

30/13-07A 10912 Montrose Avenue
Garrett Park Historic District

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Sent To Mr. Jawad Abdul Kader
Street, Apt. No.,
or PO Box No. 5823 Goldsboro Rd
City, State ZIP+4 Bethesda, MD 20817

PS Form 3800, August 2006

See Reverse for Instructions

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1. Article Addressed to:

MR. Jawad Abdul Kader
5823 Goldsboro Rd.
Bethesda, MD 20817

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X *[Signature]*

B. Received by (Printed Name): *RITA W. JACKSON* C. Date of Delivery: *2/8/07*

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Michele Oats
Historic Preservation
8787 Georgia Ave
Silver Spring, MD 20910



November 10, 2006

Michele Oaks, Montgomery County Historic Preservation Commission

Re. Case number 30/13-06H

10912 Montrose Ave, Garrett Park, MD - driveway installation

Following up on the suggestion of the Montgomery County Historic Preservation Committee, I and several members of the Garrett Park Historic Preservation Committee discussed the possibility of a shared driveway with Charles Snyder, the owner of the property to the immediate left (10910 Montrose) of the applicant's.

Mr. Snyder intends to repave only about fifty feet of his existing driveway. He intends to remove the paving from the rest of his existing driveway and plant it. Mr. Snyder's intentions as well as the legal complications of a shared driveway prevent further exploration of this suggestion.

The Town Archivist nor the Garrett Park Historic Preservation Committee has been able to document the prior use of the existing driveway at 10910 Montrose as a shared driveway

We note that Mr. Kader purchased the property within the past two years knowing that it did not have a driveway or a parking pad and that he did not request either in his original application for a Historic Area Work Permit. His current tenants told Bob Reinhardt, Chairman of the Garrett Park Historic Preservation Committee, that they do not feel any need for a off street parking pad or "driveway" in front of the house nor have any interest in either one.

The Town remains opposed to a parking pad and the presence of a parked motor vehicle directly in front of an outstanding resource. We would like to remind the Commission that they supported our opposition to driveways or parking pads in front of new or historic homes at 4716 Waverly Avenue and 10932 Montrose Avenue. We feel strongly that this precedent should be continued in the historic district and at historic sites, if not throughout the Town of Garrett Park

Sincerely yours,

Carolyn Shewaker
Carolyn Shewaker, Mayor



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Julia O'Malley
Chairperson

Date: FEBRUARY 7, 2007

MEMORANDUM

TO: Reggie Jetter, Acting Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner (M)
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #441821, Driveway and Retaining Wall Installatino

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Denied** at the January 24, 2007 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL **NOT** BE ISSUED.

Applicant: Rita & Jawad Abdul Kader

Address: 10912 Montrose Avenue, Garrett Park (Garrett Park *Master Plan* Historic District #30/13)





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 33 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
 301/777-6170

DPS - #6

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jawad

Daytime Phone No.: 301 440 4660

Tax Account No.: 160400057860

Name of Property Owner: Jawad Abdulkader Daytime Phone No.: 301 440 4660

Address: 5823 Goldsboro RD Bethesda MD 20817
Street Number City State Zip Code

Contractor: Owner Phone No.: Same

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: Same

LOCATION OF BUILDING/PREMISE

House Number: 10912 Montrose Ave Street: Montrose Ave

Town/City: Garrett PARK Nearest Cross Street: _____

Lot: 1 Block: 99 Subdivision: GARRETT PARK

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|---|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Slab | <input type="checkbox"/> Room 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/Reuse | <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"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>drive way</u> | | | | |

1B. Construction cost estimate: \$ #1200 ⁰⁰/_{xx}

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

Approved: _____ for Chairperson, Historic Preservation Commission

Disapproved: X Signature: Julia O'Malley Date: 1/25/07

Application/Permit No.: 441821 Date Filed: 12/20/06 Date Issued: _____

M

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

WRITTEN DESCRIPTION OF PROJECT

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

Install new driveway using gravel or brick
size 10' 6" x 20' next to existing walkway

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

the new drive way it is far from the tree
about 27'

SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 listed 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 end 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 profile 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

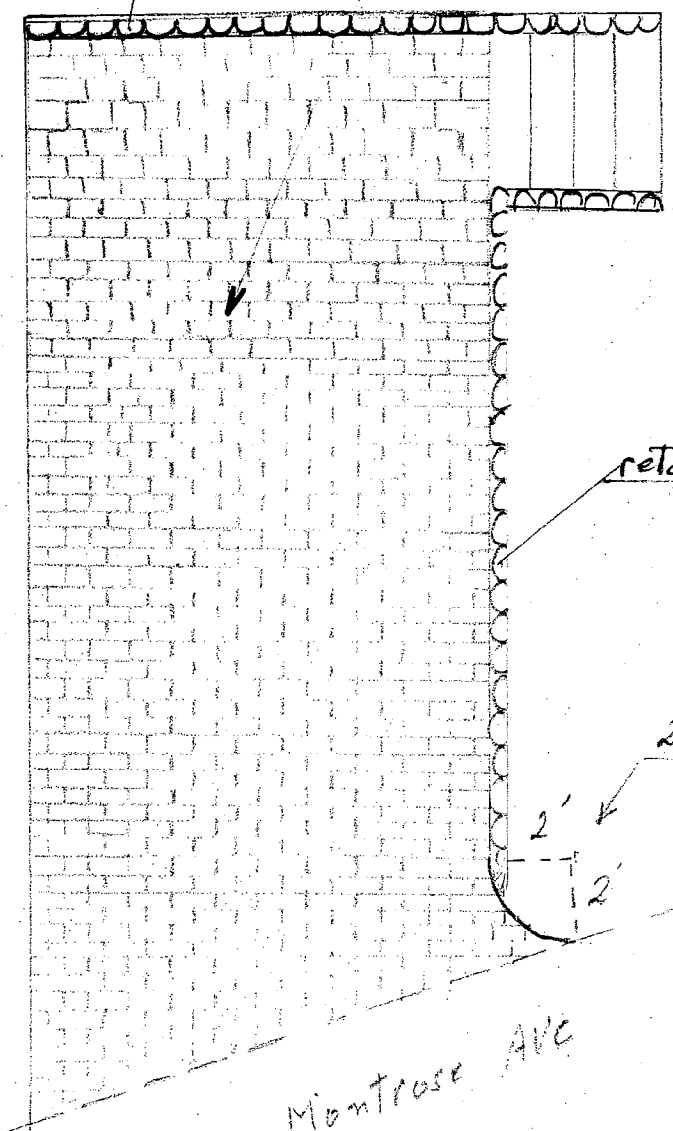
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address 5823 Goldsboro RD Bethesda MD 20817</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p><u>Adjacent</u> 10910 Montrose Rd Garrett Park 20896</p>	<p><u>Adjacent</u> 10914 Montrose Rd Garrett Park 20896</p>
<p><u>confronting</u> 10915 Montrose Rd Garrett Park 20896</p>	<p><u>confronting</u> 10909 Montrose Rd Garrett Park 20896</p>
<p>10903 Kenilworth Garrett Park 20896</p>	

10'x20' drive way build with

paving stone and retaining wall
with steps 8" H x 36" W

retaining wall



Lot 1 Block 99

retaining wall

2' Radius

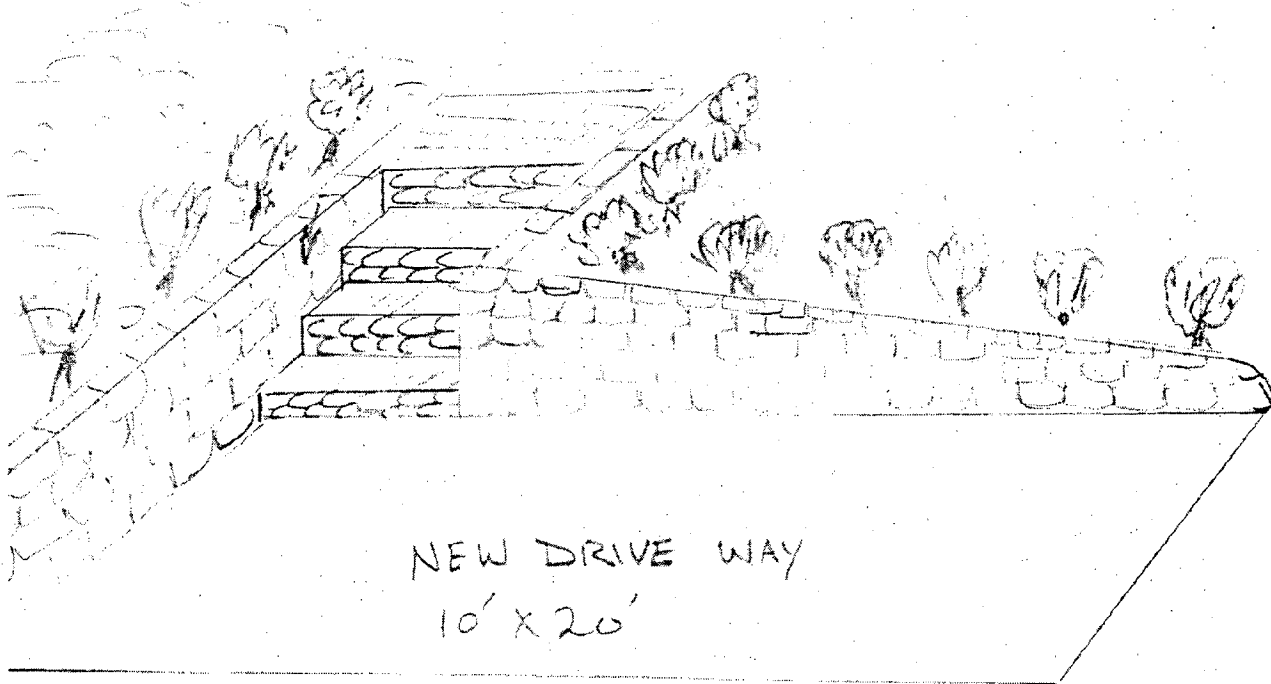
2'

12'

16912 Montrose Ave

GARIBOLDI PARK

NEW retaining wall with NEW STEPS
build from stone paving



NEW DRIVE WAY
10' X 20'









HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

**8787 Georgia Avenue
Silver Spring, Maryland 20910**

301-563-3400

Case No.30/13-07A Received December 28, 2006

Public Appearance January 24, 2007

Before the Montgomery County Historic Preservation Commission

Application of Jawad Abdul Kader
10912 Montrose Avenue, Garrett Park

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the applicant's proposal for a driveway and retaining wall installation

Commission Motion: At the January 24, 2007 meeting of the Historic Preservation Commission (HPC), Commissioner Fuller presented a motion to deny the proposed Historic Area Work Permit application for a driveway and retaining wall installation. Commissioner Duffy seconded the motion. Commissioners Fleming, O'Malley, Jester, Alderson, Fuller, Duffy, Anahtar, and Rotenstein voted in favor of the motion. Motion passed unanimously.

BACKGROUND:

The Historic Preservation Commission is governed by Chapter 24A of the Montgomery County Code, 2004, as amended ("Code").

The following pertinent terms are defined in Section 24A-2 of the Code:

Appurtenances and environmental setting: The entire parcel, as of the date on which the historic resource is designated on the master plan, and structures thereon, on which is located a historic resource, unless reduced by the District Council or the Commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

Commission: The historic preservation commission of Montgomery County, Maryland.

Director: The director of the Department of Permitting Services or the Director's designee.

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type and style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic district: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Historic resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture.

On December 28, 2006, Mr. Jawad Abdul Kader submitted the required documents and information needed for a complete Historic Area Work Permit (HAWP) (a completed HAWP application is required under Section 24A.04.01.01 (1.2) of the Code of Montgomery County Regulations ("COMCOR")), for authorization from the Commission in order to:

1. Install a new, stone driveway measuring 10' wide by 20' long on the subject property.
2. Install of a set of stone steps and two, stone retaining walls along the proposed driveway's rear and right sides.

10912 Montrose Avenue is an Outstanding Resource within the Garrett Park Historic District designated on the Master Plan For Historic Preservation in Montgomery County in 1992 and on the National Register of Historic Places in 1975.

HISTORY OF RESOURCE:

A Montgomery County publication, Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland, includes following description of Garrett Park:

In 1886, Washington, D.C. attorney Henry Copp formed the Metropolitan Investment and Building Company to develop a new commuter suburb. To cement its relationship with the railroad, the town was named Garrett Park, in honor of Robert Garrett, president of the Baltimore and Ohio Railroad. From its 500-acre parcel, Metropolitan Investment surveyed and platted lots from 3 acre to 5 acres on approximately 154 acres. Horticulturist William Saunders was enlisted to design an original landscape plan. Meandering streets north of Strathmore Avenue follow the topography, while streets to the south are on a grid. The landscape plan, with its dense shade trees and flowering shrubs, unifies the variety in street plan, and distinguishes Garrett Park from neighboring subdivisions.

In 1898, Garrett Park was incorporated as a town, with an elected mayor and council. Sewer and water service were not available until the 1930s. The Metropolitan Investment and Building Company dissolved in 1910. Residents organized to establish a community church in 1897, in use for the past half-century as the town hall. Townspeople foster a strong community identity and sense of autonomy through participation in local events and activities. The *Garrett Park Store and Post Office*, built in 1890, continues to be a central gathering place for town residents, housing the post office, a market, a café, and town offices.

Garrett Park reflects nearly a century of diverse architectural styles. The earliest houses were built primarily in the Queen Anne style, typically 2½-story, asymmetrical residences with towers or turrets, and generous porches. One of the finest Queen Anne examples is the *Stoddard-Freiberg House* (1889), 4711 Waverly Avenue, adorned with a bell-capped turret and lavishly bracketed cornices. After World War I, a group of four retired military officers formed Maddux, Marshall and Company, a Washington-based real estate development firm, to promote Garrett Park "to home-seekers of moderate means". The Maddux, Marshall Company built Chevy houses, one-story, two-bedroom cottages with optional garages complete with Chevrolet cars. **The Chevy House at 10912 Montrose Avenue dates from 1927.** Residences also include Sears mail-order houses from the 1930s, post-World War II Techbilt structures, and contemporary Frank Lloyd Wright-influenced houses designed by Howard University professor Alexander Richter.

EVIDENCE IN THE RECORD:

The applicant was before the Commission on January 24, 2007 with a Historic Area Work Permit (HAWP) application proposal to install a new driveway and retaining wall within the subject property's front yard.

A written staff recommendation on this case was prepared and sent to the Commission on January 17, 2007. At the January 24, 2007 HPC meeting, a Powerpoint presentation including photos of the site and an oral report with staff recommendations were provided by staff. Staff recommended the HAWP application be approved with the conditions that:

1. The driveway will be constructed of either brick laid in sand or pea gravel.
2. The retaining walls and steps will be constructed of brick and will be level with the existing grade/surrounding lawn.
3. The applicant is approved for the current driveway location in the submitted drawings; however, the applicant will receive a driveway permit from the Town of Garrett Park prior to the driveway's installation.
4. If the Town requires a tree protection plan for the installation of this driveway, the owner will have a certified arborist design the plan and ensure its installation prior to the commencement of any work on the driveway.

Staff noted that a letter had been received from the Mayor of Garrett Park, who wrote on behalf of the Town's Historic Preservation Committee. This letter stated the Committee's opposition to the HAWP application.

The applicant and owner, Mr. Abdul Kader, attended the meeting and concurred with the staff report.

Commissioner Fuller began the discussion about the subject proposal by questioning staff if they could provide examples of any parking pads [driveways] that the HPC has approved in the front yards of houses on secondary or internal roads in the Garrett Park [Historic District].

Michele Oaks, Commission staff, responded to the Commissioner's question stating she was not aware of any driveways or parking pads the HPC had approved previously on outstanding resources [within the historic district].

The applicant and owner, Mr. Abdul Kader offered a brief history of the project and its design modifications. He explained his work with the Commission's staff and the alterations made in his driveway design based on staff's recommendations.

Mr. Charles Snyder, contiguous property owner, testified in opposition to the proposed historic area work permit application. He explained that the parking pad [driveway] in front of [his neighbors] house would substantially alter the front appearance of a significant historic resource, a Chevy House, whose front has been unaltered since it was built in the mid-1920s. Mr. Snyder ended his testimony by referencing his e-mail message of November 13, 2006, which was part of the Commission's record. The e-mail message detailed Mr. Snyder's concerns about potential damage to his property if the proposed driveway was approved.

