

30/13-06J 10910 MONTROSE AVE
Garrett Park Historic District

665



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 8/29/2006

Permit No: 428261
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

CHARLES A & C R SNYDER
10910 MONTROSE AVE PO BOX 571
GARRETT PARK MD 208960000

HAS PERMISSION TO: CONSTRUCT

PERMIT CONDITIONS: Replacing a driveway and installing a fence - 4ft.

PREMISE ADDRESS 10910 MONTROSE AVE
GARRET PARK MD 20896-

LOT 35	BLOCK 99	PARCEL	ZONE R90
LIBER	ELECTION DISTRICT	04 PLATE	GRID
FOLIO	SUBDIVISION	GARRETT PARK	
PERMIT FEE: \$0.00	TAX ACCOUNT NO.:		

HISTORIC MASTER: Y
HISTORIC ATLAS: N

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: August 22, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section
Maryland-National Capital Parks & Planning Commission

SUBJECT: Historic Area Work Permit #428261, fence installation and driveway replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the August 16, 2006 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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

Applicant: Charles Snyder

Address: 10910 Montrose Ave, Garrett Park (Garrett Park Historic District)

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

DPS - #8

M

HISTORIC PRESERVATION COMMISSION
301/563-3400

428261

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CHARLES SNYDER
Daytime Phone No.: 301-942-2442

Tax Account No.: _____
Name of Property Owner: CHARLES A. SNYDER Daytime Phone No.: 301-942-2442
Address: 2015 71, 10910 Montrose Ave.; Garrett Park, Md. 20896
Street Number City Street Zip Code
Contractor: TREAD ON ME Phone No.: 301-585-5210
Contractor Registration No.: _____
Agent for Owner: CARY DAVIS Daytime Phone No.: 301-585-5210

LOCATION OF BUILDING/PREMISE

House Number: 10910 Street: MONTROSE AVE.
Town/City: GARRETT PARK Nearest Cross Street: STANTHAMORE AVE.
Lot: 35 Block: 99 Subdivision: GARRETT PARK
Liber: 1197 Folio: 4-6 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: DRIVEWAY REPLACEMENT
1B. Construction cost estimate: \$ 3,000
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: 4 feet 0 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: Charles C. Snyder Date: 7/24/08

Approved: X For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 8/22/08
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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:

SEE ATTACHED

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

SEE ATTACHED

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 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.

Application for Historic Area Work Permit
Charles A. Snyder
10910 Montrose Avenue, Garrett Park, Md. 20896
July 24, 2006

Description of Project.

a. (Existing structure). The house is a Chevy House in the Garrett Park Historic District. The original 1925 Chevy House is intact, and an addition to the rear was built between 15 and 20 years ago. The house sits on a site of 1½ lots comprising some 15,000 square feet with several mature trees and other lush plantings, including legacy plants. An asphalt driveway, built before we moved in, extends from the street along the north side of the house, back about 90 feet. The house is significant historically in that it is one of the remaining recognizable Chevy Houses, a style which contributed heavily to the designation of the Garrett Park Historic District. A wooden fence partially girds the front lawn. The fence was built many years ago (before we bought the house in 1985). A chain link fence, probably some 40 years old, separates the property from the neighbors to the south and west.

b. (Description of project). The existing asphalt driveway will be torn up. The forward 40 feet (from the street) will be replaced with pavers of the "Serengeti" design manufactured by Hanover Architectural Products of Hanover, Pa. The rear portion will be re-graded with topsoil to control flood water flow, and planted with grass and other plantings. The paved driveway will retain the footprint of the current asphalt driveway. A willow oak tree on town property is near the existing driveway. Special efforts will be made to assure that the root system is not harmed. A new underground drain will help water flow and direct water to an existing drain on the south end of the driveway.

A 4-foot tall wooden fence of approximately 100 feet will be installed on the north edge of the property, parallel to the existing house and extending some five (5) feet in front of the front plane of the house and 36 feet behind the rear plane of the house. It will be of the same style as the existing fence around the front lawn (please see the photos of that fence). It will have 4"x4" pressure treated posts set eight feet apart and each pair connected by three horizontal 1"x6"x8' pressure treated boards. The fence will be constructed just inside the property line. The fence will pass two black walnut trees past the rear plane of the house. The front one is about 25 years old. The rear one is probably about 40 years old. Both are on my property.

APPROX.

