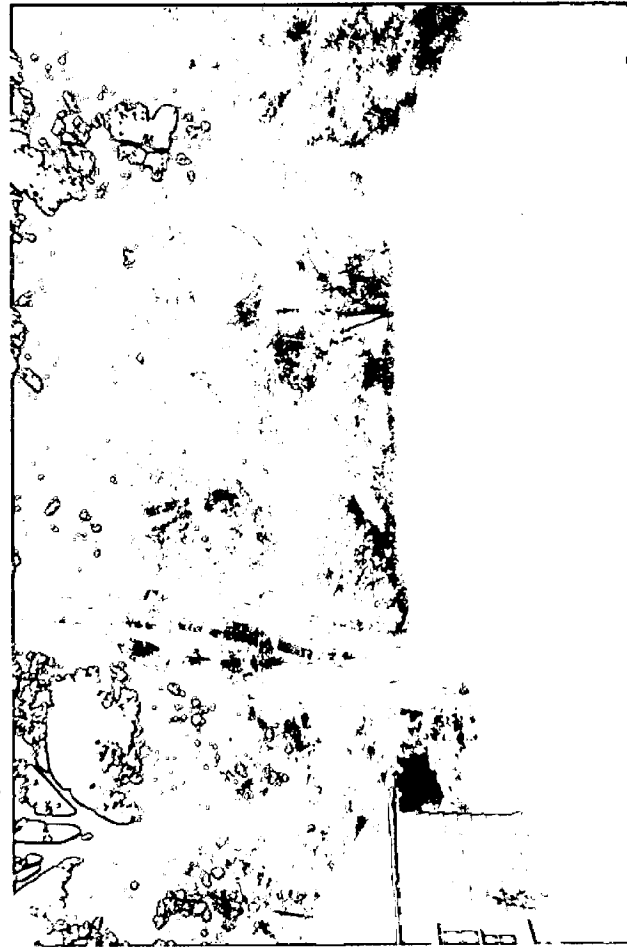
REAR (WEST) OF 10912 MONTROSE



VIEW TO SOUTH (10910) FROM REAR OF 10912



VIEW TO 10914 FROM REAR OF 10912



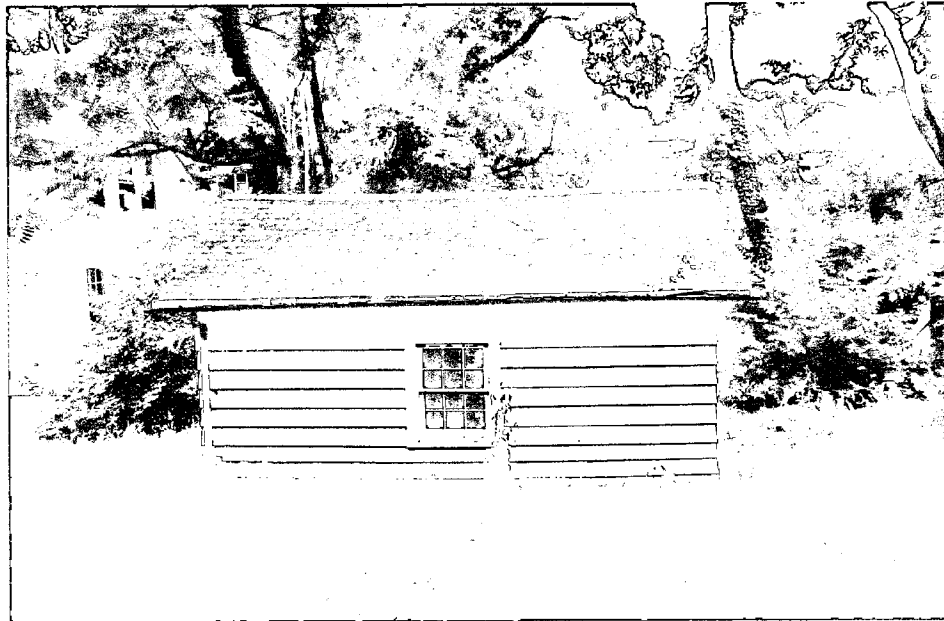
10912 REAR YARD



VIEW ACROSS STREET FROM 10912 MONTROSE



OUTBUILDING (GARAGE)



OUTBUILDING (GARAGE)



VIEW NORTHEAST FROM PORCH OF 10912

27



18001 Bowie Mill Road • Rockville, Maryland 20855
 www.arborcare-inc.com
 (301) 570-6033 • Fax (301) 570-6133



To: KADER CONSTRUCTION
 5823 Goldsboro Road
 Bethesda, MD 20817

Proposal: 37865

Date: 8/19/2005

Attention	Project	Salesperson
Jawad Kader	36A13 Kader Const. 8/18 8-9am Conf SC (resch.)	Castrogiovanni, Steve

ArborCare, Inc. is pleased to submit to you the following Proposal for your approval. Please initial each item that you wish to accept, sign the bottom of the Agreement, and return one copy of this Proposal with deposit (if one is requested).

Item #	Description	Initial	Price
<u>PRE CONSTRUCTION</u>			
1	MECHANICAL ROOT PRUNING APPROX 25 LINEAR FEET EXTENDING TO THE BACK YARD COMING OFF OF THE RIGHT REAR CORNER OF THE HOUSE. Prune roots to a soil depth ranging from 24-30" using a mechanical trencher, root pruner, or equivalent. Backfill trench immediately following pruning using the soil displaced during pruning. **If specified, a variety of materials may be mixed with the native soil to enhance soil structure and fertility.	<input type="checkbox"/>	475.00
2	DOUBLE RATE BIOSTIMULANT AND MYCORRHIZAE	<input type="checkbox"/>	475.00

APPROVED
 Montgomery County
 Historic Preservation Commission
Michele...
 10/20/05

(1) 32" DBH SILVER MAPLE AT THE RIGHT SIDE OF THE HOUSE.

Soil inject the designated tree(s) and/or shrub(s) with a double rate of root growth biostimulant containing humic acid, sea kelp extract, yucca wetting agent and chelated micronutrients for improving soil conditions and promoting root growth. Mycotree injectable (mycorrhizal spores of beneficial ecto- and endo-mycorrhizal fungi) will also be added to colonize the fine feeder roots of the tree(s) to help increase absorption of water and essential nutrients, increase longevity of root function, help protect against certain root diseases and improve the tree's ability to deal with stressful conditions.

Material: Double rate root growth biostimulant and mycorrhizae.

Timing: One (1) application timed appropriately.

The method of soil injection will be done through a pressure system set at 150-200 PSI that will deliver the material via soil probe directly to the root system(s). Holes will be spaced at 2.5 to 3 foot centers with approximately 1/2 gallon of solution per hole encompassing at least the canopy width of the plant(s).

3 TREE PROTECTION

1,700.00

(1) 32" DBH SILVER MAPLE AT THE RIGHT SIDE OF THE HOUSE.

****LAYDOWN 624 SQUARE FEET OF ROOT AREATION MATTING.****

****INSTALL 4" THICK LAYER OF WOOD CHIPS ON TOP OF ROOT MAT TO ALLOW SAFE PASSAGE OF BOBCAT AND PEDESTRIAN TRAFFIC OVER THE ROOT ZONE OF THE TREE DURING THE CONSTRUCTION PROJECT.****

Total: _____ \$2,650.00

Taxes: _____ .

Total Price: _____ .

Deposit Requested: _____ .

Balance Due Upon Completion: _____ .



AGREEMENT

This agreement is made on August 19, 2005, (the "AGREEMENT"), by and between ARBORCARE, Inc., a Maryland corporation (the "COMPANY") and KADER CONSTRUCTION and its successors and assigns (the "CUSTOMER").

WHEREAS, the CUSTOMER and the COMPANY desire to enter into this AGREEMENT for purposes of setting forth the terms and conditions under which (i) the COMPANY shall provide certain services on behalf of the CUSTOMER as more particularly described in the SCHEDULE OF SERVICES set forth above and incorporated by reference HEREIN (the "SERVICES"), and (ii) in consideration thereof, the CUSTOMER agrees to timely pay to the company the amount set forth on the SCHEDULE OF SERVICES (the "CONTRACT PRICE").

NOW THEREFORE, in consideration of the foregoing and the covenants set forth herein, the CUSTOMER and the COMPANY agree as follows:

1. Subject to the qualifications and restrictions set forth herein, the COMPANY agrees to diligently pursue the SERVICES to completion in accordance with the SCHEDULE OF SERVICES, however, the company shall not be responsible or liable to the CUSTOMER nor shall the CUSTOMER be relieved of performance of its obligations for delays in the completion of the SERVICES caused by any of the following events or causes (each of which shall be deemed an event of Force Majeure): (i) acts of neglect or commissions or omissions of CUSTOMER; (ii) Acts of God, such as earthquakes or fire; (iii) stormy or inclement weather, (iv) extra work ordered by customer; (v) inability to secure materials through regular recognized channels; (vi) the discovery of concrete or other foreign matter in the trunk or branches; (vii) rock, pipe or other electrical lines encountered in excavations; (viii) active hornet or wasp nests or bee hives; or (ix) any other conditions not apparent at the time of the execution of this Agreement or any other causes beyond the COMPANY'S control.

2. Upon full execution of this AGREEMENT, the CUSTOMER shall pay to the COMPANY a minimum amount equal to ten percent (10%) of the CONTRACT PRICE as a deposit which shall be credited against the CONTRACT PRICE upon completion of the SERVICES. Immediately upon completion of the SERVICES by the COMPANY, the CUSTOMER agrees to pay to the COMPANY the full unpaid balance of the CONTRACT PRICE. If the full amount of the CONTRACT PRICE remains unpaid for a period of greater than ten (10) business days, the CUSTOMER shall be responsible for the payment of (i) the balance of the CONTRACT PRICE, (ii) an eighteen percent (18%) per annum interest charge on the unpaid balance of the CONTRACT PRICE, and (iii) the payment of all of the court costs and reasonable attorney's fees incurred by the COMPANY in its efforts to collect the unpaid balance of the CONTRACT PRICE, if any.

3. The CUSTOMER warrants that services listed in the SCHEDULE OF SERVICES and the specific trees which they cover are located upon real property owned by CUSTOMER. In the event that the CUSTOMER does not rightfully own the real property in which the services have been performed, the CUSTOMER represents and warrants that it shall have obtained requisite permission from the rightful owner of said real property. Should any tree be mistakenly identified as to ownership and no permission is obtained by CUSTOMER for the performance of the SERVICES, the CUSTOMER agrees to indemnify and hold the COMPANY harmless from and against any and all costs, liabilities or damages incurred as a result thereof.

4. In the event that the COMPANY discovers that additional work appears necessary to complete the SERVICES due to unforeseen circumstances ("ADDITIONAL WORK"), including but not limited to, the discovery of concrete or other foreign matter in the trunk or branches, rock, pipe or electrical lines encountered in excavations, active hornet or wasp nests or bee hives, or any other conditions not apparent at the time of the execution of this AGREEMENT, the COMPANY shall promptly notify the CUSTOMER of such situation and shall determine, in advance, what additional cost need to be added to the CONTRACT PRICE. This additional cost shall be determined by the actual cost of the ADDITIONAL WORK, plus the COMPANY'S usual fee for overhead and profit. The company shall do no ADDITIONAL WORK without the prior written authorization of the CUSTOMER. Payment for any such ADDITIONAL WORK is due and payable prior to the commencement of the ADDITIONAL WORK. If the CUSTOMER declines to authorize the ADDITIONAL WORK, the CUSTOMER shall promptly pay over to the COMPANY an amount equal to the proportionate contract price of the work performed.

5. CUSTOMER shall grant free and unobstructed access to the PREMISES in order to perform the SERVICES at all reasonable times during the day. The COMPANY and its workmen shall not be expected to keep gates closed for animals or children. The CUSTOMER hereby understands the nature of the SERVICES and agrees that the COMPANY shall not be responsible for any liability or damage caused as a result of the SERVICES to lawns, shrubs, the premises or any improvements located thereon, other than damage directly caused by the negligence of the COMPANY or its workmen.

6. The COMPANY shall have sole control of its workmen and personnel including any subcontractors. The CUSTOMER shall not issue any instructions or otherwise interfere with the COMPANY'S workmen or personnel. The CUSTOMER shall not negotiate for additional work with the COMPANY'S workmen without the prior consent of the COMPANY'S President.

7. The COMPANY hereby represents that it is presently insured for liability resulting from injury to persons or property and that all employees are covered by Worker's Compensation. Upon request by the CUSTOMER, COMPANY shall provide CUSTOMER with a copy of COMPANY'S certificate of insurance.

8. In the event that the SERVICES include chemical spray applications, the COMPANY shall be responsible for the proper application of any spray formulation commonly used in the tree maintenance industry to control specific problems involving trees, shrubs or plants. However, the COMPANY shall not be held liable for any unforeseen or abnormal reactions resulting from the use of such sprays, nor for allergic or other reactions by pets or persons.

9. This AGREEMENT shall be constructed in accordance with, and governed by the laws of the State of Maryland.

10. The rights and obligations created hereunder shall inure to and bind the heirs, administrators, executors, successors and assigns of the COMPANY and the CUSTOMER.

11. This AGREEMENT (and the SCHEDULE OF SERVICES) constitutes the entire agreement of the parties with respect to the SERVICES. No other agreement, oral or written, pertaining to the SERVICES exists between the parties.

12. LIMITED WARRANTY. THE COMPANY WARRANTS THAT FOR A PERIOD OF SIX (6) MONTHS AFTER THE DATE THE SERVICES ARE COMPLETED, THE MATERIALS AND WORKMANSHIP PROVIDED BY THE COMPANY, AS SPECIFIED IN THE AGREEMENT, WILL BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP. THE EXTENT OF LIABILITY UNDER THIS LIMITED WARRANTY IS LIMITED TO THE REPAIR OF DEFECTS IN WORKMANSHIP AND MATERIALS OR THE REPLACEMENT OF DEFECTIVE MATERIALS PROVIDED BY THE COMPANY. THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY THE COMPANY GIVES. THIS LIMITED WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EITHER EXPRESSED OR IMPLIED, INCLUDING THE WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

IN WITNESS WHEREOF, the COMPANY and the CUSTOMER have executed this Agreement as of the date set forth below.

CUSTOMER:

COMPANY:

By: _____

By: _____



18001 Bowie Mill Road • Rockville, Maryland 20855
 www.arborcare-inc.com
 (301) 570-6033 • Fax (301) 570-6133



To: KADER CONSTRUCTION
 5823 Goldsboro Road
 Bethesda, MD 20817

Proposal: 37866

Date: 8/19/2005

Attention	Project	Salesperson
Jawad Kader	KADER POST CONSTRUCTION PROPOSAL	Castrogiovanni, Steve

ArborCare, Inc. is pleased to submit to you the following Proposal for your approval. Please initial each item that you wish to accept, sign the bottom of the Agreement, and return one copy of this Proposal with deposit (if one is requested).

Item #	Description	Initial	Price
POST CONSTRUCTION			
1	MISC. SERVICE (1) 32" DBH SILVER MAPLE AT THE RIGHT SIDE OF THE HOUSE. **PICK UP AND REMOVE WOOD CHIPS.** **PICK UP AND REMOVE ROOT AREATION MATTING**	<input type="checkbox"/>	1,700.00
2	CROWN CLEAN (1"+) (1) 32" DBH SILVER MAPLE AT THE RIGHT SIDE OF THE HOUSE. Crown Cleaning: Prune the designated tree(s) by removing those branches 1-inch in diameter and larger which are dead, damaged, diseased, weak, or interfering. Remove watersprouts. The primary objective is to improve tree health, vigor, structure and appearance. Remove all resulting debris.	<input type="checkbox"/>	630.00
3	VERTICAL MULCH/MYCOR	<input type="checkbox"/>	450.00

APPROVED
 Montgomery County
 Historic Preservation Commission
Michelle Oakes
 10/12/05

(1) 32" DBH SILVER MAPLE AT THE RIGHT SIDE OF THE HOUSE.

Vertical Mulching with Mycor: Aerate soil by drilling 2-inch diameter holes 6-8 inches deep, 2 feet on center, throughout the root zone. Treat the designated tree(s) and/or shrub(s) by backfilling aeration holes using Leaf-Gro (an organic compost) and mycor, a root stimulant (mycor contains endo- and ecto-mycorrhizal fungal spores, nitrogen and phosphorus fixing bacteria, an organic fertilizer, sea kelp terrasorb, yucca plant extract and several micro elements) to reduce stress and improve plant vigor. This process is recommended every 2 years.

*Customer must provide water by giving trees a thorough soaking at the dripline (not at trunk) once a week throughout the growing season when nature does not.