Mrs. Carol Snyder, contiguous property owner, described that twenty-two (22) years ago, when they moved into the neighborhood, the subject house had been empty for almost thirty (30) years. She continued her testimony by noting that in over 50 years a shared driveway has not been utilized for these properties, even though the garage for the house at 10912 was originally on this side of the house.

Mr. Snyder interjected stating that it is believed that the garage at 10912 Montrose was historically the original sales office for the company that built the Chevy Houses in the 1920s and it was moved to the site from Strathmore Avenue in the 1930s. He believed it had never actually functioned as a garage for parking a car.

Mr. Thomas Rhodes, Chairman of the Arboretum Committee, testified that he wants more information regarding the true length of the driveway, as the curb line is currently slanted. Additionally, he expressed concern regarding the grade of the proposed parking pad [driveway] in relationship to the existing adjacent driveway. He further described that he was in opposition to the plan, as [there are] other Chevy Houses, which do not have driveway access within the Town, and encouraged the planting of trees on the subject property. The testimony was concluded with providing the Commissioners information regarding the recent legislation passed by the County Council requiring builders of residential or accessory structures to submit a plan showing location of drainage facilities.

Commissioner Rotenstein questioned staff regarding the history of the property's garage structure.

Commission staff, Michele Oaks, responded to the question indicating that the garage form was typical of a "kit garage" and there was no reason for the staff to believe otherwise. The staff offered to commence the research necessary to provide the Commission with the information.

Commissioner Jester inquired about the staff knowledge of parking difficulties, if any, within this particular neighborhood.

Staff person Michele Oaks was unaware of any parking difficulties.

Commissioner Fuller stated for the record that, there was no precedent for parking pads [driveways] in front of buildings [within this portion of the historic district] and he could not support beginning a new precedent. Secondly, he expressed that if there was a garage behind the house, he would support the applicants efforts to research the history of the garage's access.

Commissioner Alderson expressed that a parking pad [driveway] was out of context [within this historic district], as the district is a rustic village. She outlined the character-defining features of this district as the existing treatment of the front landscape, the minimal presence of hardscape, and the low-density area, which is able to accommodate cars on the street.

Commissioner Duffy concurred with Commissioner Alderson and Fuller's statement.

Commissioner Rotenstein conveyed his concerns with the application stating that the parking pad [driveway] would diminish the integrity of the streetscape and of this individual property. He further acknowledged that if the owners could find historical evidence that the building behind the house was used as a garage and there was joint access historically, he could support Commissioner Fuller's statement that all possible solutions be explored.

Commissioner Fuller closed the record by making a motion to deny the Historic Area Work Permit application for Case 30/13-07A. Commissioner Duffy seconded the motion. Commissioners Fleming, O'Malley, Jester, Alderson, Fuller, Duffy, Anahtar, and Rotenstein voted in favor of the motion. Motion passed unanimously.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:

The criteria, which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application, are found in Section 24A-8(a) of the Montgomery County Code, 2004, as amended.

Section 24A-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the Commission that the alteration for which the permit is sought would be inappropriate, inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

Further, under Section 24A-8(b), to approve an Historic Area Work Permit Application, the Commission must approve the HAWP application if it affirmatively finds any of the following, or conversely, deny the HAWP if it does not:

(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.

Subsections (b)(1) and (2) are the most pertinent to this application. Specifically, the Commission finds that the driveway will substantially alter the streetscape of the historic district and will detrimentally impact the historic rural village setting because of the location in the front yard of the house. The driveway installation is a major alteration that will significantly alter the historic rural village context and will be detrimental to the preservation of the district's landscape. This landscape setting is what defines the historic character of Garrett Park and contributes to its historic importance.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines, incorporated as part of the Commission's Executive Regulations on November 4, 1997. In particular Standards 2, 9 and 10 are applicable in this case:

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 the 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.

Standard 10: New additions and adjacent or related 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.

Based on this, the Commission finds that:

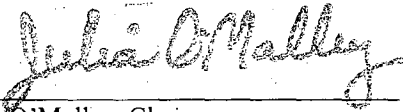
1. The proposal for a driveway and retaining wall in the front of the house is not approvable; both because it is not a common feature found in this historic district and it could negatively impact the existing historic streetscape.
2. The design and location of the driveway are inconsistent with the established building pattern within this rural, historic village setting.
3. The current driveway proposal will compromise the existing integrity and historic context of the Garrett Park historic district, which is defined by its architectural fabric, development pattern, tree canopy, and associated open-space.

CONCLUSION:

The Commission was guided in its decision by Chapter 24A of the Montgomery County Code, and by the Secretary of the Interior's Standards for Rehabilitation.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 2004, as amended, the Commission must **deny** the application of Mr. Jawad Abdul Kader for a Historic Area Work Permit (HAWP) to install a driveway and retaining wall at 10912 Montrose Avenue within the Garrett Park *Master Plan* Historic District (#30/13).

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



Julia O'Malley, Chairperson
Montgomery County Historic Preservation Commission

2-7-2007

Date



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Julia O'Malley
Chairperson

Date: FEBRUARY 7, 2007

MEMORANDUM

TO: Reggie Jetter, Acting Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner (M)
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #441821, Driveway and Retaining Wall Installatio

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Denied** at the January 24, 2007 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL **NOT** BE ISSUED.

Applicant: Rita & Jawad Abdul Kader

Address: 10912 Montrose Avenue, Garrett Park (Garrett Park *Master Plan* Historic District #30/13)





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 333 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
 301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jawad

Daytime Phone No.: 301 440 4660

Tax Account No.: 160400057860

Name of Property Owner: Jawad Abdulkader Daytime Phone No.: 301 440 4660

Address: 5823 Goldsboro RD Bethesda MD 20817
Street Number City State Zip Code

Contractor: Owner Phone No.: same

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: same

LOCATION OF BUILDING/PREMISE

House Number: 10912 Montrose Ave Street: Montrose Ave

Town/City: Garrett Park Nearest Cross Street: _____

Lot: 1 Block: 99 Subdivision: GARRETT PARK

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|---|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Slab | <input type="checkbox"/> Room 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/Reuse | <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"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>drive way</u> | | | | |

1B. Construction cost estimate: \$ #1200 ⁰⁰/_{xx}

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: _____

Approved: _____
 Disapproved: X Signature: Julia O'Malley Date: 1/25/07
 Application/Permit No.: 441821 Date Filed: 12/20/06 Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

Install new driveway using gravel or brick
size 10' 6" x 20' next to existing walkway

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

the new drive way it is far from the tree
about 27'

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 7 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 canopy 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.

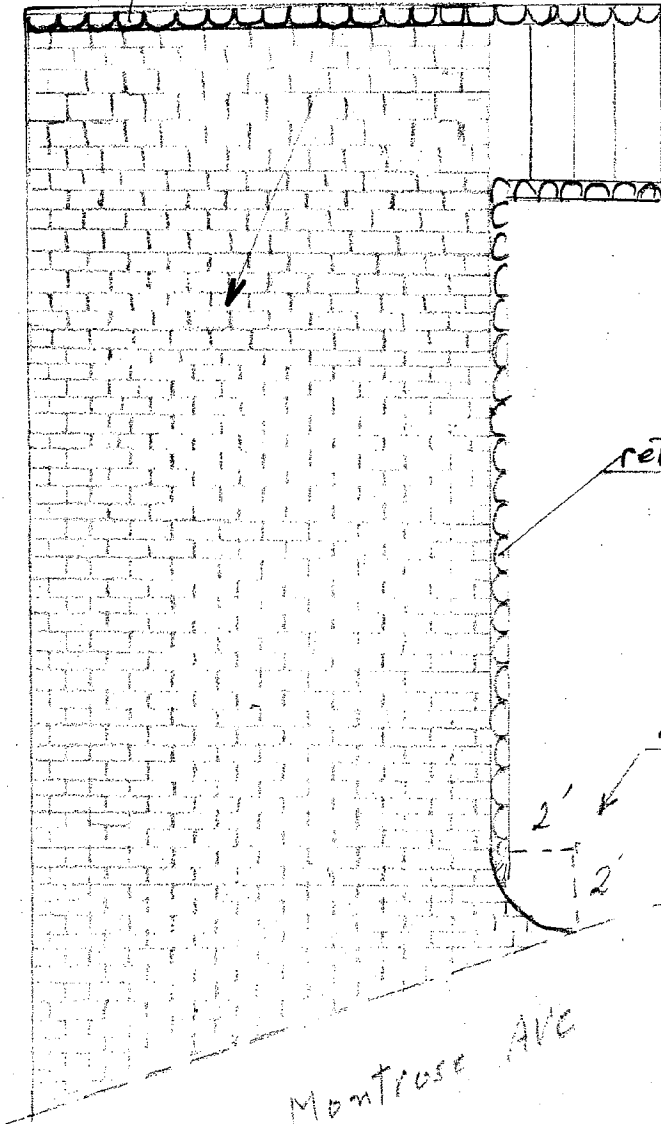
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 5823 Goldsboro RD Bethesda MD 20817	Owner's Agent's mailing address <hr/>
Adjacent and confronting Property Owners mailing addresses	
<u>Adjacent</u> 10910 Montrose Rd Garrett Park 20896	<u>Adjacent</u> 10914 Montrose Rd Garrett Park 20896
<u>confronting</u> 10913 Montrose Rd Garrett Park 20896	<u>confronting</u> 10909 Montrose Rd Garrett Park 20896
10903 Kenilworth Garrett Park 20896	

10' x 20' drive way build with

paving stone and retaining wall
with steps 8" H x 36" W

retaining wall



LOT 1 Block 99

retaining wall

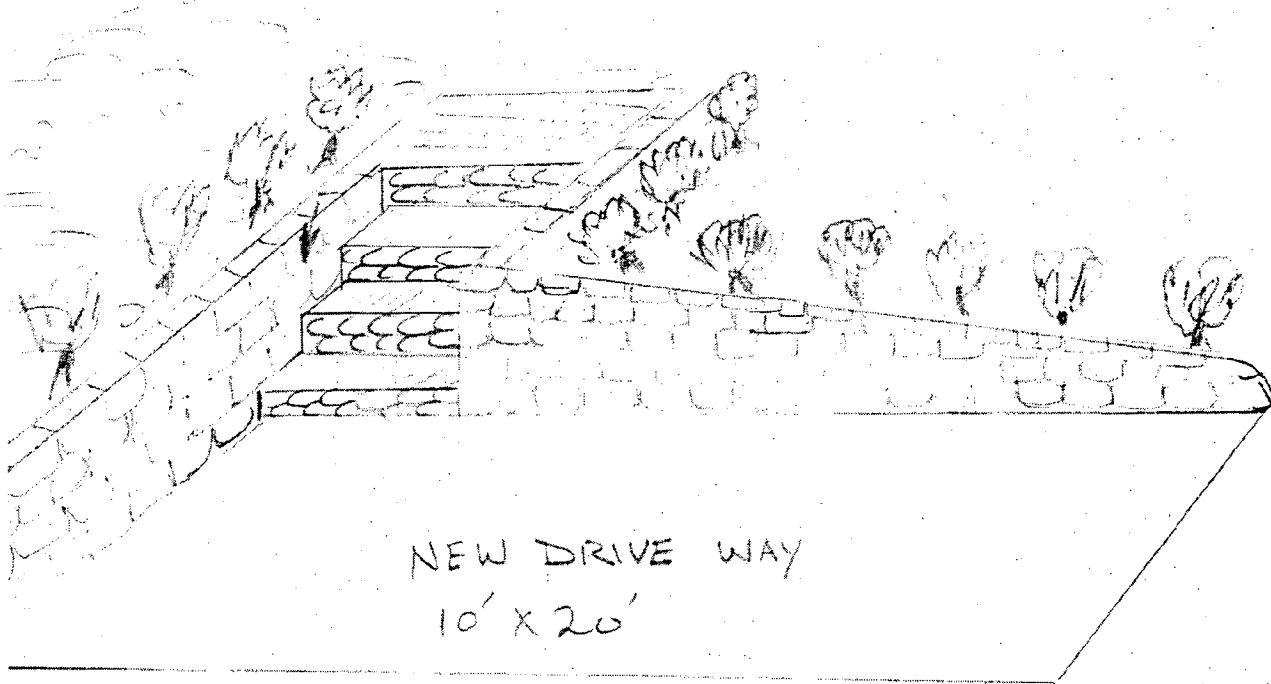
2' Radius

2'
2'

GARRETT PARK

16912 Montrose AVE

NEW RETAINING WALL WITH NEW STEPS
build from stone paving











HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

8787 Georgia Avenue
Silver Spring, Maryland 20910

301-563-3400

Case No.30/13-07A Received December 28, 2006

Public Appearance January 24, 2007

Before the Montgomery County Historic Preservation Commission

Application of Jawad Abdul Kader
10912 Montrose Avenue, Garrett Park

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the applicant's proposal for a driveway and retaining wall installation

Commission Motion: At the January 24, 2007 meeting of the Historic Preservation Commission (HPC), Commissioner Fuller presented a motion to deny the proposed Historic Area Work Permit application for a driveway and retaining wall installation. Commissioner Duffy seconded the motion. Commissioners Fleming, O'Malley, Jester, Alderson, Fuller, Duffy, Anahtar, and Rotenstein voted in favor of the motion. Motion passed unanimously.

BACKGROUND:

The Historic Preservation Commission is governed by Chapter 24A of the Montgomery County Code, 2004, as amended ("Code").

The following pertinent terms are defined in Section 24A-2 of the Code:

Appurtenances and environmental setting: The entire parcel, as of the date on which the historic resource is designated on the master plan, and structures thereon, on which is located a historic resource, unless reduced by the District Council or the Commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

Commission: The historic preservation commission of Montgomery County, Maryland.

Director: The director of the Department of Permitting Services or the Director's designee.

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type and style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic district: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Historic resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture.

On December 28, 2006, Mr. Jawad Abdul Kader submitted the required documents and information needed for a complete Historic Area Work Permit (HAWP) (a completed HAWP application is required under Section 24A.04.01.01 (1.2) of the Code of Montgomery County Regulations ("COMCOR")), for authorization from the Commission in order to:

1. Install a new, stone driveway measuring 10' wide by 20' long on the subject property.
2. Install of a set of stone steps and two, stone retaining walls along the proposed driveway's rear and right sides.

10912 Montrose Avenue is an Outstanding Resource within the Garrett Park Historic District designated on the Master Plan For Historic Preservation in Montgomery County in 1992 and on the National Register of Historic Places in 1975.

HISTORY OF RESOURCE:

A Montgomery County publication, Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland, includes following description of Garrett Park:

In 1886, Washington, D.C. attorney Henry Copp formed the Metropolitan Investment and Building Company to develop a new commuter suburb. To cement its relationship with the railroad, the town was named Garrett Park, in honor of Robert Garrett, president of the Baltimore and Ohio Railroad. From its 500-acre parcel, Metropolitan Investment surveyed and platted lots from 3 acre to 5 acres on approximately 154 acres. Horticulturist William Saunders was enlisted to design an original landscape plan. Meandering streets north of Strathmore Avenue follow the topography, while streets to the south are on a grid. The landscape plan, with its dense shade trees and flowering shrubs, unifies the variety in street plan, and distinguishes Garrett Park from neighboring subdivisions.

In 1898, Garrett Park was incorporated as a town, with an elected mayor and council. Sewer and water service were not available until the 1930s. The Metropolitan Investment and Building Company dissolved in 1910. Residents organized to establish a community church in 1897, in use for the past half-century as the town hall. Townspeople foster a strong community identity and sense of autonomy through participation in local events and activities. The *Garrett Park Store and Post Office*, built in 1890, continues to be a central gathering place for town residents, housing the post office, a market, a café, and town offices.

Garrett Park reflects nearly a century of diverse architectural styles. The earliest houses were built primarily in the Queen Anne style, typically 2½-story, asymmetrical residences with towers or turrets, and generous porches. One of the finest Queen Anne examples is the *Stoddard-Freiberg House* (1889), 4711 Waverly Avenue, adorned with a bell-capped turret and lavishly bracketed cornices. After World War I, a group of four retired military officers formed Maddux, Marshall and Company, a Washington-based real estate development firm, to promote Garrett Park "to home-seekers of moderate means". The Maddux, Marshall Company built Chevy houses, one-story, two-bedroom cottages with optional garages complete with Chevrolet cars. **The Chevy House at 10912 Montrose Avenue dates from 1927.** Residences also include Sears mail-order houses from the 1930s, post-World War II Techbilt structures, and contemporary Frank Lloyd Wright-influenced houses designed by Howard University professor Alexander Richter.