AVENUE

MONTROSE

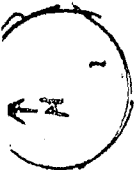
618°47'05"E
81.98

TOWN TREE
WILLOW
OAK

PAVE
DRIVEWAY
(REF 40)

ASPHALT
TO BE
REMOVED

100'



361

N 89°12'E
199.17

U.S. SHED

NEW
FENCE

L-1197 F.4-6

Lot 35
9,931.2

BLACK
WALNUT
TREES

DECK

1 STORY
FRAME
DWLS.

#10910

L-3103 F.5-2
Part 34
5,093.4

261.611

401.011

223.07
N 77°51'W

P134

102.77

52.10

52.10

52.10
N 16°45'50"W

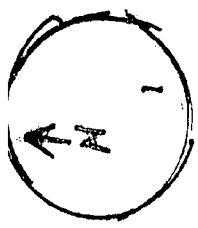
APPROVED
Montgomery County
Historic Preservation Commission
Michelle Blakely
@/2/06

SITE PLAN 14" = 51'

53

44





FENCE

EXISTING ASPHALT TO BE REMOVED

PAVER DRIVEWAY REPLACEMENT (40)

APPROX.

MONTROSE AVENUE

TOWN TREE WILLOW OAK

818°47'05"E
51.98

100'

361

N 89°12'25"E
19.17

PLUSHED

L-1197 F.46

Lot 35
9,931.7

BLACK WALNUT TREES

Area = 15,024.7

102.77

401.01

261.611

I.P.K.

223.07
N 77°51'W

P134

52.10

52.10

52.10
N 16°45'50"W

#10910

1 STORY FRAME DWLG.

2 STORY CARPENTER ADDITION (OLD)

DECK

L-3103 F.542
Part 34
5,093.4

120.36

I.P.

SITE PLAN 1/4" = 5' ±

APPROVED
Montgomery County
Historic Preservation Commission
Michelle Kelly
6/22/06

99

33

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10910 Montrose Ave, Garrett Park	Meeting Date:	8/16/2006
Resource:	Contributing Resource Garrett Park Historic District	Report Date:	8/9/2006
Applicant:	Charles Snyder	Public Notice:	8/2/2006
Review:	HAWP	Tax Credit:	N/A
Case Number:	30/13-06J	Staff:	Michele Oaks

PROPOSAL: Fence installation and driveway replacement

RECOMMENDATION: Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Garrett Park Historic District
STYLE: Colonial Revival / Chevy House
DATE: 1925

PROPOSAL: Applicant proposes to:

1. Remove the existing asphalt driveway (measuring 90' long) and install a smaller length, driveway with new Hanover "Serengeti" pavers. The width of the proposed driveway will not change, however, the length of the driveway will be substantially decreased, measuring only 40' long, with the remaining length being re-graded with top-soil to control water flow and planted with grass and other plantings (see site plan on circle 7 for location of driveway).
2. Construct a 4' high, wood, three-rail fence, of approximately 100' in length along the north (side) property line (see site plan on circle 7 for location of fence).
3. Ensure the protection of the existing trees. The Town is especially concerned about the Willow Oak tree in the ROW. The owner has agreed to install a new, underground drain to help water flow and direct water to existing drains on the south end of the property to ensure the root system of this tree is not harmed.

STAFF RECOMMENDATION:

- Approval
 Approval 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.

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 approved 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
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DPS - #8

M

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428261

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Contact Person: CHARLES SNYDER
Daytime Phone No.: 301-942-2442

Tax Account No.: _____
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Street Number City Street Zip Code
Contractor: TREAD ON ME Phone No.: 301-585-5210
Contractor Registration No.: _____
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LOCATION OF BUILDING/PREMISE

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

1B. Construction cost estimate: \$ 2,000

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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.

Charles P. Snyder 7/24/08
Signature of owner or authorized agent Date

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

3

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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.

Neighbors and confronting property owners.

Owner's Mailing Address:

P.O. Box 571
10910 Montrose Avenue
Garrett Park, Md. 20896

Neighbors:

Damian and Stephanie Salvatore

10909 Montrose Avenue
P.O. Box 293
Garrett Park, Md. 20896

Bob Ratcliffe & Sharon Timko

10914 Montrose Avenue
P.O. Box 508
Garrett Park, Md. 20896

Kevin & Bridget Giblin

4709 Strathmore Avenue
P.O. Box 232
Garrett Park, Md. 20896

Rita & Jawad Abdulkader

10912 Montrose Avenue
Garrett Park, Md. 20896

Application for Historic Area Work Permit
Charles A. Snyder
10910 Montrose Avenue, Garrett Park, Md. 20896
July 24, 2006