Total: _____ \$2,780.00

Taxes: _____

Total Price: _____

Deposit Requested: _____

Balance Due Upon Completion: _____



AGREEMENT

This agreement is made on August 19, 2005, (the "AGREEMENT"), by and between ARBORCARE, Inc., a Maryland corporation (the "COMPANY") and KADER CONSTRUCTION and its successors and assigns (the "CUSTOMER").

WHEREAS, the CUSTOMER and the COMPANY desire to enter into this AGREEMENT for purposes of setting forth the terms and conditions under which (i) the COMPANY shall provide certain services on behalf of the CUSTOMER as more particularly described in the SCHEDULE OF SERVICES set forth above and incorporated by reference HEREIN (the "SERVICES"), and (ii) in consideration thereof, the CUSTOMER agrees to timely pay to the company the amount set forth on the SCHEDULE OF SERVICES (the "CONTRACT PRICE").

NOW THEREFORE, in consideration of the foregoing and the covenants set forth herein, the CUSTOMER and the COMPANY agree as follows:

1. Subject to the qualifications and restrictions set forth herein, the COMPANY agrees to diligently pursue the SERVICES to completion in accordance with the SCHEDULE OF SERVICES, however, the company shall not be responsible or liable to the CUSTOMER nor shall the CUSTOMER be relieved of performance of its obligations for delays in the completion of the SERVICES caused by any of the following events or causes (each of which shall be deemed an event of Force Majeure): (i) acts of neglect or commissions or omissions of CUSTOMER; (ii) Acts of God, such as earthquakes or fire; (iii) stormy or inclement weather, (iv) extra work ordered by customer; (v) inability to secure materials through regular recognized channels; (vi) the discovery of concrete or other foreign matter in the trunk or branches; (vii) rock, pipe or other electrical lines encountered in excavations; (viii) active hornet or wasp nests or bee hives; or (ix) any other conditions not apparent at the time of the execution of this Agreement or any other causes beyond the COMPANY'S control.

2. Upon full execution of this AGREEMENT, the CUSTOMER shall pay to the COMPANY a minimum amount equal to ten percent (10%) of the CONTRACT PRICE as a deposit which shall be credited against the CONTRACT PRICE upon completion of the SERVICES. Immediately upon completion of the SERVICES by the COMPANY, the CUSTOMER agrees to pay to the COMPANY the full unpaid balance of the CONTRACT PRICE. If the full amount of the CONTRACT PRICE remains unpaid for a period of greater than ten (10) business days, the CUSTOMER shall be responsible for the payment of (i) the balance of the CONTRACT PRICE, (ii) an eighteen percent (18%) per annum interest charge on the unpaid balance of the CONTRACT PRICE, and (iii) the payment of all of the court costs and reasonable attorney's fees incurred by the COMPANY in its efforts to collect the unpaid balance of the CONTRACT PRICE, if any.

3. The CUSTOMER warrants that services listed in the SCHEDULE OF SERVICES and the specific trees which they cover are located upon real property owned by CUSTOMER. In the event that the CUSTOMER does not rightfully own the real property in which the services have been performed, the CUSTOMER represents and warrants that it shall have obtained requisite permission from the rightful owner of said real property. Should any tree be mistakenly identified as to ownership and no permission is obtained by CUSTOMER for the performance of the SERVICES, the CUSTOMER agrees to indemnify and hold the COMPANY harmless from and against any and all costs, liabilities or damages incurred as a result thereof.

4. In the event that the COMPANY discovers that additional work appears necessary to complete the SERVICES due to unforeseen circumstances ("ADDITIONAL WORK"), including but not limited to, the discovery of concrete or other foreign matter in the trunk or branches, rock, pipe or electrical lines encountered in excavations, active hornet or wasp nests or bee hives, or any other conditions not apparent at the time of the execution of this AGREEMENT, the COMPANY shall promptly notify the CUSTOMER of such situation and shall determine, in advance, what additional cost need to be added to the CONTRACT PRICE. This additional cost shall be determined by the actual cost of the ADDITIONAL WORK, plus the COMPANY'S usual fee for overhead and profit. The company shall do no ADDITIONAL WORK without the prior written authorization of the CUSTOMER. Payment for any such ADDITIONAL WORK is due and payable prior to the commencement of the ADDITIONAL WORK. If the CUSTOMER declines to authorize the ADDITIONAL WORK, the CUSTOMER shall promptly pay over to the COMPANY an amount equal to the proportionate contract price of the work performed.

5. CUSTOMER shall grant free and unobstructed access to the PREMISES in order to perform the SERVICES at all reasonable times during the day. The COMPANY and its workmen shall not be expected to keep gates closed for animals or children. The CUSTOMER hereby understands the nature of the SERVICES and agrees that the COMPANY shall not be responsible for any liability or damage caused as a result of the SERVICES to lawns, shrubs, the premises or any improvements located thereon, other than damage directly caused by the negligence of the COMPANY or its workmen.

6. The COMPANY shall have sole control of its workmen and personnel including any subcontractors. The CUSTOMER shall not issue any instructions or otherwise interfere with the COMPANY'S workmen or personnel. The CUSTOMER shall not negotiate for additional work with the COMPANY'S workmen without the prior consent of the COMPANY'S President.

7. The COMPANY hereby represents that it is presently insured for liability resulting from injury to persons or property and that all employees are covered by Worker's Compensation. Upon request by the CUSTOMER, COMPANY shall provide CUSTOMER with a copy of COMPANY'S certificate of insurance.

8. In the event that the SERVICES include chemical spray applications, the COMPANY shall be responsible for the proper application of any spray formulation commonly used in the tree maintenance industry to control specific problems involving trees, shrubs or plants. However, the COMPANY shall not be held liable for any unforeseen or abnormal reactions resulting from the use of such sprays, nor for allergic or other reactions by pets or persons.

9. This AGREEMENT shall be constructed in accordance with, and governed by the laws of the State of Maryland.

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IN WITNESS WHEREOF, the COMPANY and the CUSTOMER have executed this Agreement as of the date set forth below.

CUSTOMER:

COMPANY:

By: _____

By: _____

July 13, 2005

Ms. Michele Oaks, Senior Planner
Historic Preservation
Montgomery County Department of
Park and Planning
1109 Spring Street
Silver Spring, MD 20910

Dear Ms. Oaks,

Per our conversation earlier today, I would like to raise several concerns regarding the HAWP requested by Rita and Jawad Abdul Kader for 10912 Montrose Avenue, Garrett Park (Case # 30/13-05A).

We have lived at the adjoining property located at 10914 Montrose Avenue for a little over a year. During much of that time, the property at 10912 Montrose Avenue was occupied and well maintained. There were also two, well-established pine trees in front of the property that provided a generous amount of shade and privacy. The trees contributed to the historic character of the neighborhood. As you know, the entire town of Garrett Park is officially designated as an arboretum, and as such, has planted over 700 trees and shrubs along its streets and parks since 1977.

Unfortunately and without warning, the new owners of the property, Rita and Jawad Abdul Kader immediately removed the two pine trees in front upon taking possession of the property. Furthermore, they began work on a third tree – located on the property line between our two properties. Fortunately, work on the third tree was stopped after calling the Montgomery County Police to complain about the tree company's trespassing on our property.

Our specific concerns with the request for the permit are as follows:

- 1) Rita and Jawad Abdul Kader have acted in "bad faith" by removing trees that were consistent with the historic character of the property. Furthermore, they began work on a third tree that is clearly part of our property. All of this was done without any communication with us regarding the Kader's actions or plans for the property.
- 2) Mr. Kader has communicated with others in the neighborhood about his intentions to add-on to the property and resell it. This concerns us because it appears that Mr. Kader, a building contractor, has little invested in the overall historic interests and concerns of the neighborhood. Since he purchased the property, the site has become overgrown with uncut grass and weeds, debris from several storms litter the roof, deck, and gutters, and building work materials are piled up on the front porch. This behavior is not consistent with community concerns about historic preservation and maintenance.

- 3) The Kader's request for the HAWP details plans to move the garage and use it as a "potting shed". However, the staff discussion (Topic #5) says, "the relocation of this garage provides an opportunity in the future for the applicant to install a driveway and return the building into usable garage." That discussion seems to support future use as a garage and recommends approval. We are opposed to approving this portion of it because to do so would require the installation of a driveway along our property line and the removal of trees. While we understand this would require another application review in the future, we still believe that it best to deny moving the garage or clearly state that it will not be an option in the future.

Based upon these concerns, we ask the commission to consider the following:

1. Require the owners to establish a plan to protect the trees, shrubs, and landscape during the construction of the addition. This might include hiring an arborist to survey the existing plantings on the property and make sure no further damage will be done, particularly to the trees on the property. This is of particular concern since it appears that access to the work site would be very limited.
2. Deny the applicants request to move the garage or approve the application with language that makes clear that the garage will only be usable as a shed and not as a garage in the future.
3. Instruct the owner to communicate with neighbors and the community, more effectively, about any plans or changes to plans to might occur in the future.
4. Maintain the property and work site in a neat and orderly fashion, consistent with the overall quality of care demonstrated in the neighborhood. This means keeping the yard maintained and free of trash and debris both before and during improvements to the property.

Thanks very much for your consideration of these issues. I appreciate the work of the staff and Commission.

Sincerely,

Paul (and Margaret) Irvin
10914 Montrose Avenue
Garrett Park, MD 20896
301-942-3642

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10912 Montrose Avenue, Garrett Park Meeting Date: 07/13/05
 Resource: Outstanding Resource Report Date: 07/06/05
 Garrett Park Historic District
 Review: HAWP Public Notice: 06/29/05
 Case Number: 30/13-05A Tax Credit: None
 Applicant: Rita and Jawad Abdul Kader Staff: Michele Oaks

PROPOSAL: Rear Addition

RECOMMEND: Approve with Conditions

RECOMMENDATION: Staff recommends that the Commission approve this Historic Area Work Permit (HAWP) application with the conditions that:

1. The specification sheets outlining the manufacturer, model and description of product for all windows and doors, to be used in the addition will be submitted with the permit sets of drawings. If these specification sheets do not illustrate materials and designs typically approved by the Commission (simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance and solid wood exterior doors), the staff will require that they be reviewed and approved by the Commission in a revision to the approved Historic Area Work Permit Application.
2. Provide documentation regarding window installation on the front façade. If it cannot be established that historically there was a window in this location then the window cannot be installed.

3. *Tree protection plan will be developed by a certified arborist & reviewed & approved by staff.*
PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Garrett Park Historic District.
 STYLE: Colonial Revival/Craftsman "Chevy House"
 DATE: 1927

This one-story, three-bay, dwelling is clad in German lap siding and the asphalt shingle roof is detailed with a brick chimney. The house is set upon brick perimeter foundation and is ornamented with a projecting gable porch, which contains small, square, Doric porch columns and a simple square, inset picket balustrade. The house also contains a large wooden deck, which protrudes from the rear elevation. The property also contains a one-car garage, designated also as an outstanding resource and clad in wood lap siding. The garage contains its original set of six, light, three-paneled, roller bearing sliding garage doors.

The subject lot contains several mature trees and measures approx. 56' wide by 190' long.

APPLICABLE GUIDELINES:

When reviewing alterations and additions to Outstanding resources within the Garrett Park *Master Plan* Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
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 a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.
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, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

Secretary of the Interior's Guidelines for Rehabilitation

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent new construction will 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.

PROPOSAL: The applicant proposes to:

1. Remove the existing deck.
2. Construct a one-story rear addition. This addition in will be of frame construction, clad in wood, German siding and sheathed in standing seam metal and fiberglass shingles. The height of the addition will be approx. 4" lower than the existing roof height of the historic massing. The applicant is proposing to utilize wood, simulated divided light, 6/1 windows.
3. Install the window removed from the rear elevation in the open space on the front façade.
4. Install a flagstone front walkway.
5. Relocate the existing garage on the property to the rear property line.

**No existing trees on the property will be affected by the new addition.

STATISTICS:

Existing

Lot Coverage of Existing Structure = 13.22%

Lot Coverage of Existing Garage = 2.2%

Proposed

Lot Coverage of Proposed Structure (Existing + New) = 18.98%

Lot Coverage of Existing Garage (Relocated) = 2.2%

STAFF DISCUSSION

Topic #1 Remove the existing rear deck.

This element is not original to the house and as such staff does not object to its removal.

Topic #2 Construct a one-story rear addition. This addition in will be of frame construction, clad in wood, German siding and sheathed in standing seam metal and fiberglass shingles. The height of the addition will be approx. 4" lower than the existing roof height of the historic massing. The applicant is proposing to utilize wood, simulated divided light, 6/1 windows.

The proposed new construction will be located at the rear of the dwelling and will only moderately visible from the streetscape, as there are two houses with two-story additions, which flank their house. The design of the proposed rear addition is sympathetic in size, scale and massing to the original block of the house and takes details from the original house, yet is not replicative. Staff feels that by setting in the addition from the side elevations and maintaining a lower roofline, that there is a clear delineation between the historic fabric and the proposed new construction. The proposed addition is large in size, yet is smaller in footprint to the existing house and is sited on a very long lot (190' long). Therefore, staff feels that the proposed addition is compatible with the building and its associated landscape and does not negatively impact the original house.

Additionally, staff commends the applicants proposed material specification list, which includes a brick foundation, painted wood, German siding and trim, wood double hung 6/1, simulated-divided light windows and a standing seam metal and fiberglass shingle roofing materials. The Commission appreciates reviewing projects where the applicant is specifying the use of quality materials.

Staff recommends approval.

Topic #3 Install the window removed from the rear elevation in the open space on the front façade.

Adding features onto the historic massing, is always problematic unless documentation can be provided. Staff supports this installation only if the applicant can provide staff with documentation (historic photo, physical documentation of a header in the wall) that there was a window historically in this location.

Topic #4 Install a flagstone front walkway.

The proposed walkway will be compatible with the existing streetscape and the environmental setting of the historic district. Staff recommends approval.

Topic #5 Relocate the existing garage on the property to the rear property line.

The relocation of this garage provides an opportunity in the future for the applicant to install a driveway and return the building into usable garage. The garage's current location does not provide this opportunity due to topography and its close proximity to the house and the existing lot line. Staff recommends approval.

STAFF RECOMMENDATION:

Staff recommends that the Commission *approve with the above-stated conditions* the HAWP application as being consistent with Chapter 25A-8(b) 1 and 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

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 a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

and with the *Secretary of the Interior's Standards*.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits or the commencement of the project and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, if applicable, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
265 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CHRISTOPHER PEOPLES, MD

Daytime Phone No.: 301 493 5188

Tax Account No.: 00057860

Name of Property Owner: ETA & ABUJAWAD ABDELKADER Daytime Phone No.: 301 440 4600

Address: 5823 ECOLDSBORO RD. BETHESDA MD 20817
Street Number City State Zip Code

Contractor: KADER CONSTRUCTION Phone No.: 301 322 8000

Contractor Registration No.: 41805

Agent for Owner: CHRISTOPHER PEOPLES Daytime Phone No.: 301 493 5188

LOCATION OF BUILDING/PREMISE

House Number: 10912 Street: MONTESSA AVE

Town/City: GARRETT PARK Nearest Cross Street: STRATHMORE AVE

Lot: 1 Block: 99 Subdivision: GARRETT PARK

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 150,000

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.

Signature of owner or authorized agent

4/20/05
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 388252 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

6

**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:

ORIGINAL "CHEVY HOUSE". ONE STORY FRAME STRUCTURE WITH (2 BR 1 BATH) CIRCA 1925
FULL BASEMENT ON 50' WIDE LOT IN THE GARRETT PARK
HISTORIC DISTRICT - GARRETT PARK, MD. ONE OUTBUILDING
IS LOCATED ON THE SITE (GARAGE) AND IS ALSO AN
OUTSTANDING RESOURCE. CURRENT GARAGE CAN ONLY
BE ACCESSED VIA THE NEIGHBOR'S DRIVEWAY. SITE
CONTAINS MATURE TREES (LOCAL DESCRIPTION) IS LOT 1
BLOCK 99, SECTION 2, GARRETT PARK, MONTGOMERY COUNTY, MD

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

PROJECT CONSISTS OF AN ADDITION TO THE REAR OF THE
EXISTING STRUCTURE. EXISTING STRUCTURE TO REMAIN. ADDITION
WILL USE SAME MATERIALS AS EXISTING HOUSE AND WILL
COMPLEMENT THE ORIGINAL STYLE. OUTBUILDING (GARAGE) WILL
BE RELOCATED TO REAR OF LOT, AWAY FROM NEIGHBOR'S
DRIVEWAY FOR USE AS A POTTING SITE.

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 crown 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, (301)279-1355.