EVIDENCE IN THE RECORD:

The applicant was before the Commission on January 24, 2007 with a Historic Area Work Permit (HAWP) application proposal to install a new driveway and retaining wall within the subject property's front yard.

A written staff recommendation on this case was prepared and sent to the Commission on January 17, 2007. At the January 24, 2007 HPC meeting, a Powerpoint presentation including photos of the site and an oral report with staff recommendations were provided by staff. Staff recommended the HAWP application be approved with the conditions that:

1. The driveway will be constructed of either brick laid in sand or pea gravel.
2. The retaining walls and steps will be constructed of brick and will be level with the existing grade/surrounding lawn.
3. The applicant is approved for the current driveway location in the submitted drawings; however, the applicant will receive a driveway permit from the Town of Garrett Park prior to the driveway's installation.
4. If the Town requires a tree protection plan for the installation of this driveway, the owner will have a certified arborist design the plan and ensure its installation prior to the commencement of any work on the driveway.

Staff noted that a letter had been received from the Mayor of Garrett Park, who wrote on behalf of the Town's Historic Preservation Committee. This letter stated the Committee's opposition to the HAWP application.

The applicant and owner, Mr. Abdul Kader, attended the meeting and concurred with the staff report.

Commissioner Fuller began the discussion about the subject proposal by questioning staff if they could provide examples of any parking pads [driveways] that the HPC has approved in the front yards of houses on secondary or internal roads in the Garrett Park [Historic District].

Michele Oaks, Commission staff, responded to the Commissioner's question stating she was not aware of any driveways or parking pads the HPC had approved previously on outstanding resources [within the historic district].

The applicant and owner, Mr. Abdul Kader offered a brief history of the project and its design modifications. He explained his work with the Commission's staff and the alterations made in his driveway design based on staff's recommendations.

Mr. Charles Snyder, contiguous property owner, testified in opposition to the proposed historic area work permit application. He explained that the parking pad [driveway] in front of [his neighbors] house would substantially alter the front appearance of a significant historic resource, a Chevy House, whose front has been unaltered since it was built in the mid-1920s. Mr. Snyder ended his testimony by referencing his e-mail message of November 13, 2006, which was part of the Commission's record. The e-mail message detailed Mr. Snyder's concerns about potential damage to his property if the proposed driveway was approved.

Mrs. Carol Snyder, contiguous property owner, described that twenty-two (22) years ago, when they moved into the neighborhood, the subject house had been empty for almost thirty (30) years. She continued her testimony by noting that in over 50 years a shared driveway has not been utilized for these properties, even though the garage for the house at 10912 was originally on this side of the house.

Mr. Snyder interjected stating that it is believed that the garage at 10912 Montrose was historically the original sales office for the company that built the Chevy Houses in the 1920s and it was moved to the site from Strathmore Avenue in the 1930s. He believed it had never actually functioned as a garage for parking a car.

Mr. Thomas Rhodes, Chairman of the Arboretum Committee, testified that he wants more information regarding the true length of the driveway, as the curb line is currently slanted. Additionally, he expressed concern regarding the grade of the proposed parking pad [driveway] in relationship to the existing adjacent driveway. He further described that he was in opposition to the plan, as [there are] other Chevy Houses, which do not have driveway access within the Town, and encouraged the planting of trees on the subject property. The testimony was concluded with providing the Commissioners information regarding the recent legislation passed by the County Council requiring builders of residential or accessory structures to submit a plan showing location of drainage facilities.

Commissioner Rotenstein questioned staff regarding the history of the property's garage structure.

Commission staff, Michele Oaks, responded to the question indicating that the garage form was typical of a "kit garage" and there was no reason for the staff to believe otherwise. The staff offered to commence the research necessary to provide the Commission with the information.

Commissioner Jester inquired about the staff knowledge of parking difficulties, if any, within this particular neighborhood.

Staff person Michele Oaks was unaware of any parking difficulties.

Commissioner Fuller stated for the record that, there was no precedent for parking pads [driveways] in front of buildings [within this portion of the historic district] and he could not support beginning a new precedent. Secondly, he expressed that if there was a garage behind the house, he would support the applicants efforts to research the history of the garage's access.

Commissioner Alderson expressed that a parking pad [driveway] was out of context [within this historic district]; as the district is a rustic village. She outlined the character-defining features of this district as the existing treatment of the front landscape, the minimal presence of hardscape, and the low-density area, which is able to accommodate cars on the street.

Commissioner Duffy concurred with Commissioner Alderson and Fuller's statement.

Commissioner Rotenstein conveyed his concerns with the application stating that the parking pad [driveway] would diminish the integrity of the streetscape and of this individual property. He further acknowledged that if the owners could find historical evidence that the building behind the house was used as a garage and there was joint access historically, he could support Commissioner Fuller's statement that all possible solutions be explored.

Commissioner Fuller closed the record by making a motion to deny the Historic Area Work Permit application for Case 30/13-07A. Commissioner Duffy seconded the motion. Commissioners Fleming, O'Malley, Jester, Alderson, Fuller, Duffy, Anahtar, and Rotenstein voted in favor of the motion. Motion passed unanimously.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:

The criteria, which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application, are found in Section 24A-8(a) of the Montgomery County Code, 2004, as amended.

Section 24A-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the Commission that the alteration for which the permit is sought would be inappropriate, inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

Further, under Section 24A-8(b), to approve an Historic Area Work Permit Application, the Commission must approve the HAWP application if it affirmatively finds any of the following, or conversely, deny the HAWP if it does not:

(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.

Subsections (b)(1) and (2) are the most pertinent to this application. Specifically, the Commission finds that the driveway will substantially alter the streetscape of the historic district and will detrimentally impact the historic rural village setting because of the location in the front yard of the house. The driveway installation is a major alteration that will significantly alter the historic rural village context and will be detrimental to the preservation of the district's landscape. This landscape setting is what defines the historic character of Garrett Park and contributes to its historic importance.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines, incorporated as part of the Commission's Executive Regulations on November 4, 1997. In particular Standards 2, 9 and 10 are applicable in this case:

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 the 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.

Standard 10: New additions and adjacent or related 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.

Based on this, the Commission finds that:

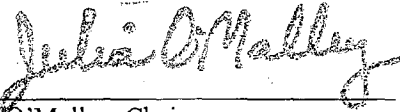
1. The proposal for a driveway and retaining wall in the front of the house is not approvable; both because it is not a common feature found in this historic district and it could negatively impact the existing historic streetscape.
2. The design and location of the driveway are inconsistent with the established building pattern within this rural, historic village setting.
3. The current driveway proposal will compromise the existing integrity and historic context of the Garrett Park historic district, which is defined by its architectural fabric, development pattern, tree canopy, and associated open-space.

CONCLUSION:

The Commission was guided in its decision by Chapter 24A of the Montgomery County Code, and by the Secretary of the Interior's Standards for Rehabilitation.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 2004, as amended, the Commission must **deny** the application of Mr. Jawad Abdul Kader for a Historic Area Work Permit (HAWP) to install a driveway and retaining wall at 10912 Montrose Avenue within the Garrett Park *Master Plan* Historic District (#30/13).

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



Julia O'Malley, Chairperson
Montgomery County Historic Preservation Commission

2-7-2007

Date

Caroline - rustic character has much to do w/ district
no harshship, no problem with access

Jim - no parking pad in G.P. approved by HPC
no safety issue,

David - Diminish integrity of streetscape, building
behind house was

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10912 Montrose Avenue, Garrett Park	Meeting Date:	01/24/2007
Resource:	Outstanding Resource Garrett Park Historic District	Report Date:	01/17/2007
Applicant:	Jawad Abdul Kader	Public Notice:	01/10/2007
Review:	HAWP	Tax Credit:	N/A
Case Number:	30/13-07A	Staff:	Michele Oaks
PROPOSAL:	Driveway Installation		

RECOMMENDATION: Approve with conditions

Jeff - motion
Tom - 2nd
Unanimous
Thomas Caroline
Warren
Nuray
David
Julie

BACKGROUND

The Commission reviewed HAWP application for a driveway installation on the subject property at its October 25, 2006 meeting. The Commission was generally supportive of a driveway to be installed, however, wanted the applicant to explore the possibility of utilizing the adjacent neighbors curb-cut and driveway to gain access to his rear yard, to utilize the rear yard of the subject property for an off-street parking space. Staff contacted the adjacent neighbors to inquire about the Commission's request. The neighbors were not interested in providing access for the neighbor, to prevent a driveway to be installed in the front yard of the subject property. The attached letter on circle 14 is the formal response from this conversation.

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

The driveway may be constructed of either brick laid in sand or pea gravel.

The retaining walls and steps will be constructed of brick and will be level with the existing grade/surrounding lawn.

The applicant is approved for the current driveway location in the submitted drawings; however, the applicant will receive a driveway permit from the Town of Garrett Park prior to the driveway's installation.

If the Town requires a tree protection plan for the installation of this driveway, the owner will have a certified arborist design the plan and ensure its installation prior to the commencement of any work on the driveway.

• previous Town Building permit
~~Previous HAWP pulled because~~
Withdrawn
because didn't get a HAWP first.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Outstanding Resource within the Garrett Park Historic District
STYLE:	Craftsman: Bungalow
DATE:	1927

• Removed HAWP from last agenda per request of town so they could have more time to evaluate application

TOM RHODES
ARBORICUM COMMITTEE

PROPOSAL:

Applicant is proposing to install a new, paving stone driveway on the subject property. The proposed driveway will measure 10' wide by 20' long. The driveway will also require the installation of a set of stone steps and two, stone retaining walls along its rear and right sides.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Garrett Park 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 of 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 Standards 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.

#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 proportions, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related 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.

STAFF DISCUSSION

The proposed driveway material has been approved by the HPC within the Town's historic district (adjacent neighbor at 10910 Montrose received approval on 8/16/06 for a 40' x 10' stone paver driveway). However, due to the drainage concerns of the adjacent neighbor, and the added requirement of the retaining wall for this driveway installation, staff would recommend that the driveway be installed with pea gravel, surrounded with a perimeter of brick to contain the gravel. Additionally, the retaining wall and steps should be constructed of brick, to be compatible with the driveway perimeter. The brick steps and retaining wall will also complement the existing brick fireplace and brick front porch piers on the historic house.

Staff supports the driveway location closer to the left property line. This was the recommendation during the previous public hearing, to site the driveway as possible along the side elevation of the house, which is the typical pattern for driveways within the historic district.

Finally, the Town of Garrett Park has already reviewed the subject plans and the proposed driveway will not negatively impact the existing trees within the right-of-way. However, we recommend that the applicant continue to work with the Town regarding tree protection, to ensure the survivability of the trees within this certified arboretum. If the Town requires a tree protection plan for the installation of this driveway, the owner will have a certified arborist design the plan and ensure its installation prior to the commencement of any work on the driveway.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

M



STATE OF MARYLAND DEPARTMENT OF PERMITTING SERVICES
151 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
301/772-3170

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Jawad

Daytime Phone No.: 301 440 4660

Tax Account No.: 160400057860

Name of Property Owner: Jawad Abdulkader Daytime Phone No.: 301 440 4660

Address: 5823 Goldsboro RD Bethesda MD 20817
Street Number City State Zip Code

Contractor: Owner Phone No.: same

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: same

LOCATION OF BUILDING/PREMISE

House Number: 10912 Montrose Ave Street: Montrose Ave

Town/City: Garrett Park Nearest Cross Street: _____

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
- Install
- Wreck/Raze
- Revision
- Repair
- Reversible

CHECK ALL APPLICABLE:

- A/C
- Stab
- Beam Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: drive way

1B. Construction cost estimate: \$ #1200 ⁰⁰/_{xx}

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

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 441821 Date Filed: 12/26/06 Date Issued: _____

Edis 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

4

**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:

Install new driveway using gravel or brick
size 10' 0" x 20' next to existing walkway

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

The new drive way it is far from the tree
about 27'

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 canopy 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]

Owner's mailing address 5823 Goldsboro RD Bethesda MD 20817	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
<u>Adjacent</u> 10910 Montrose Rd Garrett Park 20896	<u>Adjacent</u> 10914 Montrose Rd Garrett Park 20896
<u>confronting</u> 10915 Montrose Rd Garrett Park 20896	<u>confronting</u> 10909 Montrose Rd Garrett Park 20896
10903 Kenilworth Garrett Park 20896	

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.

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

NOTE

THIS PERMIT DOES NOT INCLUDE APPROVAL FOR ANY ELECTRICAL WORK. YOU MUST HAVE A SEPARATE ELECTRICAL PERMIT TO DO ANY ELECTRICAL WORK.

Electrical wiring must conform to the NEC National Electric Code and County Requirements.

MONTGOMERY COUNTY
Department of Permitting Services

Approved _____

Date 10/7/05

Lot 2
GENERAL STRUCTURAL ARRANGEMENT APPROVED SUBJECT TO FURTHER APPROVAL OF CONSTRUCTION



LOCATION DRAWING

LOT 1 BLOCK 99

SECTION 2

GARRETT PARK

MONTGOMERY COUNTY, MARYLAND

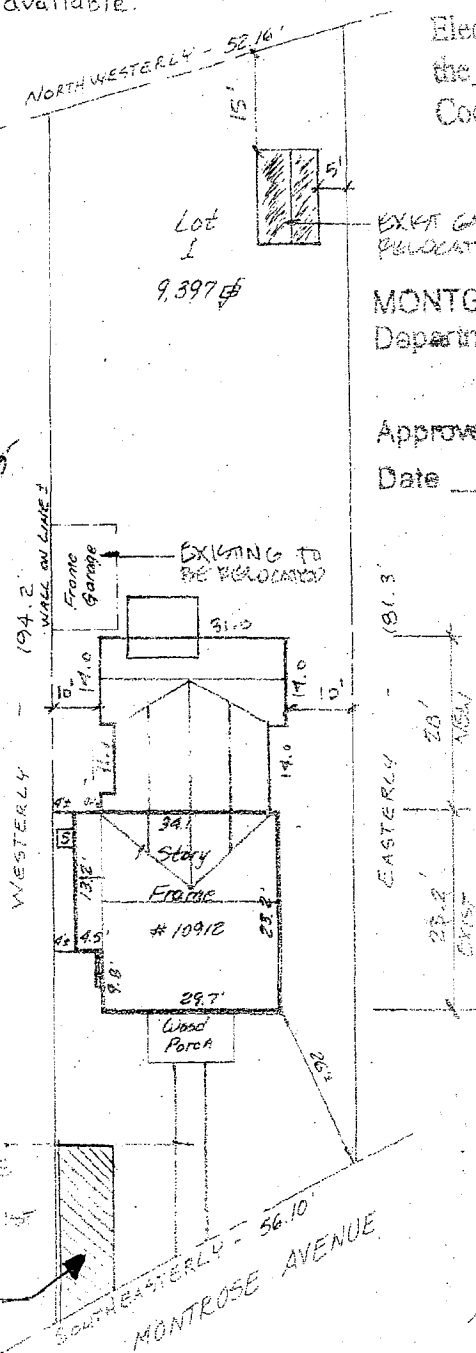
DEPARTMENT OF PERMITTING SERVICES

APPROVED G.M. DATE 10/7/05

ZONING CLASS R-90 PAGE 2 of 2

BOARD OF APPEALS CASE

None
Lot
35



A SEPARATE MECHANICAL PERMIT IS REQUIRED

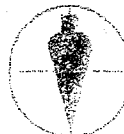
NEW FLAGSTONE WALK TO MATCH EXIST.
NEW DRIVEWAY Gravel or Brick

