

30/13-06F 10905 Montrose Ave
Garrett Park Historic District, 30/13



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 4/27/2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #416540, deck replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the 4/26/2006 meeting.

1. Tree protection measures will be in place prior to the start of construction.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Christopher Whalen & Yasmine Belkaid

Address: 10905 Montrose Ave, Garrett Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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

~~30001000~~
A DPS-#8

HISTORIC PRESERVATION COMMISSION RECEIVED
301/563-3400

MAR 20 2006

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT

Contact Person: Chris Whalen
Daytime Phone No.: 301-408-8268

Tax Account No.: 16 04 00058170
Name of Property Owner: Christopher Whalen Daytime Phone No.: 301-408-8268
Address: 10905 Montrose Ave Garrett Park MD 20896-0081
Street Number City Street Zip Code

Contractor: Homeowner Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10905 Street: Montrose Ave
Town/City: Garrett Park Nearest Cross Street: Strathmore Ave
Lot: 11 Block: _____ Subdivision: Garrett Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ \$5,000

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] 3/21/06
Signature of owner or authorized agent Date

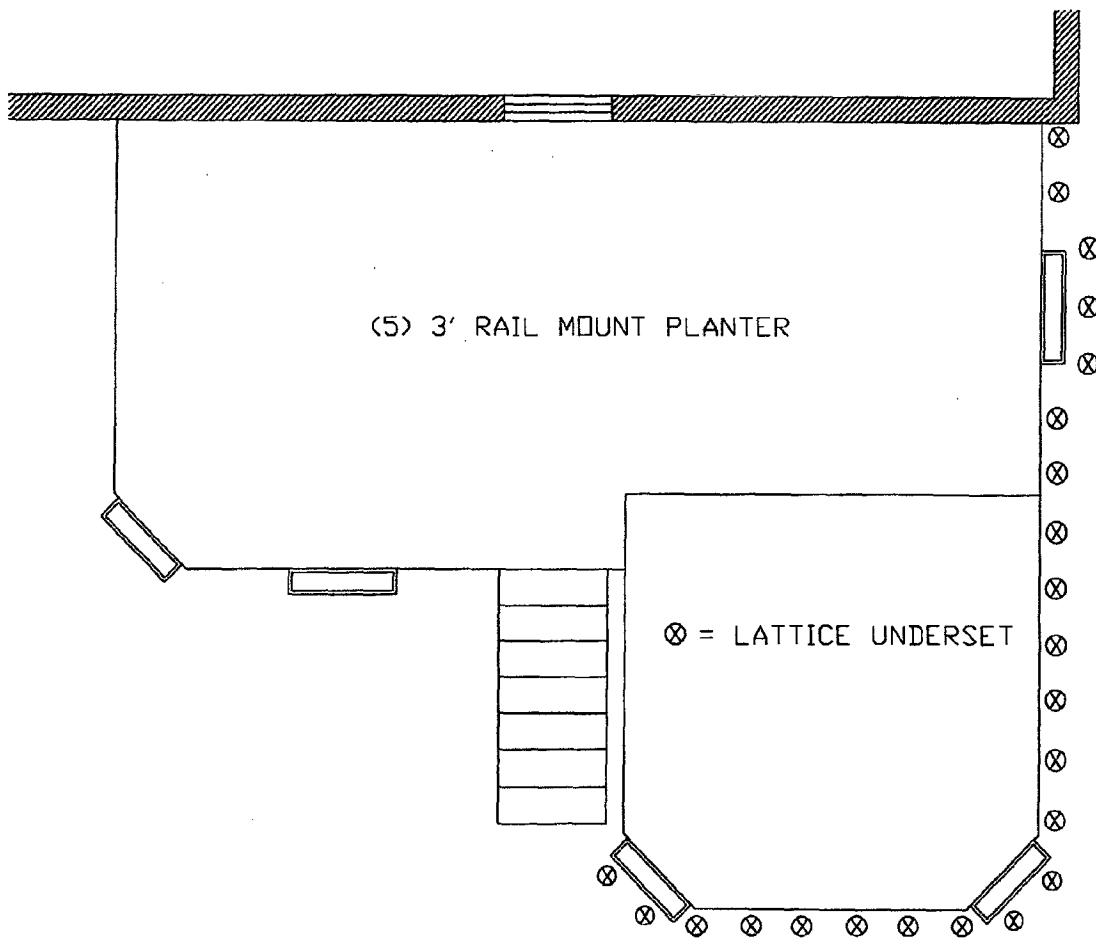
Approved: with one condition For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 4-27-06

Application/Permit No.: 416540 Date Filed: _____ Date Issued: _____

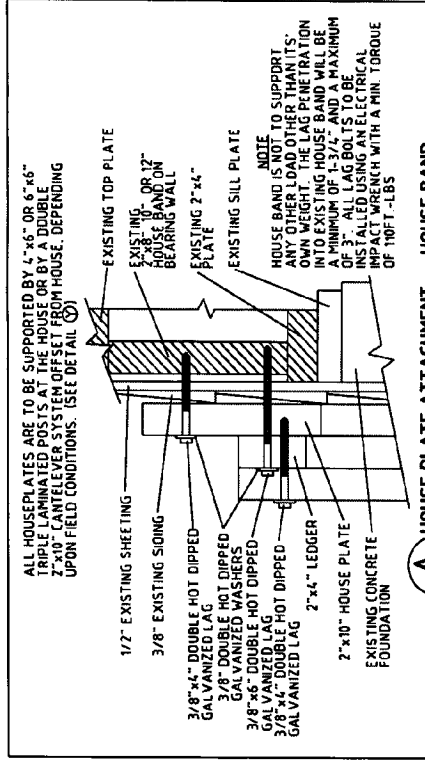
ACCESSORIES LAYOUT

JOB NAME WHALEN	JOB NUMBER 9801300	STREET 10905 MONTROSE AVENUE	CITY GARRETT PARK	
PERMIT NUMBER	DATE 1/26/07	COUNTY MONTGOMERY	STATE MD	ZIP CODE 20896