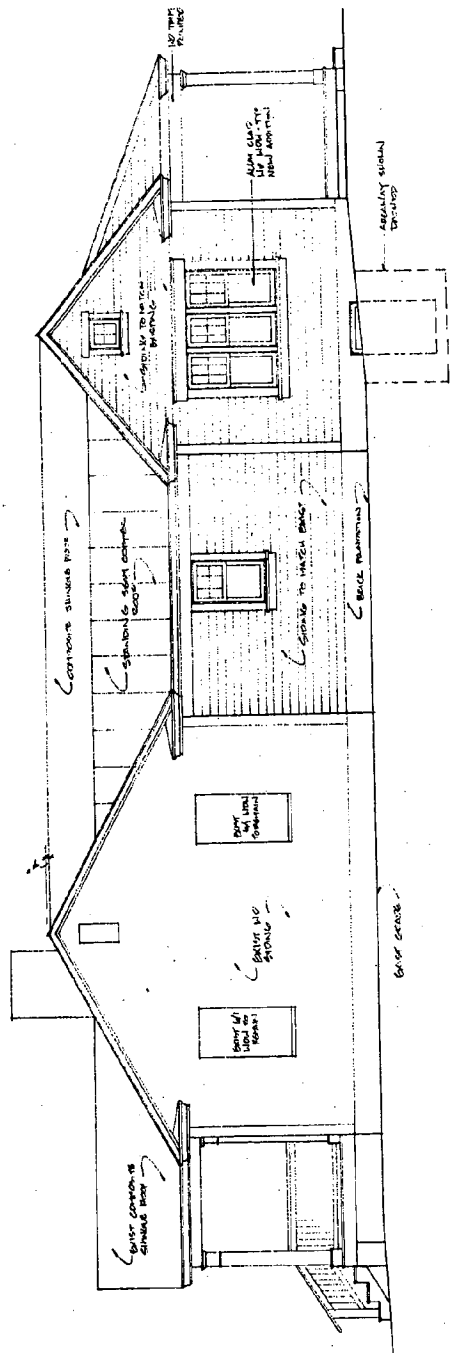
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>5823 GOLDSBORO ROAD BETHESDA, MD 20817</p>	<p>Owner's Agent's mailing address</p> <p>CHRISTOPHER L. PEOPLES, AIA PEOPLES ARCHITECTS 9916 WILDLING ROAD KENSINGTON, MD 20895</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>CHARLES SNYDER 10910 MONTROSE AVE PO BOX 571 GARRETT PARK, MD 20896</p>	<p>PAUL + MARGARET IRVIN 10914 MONTROSE AVE PO BOX 499 GARRETT PARK, MD 20896</p>
<p>ROBERT M. FROST, JR 10915 MONTROSE AVE PO BOX 212 GARRETT PARK, MD 20896</p>	<p>DAMIAN + STEPHANIE SALVATORE 10909 MONTROSE AVE GARRETT PARK, MD 20896</p>

10912 Montrose Avenue Correll Park, Maryland 20893		Peoples ARCHITECTS 10912 Montrose Avenue Correll Park, Maryland 20893	
Date	1/26/05	Drawn	CUP
Scale	1/4" = 1'-0"	Job	10912
Sheet	A8	Of	Sheets

EXISTING + PROPOSED

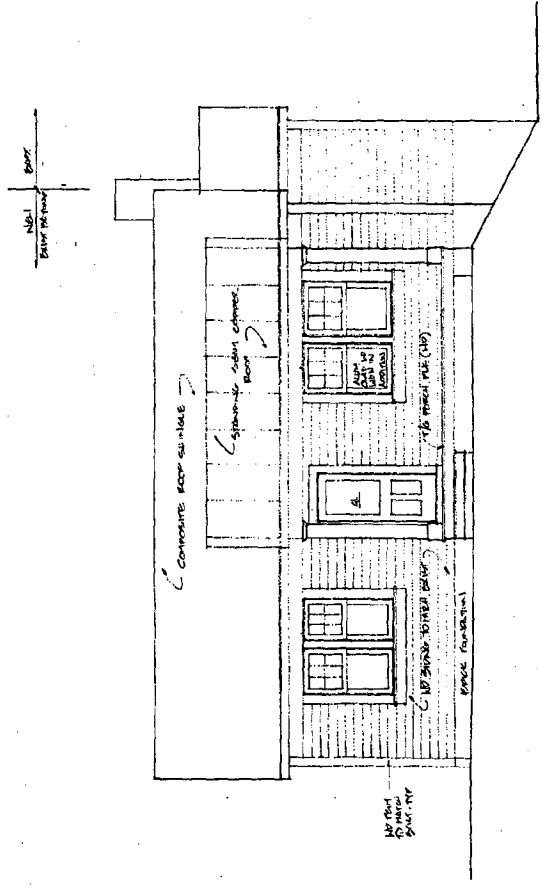


1 NORTH ELEVATION

© 2005 Peoples Architects, Inc.

10912 Montrose Avenue Gorrell Park, Maryland 20896		PeoplesARCHITECTS 1000 14th St. N.E. Washington, D.C. 20002	
Client	10912 Montrose Avenue	Architect	PeoplesARCHITECTS
Date	6-10-05	Scale	1/4" = 1'-0"
Book	W.P.C.	Drawn	CLP
Job Number		Sheet	A7
CF	Sheets		

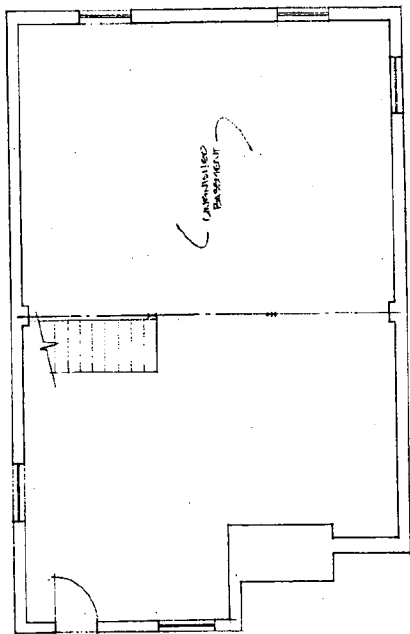
West
ELEVATION



WEST ELEVATION



REVISIONS		BY	
Peoples ARCHITECTS		TEL: 410-493-5148	FAX: 410-493-5148
10912 Montrose Avenue		GOLFVIEW PARK, MARYLAND 20896	
EXISTING BASEMENT PLAN			
Date	6/22/05	Scale	1/4" = 1'-0"
Drawn	SP	Job	BASEMENT
Sheet	A2	Of	Sheets



EXISTING BASEMENT



DATE PLOTTED: 6/22/05 10:00 AM

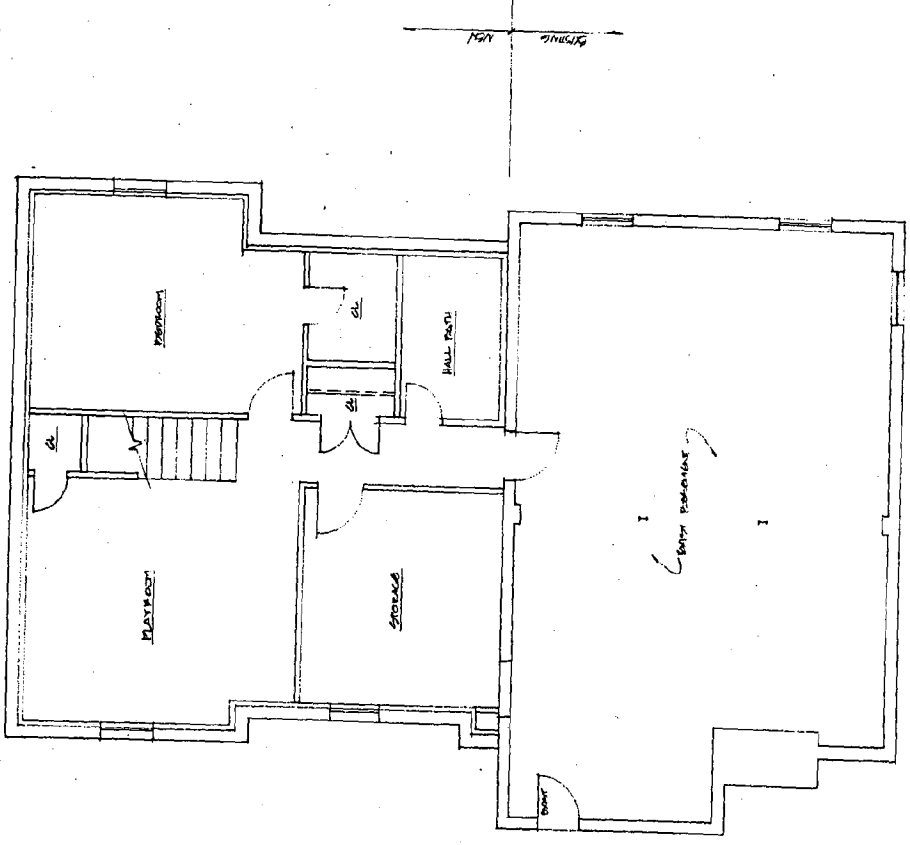
REVISIONS BY

PeoplesARCHITECTS
 1001-1003 EIGHTH ST. N.W.
 WASHINGTON, D.C. 20004
 TEL: 202-462-1111 FAX: 202-462-1112

10912 Montrose Avenue
 Carroll Park, Maryland 20896

10912 Montrose
 Residential
 Plans

Date	6/20/05
Scale	1/4" = 1'-0"
Drawn	GT
Job No.	10912
Sheet	AA
Of	Sheet



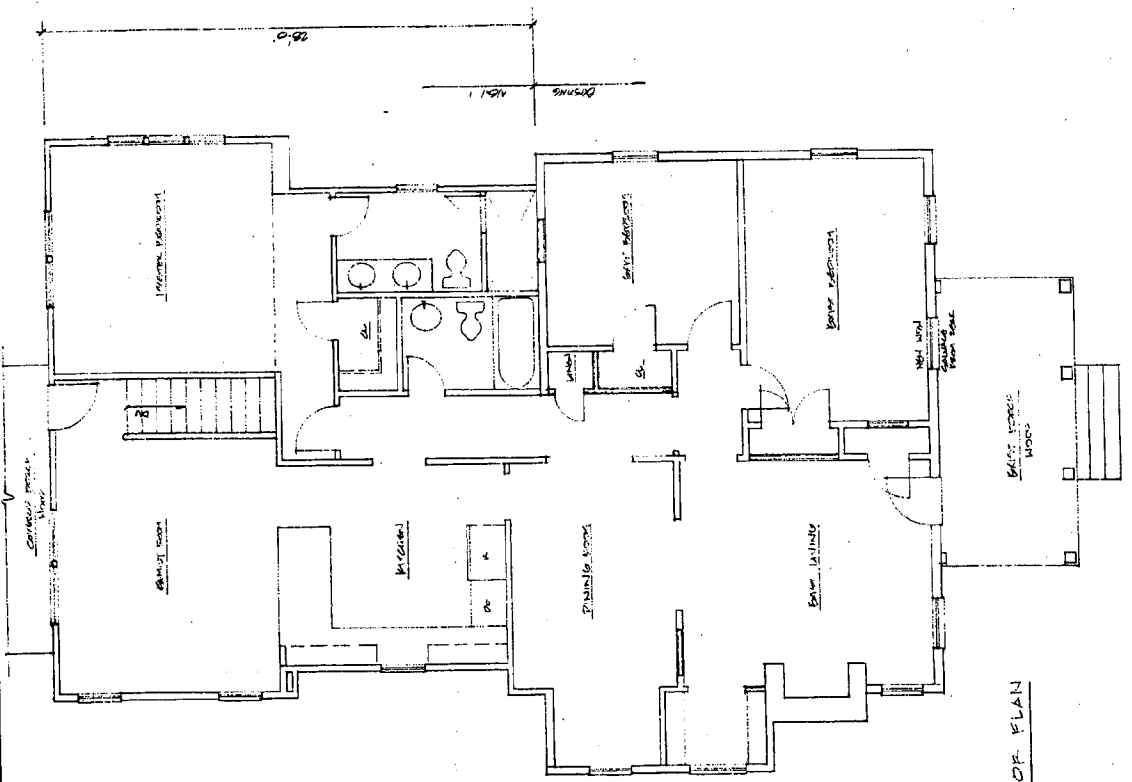
1. PROPOSED BASEMENT PLAN

PeoplesARCHITECTS
 1011 Park, Maryland 20896
 Tel: 410-481-1100 Fax: 410-481-1101