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

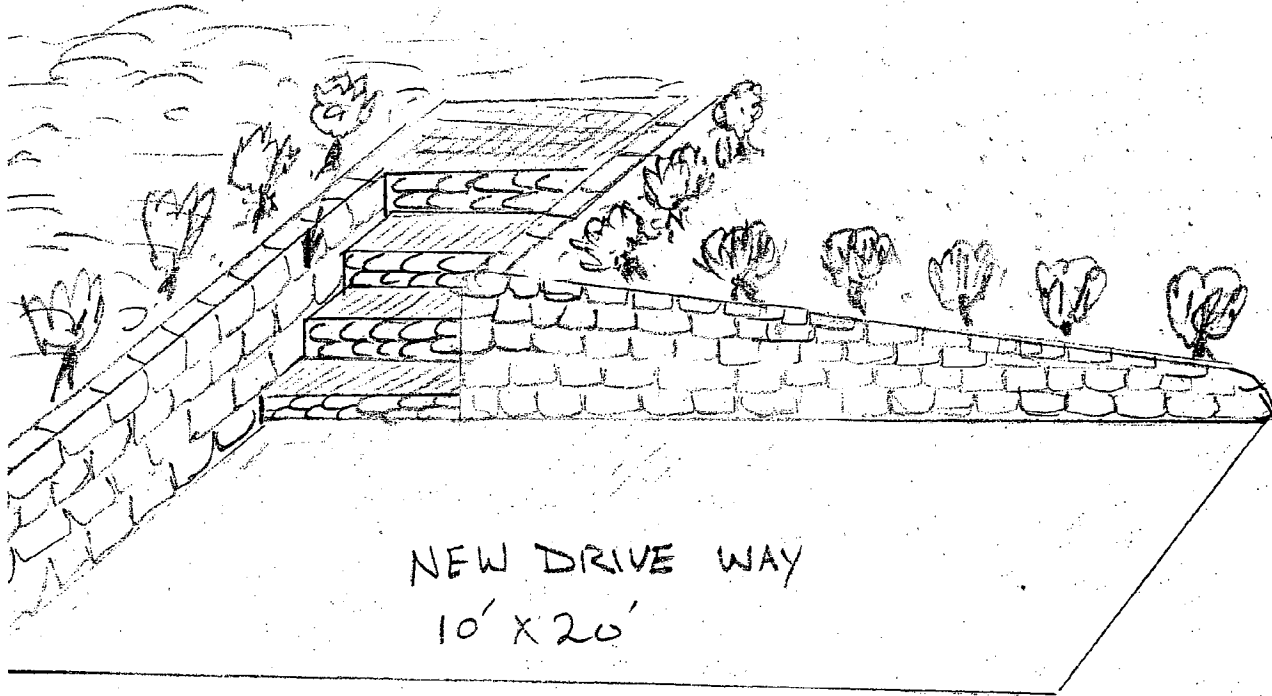
PLAT BK A
PLAT NO. 27



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS

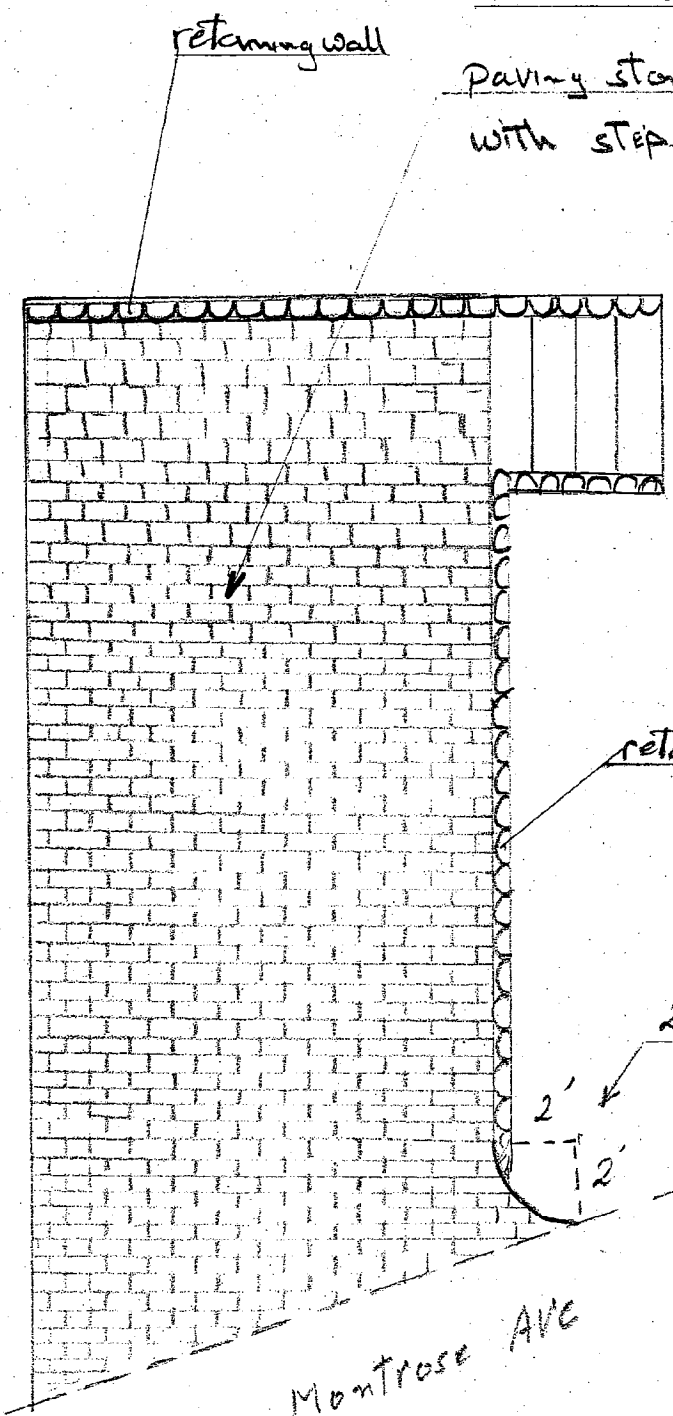
2 Professional Drive, Suite 218
Gaithersburg, Maryland 20878
301/946-5100 Fax 301/946-1286

NEW retaining wall with NEW STEPS
built from stone paving



10' x 20' drive way build with

paving stone and retaining wall
with steps 8" H x 36" W



LOT 1 Block 99

retaining wall

2' Radius

2'
12'

GARRETT PARK

16912 Montrose Ave









Oaks, Michele

From: Charles Snyder [c.snyder9@verizon.net]
Sent: Monday, November 20, 2006 5:41 PM
To: Oaks, Michele
Cc: Carolyn Shawaker
Subject: 10912 Montrose driveway installation

November 13, 2006

To: Michelle Oaks, Montgomery County Historic Preservation Commission

From: Charles Snyder, 10910 Montrose Avenue, Garrett Park, Md. 20896

Re: Case No. 30/13-06H

10912 Montrose Ave., Garrett Park, Md. 20896

Driveway installation.

Dear Ms. Oaks.

Following up on my e-mail of November 13, I would like to make the following points in opposition to the granting of a driveway installation permit by the Commission.

The photo attached (taken from the street on Montrose Avenue) shows my driveway at 10910 Montrose Avenue for which I received a permit from the Historic Preservation Commission. Although the permit allowed me to flare out sharply to the north (the right in the picture), in deference to the neighbors I flared it out much less than permitted, and less than the original asphalt driveway I resurfaced.

The straight part of the driveway is six inches inside the property line. The property line runs through a WSSC sewer manhole, which is located by a stake next to the driveway in mid-field. Everything from the manhole cover to the foreground is on Town right-of-way, not on Abdul Kader's property. The town gave me a permit that allowed the same flare-out as did the Commission.

You can see on the right near the foreground a white circle with a stake. That is my WSSC water meter. As you can see, it is more than a foot inside the area in front of the 10912 property.

If the Commission does issue the developer Abdul Kader a permit, and if it is on the property line, not only will it interfere with part of my driveway, but would also affect my water meter. This would be both unfair and unnecessary.

Therefore, while I oppose the driveway for reasons I stated in my November 13 letter, and which Garrett Park Mayor Carolyn Shawaker stated in her November 10 letter, even if the Commission decides to approve a driveway, I urge that any approval be conditioned on Abdul Kader's building it in a way that would not damage my driveway or intersect with my water meter.

Thank you for your consideration.

Sincerely,

Charles Snyder

1/2/2007

(14)



Oaks, Michele

From: Charles Snyder [c.snyder9@verizon.net]
Sent: Monday, November 13, 2006 3:33 PM
To: Oaks, Michele
Cc: Carolyn Shawaker
Subject: 10912 Montrose driveway installation application

November 13, 2006

To: Michelle Oaks, Montgomery County Historic Preservation Commission

From: Charles Snyder, 10910 Montrose Avenue, Garrett Park, Md. 20896

Re: Case No. 30/13-06H

10912 Montrose Ave., Garrett Park, Md. 20896

Driveway installation.

Dear Ms. Oaks.

Following up on our recent conversation, I would like to make these points, which I will expand on below:

1. I oppose any attempt to redesignate my private driveway as a common driveway for the use of Abdul Kader.
2. I oppose the application by Abdul Kader to place a driveway pad in front of his house or on my property line.
3. I believe the town's wishes should be complied with in this and similar future cases.
4. I would like to reserve the right to testify at the November 15 Commission hearing at which Case No. 30/13-06H comes up.

1. I will not let Abdul Kader use my driveway. Therefore, there is no way that my driveway can be redesignated as a common driveway. As Carolyn Shawaker, the Mayor of Garrett Park, stated in her letter of November 10 to the Commission, a copy of which is attached, there is no documentary evidence of my driveway being a shared driveway in the past. This reinforces my personal knowledge and information gleaned from others in Garrett Park that my driveway, which is completely within my property, was for my sole use and the sole use of people who lived in the house before.

For your information, the Abdul Kader property was, according to long time residents, unoccupied from the early 1950s to the late 1980s, shortly after I bought my house, when Barbara and Jim Wagner bought the 10912 house and renovated it (at the time that Mrs. Wagner was the Chairwoman of this Historic Preservation Commission). I have never let the Wagners or subsequent owners or tenants share my driveway.

2. As Mayor Shawaker pointed out, there is precedent for the Commission to reject a parking pad in front of historic properties in Garrett Park, the Commission having agreed twice before to Town opposition to such pads. There are no such pads in front of any Chevy House and many do not have driveways at all. I understand you have made the argument that since these are "Chevy Houses," they must all have come with Chevys and, therefore, driveways were an historic aspect of the Chevy Houses. However, of the 45 or so Chevy Houses built, only a small handful of owners bought the cars in response to the house-car package offering. That is because, I believe, car prices were dropping in the 1920's as mass production took hold. The Chevy House Chevy's went for \$708 to \$820, according to the official town history. But 1925 magazine ads show several models priced in the

\$495-\$550 range, with only the luxury models topping \$700. As a result, the lion's shares of the Chevy House driveways were later additions.

3. I was on the Garrett Park Town Council (as was Bob Reinhardt) in the early 1990s when we wrote the town's new setback ordinance, dealt with the County in development of our overlay zone (Sec. 59-C-18.11 of the Montgomery County Zoning Ordinance), and worked with Gwen Marcus and the Historic Preservation Commission staff to create the Garrett Park Historic District. Despite some disagreements along the way, we worked cooperatively with the Commission in the spirit of our shared commitment to historic preservation, in which the Town has long been a leader. In view of the importance of historic Garrett Park, I believe that spirit of cooperation should continue to be a hallmark of our dealings. In that regard, I believe the commission should respect the wishes of the Town on important issues such as the current matter. That cooperative commitment to historic preservation has kept the Historic District virtually untouched in the 20-plus years that I have lived in Garrett Park. We would hate to see the Commission chip away at our cherished historic resource because of current economic pressures. I feel a meeting between the town and Commission staff would be a valuable step forward.

I request that this letter be shared with the Commissioners prior to Wednesday's hearing. Should you need further information, please do not hesitate to call me at (301) 942-2442.

Thank you for your anticipated cooperation and all your help in the past.

Charles Snyder

Encl: Carol Shawaker's letter:

November 10, 2006

Michele Oaks, Montgomery County Historic Preservation Commission

Re. Case number 30/13-06H

10912 Montrose Ave, Garrett Park, MD - driveway installation

Following up on the suggestion of the Montgomery County Historic Preservation Committee, I and several members of the Garrett Park Historic Preservation Committee discussed the possibility of a shared driveway with Charles Snyder, the owner of the property to the immediate left (10910 Montrose) of the applicant's.

Mr. Snyder intends to repave only about fifty feet of his existing driveway. He intends to remove the paving from the rest of his existing driveway and plant it.

Mr. Snyder's intentions as well as the legal complications of a shared driveway prevent further exploration of this suggestion.

The Town Archivist nor the Garrett Park Historic Preservation Committee has been able to document the prior use of the existing driveway at 10910 Montrose as a shared driveway

We note that Mr. Kader purchased the property within the past two years knowing that it did not have a driveway or a parking pad and that he did not request either in his original application for a Historic Area Work Permit. His current tenants told Bob Reinhardt, Chairman of the Garrett Park Historic Preservation Committee, that they do not feel any need for a off

street parking pad or "driveway" in front of the house nor have any interest in either one.

The Town remains opposed to a parking pad and the presence of a parked motor vehicle directly in front of an outstanding resource. We would like to remind the Commission that they supported our opposition to driveways or parking pads in front of new or historic homes at 4716 Waverly Avenue and 10932 Montrose Avenue. We feel strongly that this precedent should be continued in the historic district and at historic sites, if not throughout the Town of Garrett Park

Sincerely yours,

Carolyn Shawaker, Mayor

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THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

----- X	:	
HISTORIC AREA WORK PERMIT -	:	HPC Case No. 30/13-07A
10912 Montrose Avenue	:	
----- X	:	
PRELIMINARY CONSULTATION -	:	
10012 Capitol View Avenue	:	
----- X	:	

A meeting in the above-entitled matter was held on
January 24, 2007, commencing at 7:33 p.m., in the MRO
Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
20910, before:

COMMISSION CHAIRMAN

Julia O'Malley

COMMISSION MEMBERS

Tim Duffy
 Jeff Fuller
 Warren Fleming
 David Rotenstein
 Nuray Anahtar
 Thomas Jester
 Caroline Alderson

Deposition Services, Inc.
 6245 Executive Boulevard
 Rockville, MD 20852
 Tel: (301) 881-3344 Fax: (301) 881-3338
 info@DepositionServices.com www.DepositionServices.com

ALSO PRESENT:

Gwen Wright
Anne Fothergill
Tania Tully
Michele Oaks

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
Jawad Kader	6
Maria Kader	7
Charles Snyder	8
Carol Snyder	11
Thomas Rhodes	13
Eric Eicher	25
Cindy Eicher	31
Will Haywood	41

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1 MS. O'MALLEY: And I'd like to let you know that
2 if you want to speak on any of these items tonight that are
3 on the agenda, and it's not your particular item, would you
4 please fill out a form and give it to the staff.

5 Is there anyone here tonight so speak against Case
6 A at 7312 Piney Branch Road?

7 Is there anyone here tonight to speak against Case
8 B at 2701, 03 and 05 Hume Drive, Silver Spring, that's
9 Forest Glen Ventures National Park Seminary?

10 MR. FULLER: Madam Chair, hearing none, I move
11 that we approve Case 37/03-07D at 7312 Piney Branch Road,
12 and Case 36/1-07A at 2701, 2703 and 2705 Hume Drive, all
13 based on staff reports and the staff recommendations.

14 MS. O'MALLEY: Is there a second?

15 MR. ROTENSTEIN: Second.

16 MS. O'MALLEY: Any discussion? All in favor raise
17 your right hand, please.

18 VOTE.

19 MS. O'MALLEY: So those two cases are unanimously
20 approved. Thank you for all the work you've done on your
21 project. Thank you for coming. You're welcome to stay for
22 the rest of the meeting if you like.

23 The first case that we'll hear tonight is Case C,
24 10912 Montrose Avenue in Garrett Park.

25 MS. OAKS: Yes. The subject resource is an
26 outstanding resource within the Garrett Park Historic

1 District. The applicant this evening is proposing to
2 install a paving stone driveway on the subject property.
3 The driveway will measure 10 feet wide by 20 feet long. The
4 driveway installation will also require the installation of
5 stone step and two stone retaining wall along its rear and
6 right sides.

7 You might remember that you looked at this
8 proposed driveway installation at your October 25th meeting.

9 You asked the applicant to explore the possibility of
10 utilizing the adjacent neighbors car cut and driveway to
11 gain access to the rear yard, and to utilize that for off
12 street parking space. And staff did contact the adjacent
13 neighbors to inquire about your request. Unfortunately,
14 they're not interested in utilizing a shared driveway
15 configuration. And a attached letter on your staff report
16 is provided in response to that formal conversation.