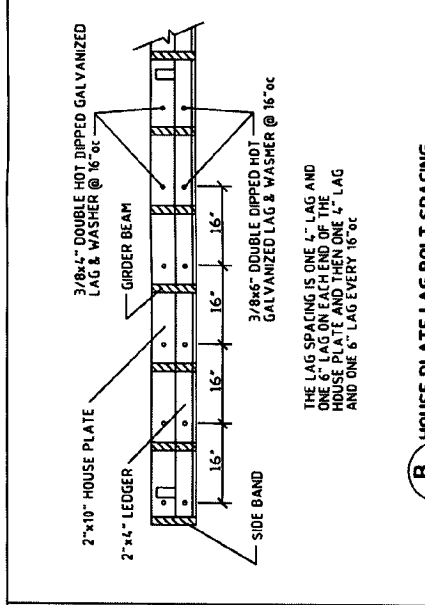


APPROVED
Montgomery County
Historic Preservation Commission

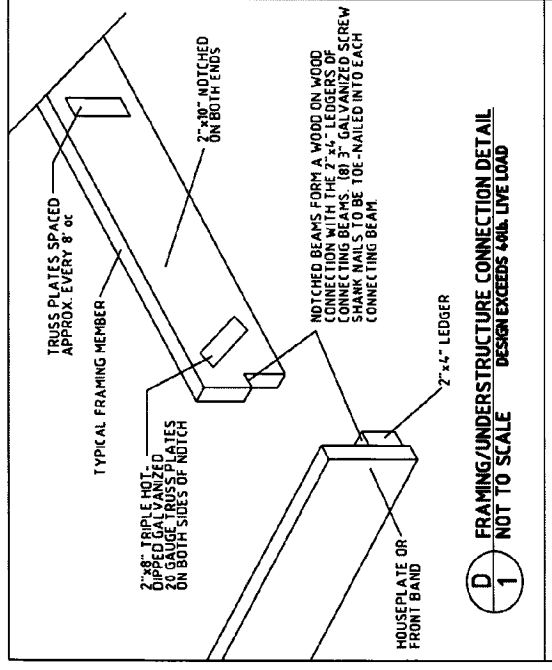
John A. Malley 3-5-07



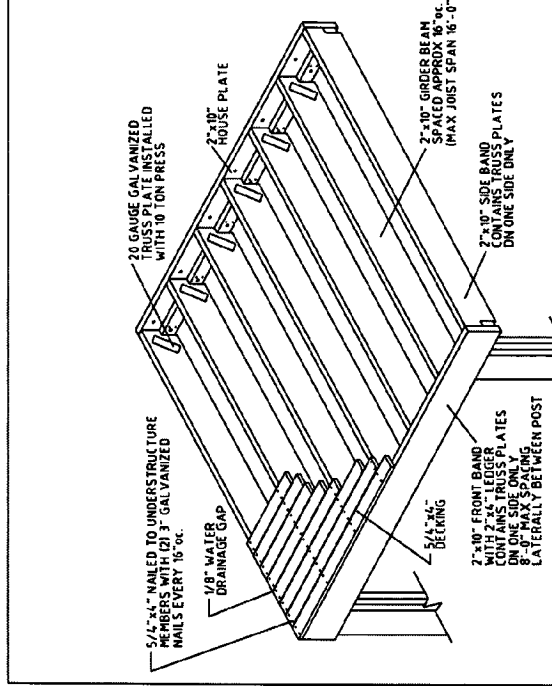
A HOUSE PLATE ATTACHMENT
DESIGN EXCEEDS 400LBS LIVE LOAD
NOT TO SCALE



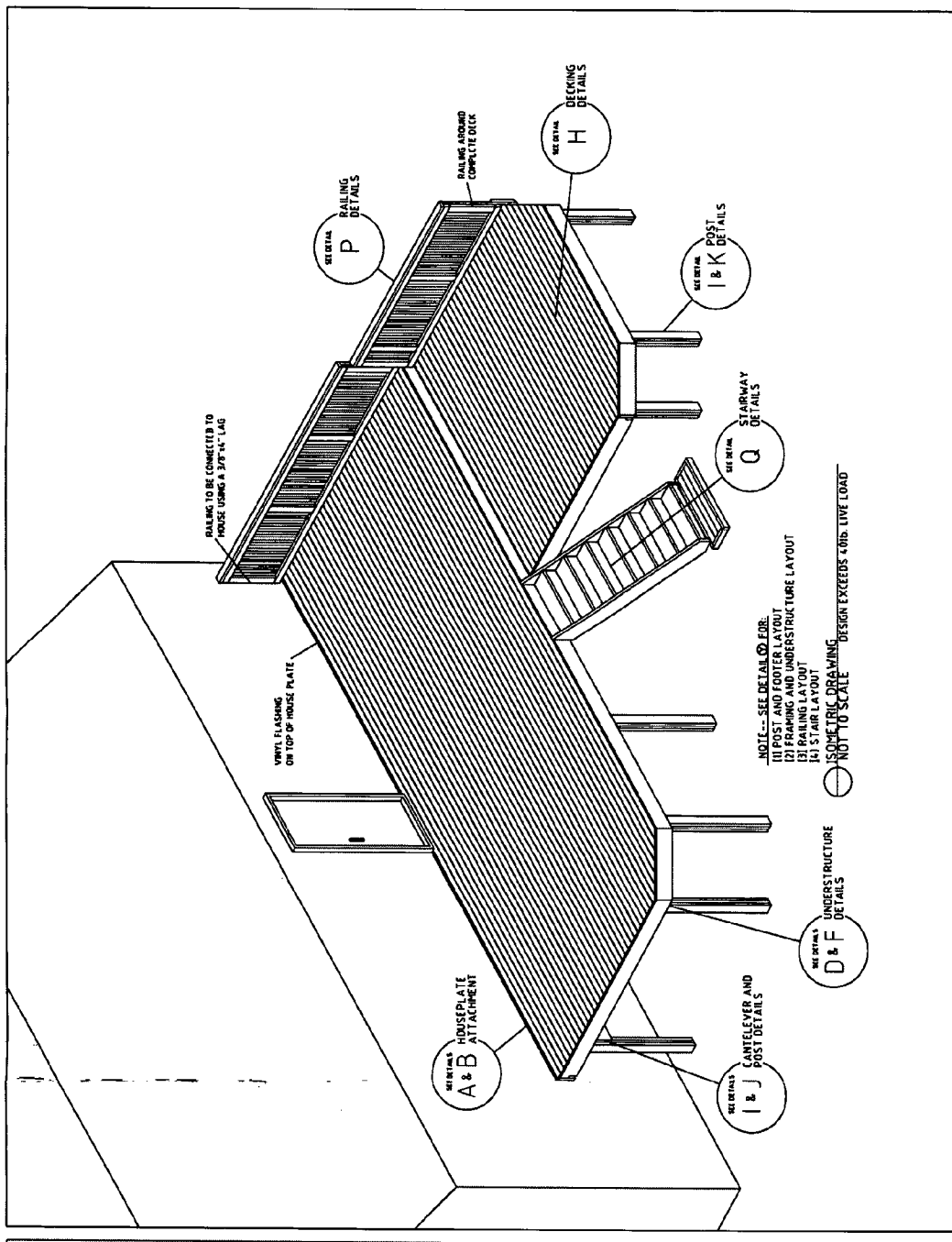
B HOUSE PLATE LAG BOLT SPACING
DESIGN EXCEEDS 400LBS LIVE LOAD
NOT TO SCALE



C FRAMING/UNDERSTRUCTURE CONNECTION DETAIL
DESIGN EXCEEDS 400LBS LIVE LOAD
NOT TO SCALE



D DECKING INSTALLATION WITH FRAMING OVERVIEW
DESIGN EXCEEDS 400LBS LIVE LOAD
NOT TO SCALE



NOTE: SEE DETAIL FOR: (1) POST AND FOOTER LAYOUT (2) FRAMING AND UNDERSTRUCTURE LAYOUT (3) RAILING LAYOUT (4) STAIR LAYOUT

SYMBOLIC DRAWING - NOT TO SCALE

DESIGN EXCEEDS 400LBS LIVE LOAD

F UNDERSTRUCTURE ASSEMBLY
DESIGN EXCEEDS 400LBS LIVE LOAD
NOT TO SCALE

SEE DETAIL AND FOR POST CONNECTION TO UNDERSTRUCTURE

2\"/>

G HOUSE PLATE LAG BOLT SPACING
DESIGN EXCEEDS 400LBS LIVE LOAD