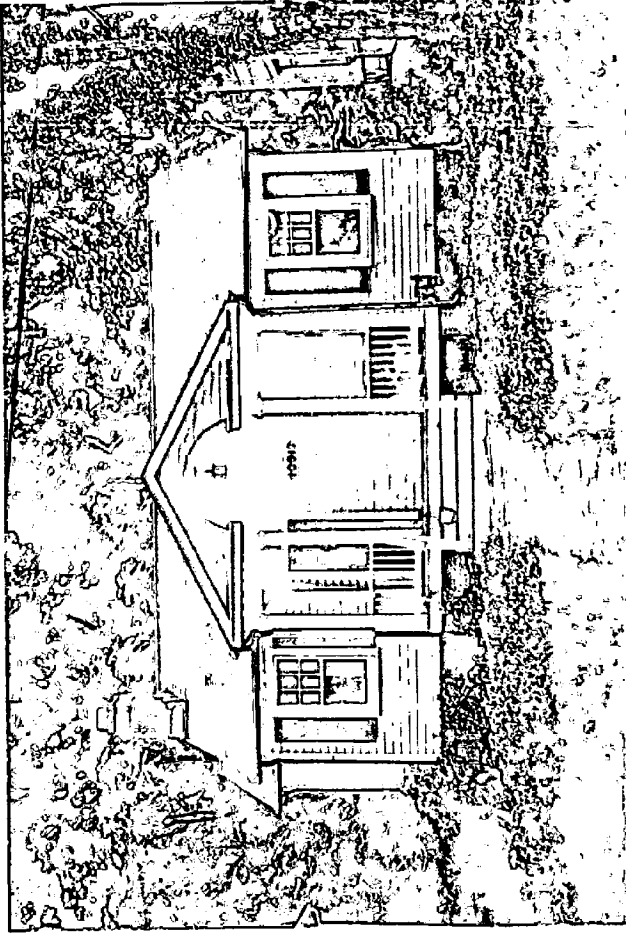
10912 Montrose Avenue

Residence
 First Floor
 Plan

Date: 6-20-87
 Scale: 1/8" = 1'-0"
 Drawn: JCF
 App: JCF
 Sheet: A5
 Of: Sheets



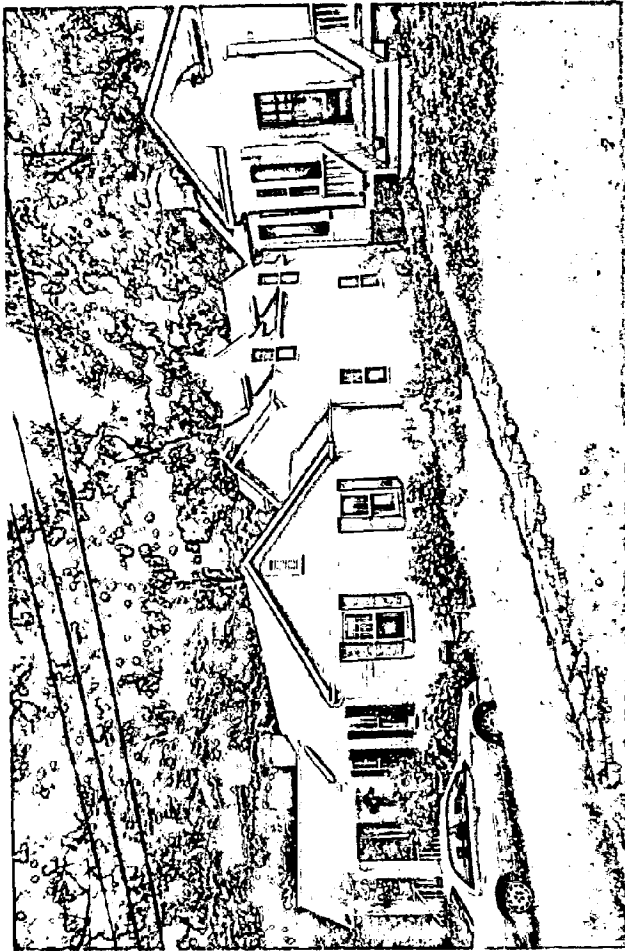
1 PROPOSED FIRST FLOOR PLAN



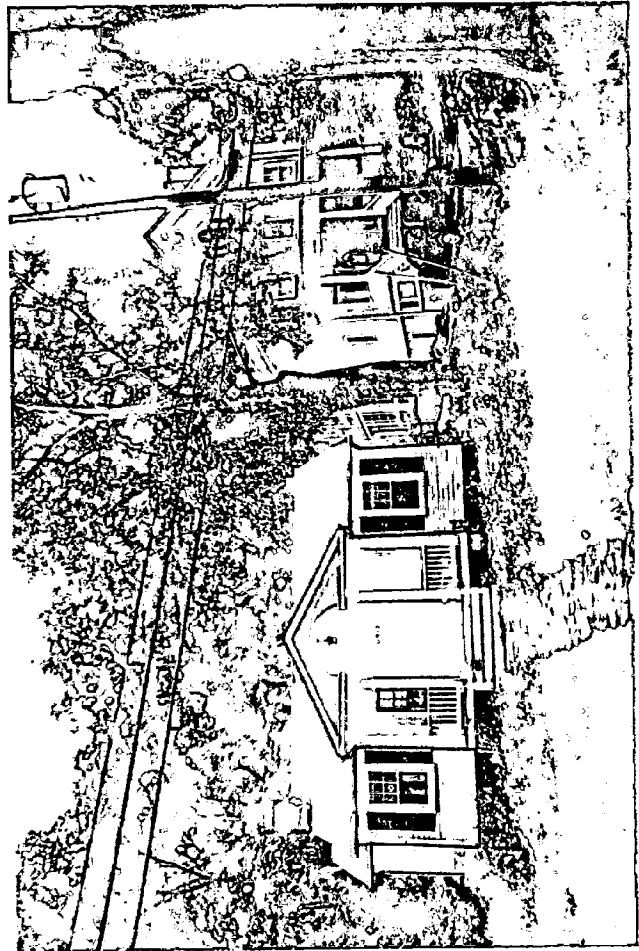
EAST ELEVATION OF 10912 MONTROSE



CONJOINING PROPERTY TO EAST



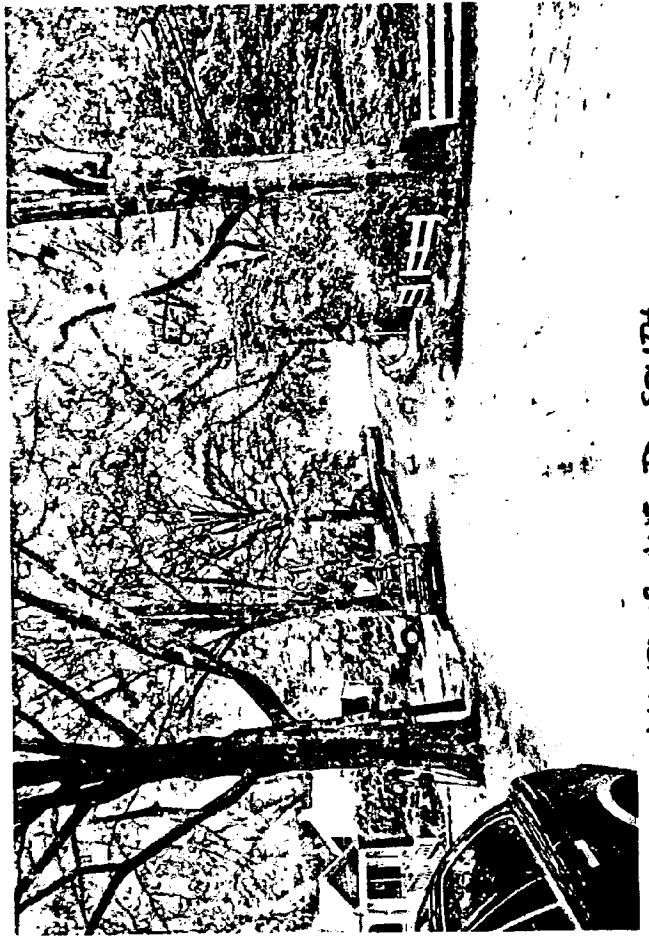
VIEW SOUTH TOWARD 10910 MONTROSE



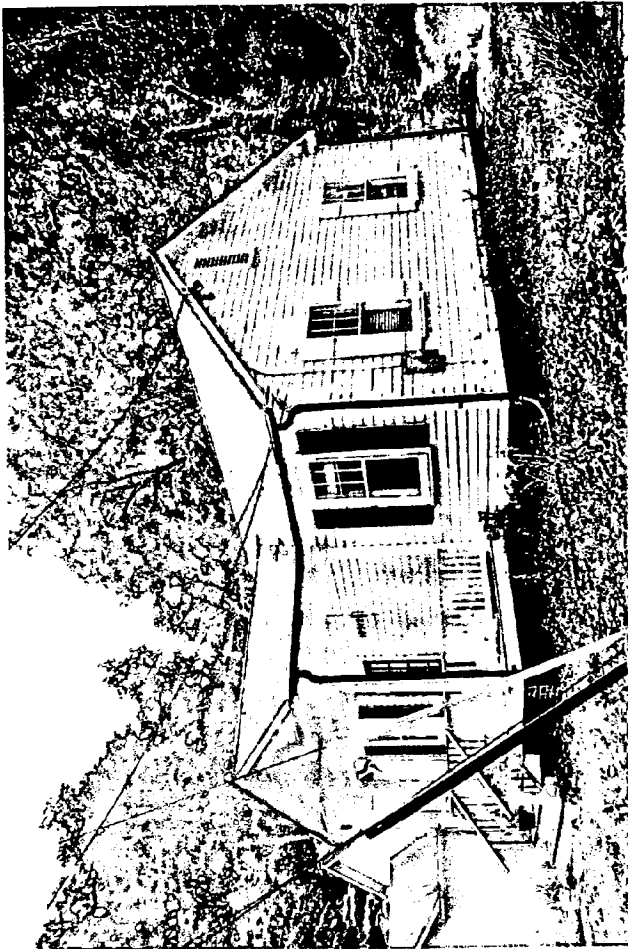
10912 & 10914 EAST ELEVATIONS



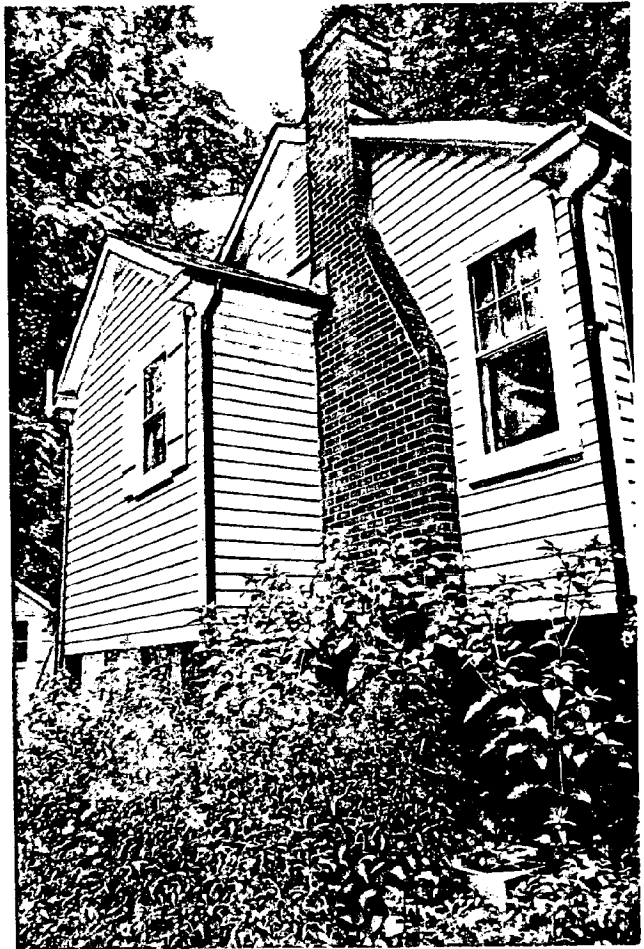
MONTROSE AVE TO NORTH



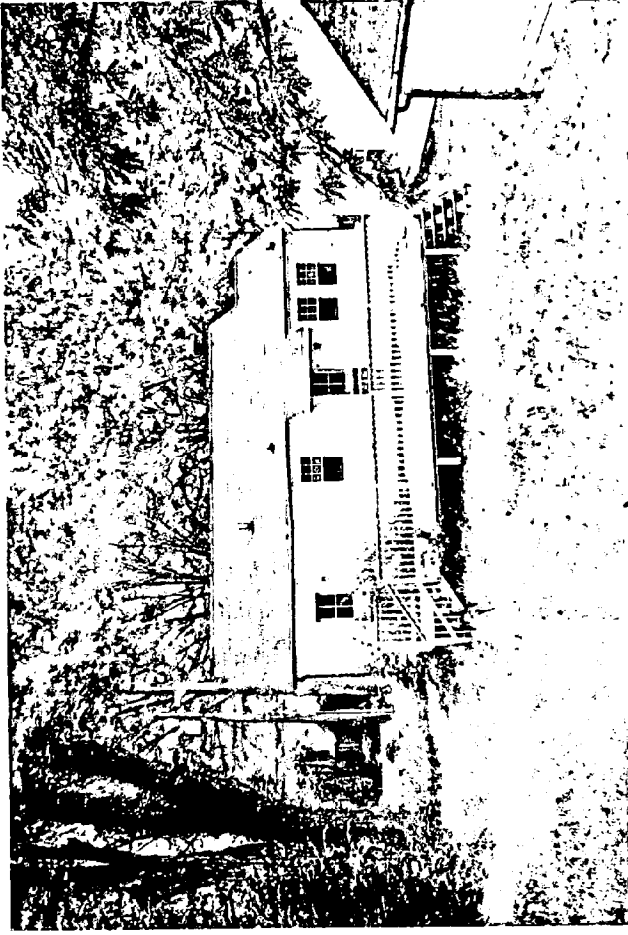
MONTROSE AVE TO SOUTH



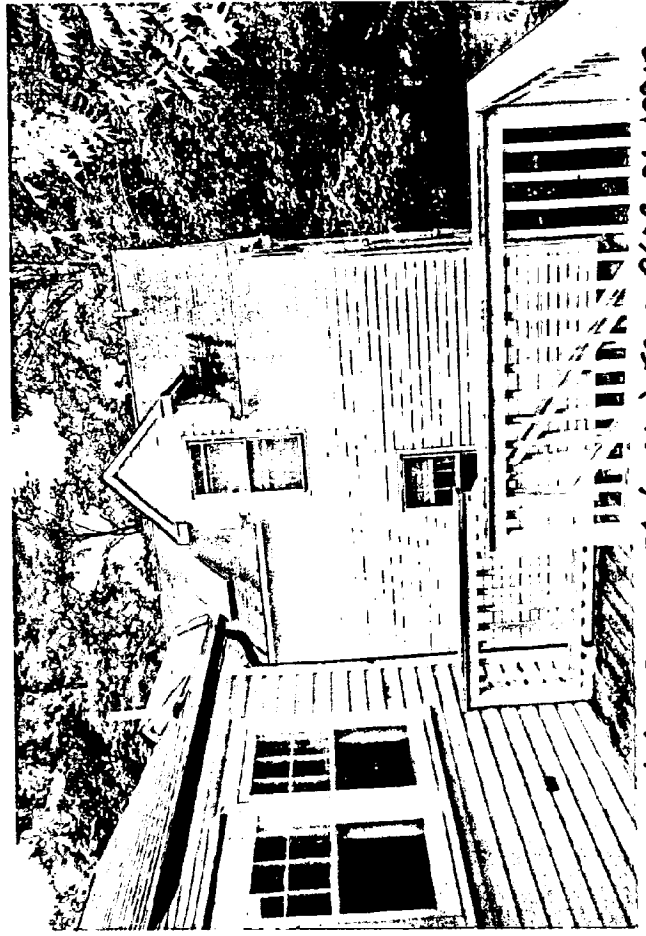
10912 from Northeast (+ North Elevation)



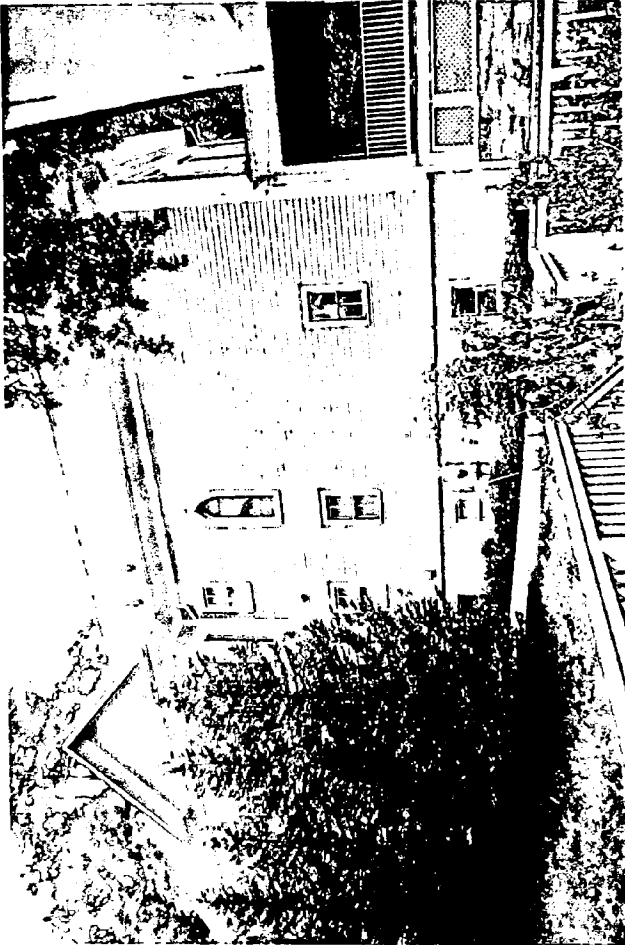
SOUTH ELEVATION of 10912



REAR (WEST) OF 10912 MONTROSE



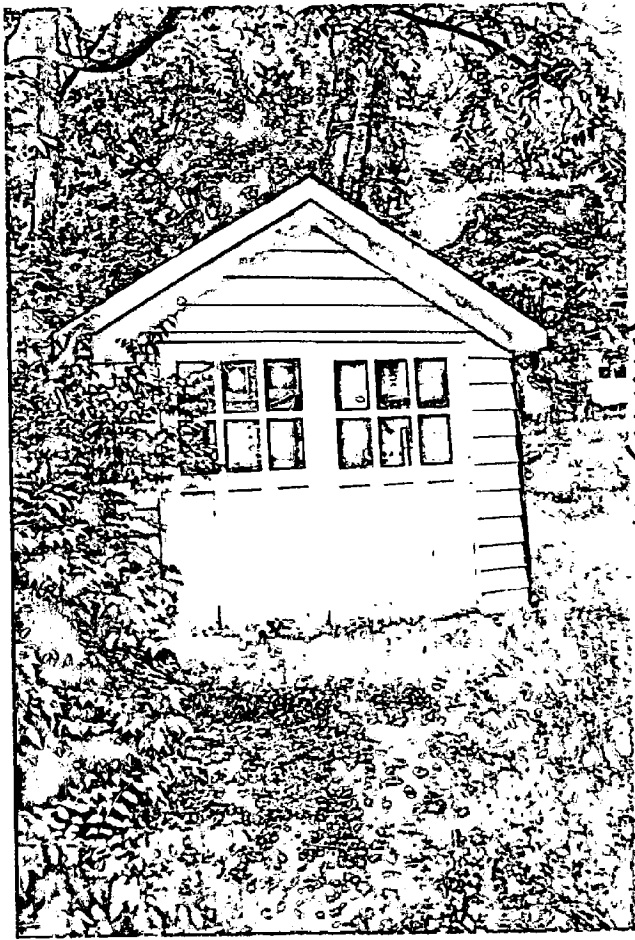
VIEW TO SOUTH (10910) FROM REAR OF 10912