17 With that said, staff does continue to support the
18 application with some -- there was some concerns from the
19 town regarding, and the neighbors, regarding potential
20 drainage and so forth. And so staff is recommending that
21 the driveway be installed with pea gravel and surrounded
22 with a perimeter of brick which would help with the
23 drainage.

24 And also to compliment that configuration, the
25 steps and the retaining wall would be brick as well. We
26 think that moving the driveway closer to the left property

1 line would ensure that it is less of an impact as possible
2 to the development pattern in the district. We also will
3 note that the town of Garrett Park has reviewed the plan and
4 believe that it does not impact existing trees within the
5 right of way, but we do encourage them to continue to work
6 with the town to develop a tree protection plan to ensure
7 this viability of the trees.

8 So with that said, staff is recommending approval
9 with the conditions outlined on Circle 1, and I will be
10 happy to entertain any questions you might have. The
11 applicants are here and I do believe they have a couple of
12 speakers as well.

13 MR. FULLER: Michele, are there any examples of
14 parking pads approved in the front yards of houses in
15 Garrett Park on any of the secondary roads or any of the
16 internal roads?

17 MS. OAKS: Not that I'm aware of on outstanding
18 resources, no.

19 MS. O'MALLEY: Would the applicant like to come
20 up, please. Welcome, have a seat. State your name for the
21 record, please.

22 MR. ABDULKADER: Yeah, my name is Jawad
23 Abdulkader. Abdulkader is one word, not two words.

24 MRS. ABDULKADER: Maria Abdulkader.

25 MR. ABDULKADER: That's my wife.

26 MS. O'MALLEY: So if you sit down then the

1 microphone will pick up your voices. That's how we do our
2 minutes. So did you want to comment about the staff report?

3 MR. ABDULKADER: Yes. We are back to square one
4 on the driveway, and I really appreciate your issue on the
5 driveway. I tried to redesign it back again the way Mrs.
6 Oaks recommend me try to shift it, and I guess my neighbor
7 disagreeing on have a shared driveway which is, if you
8 remember, she showed us used to be a garage back there. And
9 it seems to me like the garage is more historic than the
10 house. And you can't have a garage without the driveway.

11 But anyway, we relocated the garage to the back
12 and I request to have a driveway. It's been couple of
13 months why I have to go through so much agony and so much
14 wasted time for me to have a driveway.

15 MRS. ABDULKADER: May I add to that. We have
16 compiled with all the requirements. All there was require
17 garage we have compiled with. We meet again with a new
18 comprise and the driveway is not, what is going to interfere
19 with anybody, it's just part of the house, so I really don't
20 see why it's so hard to get a permit to do a driveway on my
21 own house.

22 MS. O'MALLEY: Well, I think --

23 MRS. ABDULKADER: When we are compiling with all
24 the costs.

25 MS. O'MALLEY: It may be a matter of understanding
26 the historic preservation codes and our guidelines that we

1 use when we look at properties in historic districts. What
2 we've done in the past, we try to be consistent when we make
3 decisions about having parking areas in front of homes. And
4 I don't know if any commissioners have questions at this
5 time or shall we listen to the other speakers first.

6 Okay, we have a couple of other speakers so we'll
7 let them come up and then you can come back up again.

8 MR. ABDULKADER: Thank you.

9 MS. O'MALLEY: Thank you. Charles Snyder, Carol
10 Snyder and Tom Rhodes. Okay, we'll start with Charles
11 Snyder and you have three minutes.

12 MR. SNYDER: Okay, thank you Madam Chairperson,
13 and Commissioners. My name is Charles Snyder, I live at
14 10910 Montrose Avenue, the house next to the property and
15 the subject, I've been a resident there for 22 years. I
16 speak here in opposition to a historic work permit for this
17 project which proposes a parking pad in front of the house,
18 and which would substantially alter the front appearance of
19 a significant historic resource, a Chevy house, whose front
20 is virtually identical to the way it looked when it was
21 built in the mid-1920s. As you know from material you
22 received from Garrett Park native, Carolyn Shawaker, the
23 town is opposed to the Commission's granting of this permit.
24 The Mayor conveyed this to the Commission staff in various
25 correspondence you have in the record.

26 And the town's historic advisory panel unanimously

1 recommended against the permit last week. Unfortunately,
2 the Mayor could not be here to night, she had another
3 engagement. Since last October you heard the commissioners
4 decline to act on this application in view of the town's
5 opposition for which we are grateful. As you recall, the
6 application was first on the agenda for October 21st as
7 Michele mentioned, but action was deferred when the Mayor
8 opposed.

9 The point is, the fact that the application is on
10 the agenda today is really a mistake. A mistake caused by
11 the improper action of the town manager in telephoning
12 Michele Oaks of the commission staff about a month ago,
13 telling her that things were okay and leaving her with the
14 definition impression that the town had approved the project
15 and issued a permit which was untrue.

16 The town's opposition has been consistent.
17 Indeed, the first time it was on the agenda last October,
18 that was only after the town manager on his own back issued
19 an unauthorized permit without telling anybody and without
20 commission approval. Fortunately, as work was about to
21 begin I informed Ms. Oaks of the town permit. She
22 immediately sent out a county inspector and had to issue a
23 stop work order. Unfortunately, the Mayor not knowing this
24 ended up with egg on her face when she testified in
25 opposition the commission deferred action.

26 By the way that permit has since been rescinded.

1 As you recall, the application was on the docket last
2 meeting, but was pulled at the request of the town so the
3 town, after the town manager's unauthorized call to Ms. Oaks
4 came to light. The town asked for a two week later and you
5 gave it to them, and January 17th the Mayor sent a
6 communication that resulted from that consideration.

7 Frankly, I'm surprised in view of that letter
8 which reiterated the town opposition and the earlier letter
9 which talked about the precedence for the commission
10 rejecting pads like this in the Garrett Park historic area,
11 I'm surprised that this was not pulled from tonight's
12 agenda. In view of all of that I urge the commission to
13 finally reject the permit application.

14 One point, if for some reason you do decide to
15 approve the application, I would refer you to my email
16 message of November 13th in which I pointed out the damage
17 to my property if Abdulkader is permitted to build on or
18 near the property line, including damage to my water meter
19 in the town right of way in front of his planned project,
20 the parking pad, and his threatened destruction of part of
21 my repaved driveway resurfaced under commission and town
22 permits. I'm also concerned about drainage as Michele
23 mentioned.

24 MS. O'MALLEY: Can you stop?

25 MR. SNYDER: If I could just have 30 seconds more.
26 The town and the commission should really cooperate on this

1 issue, I think. We worked together to create this historic
2 district and I was on the town council at the time when we
3 worked with Ms. Marcus on that. And the town has long been
4 proud of our historic status, both in the county and the
5 earlier placement of the entire tire on the National
6 Register of Historic Places. The town and the commission
7 are really on the same side in this. Thank you for allowing
8 me to speak tonight.

9 MS. O'MALLEY: Carol Snyder.

10 MRS. SNYDER: Yes. I want to talk about
11 commitment and sacrifice. I know everybody is here because
12 they truly believe in the principles of historic
13 preservation, and that means that we work against those
14 forces that are not wanting to preserve those things that we
15 think have value for the future.

16 To do that is a sacrifice. For those of us who
17 live in historic houses there is a sacrifice. We have many
18 neighbors who couldn't put second stories on, who can't do
19 what they want. But we continue to live in these houses
20 because we believe in historic preservation and we adjust to
21 what those restraints are. So we have commitment and
22 sacrifice.

23 I ask the commission to keep that in mind and also
24 to think about what the hardship is in denying this permit.
25 Mr. Kader does not live in this house. He's a builder. He
26 built an addition with the idea of selling the house. When

1 he couldn't, he rented it out. The people who live in there
2 who are lovely people have indicated they do not want a
3 parking pad, and then those of us who live there will bare
4 the consequences of having it there. Thank you.

5 MR. FULLER: I guess for either of the two of you.
6 Historically, do you have any knowledge as to how the
7 access was provided to the historic garage when it was, the
8 garage and historic property when it was on the western
9 property line?

10 MRS. SNYDER: I'll answer that. I'd like to back
11 up a little bit and say that we have lived in our house for
12 22 years, going on 22 years. During that time nobody has
13 used that driveway except us. Prior to that, when we bought
14 our house, the house next door, 10912, had been empty for
15 almost 30 years, had been in a terrible state of decay, and
16 the county pushed the owner to sell it. So we know for at
17 least 30 years nobody lived there by the time we moved in.

18 So we know for at least a half a century the only
19 people who used that driveway were the people who lived in
20 our house.

21 MR. SNYDER: If I can just go back in time on
22 that, the garage, according to whatever we know, and what
23 other people know, and there are people who have lived there
24 throughout this period that we have talked to, that garage
25 was the original sales office of the 4M Company that built
26 the Chevy houses in the 1920's. It was on Strathmore

1 Avenue. After they went bankrupt, it was bought by the
2 Gambell family who lived there, I think from about in 1930s
3 and moved it there. There's no indication that there was
4 ever a shared driveway or anything like that, or that it was
5 in fact used as a garage.

6 It was basically a shed as far as I know. And as
7 Carol said, you know, there hasn't been any access for at
8 least a half a century.

9 MR. FULLER: Thank you.

10 MS. O'MALLEY: Tom Rhodes would you like to speak?

11 MR. RHODES: Yes. My name is Tom Rhodes. I'm a
12 private citizen, also Chairman of the Arboretum Committee
13 which happens to be 25 years old. I think it's the oldest
14 in the Eastern Seaboard that encompasses an entire town.
15 And from our committee, of course, we try to, when possible,
16 control the right of way which the town owns in front of
17 every property. And if you've ever looked at a map of
18 Garrett Park through your wonderful planning commission map
19 department, you'll see that our front property lines are
20 unlike anyone else's except maybe Clarksburg's.

21 What I mean by that very simply is that it's quite
22 variable. The front lot right of way can extend anywhere
23 from basically 10 feet to as much as 40 or 50 feet setback
24 before the property owner owns the house. So it's very
25 difficult for the county, at least in past sessions, to
26 regulate individually which is what we're here to talk

1 tonight about, the conditions, and I would like to very
2 aptly point to conditions of what constitutes building
3 materials that come too close to trees, and I think the
4 Kaders were notified that they had sand piled up against the
5 Willow Oak which you see designated, I think, on their
6 application.

7 But quite a few things are missing on their
8 application, and this is the fault of our town. And I think
9 what I'm addressing here really is, the town is like many
10 small towns in this country where the so called regulations
11 are trying to keep up with the developers. And we've always
12 been a very close knit town as an arboretum, and I would
13 like to express my opposition to it simply by saying we
14 don't know which side the 20 foot length is on because the
15 curb line is slanted, if you look at the application, so
16 which side is 20 feet on? How close to the house does that
17 20 foot depth come?

18 In terms of width, I myself have a neighbor and we
19 share a parking pad. It's the same consistency. We get
20 along well too, I might add, which means that in this case
21 we don't know the height, whether it matches or whether it
22 would be necessary to raise it or lower it above or below
23 the neighbor who has already gotten his permit to put in his
24 driveway.

25 So there was specifications that could be
26 addressed that haven't been addressed. The nature of the

1 pavers. Would you like a green paver next to your own
2 driveway that might have brown pavers? I don't know the
3 answers to some of these questions, but they aren't
4 addressed in the application, and that's the fault of our
5 town. I've expressed myself to our town, and of course
6 Charlie here has aptly described how permits have been
7 revoked and so forth.

8 The other thing I'd like to address is that if you
9 do approve this plan, which I'm against because other Chevy
10 houses also don't have driveway access in certain areas of
11 the town, parking pad access, we like to keep the notion
12 viable in our town that any access across the right of way
13 that the town owns be mostly permeable and not hardscrabble,
14 and I think that was addressed to some extent by Michele
15 Oaks. So that I think that instead of having both a walkway
16 that is impermeable from the Kaders front porch to the
17 street straight out, that it connect instead to the so
18 called steps and eliminate the rest of the impermeable where
19 another tree could be planted, because we are an arboretum,
20 and hopefully, whoever the owner of the property is, the
21 Kaders or anyone else, would be encouraged to plant trees,
22 which of course had to be removed in order to make the
23 renovation of their house.

24 MS. O'MALLEY: Can you sum up, please?

25 MR. RHODES: So I rest my case.

26 MS. O'MALLEY: Thank you.

1 MR. RHODES: Thank you.

2 MS. O'MALLEY: Any questions?

3 MR. RHODES: Oh, I'm sorry. I have one other
4 point I'd like to make quickly. There is an ordinance that
5 the county council has passed last year through Nancy
6 Floreen, I guess everybody knows her. She lives in our
7 town, and it's an act to require builders of certain
8 residential or accessory structures to submit a plan showing
9 location of certain drainage facilities. And I don't think
10 the Kaders have satisfied that requirement. This Act by the
11 way goes into effect on March 1st. So I encourage you, if
12 you do want to approve this, delay it by a month and require
13 them to submit a plan showing how they plan to drain the
14 water off so it doesn't drain into both the basement, and
15 where else could it drain into on your property?

16 MR. SNYDER: The whole property itself.

17 MR. RHODES; The whole property itself. They're
18 the low spot of three properties. So if anybody would like
19 a copy of the new ordinance that the county council has
20 passed.

21 MS. O'MALLEY: All right, thank you very much.
22 Are there any questions from the Commissioners? All right,
23 thank you, you can step down. Would the applicants come up,
24 please. Do the Commissioners have questions for the
25 applicants?

26 MR. ROTENSTEIN: I have a question for staff if

1 that's okay. Is there any evidence to support what the
2 neighbor said about the building that's now called a garage,
3 and its possible relocation in history? I mean, is there
4 any way that it was not built as a garage?

5 MS. OAKS: I can do the research and provide you
6 with that. I don't have that in front of me.

7 MR. ROTENSTEIN: It is just something that would
8 have been helpful, I think, given the difficulties of the
9 property lines and the proximity of the buildings.

10 MS. OAKS: It is a pretty typical kit garage. I
11 can tell you that. There was no reason for staff to believe
12 otherwise.

13 MR. ROTENSTEIN: Okay. Thanks.

14 MR. JESTER: I have a question. Michele you can
15 answer this too. Is there any difficulty with on street
16 parking in this particular neighborhood? This street within
17 the district?

18 MS. OAKS: Not that I'm aware of.

19 MR. FULLER: I guess, you know, my personal
20 thoughts are twofold is number one is that if there's no
21 precedent for parking pads in front of the building, I'd be
22 sort of opposed to the idea of beginning that precedent. At
23 the same time, there's a disconnect. If there was a garage
24 behind the house, somehow people were assuming to get there,
25 and I certainly wouldn't do anything to discourage the
26 applicant to try to figure out historically what was there

1 and what legal rights he may have to try to make use of
2 whatever assumed right of way was or was not either legally
3 there or not. And that's not my call. That's a legal call.
4 Somebody would have to check. But as it relates to the
5 application in front of us, I can't really be supportive of
6 starting a new precedent of parking pads.

7 MS. O'MALLEY: Any comments?

8 MS. ALDERSON: Just to reiterate, I think an
9 important fact in this case is context. In a different
10 context a parking pad might be appropriate in a context
11 where we have parking pads. In this location, what has
12 been made clear and what we see in the photos is that the
13 rustic village character of this particular district has a
14 great deal to do with the treatment of the front landscape
15 and the minimal presence of hardscape.

16 The other is that we are also seeing a low density
17 area that can accommodate cars on the street. I see no
18 evidence of a hardship here. There is a very short distance
19 from the parking pad to the street. So we are not provided
20 any compelling evidence that there is a serious problem with
21 using the property or being able to access it with a car.
22 So I would also agree in favor of preserving the character
23 of the town as it is and opposing the application.

24 MR. DUFFY: I agree with both Commissioner
25 Alderson and Commissioner Fuller. I don't believe the
26 Commission has ever approved a pad in the front yard of a

1 outstanding resource property in Garrett Park. I think
2 there's no evidence of a compelling reason based on safety
3 or parking need that's come before us, and I think what's
4 proposed before us would negatively impact the character of
5 the property and the streetscape, so I couldn't support it.

