

30/13-05C 10905 Montrose Ave
Garrett Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 29, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Anne Fothergill, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit #396560

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved**.

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

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

Applicant: Christopher Whalen & Yasmine Belkaid

Address: 10905 Montrose Ave, Garrett Park, MD 20896

This HAWP approval is subject to the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT RECEIVED

Contact Person: Christopher Whalen AUG 26 2005
Daytime Phone No.: 301 949 3697

Tax Account No.: 00058170
Name of Property Owner: Christopher Whalen / Yasmine Belkaid
Address: 10905 Montrose Ave Gaer Park MD 20896
Daytime Phone No.: 301 949 3697

DIV. OF CASE WORK MGT

Contractor: WILLIAM L. PETERSON & ASSOCIATES Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
House Number: 10905 Street: Montrose Ave
Town/City: Gaer Park Nearest Cross Street: Strathmore
Lot: 10 Block: 98 Subdivisions: 003
Label: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate
 Move Install Wreck/Remove
 Revision Repair Reversible

CHECK ALL APPLICABLE:
 AAC Slab Room Addition Porch Deck Shed
 Stair Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: replacing old Siding (vertically) by horizontal wood Siding

1B. Construction cost estimate: \$ 4000
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/retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on lot of owner On public right of way/easement

I hereby certify that I have the authority to make this 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] _____ Date: 8-22-05
Signature of owner or authorized agent

Approved: _____
Disapproved: _____
Application Form No: 396560 Date Filed: _____ Date Issued: 9-29-05
Signature: Julia O'Malley

SEE REVERSE SIDE FOR INSTRUCTIONS

Fothergill, Anne

Subject: FW: Historic Preservation Commission info

-----Original Message-----

From: Yasmine Belkaid [mailto:ybelkaid@mail.nih.gov]

Sent: Wednesday, September 14, 2005 1:38 PM

To: Fothergill, Anne

Subject: Re: Historic Preservation Commission info

Hi Anne

Besides the siding, the house had a major "renovation" in the 60s. They added the left side (if you are facing the house) and removed the porch. The house is a Chevy house but unfortunately almost nothing is still there from the external part. The windows a of the right side are originals. The inside (right part) is pretty much conserved in terms of room organization and still has the original floor). We have the original floor plan (from when they did the renovation. Would you like to have it ?

Thank you very much

Yasmine

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10905 Montrose Avenue, Garrett Park	Meeting Date:	09/28/05
Applicant:	Christopher Whalen and Yasmine Belkaid	Report Date:	09/21/05
Resource:	Contributing Resource Garrett Park Historic District	Public Notice:	09/14/05
Review:	HAWP	Tax Credit:	None
Case Number:	30/13-05C	Staff:	Anne Fothergill

PROPOSAL: Non-original siding and railing replacement

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Garrett Park Historic District
STYLE: Chevy House
DATE: 1925

This house was built in 1925 and in the 1960s the previous owners installed the existing vertical siding, built an addition on the left side, and removed the original front porch.

PROPOSAL

The applicants are proposing to replace the vertical siding on the house and install horizontal cedar siding. They also propose to replace the existing non-original railing on the front steps with a wood railing with newel posts (for details see Circles 6-8).

The Town of Garrett Park has approved these alterations.

STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

Standard # 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.

Standard #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.

The proposed alterations and selected materials are appropriate for this resource and staff is recommending approval of this proposal.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8 (b) 2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 235 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE, MD 20850
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED
 AUG 20 2005
 PLAS: WASH, DC

Contact Person: Christopher Whalen
 Daytime Phone No.: 301 949 3697
 Tax Account No.: 00058170
 Name of Property Owner: Christopher Whalen / Yasmine Belkaid
 Daytime Phone No.: 301 949 3697
 Address: 10905 Montrose Ave Garcer Park MD 20896
 (Street Number) (City) (State) (Zip Code)
 Contract: W/10/05/1 (YASMINA BELKAID) Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10905 Street: Montrose Ave
 Town/City: Garcer Park Nearest Cross Street: Strathmore
 Lot: 10 Block: 98 Subdivision: 003
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Add	<input type="checkbox"/> Slab	<input type="checkbox"/> Heavy Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Demol	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Reversible	<input type="checkbox"/> Fence/Wall (incomplete Section 4)		<input type="checkbox"/> Other: <u>replacing old Siding (vertical) by horizontal wood Siding</u>			

1B. Construction cost estimate: \$ 4000
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

7A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 7B. 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 consent this to be a condition for the issuance of this permit.

Yasmine Belkaid
 Signature of owner or authorized agent

8-22-05
 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 396560 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Old vertical siding
cherry house that was modified in the 1950's

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

replacing old Vertical siding by horizontal
cedar siding (See pictures)
this will be comparable to the surrounding
cherry houses.
change the railing of the front stairs.