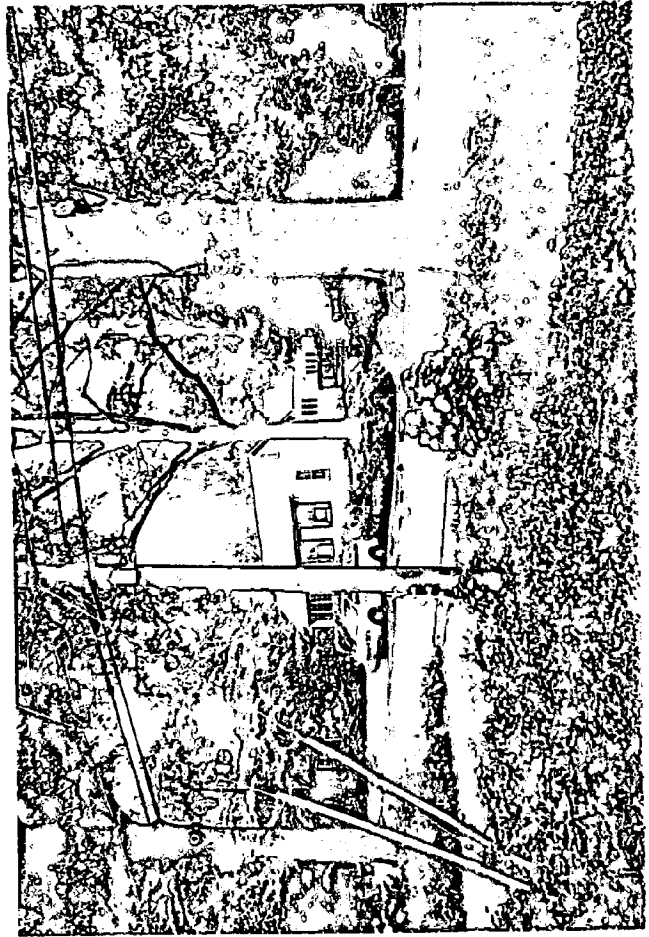
VIEW TO 10914 FROM REAR OF 10912



10912 REAR YARD



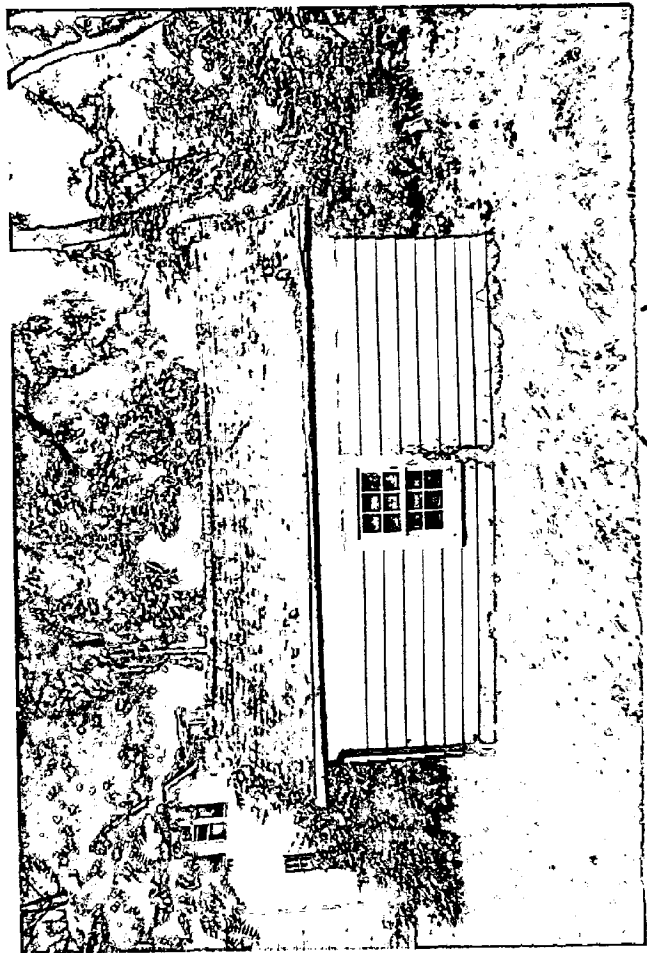
OUTBUILDING (GARAGE)



View Northward from porch of 1912

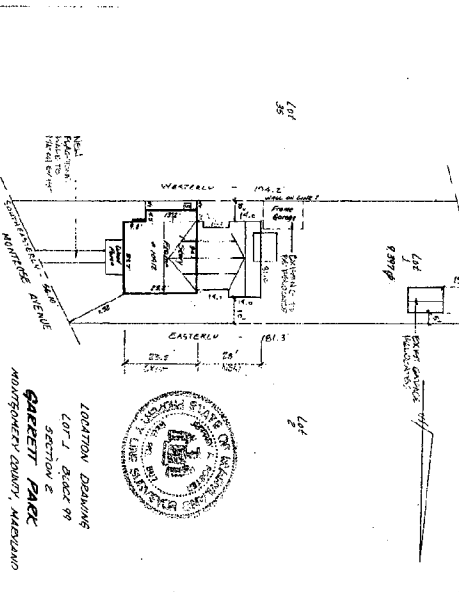


VIEW ACROSS STREET FROM 1912 PORCH



OUTBUILDING (GARAGE)

1. This plan is a layout of a temporary structure as it is required by a local or a state insurance company or its agent in connection with contemplated transfer, financing or refinancing.
 2. This drawing is not intended to be used for the establishment of a permanent structure, building or other structure.
 3. This drawing is not intended to be used for the determination of the location of any structure, building or other structure.
 4. Nothing for and/or that this drawing is a state non-liable source and is subject to interpretation at the discretion of the user.
 5. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
 6. None from suspension is not available.
 RECERTIFIED: 2-24-05

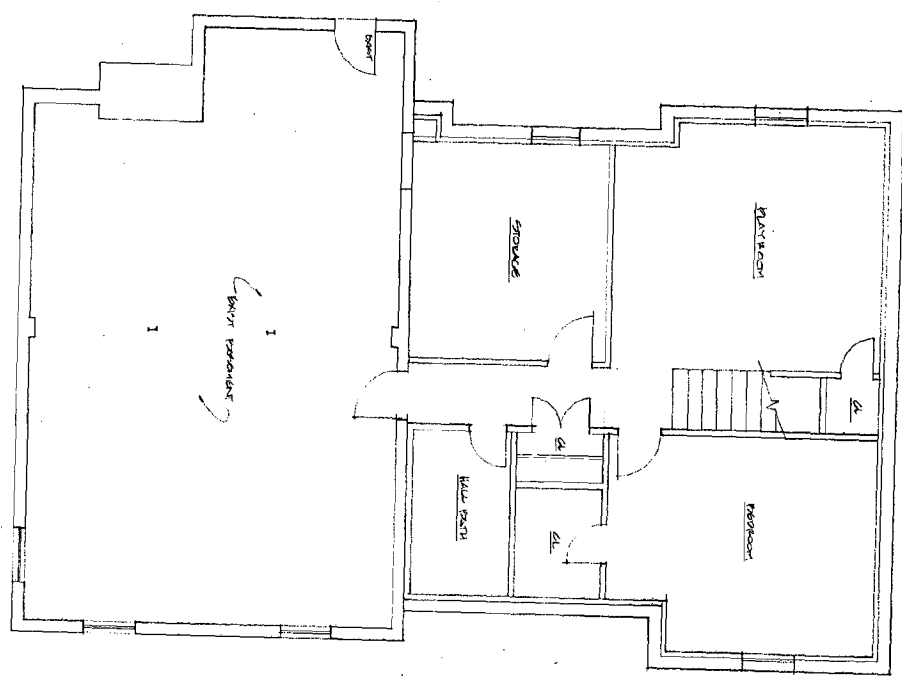


<p>SIGNATURE CERTIFICATE</p> <p>THE INFORMATION SHOWN HEREON HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS FOR THE PRESENT PURPOSES AND I AM A duly Licensed Professional Engineer in the State of Maryland.</p> <p><i>John J. ...</i> JOHN J. ... REGISTERED PROFESSIONAL ENGINEER, STATE OF MARYLAND, LICENSE NO. ...</p>		<p>REFERENCES</p> <p>PLAT NO. 4 PLAT NO. 27</p>	
<p>DATE OF PREPARATION</p> <p>DATE: 2/24/05</p>		<p>SCALE</p> <p>SCALE: 1" = 20'</p>	
<p>PROJECT INFORMATION</p> <p>PROJECT NO.: 2005-001</p>		<p>DATE OF ISSUE</p> <p>DATE: 2/24/05</p>	

REVISIONS		BY	
<p>10912 Montrose Avenue Garrett Park, Maryland 20896</p>		<p>PeoplesARCHITECTS 101 101 101 101 101 101 FAX 410 493 5180</p>	
<p>DATE: 2-20-05 SCALE: 1"=20' DRAWN: JCF/MSW JOB: GARRETT PARK SECTION 2 SHEET: A1 OF: THREE</p>	<p>2/24/05</p>	<p>6/26 PLAN</p>	<p> </p>

NO. 12 2011 PRINTED ON 50% RECYCLED PAPER

PROPOSED BASEMENT PLAN



SOUTH NORTH

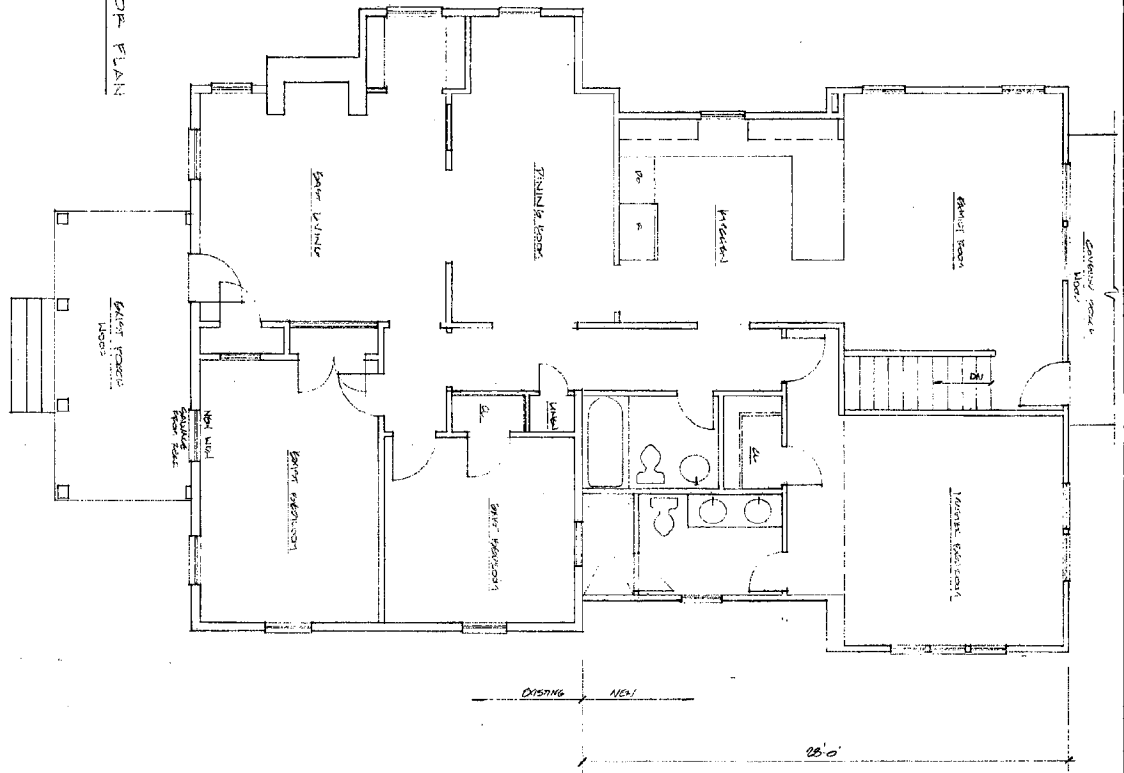
Project	10912 Montrose Avenue
Client	Garrett Park, Maryland
Date	07-20-05
Scale	1/4" = 1'-0"
Drawn	AT
Job No.	10912
Sheet	AA
Of	3

10912 Montrose Avenue
Garrett Park, Maryland 20896

PeoplesARCHITECTS
100
100 301-455-5188 FAX 301-455-5125

REVISIONS	BY	DATE

1 PROPOSED FIRST FLOOR PLAN



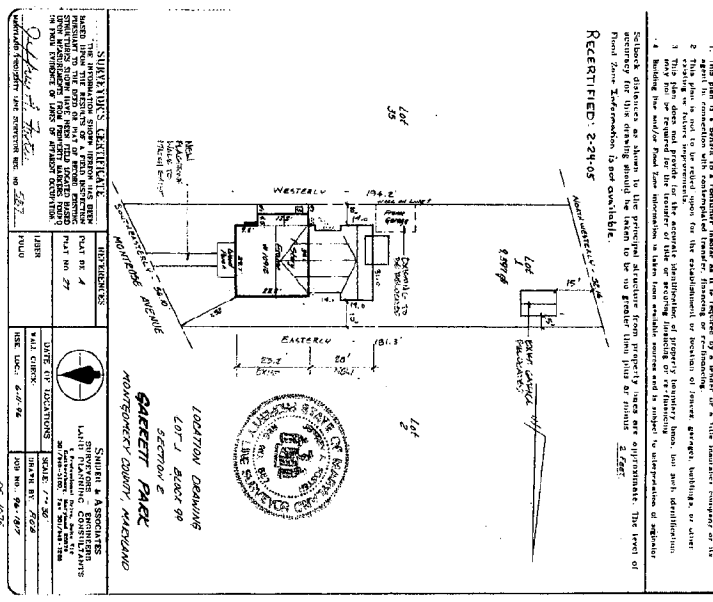
DATE	6/20/07
SCALE	1/4" = 1'-0"
DRAWN	CAF
APP	CAF/SH
SHEET	A5
OF SHEETS	5

Proposed
First Floor
Plan

10912 Montrose Avenue
Garrett Park, Maryland 20896

PeoplesARCHITECTS
TEL: 301-493-5188 FAX: 301-524-3732

REVISIONS	
AT	



1. This plan is hereby a registered holder as it is indicated by a border or a title insurance company or the agent in connection with a registered transfer, financing or refinancing.

2. This plan is not to be used as a basis for the establishment or location of fence, gateway, building, or other structure.

3. This plan does not provide for the accurate identification of property boundary lines, but such identification is the responsibility of the owner.

4. Nothing in this plan shall constitute an admission or a claim of title or interest in any property.

5. Section distances are shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than that of points ± 0.05 .

ReCERTIFIED: 3-24-05

STATIONING: 10+00 TO 10+50
 PLAT NO. 4
 DATE OF LOCATION: 6/1/79
 SCALE: 1" = 30'
 DRAWN BY: KES
 JOB NO.: 84-182
 DATE: 6/79

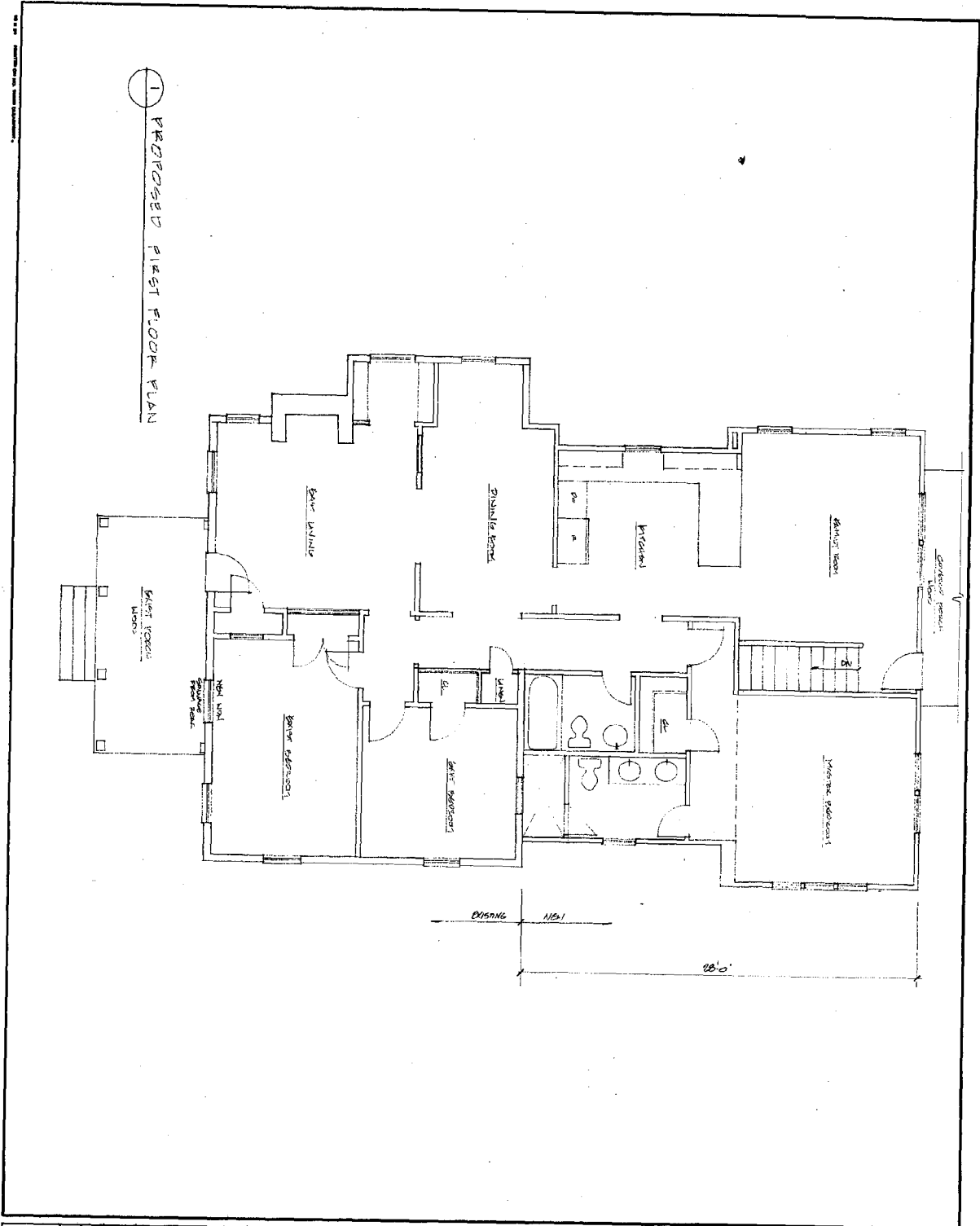
SHIRER & ASSOCIATES
 LAND PLANNING CONSULTANTS
 10100 WOODBURN ROAD
 WASHINGTON, DC 20014
 (202) 462-1100