NOT TO SCALE

THE POST FORMS A WOOD ON WOOD CONNECTION WITH THE UNDERSTRUCTURE. THE POST IS TYPICALLY LAMINATED WOOD (2\"/>

H DECKING INSTALLATION WITH FRAMING OVERVIEW
DESIGN EXCEEDS 400LBS LIVE LOAD
NOT TO SCALE

US REMODELERS DECKS, ENCLOSURES, AND GAZEBOS ARE NOT INTENDED TO SUPPORT HOT TUBS AND SWIMMING/BOATING WADING POOLS. A SPECIAL SUPPORT PACKAGE IS REQUIRED FOR ADDITIONAL SUPPORT BEFORE ADDING THESE TYPES OF PRODUCTS OR ANY OTHER HEAVY UNITS

I HOUSE PLATE ATTACHMENT
DESIGN EXCEEDS 400LBS LIVE LOAD
NOT TO SCALE

HOUSE PLATE IS NOT TO SUPPORT ANY OTHER LOAD OTHER THAN ITS OWN WEIGHT. THE LAG PENETRATION INTO EXISTING HOUSE BAND WILL BE A MINIMUM OF 1-3/4\"/>

J DETAIL OF CANTILEVER, 6\"/>

APPROVED
Montgomery County
Historic Preservation Commission

Julie Whalen 2-15-07

JOB NAME	WHALEN
PERMIT NUMBER	9801300
DATE	1/26/2007
CITY	GARRETT PARK
STATE	MONTGOMERY
ZIP CODE	20895
DESIGN DRAWN BY	ANGELICA VANG
ICC LEGACY REPORT #	93-52.01