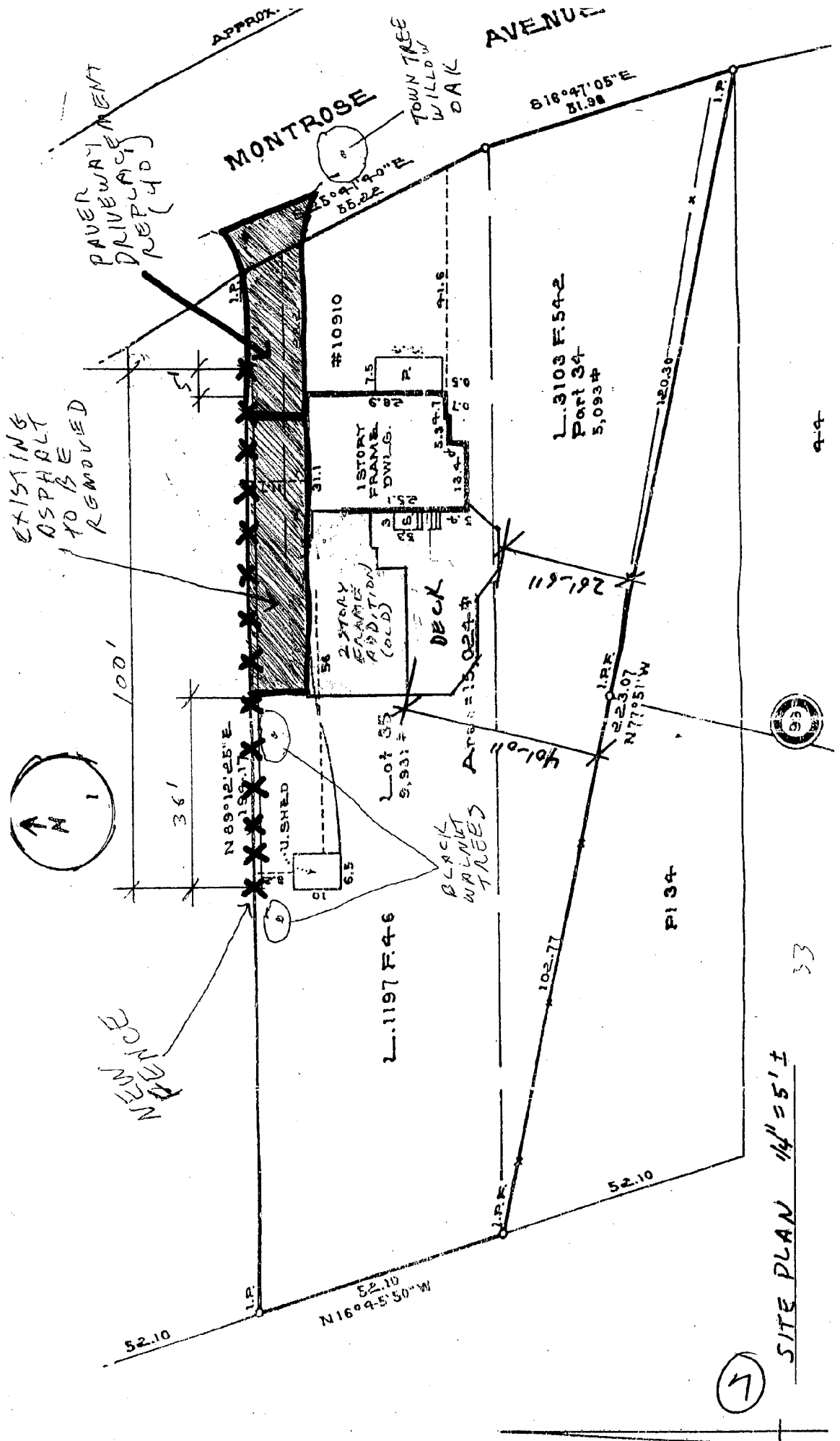
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6



APPROX.

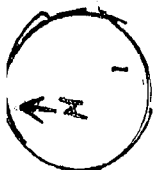
MONTROSE AVENUE

618°47'05"E
51.98

TOWN TREE
WILLOW
OAK

PAVER
DRIVEWAY
REPLACEMENT
(40')

EXISTING
ASPHALT
TO BE
REMOVED



#10910

1STORY
FRAME
DWLG.
N.P.

L. 3103 F. 542
Part 34
5,093±

2 STORY
GARAGE
ADDITION
(OLD)

DECK

N 89°12'25"E
199.17

USHED

Lot 35
2.93±

Area 13,024±

40'±

223.07
N 77°51'W

100'

36'

L. 1197 F. 46

BLACK
WALNUT
TREES

NEW
FENCE

102.77

P134

52.10

52.10
N 16°45'50"W

52.10

120.38



SITE PLAN 1/4" = 5' ±

7

9-9

33

REMOVE
ASPHALT
ADD FILL
TOPSOIL



NEW
FENCE AS
SAME AS
EXISTING
WHITE
FENCE (8)

ASPHALT

REMOVED
BILL TOPSON
ADDED



DRIVEWAY
REPLACEMENT

NEW
FENCE

REAR
EXTENT
OF FENCE





NEW FENCE

100'