10912 Montrose Avenue
 Garrett Park, Maryland 20896

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 FAX 301 493-1111
 701 301 493-1111

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DATE: 6-10-05
 SCALE: 1" = 30'
 DRAWN: CH/K/S
 JOB: 10408
 SHEET: A1
 SHEETS: 01



Date: 6/20/07 Scale: 1/4" = 1'-0" Drawn: J.P. Job: H-15-1 Sheet: A-5 Of: Sheets	PeoplesARCHITECTS 10912 Montrose Avenue Garrett Park, Maryland 20896	PeoplesARCHITECTS 1117 475 301-494-5136 FAX 301-494-4113	REVISIONS
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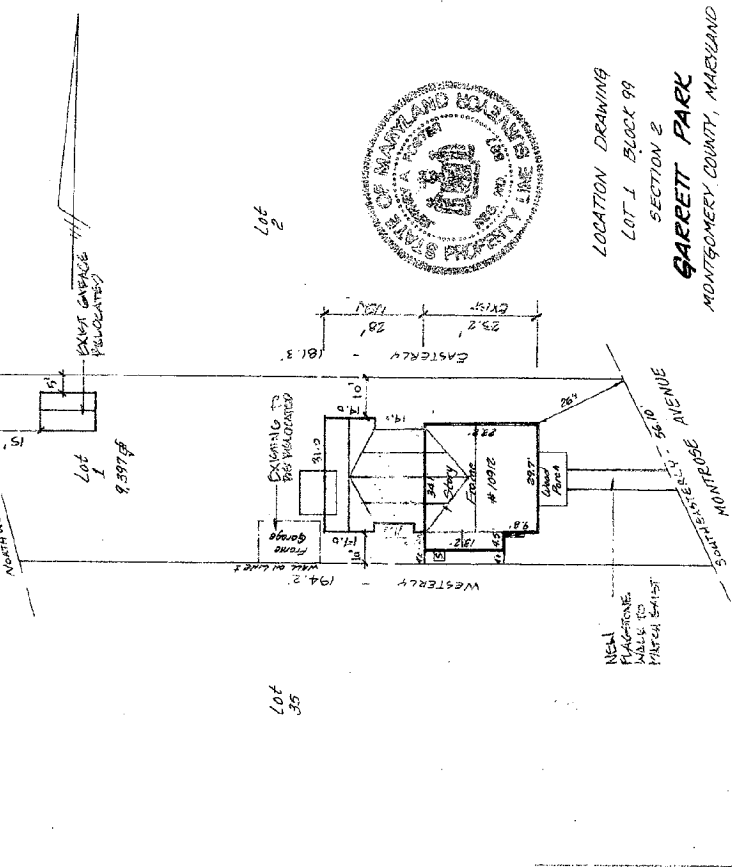
10912 Montrose Avenue
 Garrett Park, Maryland 20896

Site
 PLAN

Date	6-20-05
Scale	1" = 20'
Drawn	CLP / AS-NACO
Job	KA-004-
Sheet	A1
Of	Sheets

- This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 - This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other structures.
 - This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
 - Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of engineer.
- Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 Feet.
- Flood Zone Information is not available.

RECERTIFIED: 2-24-05



<p>SURVEYOR'S CERTIFICATE</p> <p>THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD EXISTING PERTAINING TO THE PROPERTY DESCRIBED HEREON UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.</p> <p><i>Debra A. Snyder</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 5207</p>	<p>REFERENCES</p> <p>PLAT BK. 4 PLAT NO. 27</p> <p>LIBER FOLIO</p>	<p>DATE OF LOCATIONS</p> <p>WALL CHECK HSK. LOC. 6-11-96</p>	<p>SNIDER & ASSOCIATES SURVEYING ENGINEERS LAND SURVEYING CONSULTANTS 2 Professional Regs. State EIR 2010 University Parkway, Suite 200 Gaithersburg, Maryland 20878-1288</p>
<p>SCALE: 1" = 20'</p>	<p>DATE: 7-2-00</p>	<p>DRAWN BY: FCB</p>	<p>JOB NO.: 98-1817</p>

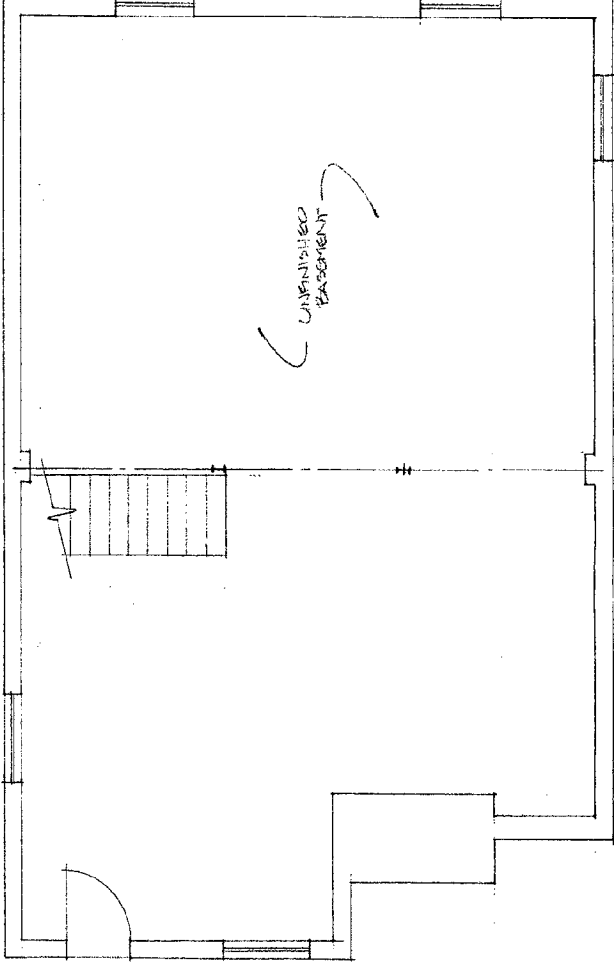
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 212
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10912 Montrose Avenue
 Garrett Park, Maryland 20896

EXISTING
 BASEMENT
 PLAN

Date 6/20/05
 Scale 1/4" = 1'-0"
 Drawn SUP
 Job 04/050
 Sheet A2
 Of 1 Sheets



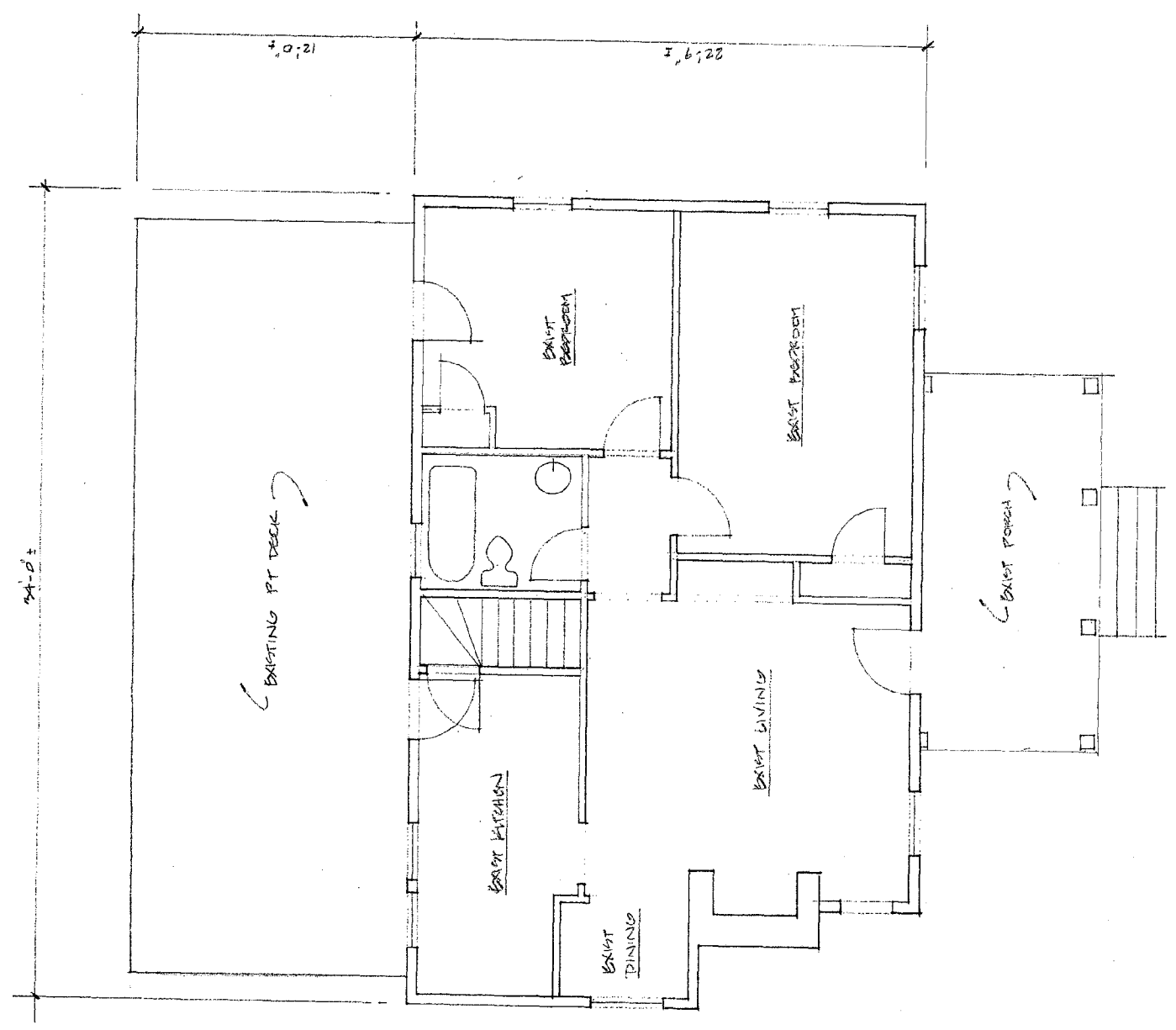
1 EXISTING BASEMENT

REVISIONS	BY

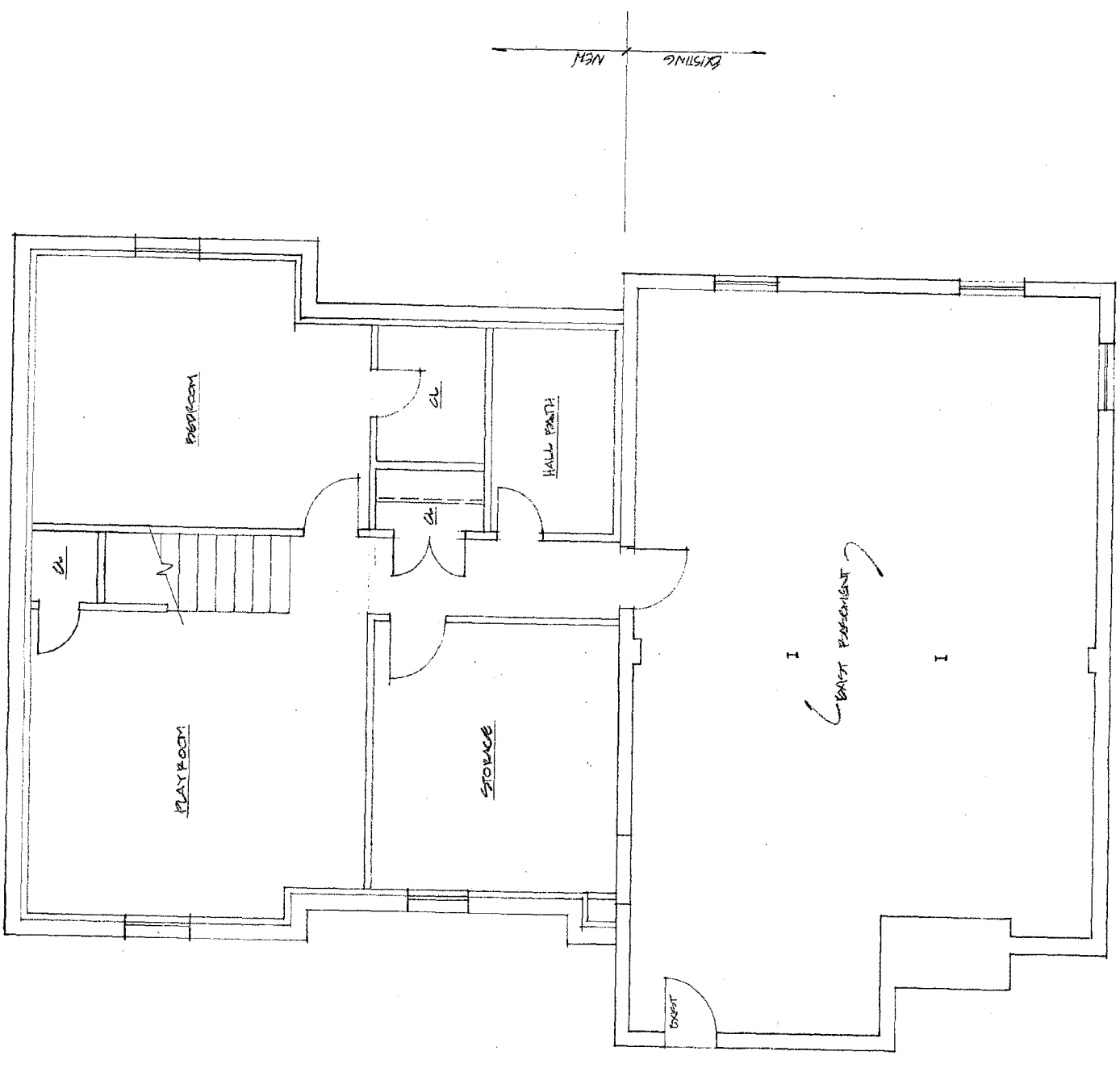
PeoplesARCHITECTS
 LLC
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10912 Montrose Avenue
 Garrett Park, Maryland 20896

EXISTING
 FIRST
 FLOOR
 PLAN
 Date 6/20/05
 Scale 1/4"=1'-0"
 Drawn CAP
 Job KANON
 Sheet A23
 Of 2 Sheets