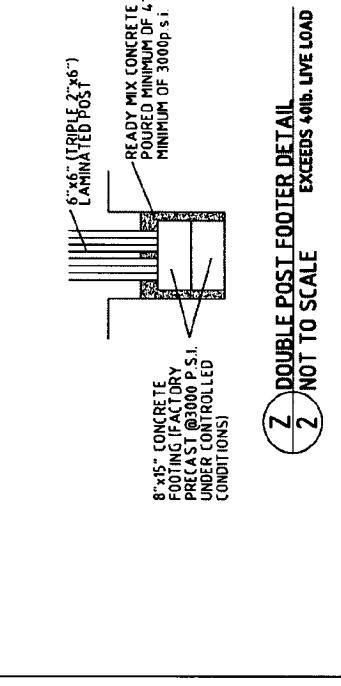
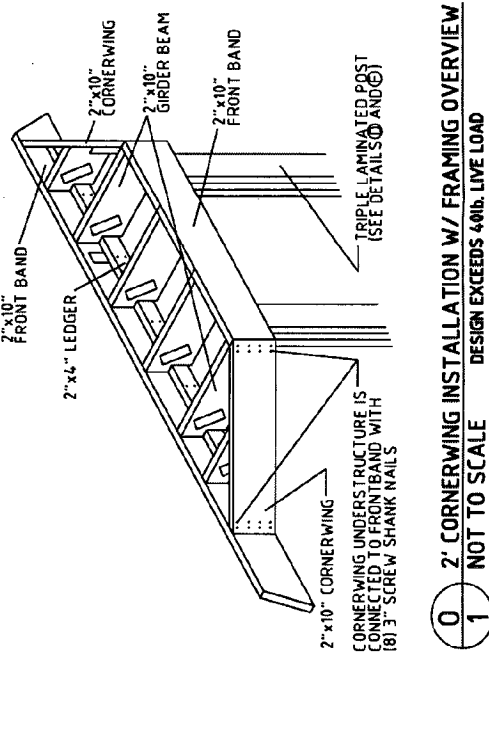
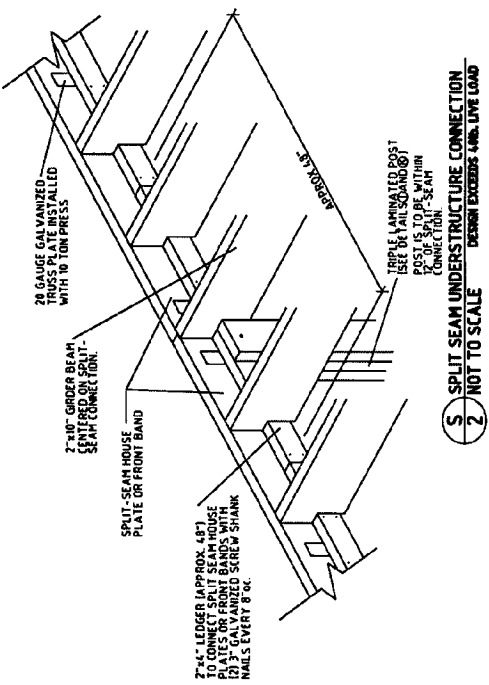
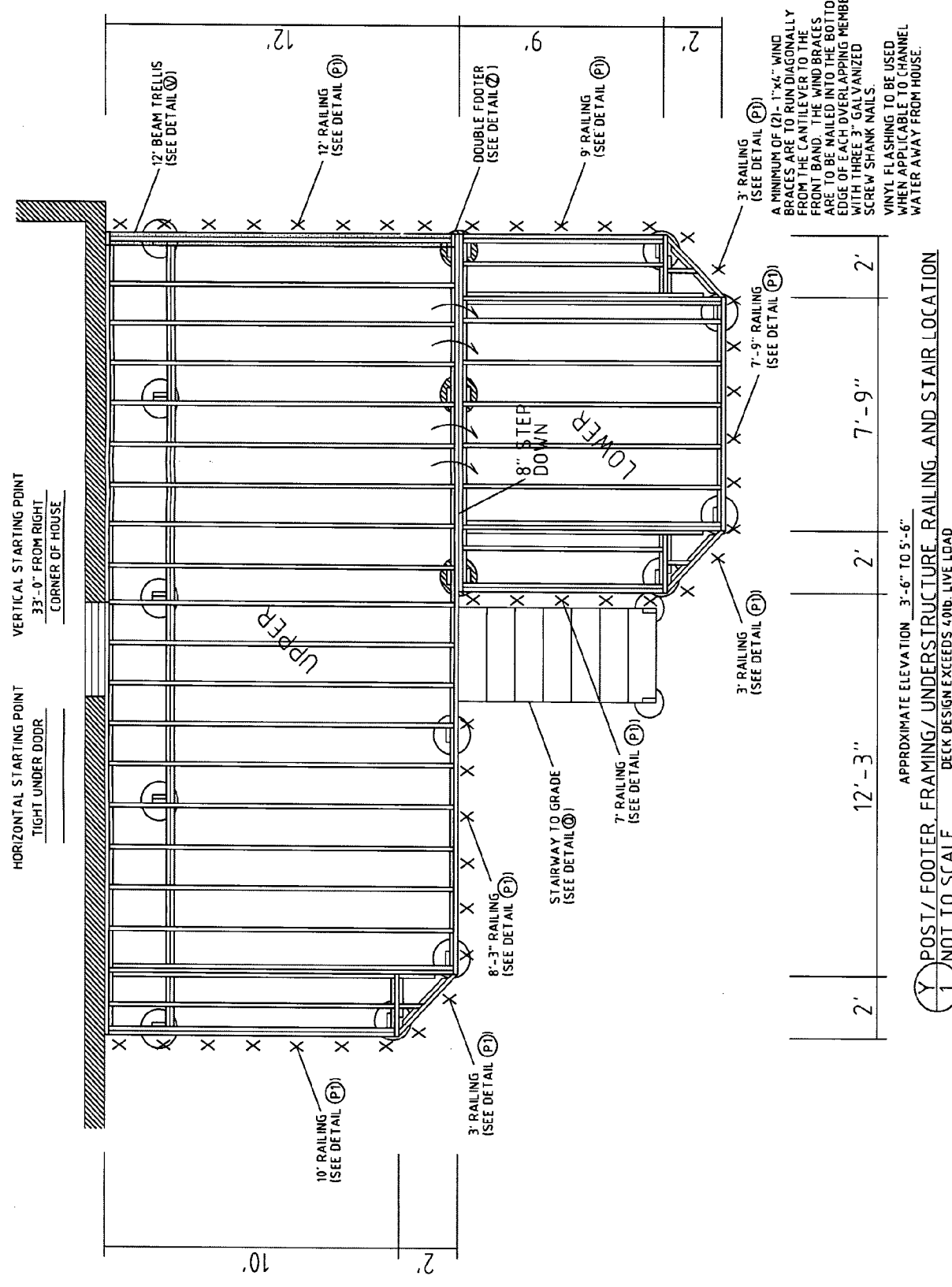
JOB NUMBER	9801300
DATE	1/26/2007