6 MR. ROTENSTEIN: Moving on to my comments with
7 regards to a specific application, I also would join my
8 fellow commissioners in not supporting the application
9 because I do think it would diminish the integrity of the
10 streetscape and to the individual property. But that said,
11 if there is some historical evidence that the building
12 behind the house was used as a garage and there was some
13 joint use to gain access to that, I would be inclined to
14 support Commissioner Fuller's statement that all possible
15 solutions be explored.

16 We're not dealing just with houses and streets and
17 parking, as we're dealing with willing communities. And if
18 there was a dynamic that occurred when the house was built
19 and occupied by families who first moved into that community
20 and they had a relationship that allowed for the shared use
21 of a driveway to facilitate access to a garage, I don't
22 think it's unreasonable to go beyond just looking at
23 preserving simple buildings and landscapes.

24 MR. FULLER: I guess with that said, I'll make a
25 motion that we disapprove Case 30/13-07A at 10912 Montrose
26 Avenue.

1 MS. O'MALLEY: Is there a second?

2 MR. DUFFY: Second.

3 MS. O'MALLEY: Is there any more discussion? All
4 in favor raise your right hand, please.

5 VOTE.

6 MR. ABDULKADER: Can I have in writing, because
7 it's going to go into a legal issue now.

8 MRS. ABDULKADER: Is there any other suggestion
9 that you give us beside that, just drive the car, of the
10 car, or the house?

11 MR. ABDULKADER: Can I drive on the grass?

12 MRS. ABDULKADER: If you drive around Garrett Park
13 you will see there is houses that doesn't have a driveway.
14 You know what they do, they park on the grass. What is the
15 difference of that? It's just a little thing that says
16 driveway. Most people park on the grass in their houses.

17 MS. O'MALLEY: I think that's something you can
18 discuss with staff, and I do think that that area has plenty
19 of parking in the street in front of the houses. So see
20 staff about it, and they'll give you a written report and if
21 you want to appeal, you can.

22 MS. ALDERSON: I would only add to that the design
23 of the sidewalk which stretches to the street would seem to
24 indicate that that is what connects the car to the house.
25 That it was intended that a car could also park right in
26 front of the sidewalk and then use the sidewalk to get to

1 the house without stepping in the mud.

2 MS. WRIGHT: We do want to just explain briefly
3 the appeal procedure.

4 MS. OAKS: Yes. Today is the official public
5 decision of the case, and you will receive a written
6 decision of the denial from me within 15 days, sorry, within
7 30 days. And within 30 days from that point of today, you
8 have an opportunity to appeal that case if you choose to.
9 And you can call me and I can certainly provide additional
10 information.

11 MS. O'MALLEY: Thank you.

12 MR. ABDULKADER: Thank you very much.

13 MS. O'MALLEY: We'll move along with our next
14 case. The next thing will be a preliminary consultation. I
15 would hope that neighbors can work hard to try to overcome
16 problems. Can we have a staff report for 10012 Capitol View
17 Avenue.

18 MR. SNYDER: Your witnesses made one historic
19 point. This house actually was owned at a time by the
20 chairman of this commission, a Barbara --

21 MS. WRIGHT: Wagner.

22 MR. SNYDER: Wagner. Barbara Wagner when she was
23 chairman. She owned this house for a while and rehabed it
24 after it hadn't been occupied for many, many years.

25 MS. O'MALLEY: Thank you.

26 MS. FOTHERGILL: This is the second preliminary

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10912 Montrose Avenue, Garrett Park	Meeting Date:	01/24/2007
Resource:	Outstanding Resource Garrett Park Historic District	Report Date:	01/17/2007
Applicant:	Jawad Abdul Kader	Public Notice:	01/10/2007
Review:	HAWP	Tax Credit:	N/A
Case Number:	30/13-07A	Staff:	Michele Oaks
PROPOSAL:	Driveway Installation		

RECOMMENDATION: Approve with conditions

BACKGROUND

The Commission reviewed HAWP application for a driveway installation on the subject property at its October 25, 2006 meeting. The Commission was generally supportive of a driveway to be installed, however, wanted the applicant to explore the possibility of utilizing the adjacent neighbors curb-cut and driveway to gain access to his rear yard, to utilize the rear yard of the subject property for an off-street parking space. Staff contacted the adjacent neighbors to inquire about the Commission's request. The neighbors were not interested in providing access for the neighbor, to prevent a driveway to be installed in the front yard of the subject property. The attached letter on circle 14 is the formal response from this conversation.

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

The driveway may be constructed of either brick laid in sand or pea gravel.

The retaining walls and steps will be constructed of brick and will be level with the existing grade/surrounding lawn.

The applicant is approved for the current driveway location in the submitted drawings; however, the applicant will receive a driveway permit from the Town of Garrett Park prior to the driveway's installation.

If the Town requires a tree protection plan for the installation of this driveway, the owner will have a certified arborist design the plan and ensure its installation prior to the commencement of any work on the driveway.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Garrett Park Historic District
STYLE: Craftsman: Bungalow
DATE: 1927

PROPOSAL:

Applicant is proposing to install a new, paving stone driveway on the subject property. The proposed driveway will measure 10' wide by 20' long. The driveway will also require the installation of a set of stone steps and two, stone retaining walls along its rear and right sides.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Garrett Park 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 of 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 Standards 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.

#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 proportions, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related 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.

STAFF DISCUSSION

The proposed driveway material has been approved by the HPC within the Town's historic district (adjacent neighbor at 10910 Montrose received approval on 8/16/06 for a 40'x 10' stone paver driveway). However, due to the drainage concerns of the adjacent neighbor, and the added requirement of the retaining wall for this driveway installation, staff would recommend that the driveway be installed with pea gravel, surrounded with a perimeter of brick to contain the gravel. Additionally, the retaining wall and steps should be constructed of brick, to be compatible with the driveway perimeter. The brick steps and retaining wall will also complement the existing brick fireplace and brick front porch piers on the historic house.

Staff supports the driveway location closer to the left property line. This was the recommendation during the previous public hearing, to site the driveway as possible along the side elevation of the house, which is the typical pattern for driveways within the historic district.

Finally, the Town of Garrett Park has already reviewed the subject plans and the proposed driveway will not negatively impact the existing trees within the right-of-way. However, we recommend that the applicant continue to work with the Town regarding tree protection, to ensure the survivability of the trees within this certified arboretum. If the Town requires a tree protection plan for the installation of this driveway, the owner will have a certified arborist design the plan and ensure its installation prior to the commencement of any work on the driveway.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

M



RETURN TO DEPARTMENT OF PERMITTING SERVICES
245 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jawad
Daytime Phone No.: 301 440 4660

Tax Account No.: 160400057860

Name of Property Owner: Jawad Abdulkader Daytime Phone No.: 301 440 4660
Address: 5823 Goldsboro RD Bethesda MD 20817
Street Number City State Zip Code

Contractor: Owner Phone No.: same

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: same

LOCATION OF BUILDING/PREMISE

House Number: 10912 Montrose Ave Street: Montrose Ave
Town/City: Garrett Park Nearest Cross Street: _____
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 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: drive way

1B. Construction cost estimate: \$ #12,000 ⁰⁰ ~~7x~~

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

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 441821 Date Filed: 12/20/06 Date Issued: _____

Edt 6/21/98

SEE REVERSE SIDE FOR INSTRUCTIONS

4

**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:

install new driveway using gravel or brick
size 10' 6" x 20' next to existing walkway

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

the new drive way it is far from the tree
about 27'

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 outline 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]

Owner's mailing address 5823 Goldsboro RD Bethesda MD 20817	Owner's Agent's mailing address <hr/>
Adjacent and confronting Property Owners mailing addresses	
<u>Adjacent</u> 10910 Montrose Rd Garrett Park 20896	<u>Adjacent</u> 10914 Montrose Rd Garrett Park 20896
<u>confronting</u> 10915 Montrose Rd Garrett Park 20896	<u>confronting</u> 10909 Montrose Rd Garrett Park 20896
10903 Kenilworth Garrett Park 20896	

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

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

NOTE

THIS PERMIT DOES NOT INCLUDE APPROVAL FOR ANY ELECTRICAL WORK. YOU MUST HAVE A SEPARATE ELECTRICAL PERMIT TO DO ANY ELECTRICAL WORK.

Electrical wiring must conform to the 02 National Electric Code and County Requirements.

MONTGOMERY COUNTY
 Department of Permitting Services

Approved _____
 Date 10/21/05

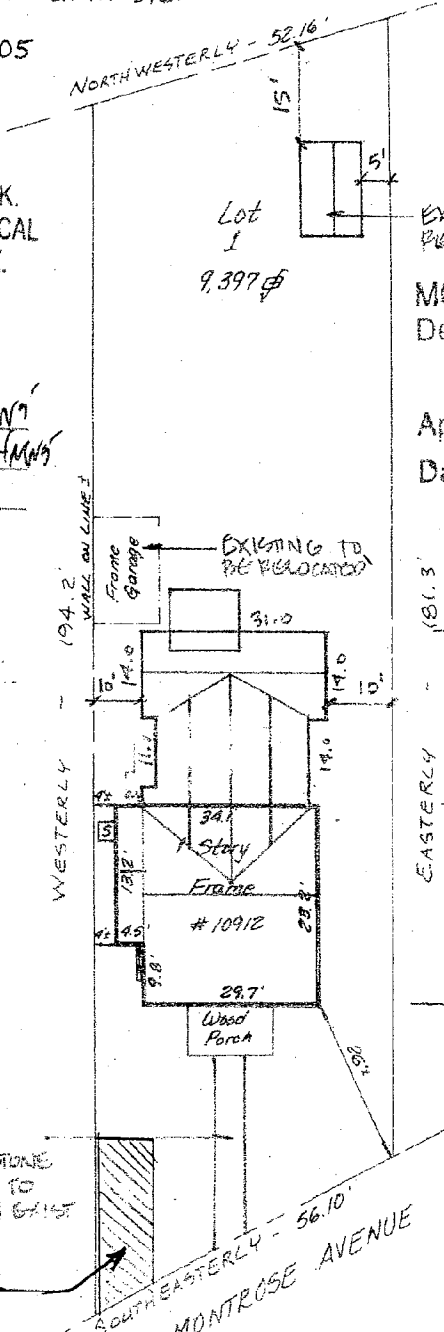
APPROVED 76M DATE 10/21/05
 ZONING CLASS R-90 PAGE 2 of 2
 BOARD OF APPEALS CASE None
Lot 35

Lot 2
GENERAL STRUCTURAL ARRANGEMENT APPROVED SUBJECT TO FURTHER APPROVAL OF CONSTRUCTION



LOCATION DRAWING
 LOT 1 BLOCK 99
 SECTION 2

GARRETT PARK
 MONTGOMERY COUNTY, MARYLAND



A SEPERATE MECHANICAL PERMIT IS REQUIRED

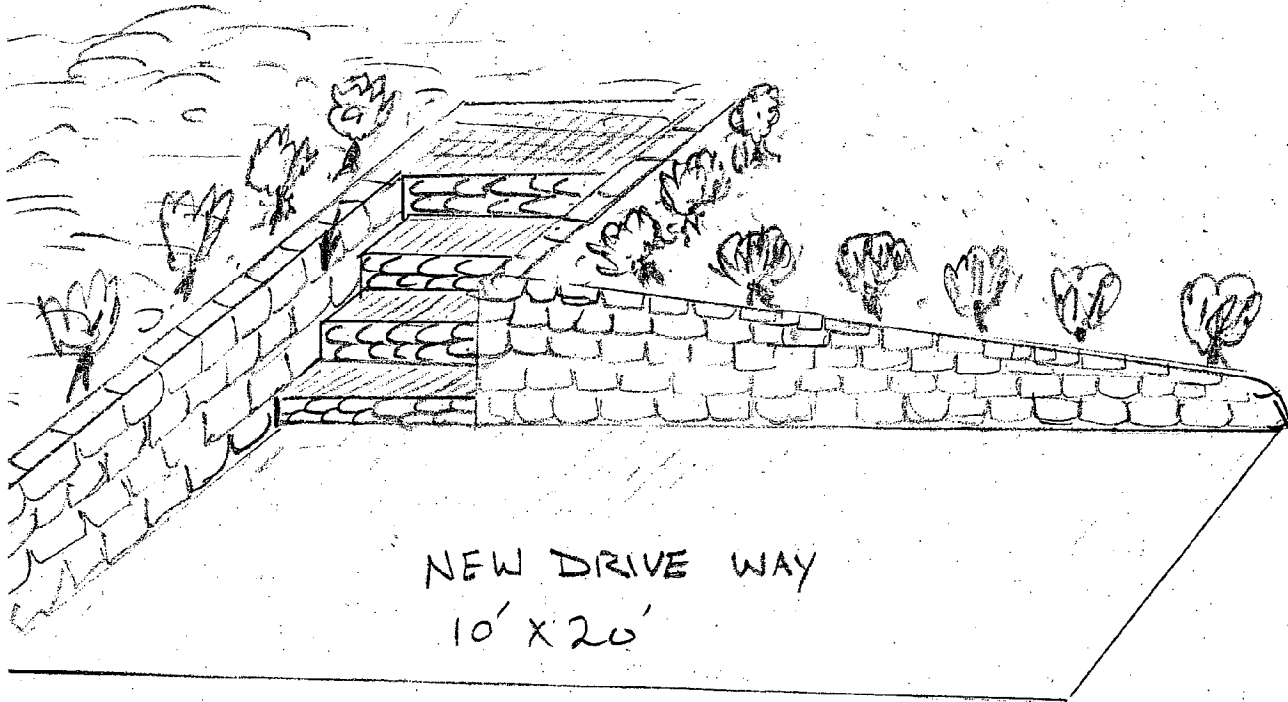
SURVEYOR'S CERTIFICATE
 THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

REFERENCES
 PLAT BK. A
 PLAT NO. 27



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 216
 Gaithersburg, Maryland 20879
 301/946-5100, Fax 301/948-1286

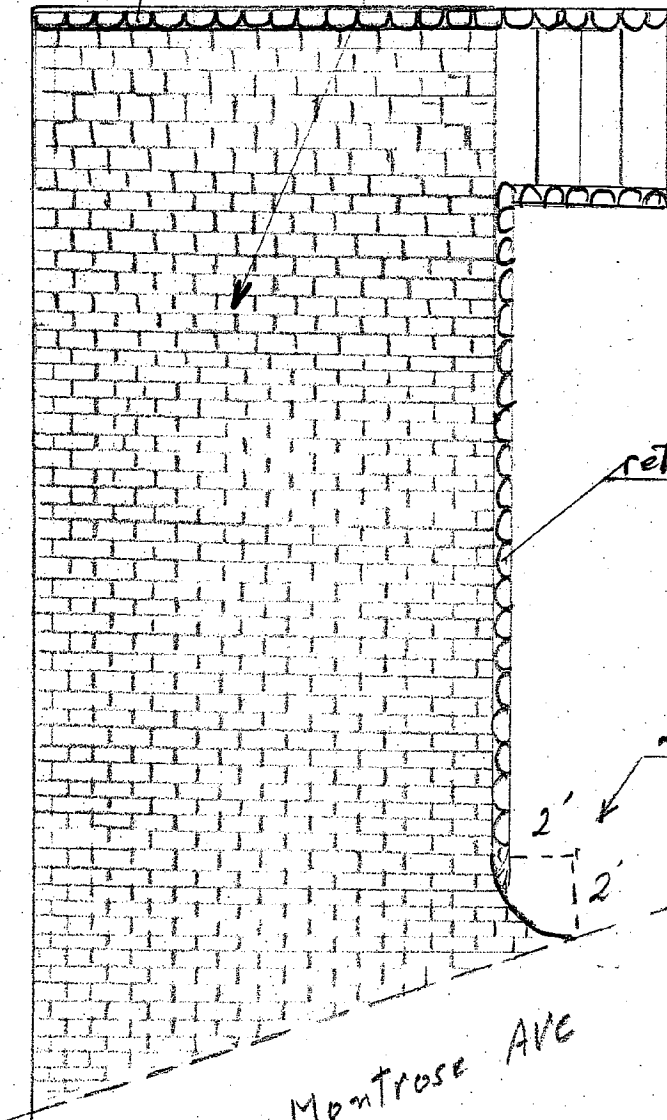
NEW retaining wall with NEW STEPS
build from stone paving