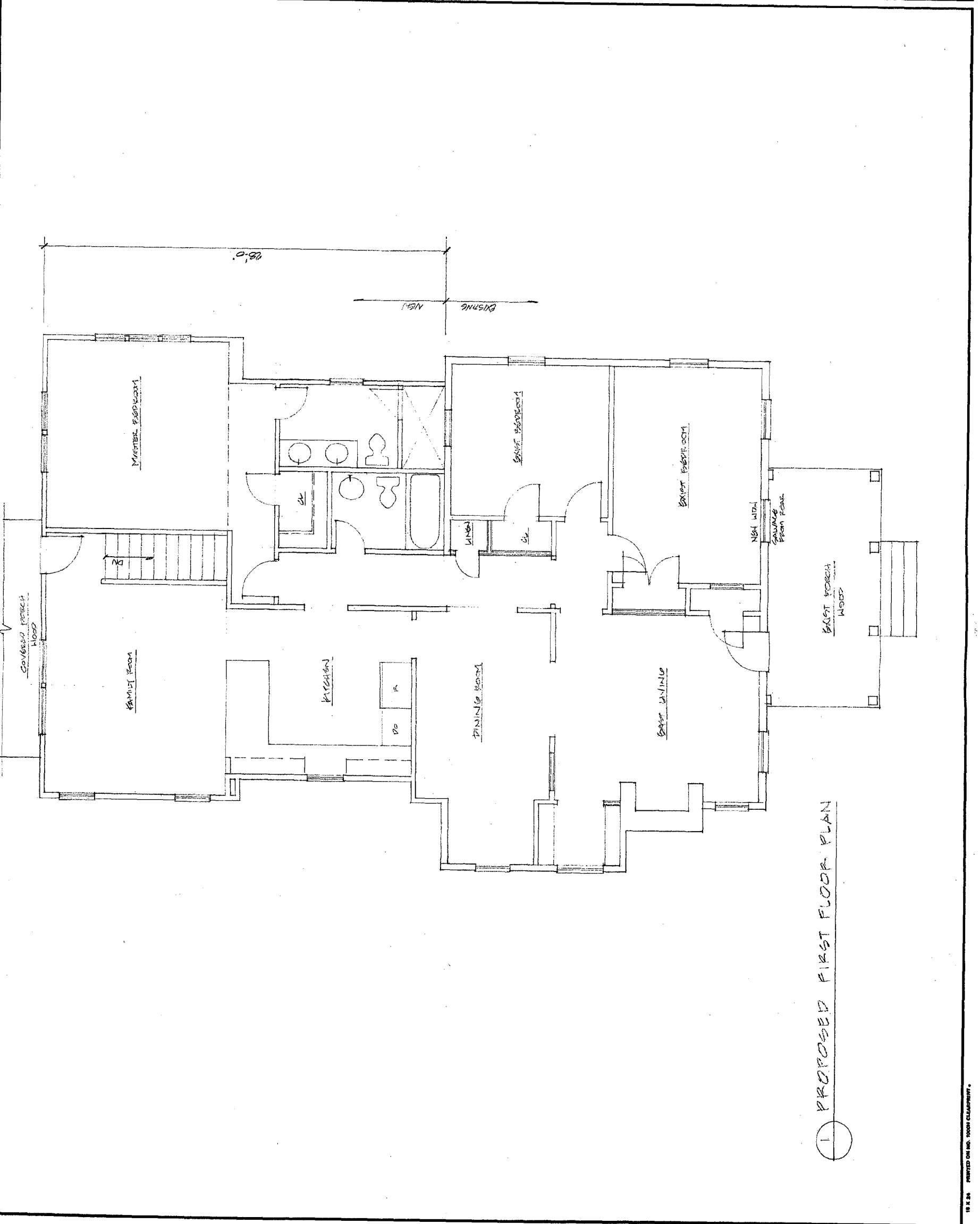


REVISIONS	BY																		
		TEL 301-493-5188 FAX 301-493-4133 LLC PeoplesARCHITECTS		10912 Montrose Avenue Garrett Park, Maryland 20896		PROPOSED BASEMENT PLAN		Date	6/20/05	Scale	1/4" = 1'-0"	Drawn	CLP	Job	HADES	Sheet	AA	Of	Sheets



1 PROPOSED BASEMENT PLAN

REVISIONS	BY								
		Peoples ARCHITECTS LLC TEL 301-493-5188 FAX 301-493-4130		10912 Montrose Avenue Garrett Park, Maryland 20896		Peoples Project # Floor Plan		Date 6/28/05 Scale 1/4" = 1'-0" Drawn GJP Job #A5001 Sheet A5 Of 5 Sheets	



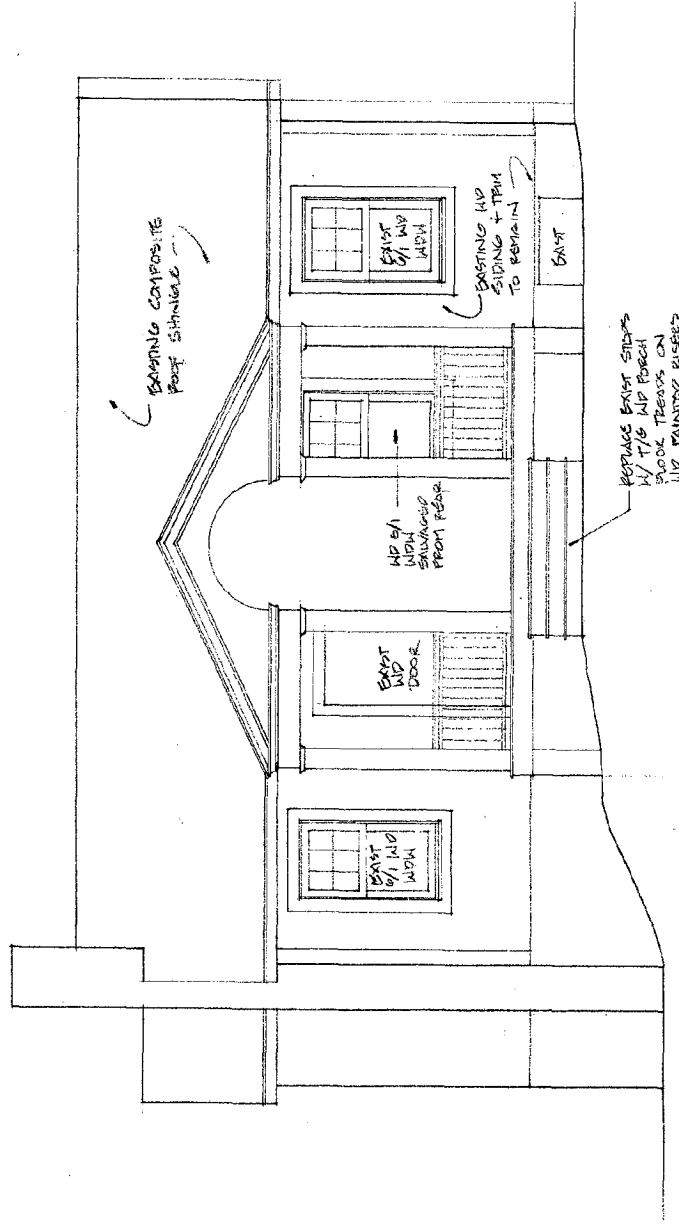
REVISIONS	BY

TEL 301-493-5188 FAX 301-493-4733
Peoples ARCHITECTS
 LLC

10912 Montrose Avenue
 Garrett Park, Maryland 20896

EAST ELEVATION

Date 6-10-05
 Scale 1/4" = 1'-0"
 Drawn CLP
 Job KA 0501
 Sheet A10
 Of 1 Sheets



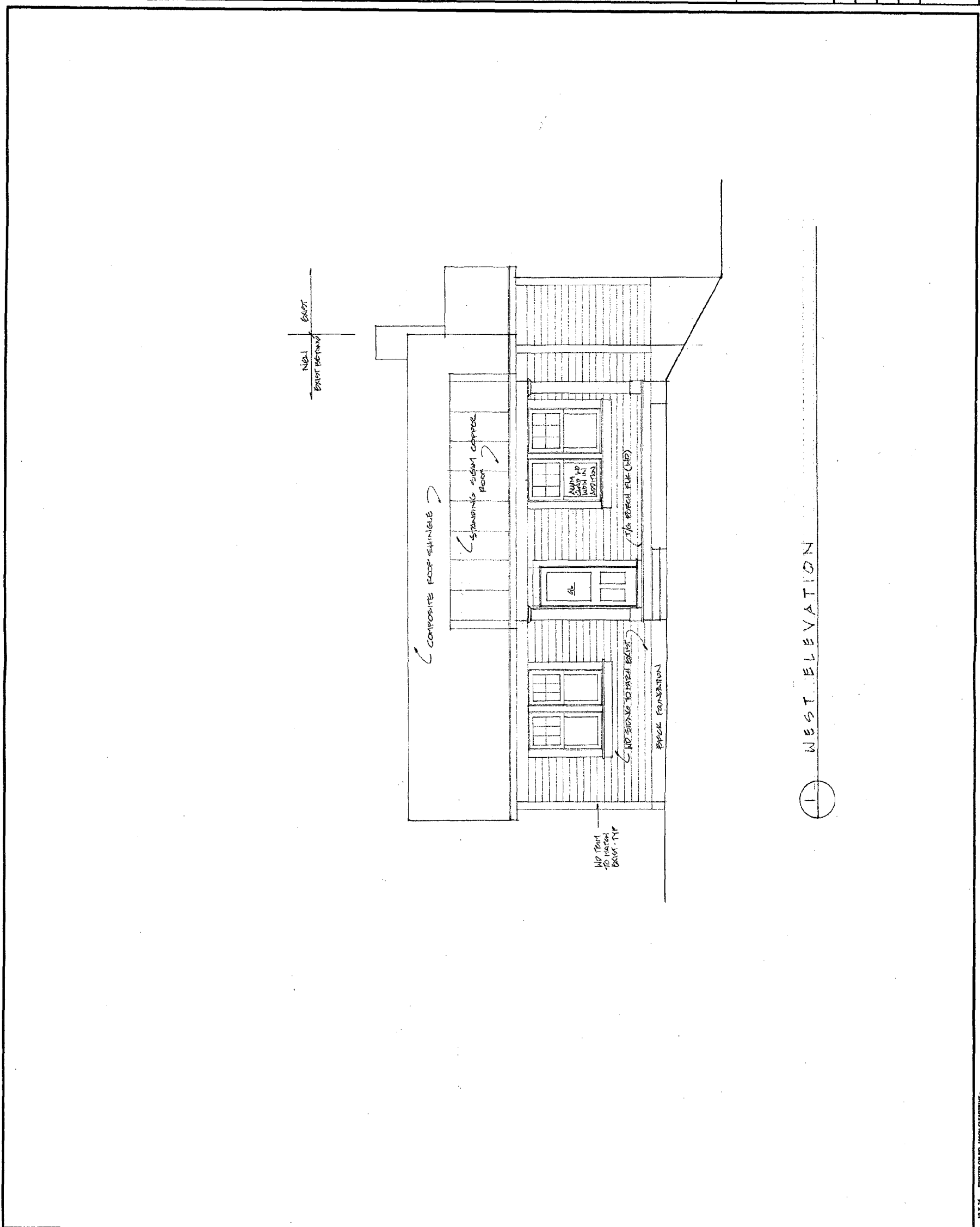
1 EAST ELEVATION

REVISIONS	BY

Peoples ARCHITECTS
 LLC
 TEL 301-493-5188 FAX 301-493-4133

10912 Montrose Avenue
 Garrett Park, Maryland 20896

WEST ELEVATION
 Date 6.10.05
 Scale 1/4"=1'-0"
 Drawn CJP
 Job WAD204
 Sheet A7
 Of 2 Sheets



1 WEST ELEVATION

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 TEL 301-493-5188 FAX 301-493-4133
 LLC

10912 Montrose Avenue
 Garrett Park, Maryland 20896

SOUTH ELEVATION

Date 6-20-05

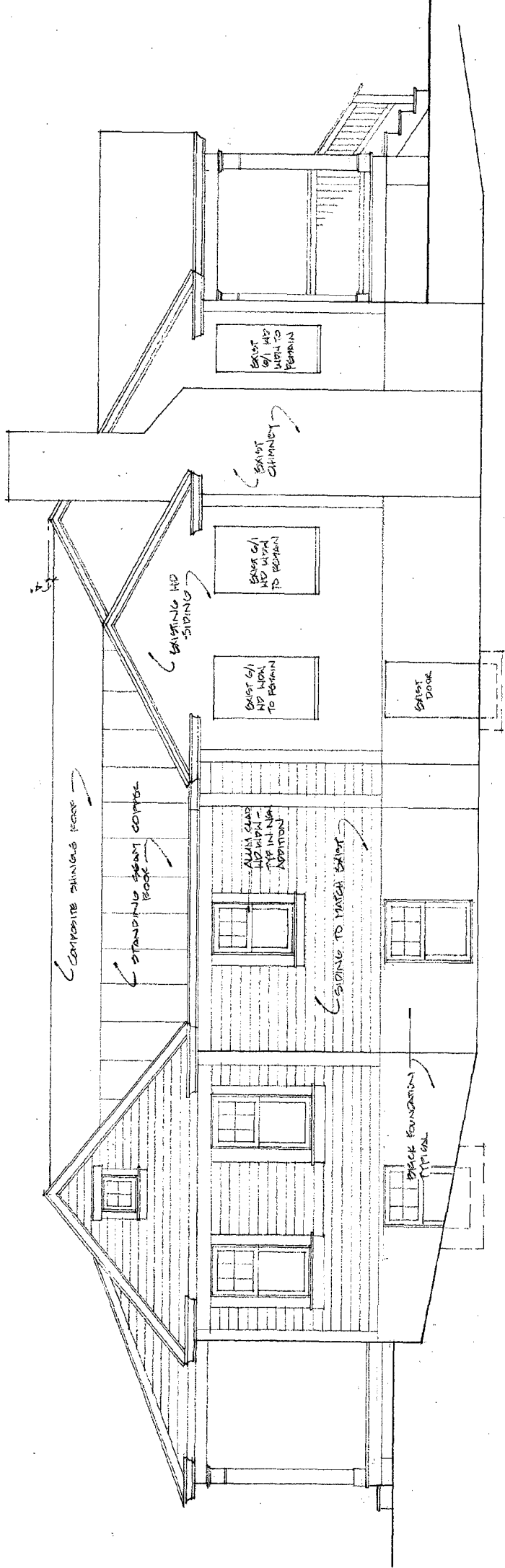
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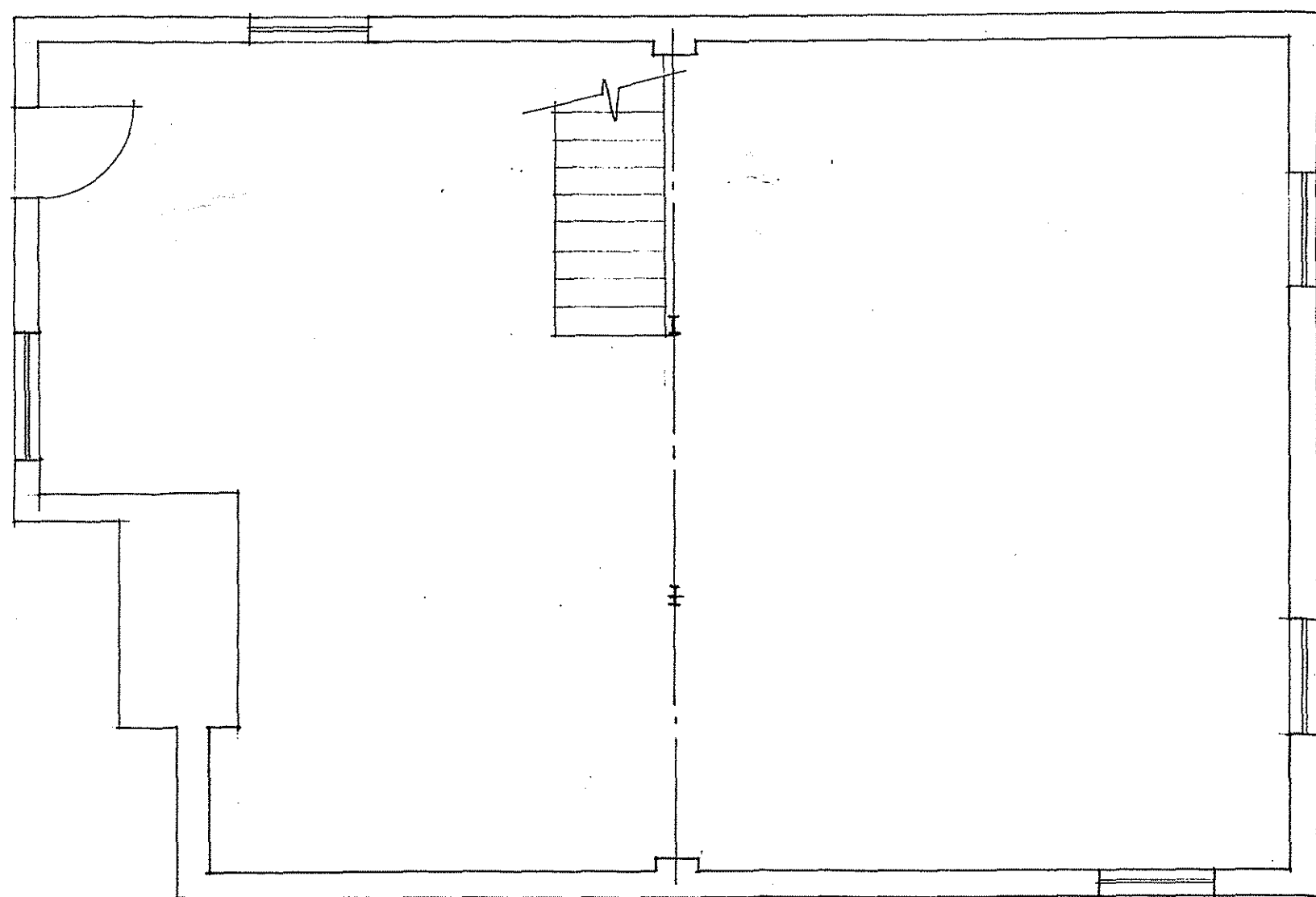
Job PAPER