CITY	GARRETT PARK
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DESIGN DRAWN BY	ANGELICA VANG
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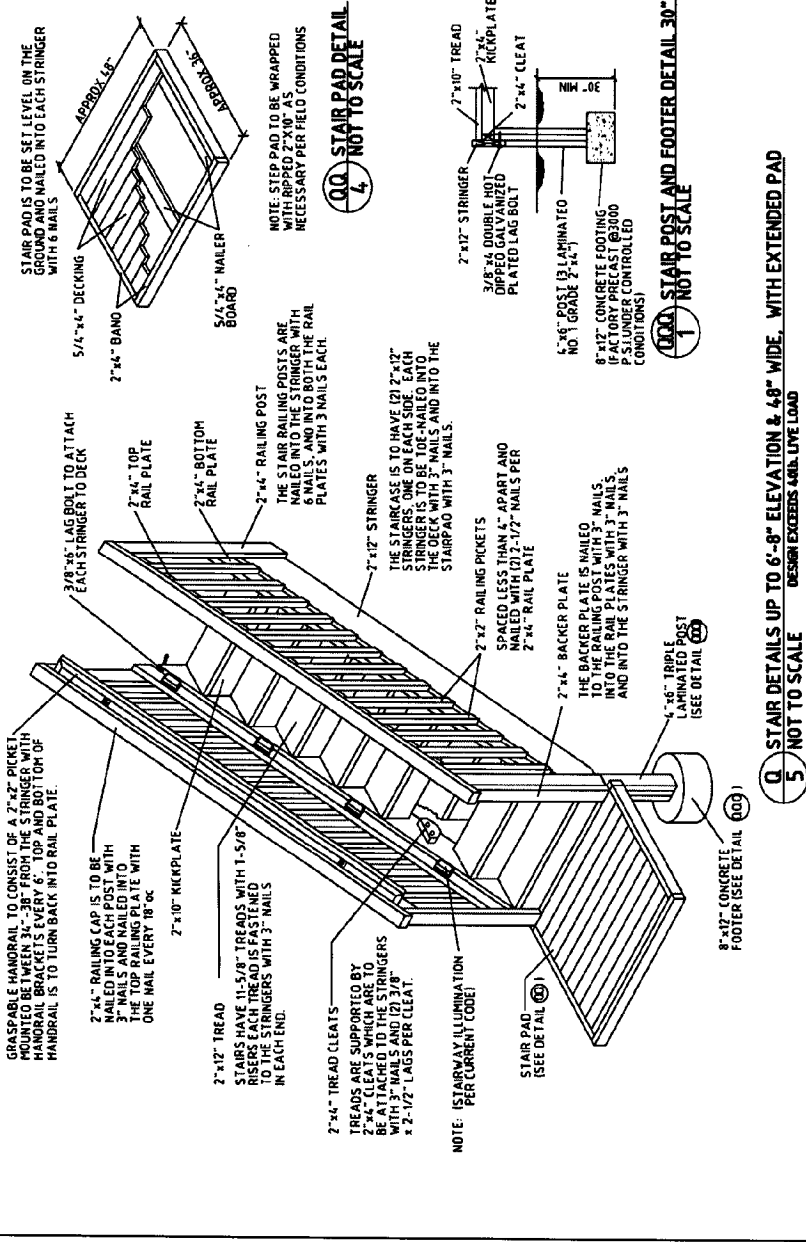
PAGE: 1 OF 3