10'x20' drive way build with

paving stone and retaining wall
with steps 8" H x 36" W

retaining wall



LOT 1 Block 99

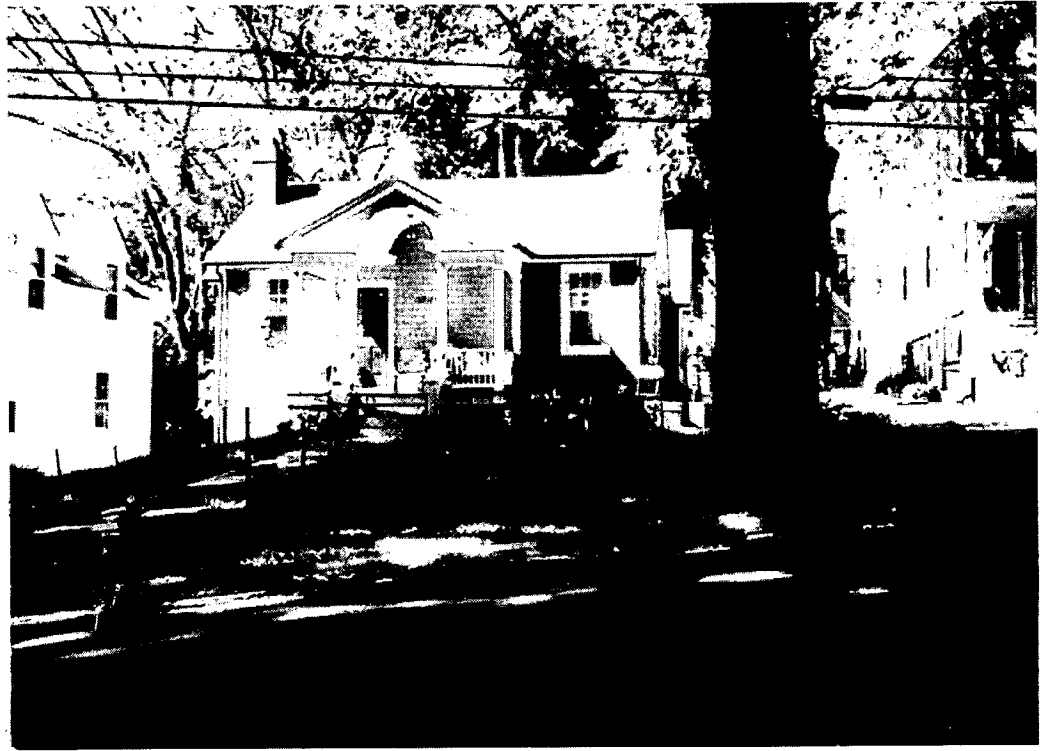
retaining wall

2' Radius

2' 12'

GARRETT PARK

10912 Montrose AVE









Oaks, Michele

From: Charles Snyder [c.snyder9@verizon.net]
Sent: Monday, November 20, 2006 5:41 PM
To: Oaks, Michele
Cc: Carolyn Shawaker
Subject: 10912 Montrose driveway installation

November 13, 2006

To: Michelle Oaks, Montgomery County Historic Preservation Commission

From: Charles Snyder, 10910 Montrose Avenue, Garrett Park, Md. 20896

Re: Case No. 30/13-06H

10912 Montrose Ave., Garrett Park, Md. 20896

Driveway installation.

Dear Ms. Oaks.

Following up on my e-mail of November 13, I would like to make the following points in opposition to the granting of a driveway installation permit by the Commission.

The photo attached (taken from the street on Montrose Avenue) shows my driveway at 10910 Montrose Avenue for which I received a permit from the Historic Preservation Commission. Although the permit allowed me to flare out sharply to the north (the right in the picture), in deference to the neighbors I flared it out much less than permitted, and less than the original asphalt driveway I resurfaced.

The straight part of the driveway is six inches inside the property line. The property line runs through a WSSC sewer manhole, which is located by a stake next to the driveway in mid-field. Everything from the manhole cover to the foreground is on Town right-of-way, not on Abdul Kader's property. The town gave me a permit that allowed the same flare-out as did the Commission.

You can see on the right near the foreground a white circle with a stake. That is my WSSC water meter. As you can see, it is more than a foot inside the area in front of the 10912 property.

If the Commission does issue the developer Abdul Kader a permit, and if it is on the property line, not only will it interfere with part of my driveway, but would also affect my water meter. This would be both unfair and unnecessary.

Therefore, while I oppose the driveway for reasons I stated in my November 13 letter, and which Garrett Park Mayor Carolyn Shawaker stated in her November 10 letter, even if the Commission decides to approve a driveway, I urge that any approval be conditioned on Abdul Kader's building it in a way that would not damage my driveway or intersect with my water meter.

Thank you for your consideration.

Sincerely,

Charles Snyder

1/2/2007

(14)



Oaks, Michele

From: Charles Snyder [c.snyder9@verizon.net]
Sent: Monday, November 13, 2006 3:33 PM
To: Oaks, Michele
Cc: Carolyn Shawaker
Subject: 10912 Montrose driveway installation application

November 13, 2006

To: Michelle Oaks, Montgomery County Historic Preservation Commission

From: Charles Snyder, 10910 Montrose Avenue, Garrett Park, Md. 20896

Re: Case No. 30/13-06H

10912 Montrose Ave., Garrett Park, Md. 20896

Driveway installation.

Dear Ms. Oaks.

Following up on our recent conversation, I would like to make these points, which I will expand on below:

1. I oppose any attempt to redesignate my private driveway as a common driveway for the use of Abdul Kader.
2. I oppose the application by Abdul Kader to place a driveway pad in front of his house or on my property line.
3. I believe the town's wishes should be complied with in this and similar future cases.
4. I would like to reserve the right to testify at the November 15 Commission hearing at which Case No. 30/13-06H comes up.

1. I will not let Abdul Kader use my driveway. Therefore, there is no way that my driveway can be redesignated as a common driveway. As Carolyn Shawaker, the Mayor of Garrett Park, stated in her letter of November 10 to the Commission, a copy of which is attached, there is no documentary evidence of my driveway being a shared driveway in the past. This reinforces my personal knowledge and information gleaned from others in Garrett Park that my driveway, which is completely within my property, was for my sole use and the sole use of people who lived in the house before.

For your information, the Abdul Kader property was, according to long time residents, unoccupied from the early 1950s to the late 1980s, shortly after I bought my house, when Barbara and Jim Wagner bought the 10912 house and renovated it (at the time that Mrs. Wagner was the Chairwoman of this Historic Preservation Commission). I have never let the Wagners or subsequent owners or tenants share my driveway.

2. As Mayor Shawaker pointed out, there is precedent for the Commission to reject a parking pad in front of historic properties in Garrett Park, the Commission having agreed twice before to Town opposition to such pads. There are no such pads in front of any Chevy House and many do not have driveways at all. I understand you have made the argument that since these are "Chevy Houses," they must all have come with Chevys and, therefore, driveways were an historic aspect of the Chevy Houses. However, of the 45 or so Chevy Houses built, only a small handful of owners bought the cars in response to the house-car package offering. That is because, I believe, car prices were dropping in the 1920's as mass production took hold. The Chevy House Chevy's went for \$708 to \$820, according to the official town history. But 1925 magazine ads show several models priced in the

\$495-\$550 range, with only the luxury models topping \$700. As a result, the lion's shares of the Chevy House driveways were later additions.

3. I was on the Garrett Park Town Council (as was Bob Reinhardt) in the early 1990s when we wrote the town's new setback ordinance, dealt with the County in development of our overlay zone (Sec. 59-C-18.11 of the Montgomery County Zoning Ordinance), and worked with Gwen Marcus and the Historic Preservation Commission staff to create the Garrett Park Historic District. Despite some disagreements along the way, we worked cooperatively with the Commission in the spirit of our shared commitment to historic preservation, in which the Town has long been a leader. In view of the importance of historic Garrett Park, I believe that spirit of cooperation should continue to be a hallmark of our dealings. In that regard, I believe the commission should respect the wishes of the Town on important issues such as the current matter. That cooperative commitment to historic preservation has kept the Historic District virtually untouched in the 20-plus years that I have lived in Garrett Park. We would hate to see the Commission chip away at our cherished historic resource because of current economic pressures. I feel a meeting between the town and Commission staff would be a valuable step forward.

I request that this letter be shared with the Commissioners prior to Wednesday's hearing. Should you need further information, please do not hesitate to call me at (301) 942-2442.

Thank you for your anticipated cooperation and all your help in the past.

Charles Snyder

Encl: Carol Shawaker's letter:

November 10, 2006

Michele Oaks, Montgomery County Historic Preservation Commission

Re. Case number 30/13-06H

10912 Montrose Ave, Garrett Park, MD - driveway installation

Following up on the suggestion of the Montgomery County Historic Preservation Committee, I and several members of the Garrett Park Historic Preservation Committee discussed the possibility of a shared driveway with Charles Snyder, the owner of the property to the immediate left (10910 Montrose) of the applicant's.

Mr. Snyder intends to repave only about fifty feet of his existing driveway. He intends to remove the paving from the rest of his existing driveway and plant it.

Mr. Snyder's intentions as well as the legal complications of a shared driveway prevent further exploration of this suggestion.

The Town Archivist nor the Garrett Park Historic Preservation Committee has been able to document the prior use of the existing driveway at 10910 Montrose as a shared driveway

We note that Mr. Kader purchased the property within the past two years knowing that it did not have a driveway or a parking pad and that he did not request either in his original application for a Historic Area Work Permit. His current tenants told Bob Reinhardt, Chairman of the Garrett Park Historic Preservation Committee, that they do not feel any need for a off

1/2/2007

17

street parking pad or "driveway" in front of the house nor have any interest in either one.

The Town remains opposed to a parking pad and the presence of a parked motor vehicle directly in front of an outstanding resource. We would like to remind the Commission that they supported our opposition to driveways or parking pads in front of new or historic homes at 4716 Waverly Avenue and 10932 Montrose Avenue. We feel strongly that this precedent should be continued in the historic district and at historic sites, if not throughout the Town of Garrett Park

Sincerely yours,

Carolyn Shawaker, Mayor

10/27 called ✓
Needs Hamp #

Owner needs to
bring by better
drugs - I called
once - pls call
again -
THX.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10912 Montrose Avenue, Garrett Park	Meeting Date:	01/10/2007
Resource:	Outstanding Resource Garrett Park Historic District	Report Date:	01/03/2007
Applicant:	Jawad Abdul Kader	Public Notice:	12/27/2006
Review:	HAWP	Tax Credit:	N/A
Case Number:	30/13-07A	Staff:	Michele Oaks
PROPOSAL:	Driveway Installation		

RECOMMENDATION: Approve with conditions

BACKGROUND

The Commission reviewed HAWP application for a driveway installation on the subject property at its October 25, 2006 meeting. The Commission was generally supportive of a driveway to be installed, however, wanted the applicant to explore the possibility of utilizing the adjacent neighbors curb-cut and driveway to gain access to his rear yard, to utilize the rear yard of the subject property for an off-street parking space. Staff contacted the adjacent neighbors to inquire about the Commission's request. The neighbors were not interested in providing access for the neighbor, to prevent a driveway to be installed in the front yard of the subject property. The attached letter on circle 14 is the formal response from this conversation.

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

The driveway may be constructed of either brick laid in sand or pea gravel.

The retaining walls and steps will be constructed of brick and will be level with the existing grade/surrounding lawn.

The applicant is approved for the current driveway location in the submitted drawings; however, the applicant will receive a driveway permit from the Town of Garrett Park prior to the driveway's installation.

If the Town requires a tree protection plan for the installation of this driveway, the owner will have a certified arborist design the plan and ensure its installation prior to the commencement of any work on the driveway.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Outstanding Resource within the Garrett Park Historic District
STYLE:	Craftsman: Bungalow
DATE:	1927

PROPOSAL:

Applicant is proposing to install a new, paving stone driveway on the subject property. The proposed driveway will measure 10' wide by 20' long. The driveway will also require the installation of a set of stone steps and two, stone retaining walls along its rear and right sides.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Garrett Park 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 of 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 Standards 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.

#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 proportions, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related 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.

STAFF DISCUSSION

The proposed driveway material has been approved by the HPC within the Town's historic district (adjacent neighbor at 10910 Montrose received approval on 8/16/06 for a 40' x 10' stone paver driveway). However, due to the drainage concerns of the adjacent neighbor, and the added requirement of the retaining wall for this driveway installation, staff would recommend that the driveway be installed with pea gravel, surrounded with a perimeter of brick to contain the gravel. Additionally, the retaining wall and steps should be constructed of brick, to be compatible with the driveway perimeter. The brick steps and retaining wall will also complement the existing brick fireplace and brick front porch piers on the historic house.

Staff supports the driveway location closer to the left property line. This was the recommendation during the previous public hearing, to site the driveway as possible along the side elevation of the house, which is the typical pattern for driveways within the historic district.

Finally, the Town of Garrett Park has already reviewed the subject plans and the proposed driveway will not negatively impact the existing trees within the right-of-way. However, we recommend that the applicant continue to work with the Town regarding tree protection, to ensure the survivability of the trees within this certified arboretum. If the Town requires a tree protection plan for the installation of this driveway, the owner will have a certified arborist design the plan and ensure its installation prior to the commencement of any work on the driveway.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10912 Montrose Avenue, Garrett Park	Meeting Date:	10/25/2006
Resource:	Outstanding Resource Garrett Park Historic District	Report Date:	10/18/2006
Applicant:	Jawad Abdul Kader	Public Notice:	10/11/2006
Review:	HAWP	Tax Credit:	N/A
Case Number:	30/13-06H	Staff:	Michele Oaks
PROPOSAL:	Driveway installation		

RECOMMENDATION: Approve with conditions

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

The driveway may be constructed of either brick laid in sand or pea gravel.

The applicant is approved for the current driveway location in the submitted drawings; however, the applicant will first discuss a modified proposal with the Town of Garrett Park to shift the driveway toward the east property line.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Garrett Park Historic District
STYLE: Craftsman: Bungalow
DATE: 1927

PROPOSAL:

Applicant is proposing to install a new, gravel or brick driveway on the subject property. The proposed driveway will measure 10'6" wide by 20' long.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Garrett Park 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 of 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 Standards 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.

#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 proportions, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related 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.

STAFF DISCUSSION

The applicant is proposing to install a driveway on the subject lot. The applicant does not have a preference as to the material for the proposed driveway, and both proposed surfaces (brick set-in sand or pea gravel) have been approved by the HPC within the Town's historic district. The proposed location for the driveway is close to the existing walkway to eliminate the need for grading.

Staff would like to see the driveway move closer to the left property line, so it runs towards the side elevation of the house. It is unclear if this modification would be in compliance with the Town of Garrett Park's codes. Additionally, a driveway in this location might require a small retaining wall, as there is a slight change in topography. Staff is recommending approval of this HAWP application, however, with the condition that the applicant will work with staff and the Town of Garrett Park to determine if the driveway can be relocated towards the left property line. We also suggest that if the driveway can be relocated and a retaining wall is required, staff will bring this modification back to the Commission.

Finally, the Town of Garrett Park has already reviewed the subject plans and the proposed driveway will not negatively impact the existing trees within the right-of-way.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application with the conditions specified on Circle 1 as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation;*

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

**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:

install new driveway using gravel or brick
size 10'6" x 20' next to existing walkway

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

the new drive way it is far from the tree
about 27'

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 canopy 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.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
245 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: Jawad

Daytime Phone No.: 301 440 4660

Tax Account No.: 160400057860

Name of Property Owner: Jawad Abdulkader Daytime Phone No.: 301 440 4660

Address: 5823 Goldsboro RD Bethesda MD 20817
Street Number City State Zip Code

Contractor: Owner Phone No.: same

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: same

LOCATION OF BUILDING/PREMISE

House Number: 10912 Montrose Ave Street: Montrose Ave

Town/City: Garrett Park Nearest Cross Street: _____

Lot: 1 Block: 99 Subdivision: GARRETT PARK

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Slab | <input type="checkbox"/> Room 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/Raze | <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 (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>drive way</u> | | | |

1B. Construction cost estimate: \$ #1200⁰⁰ / x

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

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 434351 Date Filed: _____ Date Issued: _____

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

Owner's mailing address 5823 Goldsboro RD Bethesda MD 20817	Owner's Agent's mailing address
---	---

Adjacent and confronting Property Owners mailing addresses

<u>Adjacent</u> 10910 Montrose Rd Garrett Park 20896	<u>Adjacent</u> 10914 Montrose Rd Garrett Park 20896
--	--

<u>confronting</u> 10915 Montrose Rd Garrett Park 20896	<u>confronting</u> 10909 Montrose Rd Garrett Park 20896
---	---

10903 Kemlworth Garrett Park 20896	
---------------------------------------	------



THE MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT

To encourage the restoration and preservation of privately owned structures designated on the *Master Plan for Historic Preservation*, either individually or within a historic district, the Montgomery County Council in 1984 passed legislation providing for a tax credit against County real property taxes (Chapter 52, Article VI). The tax credit is 10% of documented expenses for exterior maintenance, restoration, or preservation work. The work must be certified eligible by the Historic Preservation Commission (HPC).