Sheet A9

Of Sheets



1 SOUTH ELEVATION



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PeoplesARCHITECTS
 LLC
 TEL: 301-493-5112 FAX: 301-493-4133

10912 Montrose Avenue
 Garrett Park, Maryland 20896

EXISTING
 BASEMENT
 PLAN

Date 8.5.05

Scale 1/4" = 1'-0"

Drawn CLP

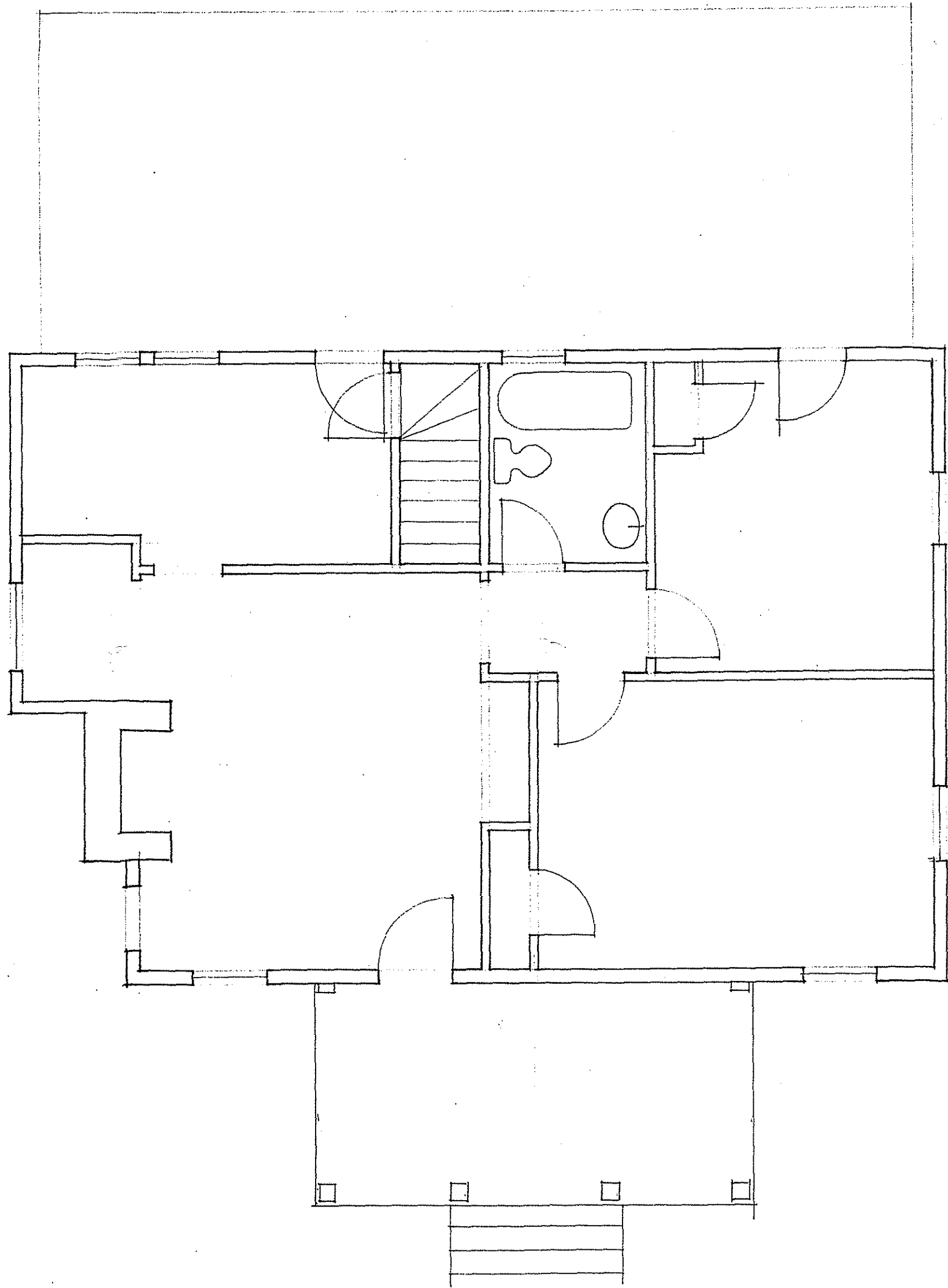
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Sheet

A1

Of Sheets

CONCEPT



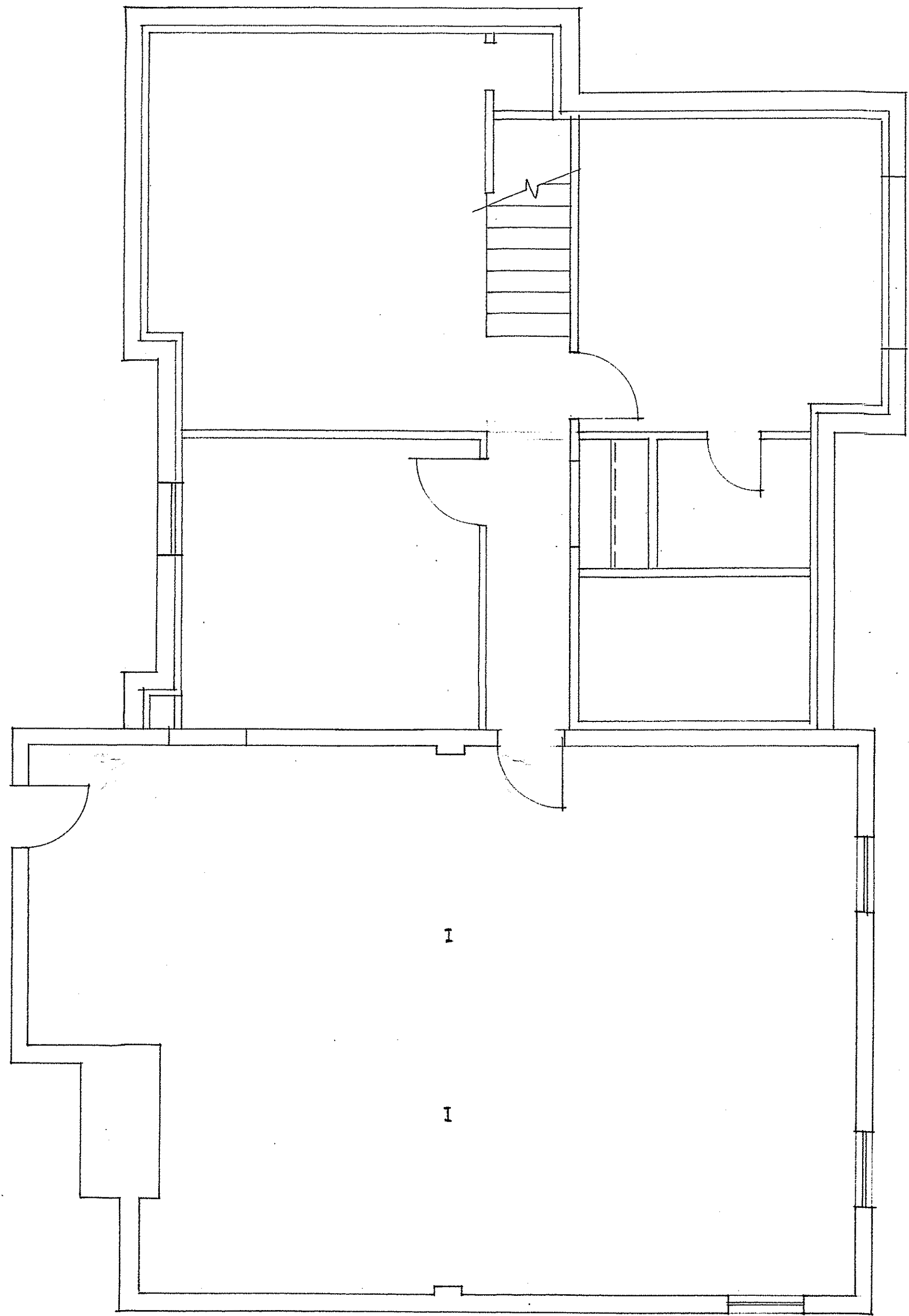
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 TEL 301-493-5188 FAX 301-493-4133

10912 Montrose Avenue
 Garrett Park, Maryland 20896

EXISTING
 FIRST
 FLOOR
 PLAN

Date	3-5-05
Scale	1/4"=1'-0"
Drawn	CP
Job	KAROL
Sheet	A2
Of	Sheets



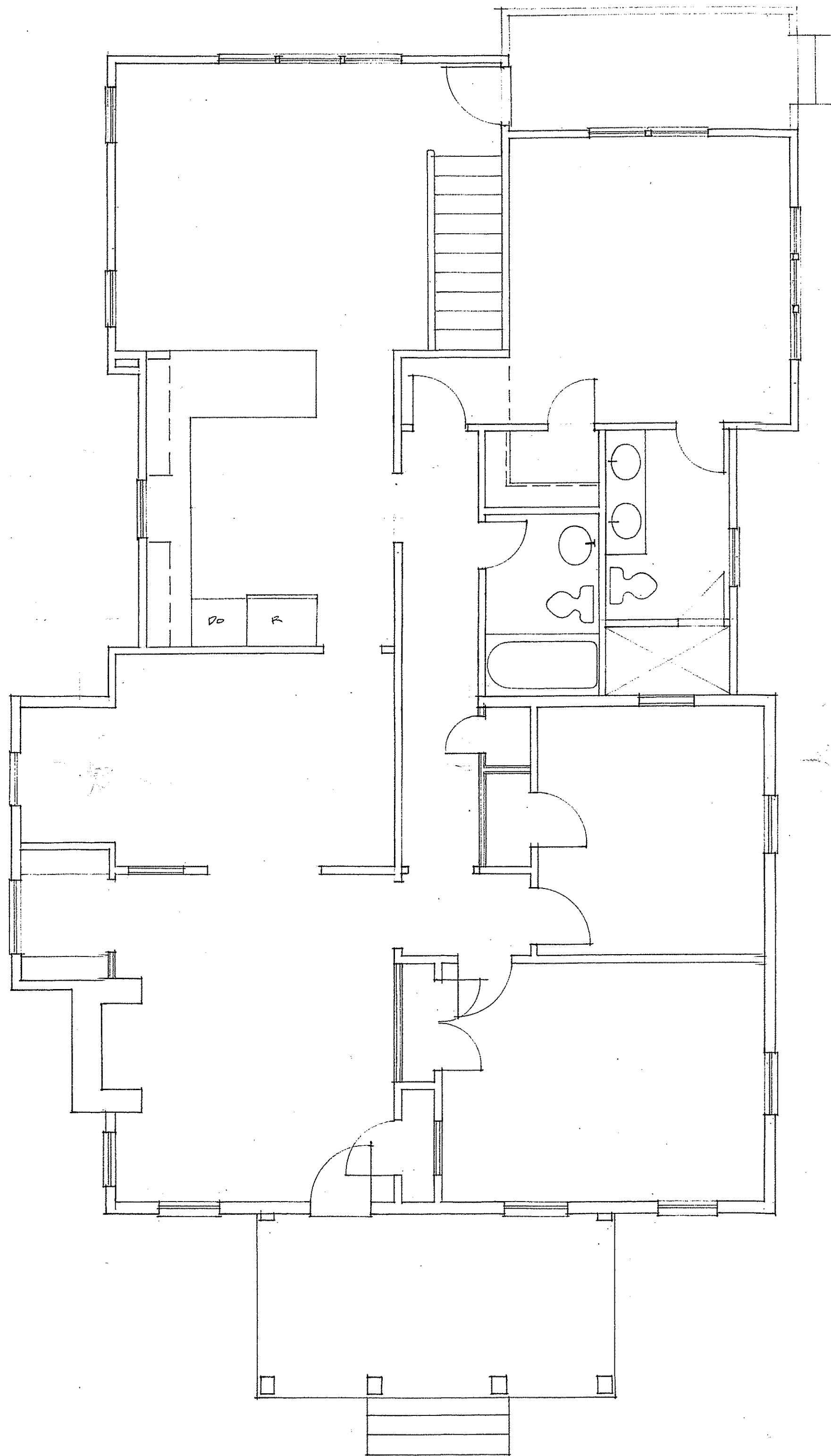
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10912 Montrose Avenue
 Garrett Park, Maryland 20896

PROPOSED
 BASEMENT
 PLAN

Date 5-10-05
 Scale 1/4"=1'-0"
 Drawn OVP
 Job KADBR
 Sheet A3
 Of Sheets



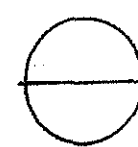
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10912 Montrose Avenue
 Garrett Park, Maryland 20896

PROPOSED
 FIRST FL
 PLAN

Date	5-10-05
Scale	1/4"=1'-0"
Drawn	CLP
Job	KADER
Sheet	A4
Of	Sheets



EAST ELEVATION

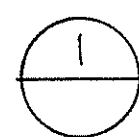
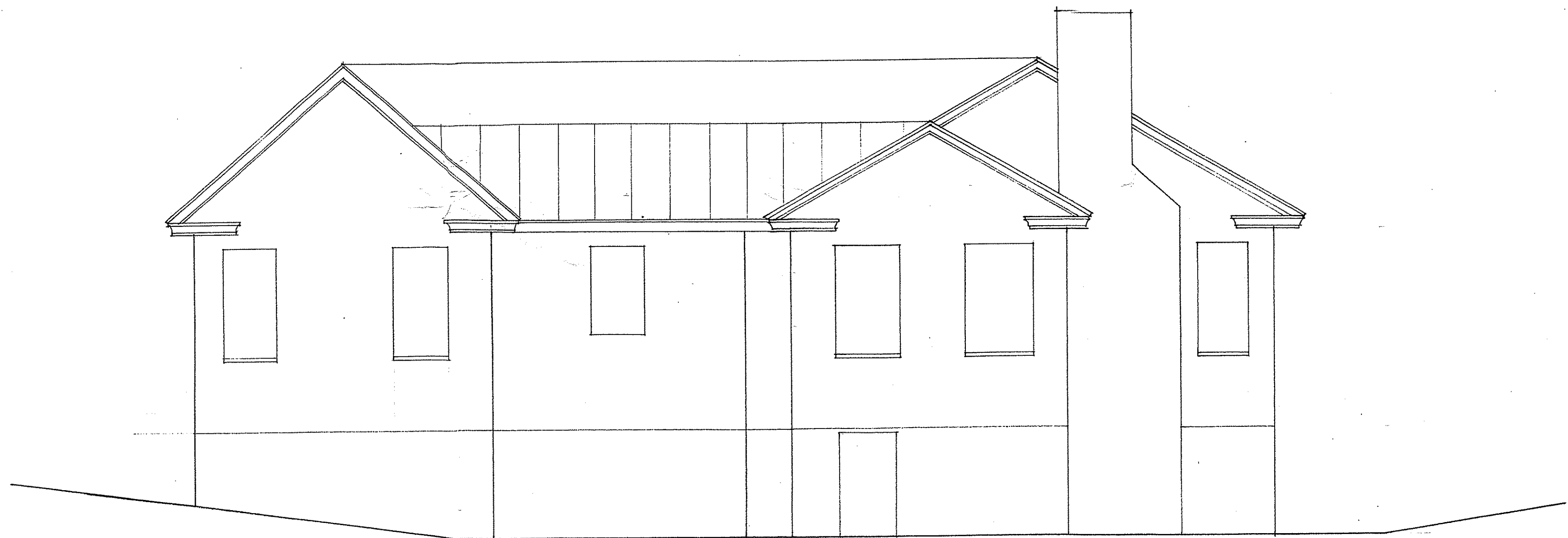
REVISIONS	BY

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 LLC
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10912 Montrose Avenue
 Garrett Park, Maryland 20896

EAST
 ELEVATION

Date	5.10.05
Scale	1/4" = 1'-0"
Drawn	CLP
Job	KADDER
Sheet	A5
Of	Sheets



SOUTH ELEVATION

REVISIONS	BY

PeoplesARCHITECTS LLC
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10912 Montrose Avenue
 Garrett Park, Maryland 20896

SOUTH ELEVATION

Date 5-10-05

Scale 1/4"=1'-0"

Drawn CLP

Job KADER

Sheet

ALC

Of Sheets