DECK DIVISION FOR HOME DEPOT
1041 CANNONS COURT WOODBRIDGE, VA 22191

© COPYRIGHT 2000 U.S. REMODELERS, INC.

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 3-5-07



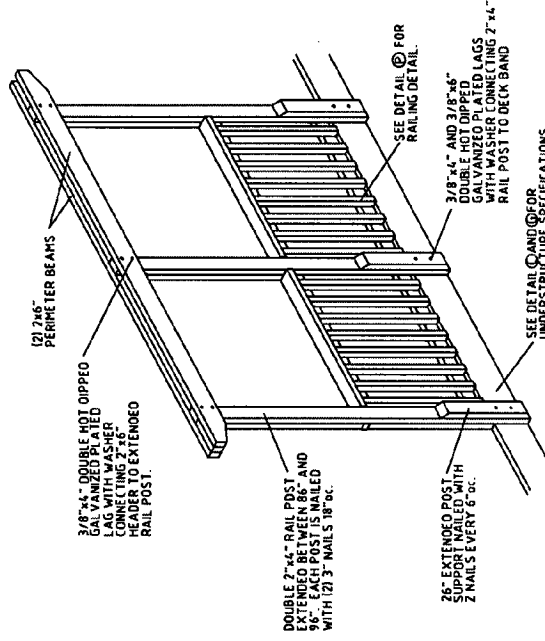


Q STAIR DETAILS UP TO 6'-8" ELEVATION & 48" WIDE, WITH EXTENDED PAD
DESIGN EXCEEDS ABL LIVE LOAD

4 STAIR PAD DETAIL
NOT TO SCALE

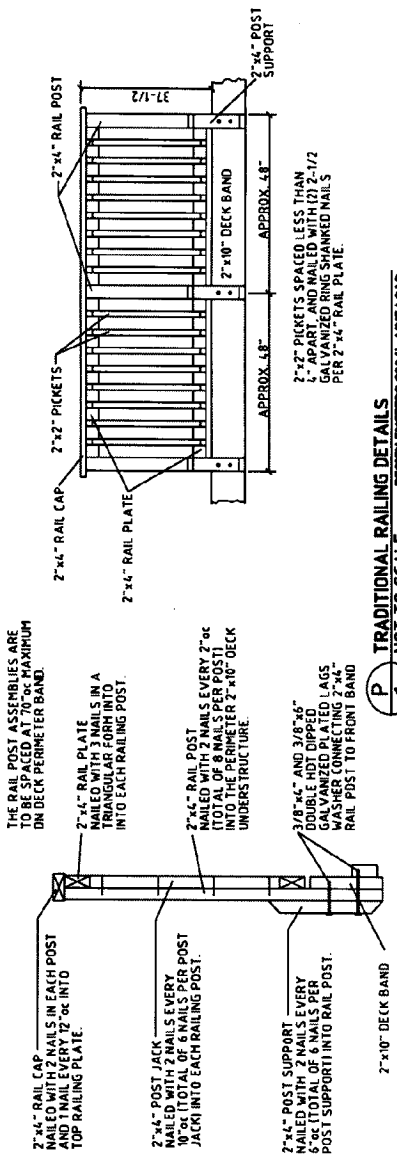
1 STAIR POST AND FOOTER DETAIL 30"
NOT TO SCALE

Q STAIR PAD DETAIL
SEE DETAIL



V BEAM TRELLIS UP TO 16'
DESIGN EXCEEDS ILL LIVE LOAD

P TRADITIONAL RAILING DETAILS
DESIGN EXCEEDS 200 LB LIVE LOAD



THIS SPACE
LEFT BLANK
INTENTIONALLY

THIS SPACE
LEFT BLANK
INTENTIONALLY

APPROVED
Montgomery County
Historic Preservation Commission
Julia C. [Signature]
7-10-20

JOB NAME WHALEN	JOB NUMBER 9801300	PERMIT NUMBER
DECK DIVISION FOR HOME DEPOT		
1041 CANNONS COURT WOODBIDGE, VA 22191		
PAGE: 3 OF 3		

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10905 Montrose Ave, Garrett Park	Meeting Date:	4/26/2006
Resource:	Contributing Resource Garrett Park Historic District	Report Date:	4/19/2006
Applicant:	Christopher Whalen and Yasmine Belkaid	Public Notice:	4/12/2006
Review:	HAWP	Tax Credit:	None
Case Number:	30/13-06F	Staff:	Anne Fothergill

PROPOSAL: Deck replacement

RECOMMENDATION: Approve with condition

STAFF RECOMMENDATION

Staff recommends that the HPC approve the application with the following condition:

1. Tree protection measures will be in place prior to the start of construction.

ARCHITECTURAL 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 propose to remove the existing 128 SF wood deck at the rear of the house and construct a new 480 SF wood deck in the same location extending 25 feet off the back of the house. The deck will be wood with an inset picket railing and wood steps to grade. The location has been chosen to protect the existing trees and no trees will be removed.

STAFF RECOMMENDATION

Approve
 Approve with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
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; or
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, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

and **with the condition listed on page one** and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



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

A DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

RECEIVED

MAR 20 2006

APPLICATION FOR
 HISTORIC AREA WORK PERMIT

301-
 760-7383

Contact Person: Chris Whalen
 Daytime Phone No.: 301-408-8268

Tax Account No.: 16-04 00058170

Name of Property Owner: Christopher Whalen Daytime Phone No.: 301-408-8268

Address: 10905 Montrose Ave Garrett Park MD 20896-0081
Street Number City Street Zip Code

Contractor: Homeowner Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10905 Street: Montrose Ave
 Town/City: Garrett Park Nearest Cross Street: Strathmore Ave
 Lot: 11 Block: _____ Subdivision: Garrett Park
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed

Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family

Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ \$5,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

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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]
 Signature of owner or authorized agent

3/21/06
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 416540 Date Filed: _____ Date Issued: _____