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, drive-ways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

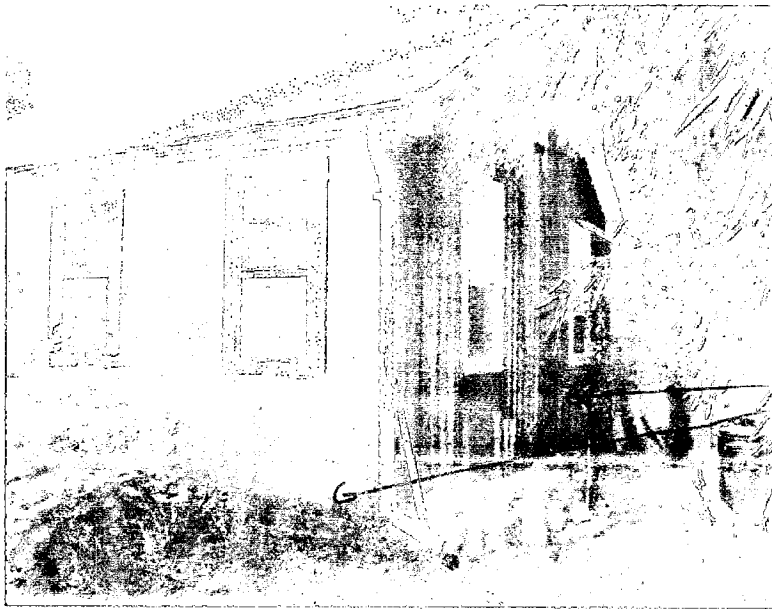
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie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

christopher whalen Yasmine Belkaid

Owner's mailing address PO 81 10905 Montrose Ave Garret Park MD 20896	Owner's Agent's mailing address Same.
Adjacent and confronting Property Owners mailing addresses	
Salvatore 10909 Montrose Ave Garrett Park, MD 20896	Timko + Ratcliffe 10904 Montrose Ave Garrett Park MD 20896
Snyder 10910 Montrose Ave Garrett Park MD 20896	Heidarian 4609 Strathmore Ave Garrett Park MD 20896



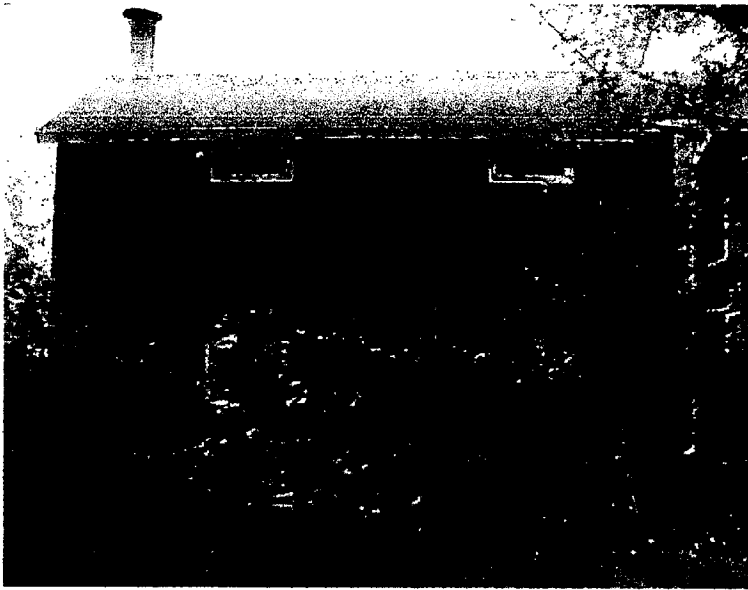
change Siding
(replace by cedar
horizontal)
See page n°: 3

SOUTH



WEST -

change railing : See page n° 3



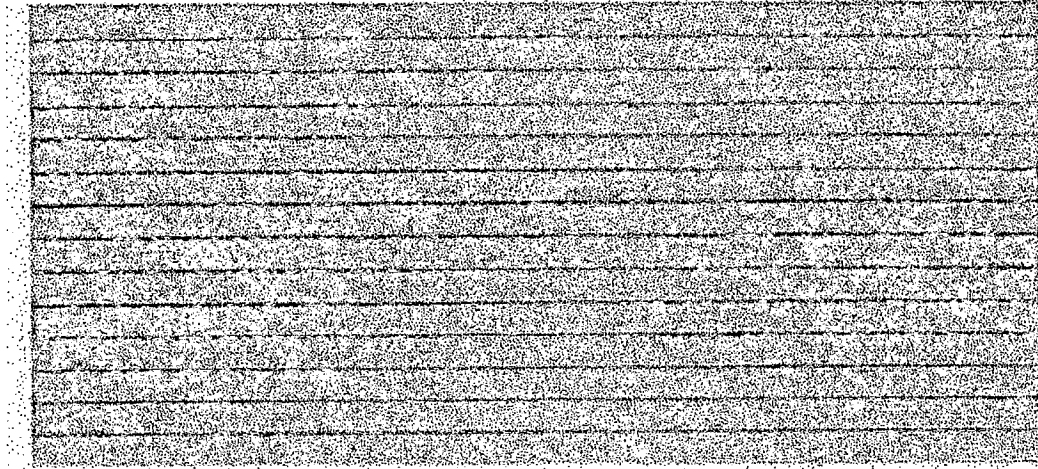
change Siding
See page no:

WEST - 2



Wood railing.

(will purchase material from
Mizell Lumber
Kensington)



6 inches.



END RELIEF VIEW

Wood Railing and beveled cedar clapboard
Will be purchased from:
Mizell Lumber
Kensington