36'

N 89° 12' 25" E
199.17

U.S. SHED

6.5

2.37
END
ADD
(02)

2.04 35
9.931

BLACK
WRINKLE
TRACES

Area = 15.024
DE

L. 1197 F. 4-6

102.77

P134

1. P.P.
223.07
N 77° 51' W

52.10
N 16° 45' 50" W

52.10

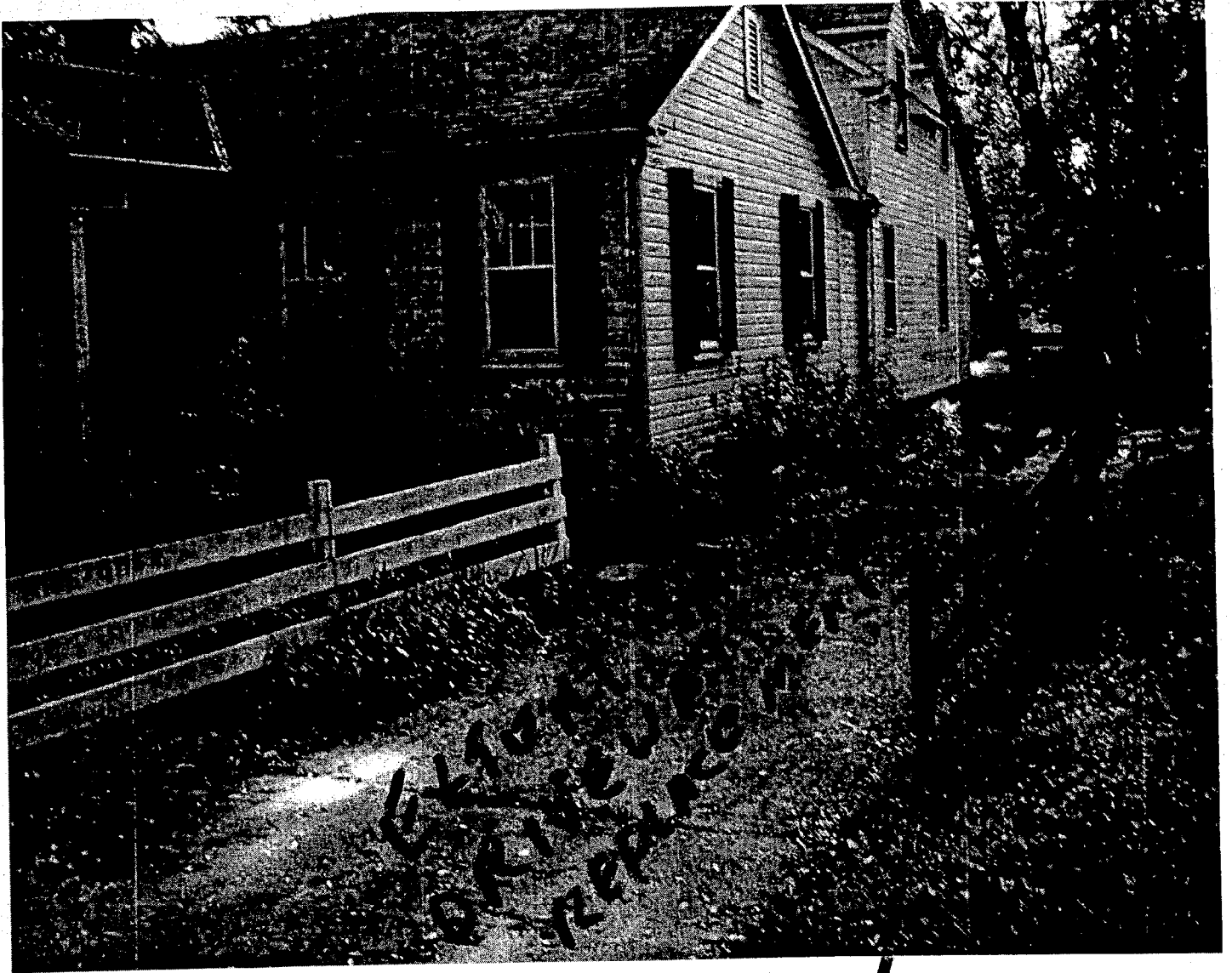
52.10

SITE PLAN 1/4" = 5' ±

33



REMOVE
ASPHALT
ADD FILL
TOPSOIL



REMOVE
TOPSOIL

NEW
FENCE AS
SAME AS
EXISTING
WHITE
FENCE

ASPHALT
~~REMOVED~~
REMOVED
FILL TOPSOIL
ADDED



DRIVEWAY
REPLACEMENT

NEW
FENCE

REAR
EXTENT
OF FENCE



Neighbors and confronting property owners.

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