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

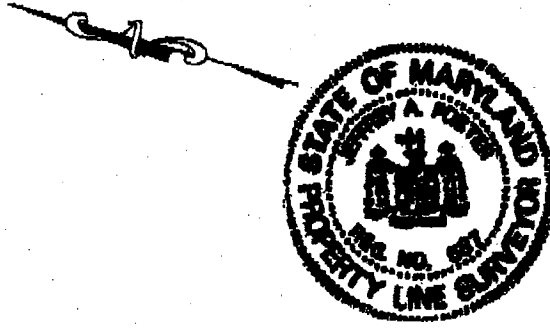
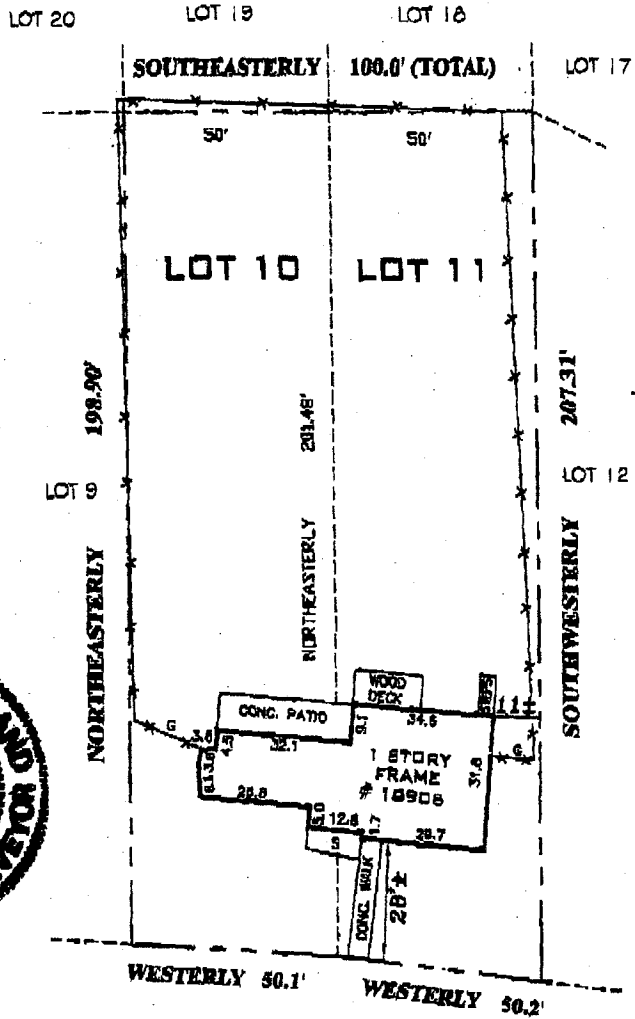
Owner's mailing address	Owner's Agent's mailing address
Christopher Whalen Yasmine Belkaid PO Box 81 10905 Montrose Ave Garrett Park MD 20896	
Adjacent and confronting Property Owners mailing addresses	
Nahid Tootoonchi PO Box 114 4609 Strathmore Ave Garrett Park MD, 20896	Damien & Stephanie Salvatore PO Box 293 10909 Montrose Ave Garrett Park MD, 20896
Cliff Tarpy Alexandra Brasoveanu-Tarpy PO Box 8 4607 Strathmore Ave Garrett Park MD, 20896	Bob Ratcliffe Sharon Timko PO Box 508 10904 Montrose Ave Garrett Park MD, 20896
Matthew & Tammy Pasquinelli PO Box 561 10912 Clermont Ave. Garrett Park MD, 20896	
Exa Murray PO Box 214 10914 Clermont Ave Garrett Park MD, 20896	

CONSUMER INFORMATION NOTES:

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 existing or future improvements.
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.


Notes

1. Flood zone information not available.
 2. 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 5 Feet.
 3. Fences, if shown, have been located by approximate methods.
- No property corners confirmed.
TOTAL AREA=30,230 SF



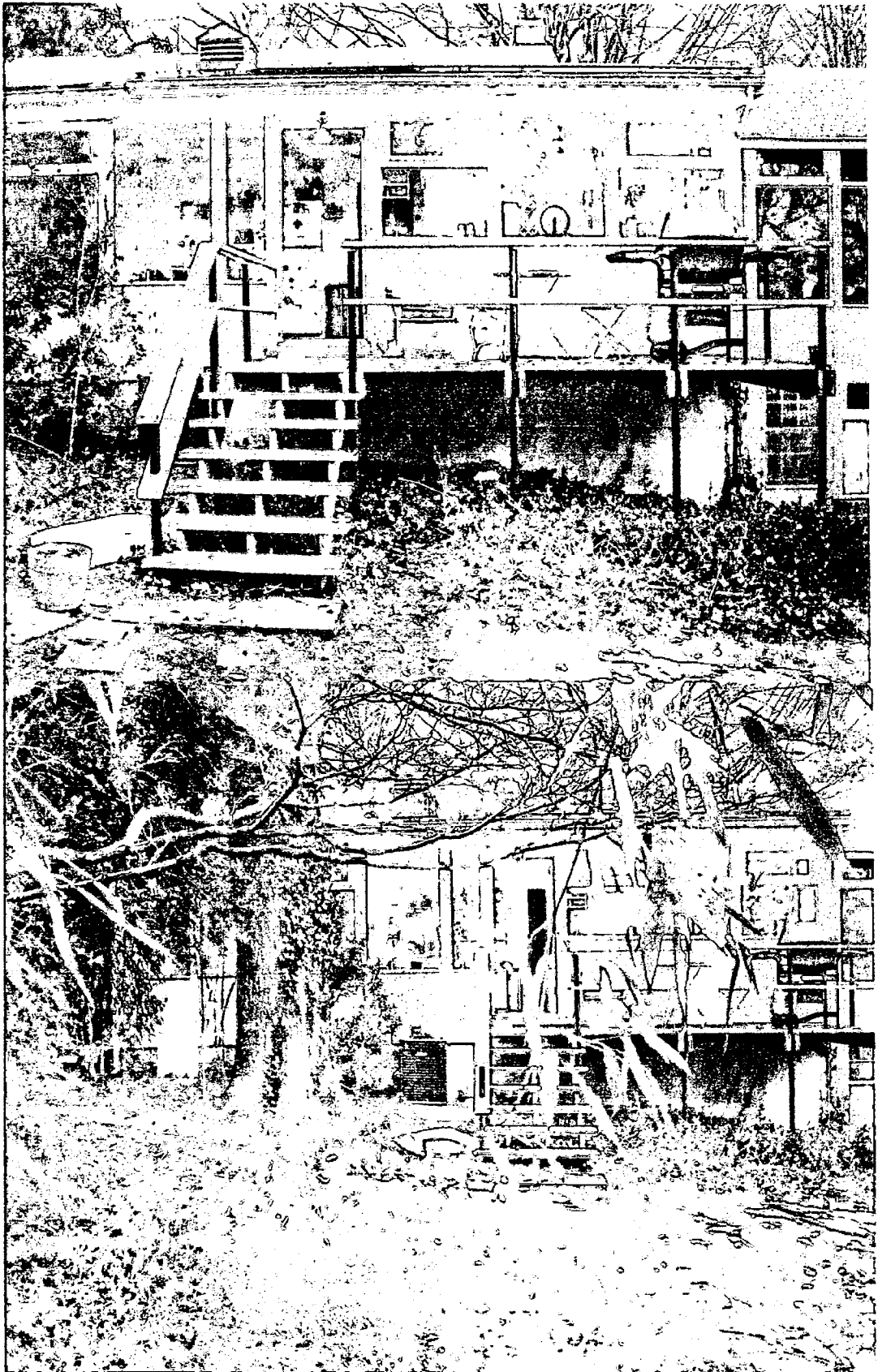
LOCATION DRAWING
LOTS 10 & 11, BLOCK 98
SECTION 2
GARRETT PARK
MONTGOMERY COUNTY, MARYLAND

MONTROSE AVENUE
(60' R/W)

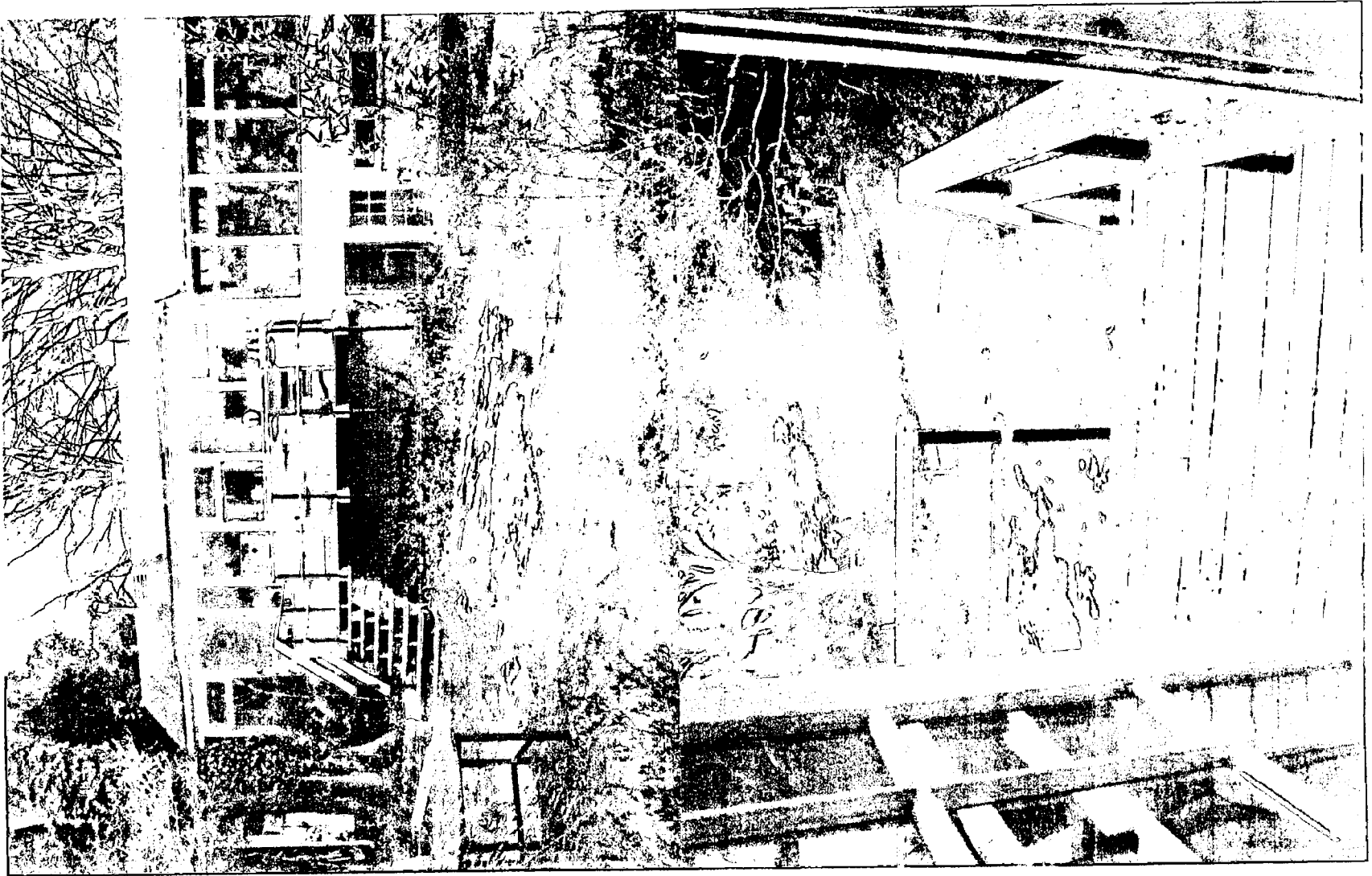
SURVEYOR'S CERTIFICATE THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.	REFERENCES PLAT BK. A PLAT NO. 34		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20878 301/948-6100, Fax 301/948-1288	
	LIBER 5053 FOLIO 404		DATE OF LOCATIONS WALL CHECK HSE. LOC.: 04-16-2006	SCALE: 1" = 40' DRAWN BY: F.A. JOB NO.: 2005-2065

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507

Mar. 13. 2006 9:41AM







front