ELIGIBLE WORK MUST MEET ALL OF THE FOLLOWING CRITERIA:

1. Be certified by the HPC as contributing to the restoration or preservation of sites listed on the *Master Plan for Historic Preservation* either individually or within an historic district;
2. Be exterior work only;
3. Be undertaken with a previously approved Historic Area Work Permit (HAWP) if alterations that require a HAWP are proposed; **OR**
4. Be ordinary maintenance exceeding \$1,000 in expense; the work must be subsequently certified (at the time the tax credit application is reviewed by the HPC) as being consistent with the purposes of Chapter 24A, the County's historic preservation ordinance;
5. Be performed by a licensed contractor.

THE TAX CREDIT IS ALLOWABLE FOR:

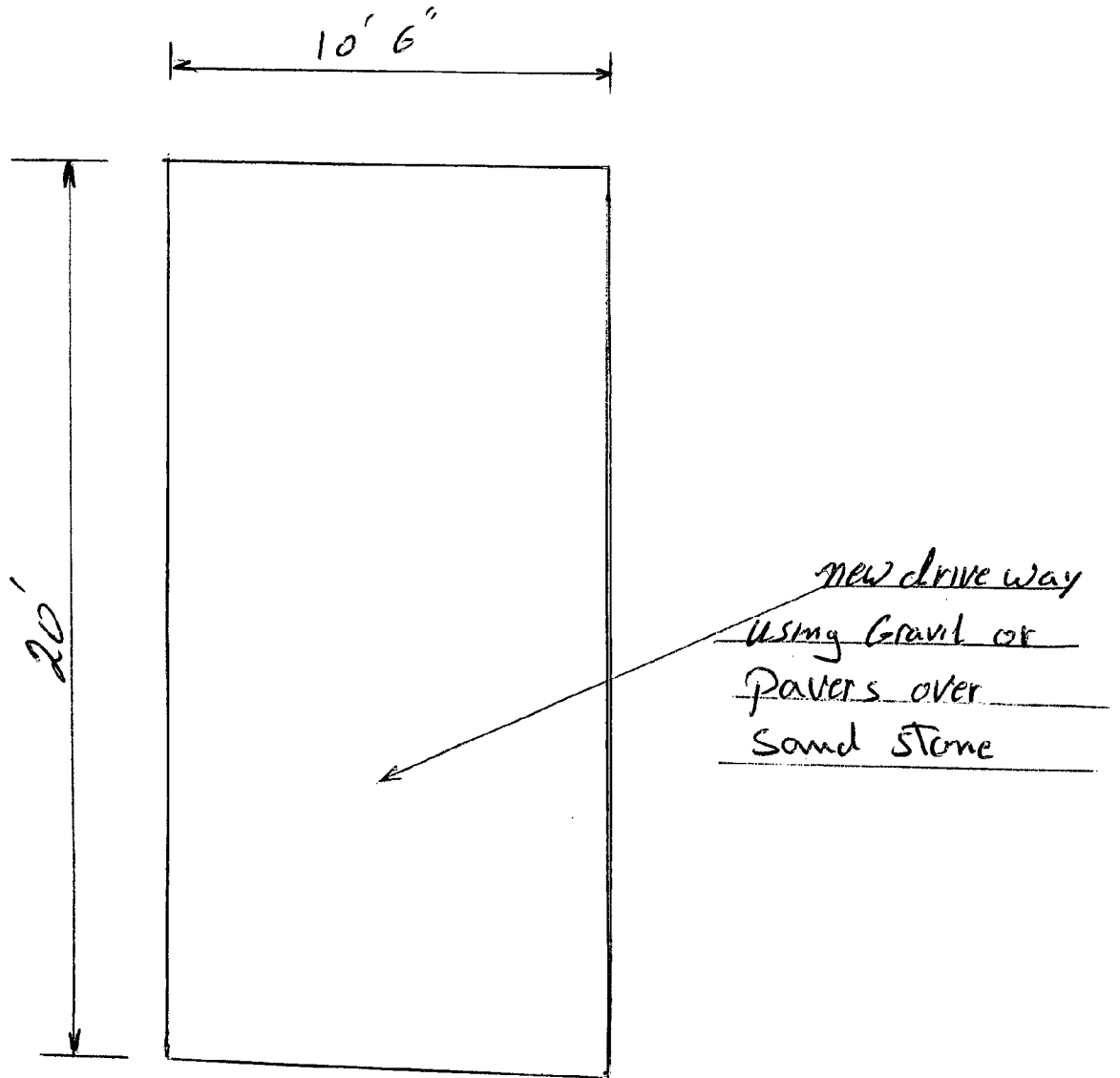
In summary, eligible work includes repairs, restoration, or preservation of exterior features of designated structures. Examples of eligible projects would include (but not be limited to):

- Painting
- Repairing roofs or replacing them in-kind
- Repairing or restoring windows
- Repairing architectural trim or ornament
- Uncovering and repairing original siding
- Repointing brick or stone foundations or chimneys
- Restoring a documented feature such as a dormer or porch that was previously altered or removed
- Repairing and maintaining outbuildings such as barns and garages.

THE TAX CREDIT IS NOT ALLOWABLE FOR:

Examples of ineligible expenditures include:

- New construction of a structure, or a new addition to an historic building
- Work requiring an approved HAWP that is completed without the approval of the HPC
- Interior work
- The value of labor unless performed by a licensed contractor
- Landscaping
- Repaving driveways
- Replacing features (such as windows) with new features that are not identical in size and material, and repairing mechanical equipment
- Tool and equipment purchases
- Professional services (design fees, annual pest control, structural reports)



10912 Montrose AVENUE	
GARRETT PARK MD	
	1/4 - 1'









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

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

NOTE

THIS PERMIT DOES NOT INCLUDE APPROVAL FOR ANY ELECTRICAL WORK. YOU MUST HAVE A SEPARATE ELECTRICAL PERMIT TO DO ANY ELECTRICAL WORK.

APPROVED [Signature] DATE 10/21/05
 DRAWING CLASS R-90 PAGE 1 of 1
 BOARD OF APPEALS CASE [Signature]

Electrical wiring must conform to the 02 National Electric Code and County Requirements.

MONTGOMERY COUNTY
 Department of Permitting Services

Approved [Signature]
 Date 10/21/05

Lot 2
GENERAL STRUCTURAL ARRANGEMENT APPROVED SUBJECT TO FURTHER APPROVAL OF CONSTRUCTION

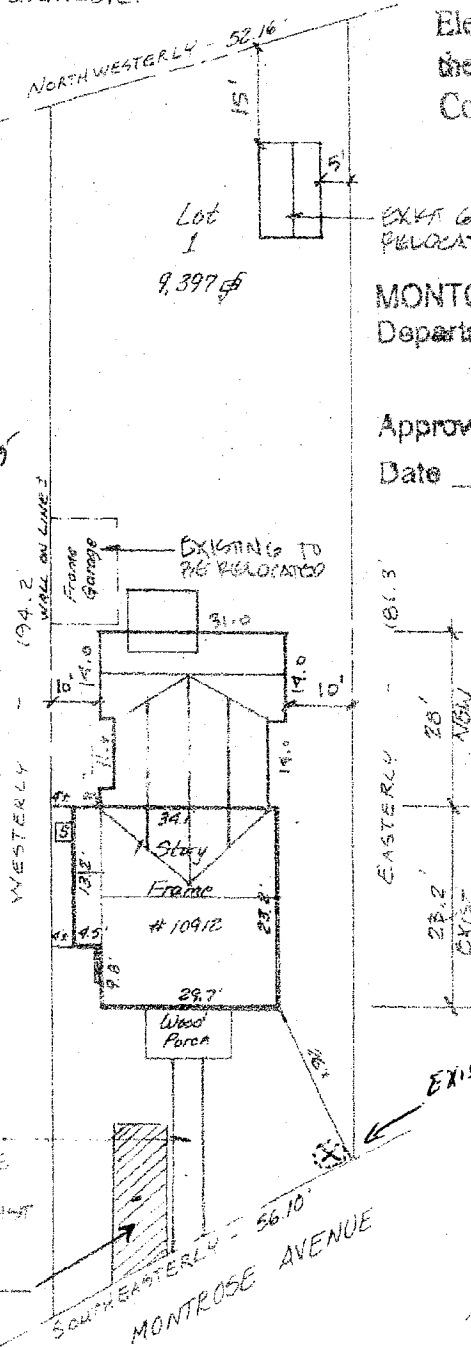


A SEPARATE MECHANICAL PERMIT IS REQUIRED

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]

new driveway
 Gravel or Belck

NEW FLAGSTONE WALK TO METAL GARAGE



LOCATION DRAWING
 LOT 1 BLOCK 99
 SECTION 2

GARRETT PARK
 MONTGOMERY COUNTY, MARYLAND

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 ON EACH PARCEL OR LINES OF ADJACENT PARCELS.

REFERENCES

PLAT BK 4
 PLAT NO. 27



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 218
 Gaithersburg, Maryland 20879
 301/948-5100, Fax 301/948-1200

**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:

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size 10' 6" x 20' next to existing walkway

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

the new driveway it is far from the tree
about 27'

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

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- 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.
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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.
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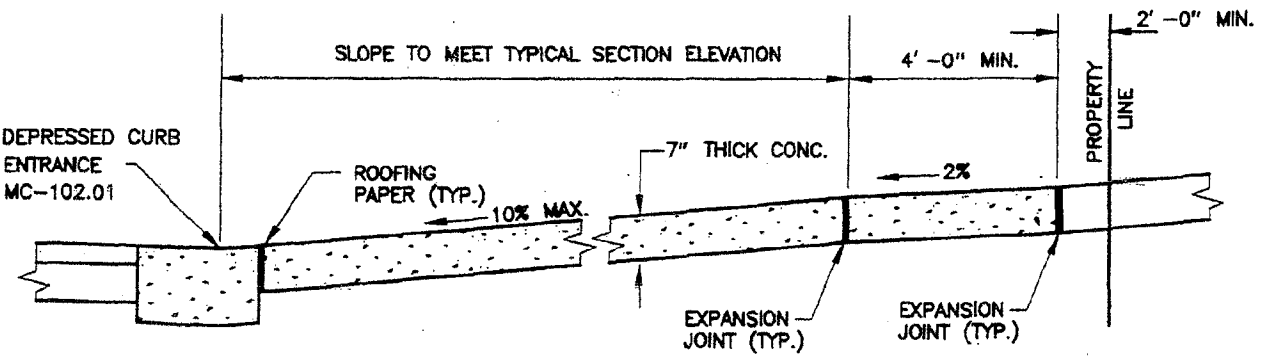
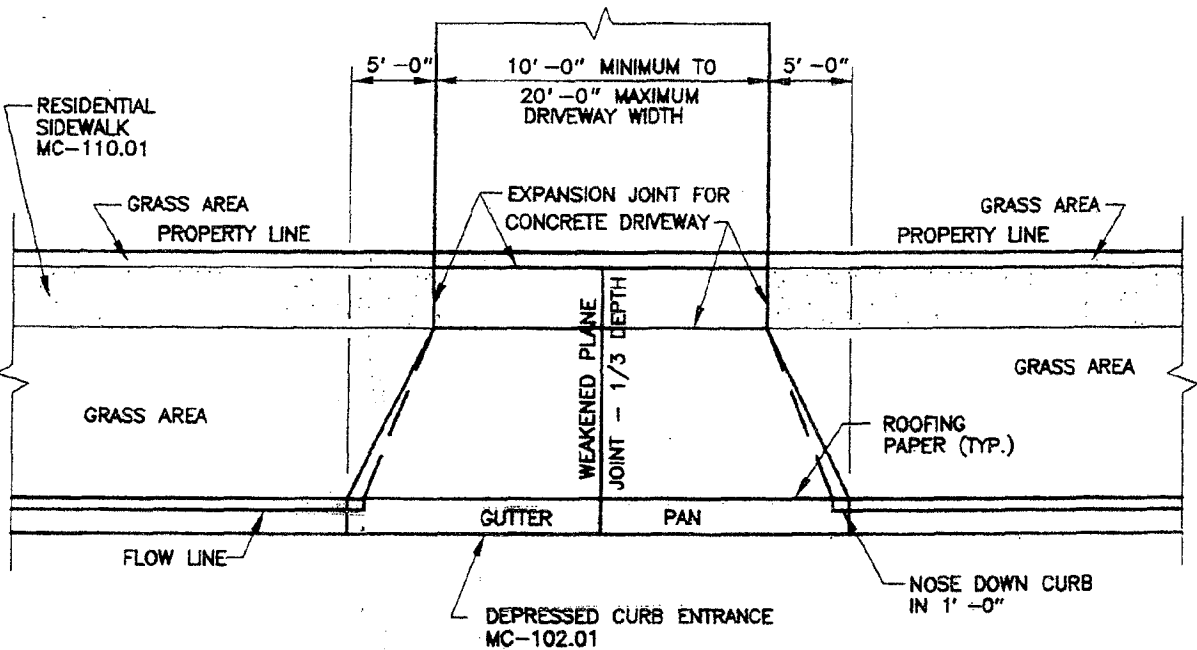
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



GENERAL NOTES

1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. DRIVEWAY AND DRIVEWAY APRON TO BE MAINTAINED BY PROPERTY OWNER.
3. PROVIDE WEAKENED PLANE JOINTS AT MAXIMUM INTERVALS OF 15'.
4. THE EXPANSION JOINTS SHALL BE PLACED AT LOCATIONS SHOWN.
5. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING, TWO COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT, COMPLYING WITH FS TT-S-00227.

DISTB/MC30101 6-24-94 9:29:38 am EST

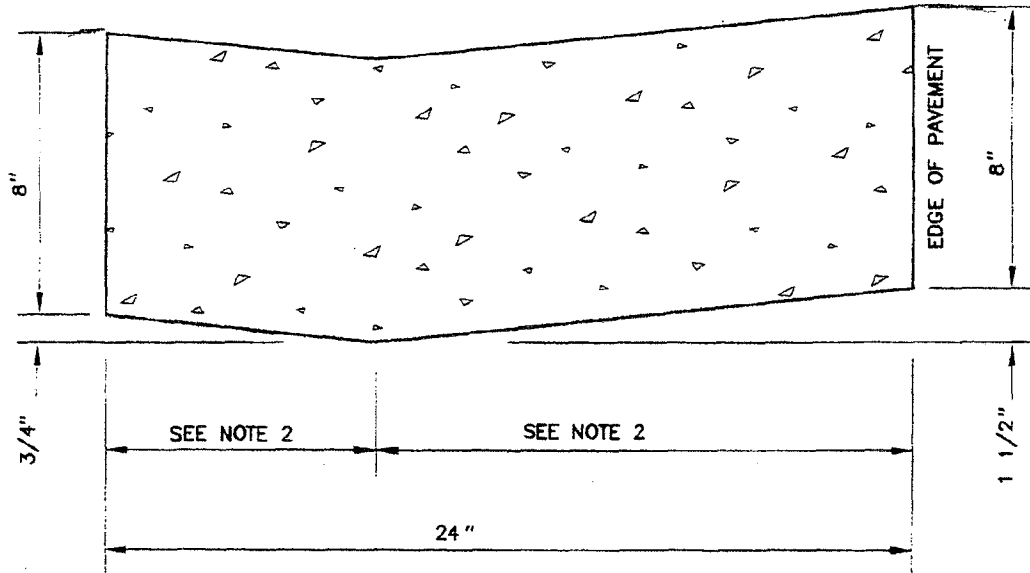
APPROVED JAN 5/96
DATE

[Signature]
DIRECTOR, DEPT. OF TRANS.
[Signature]

REVISED

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION

RESIDENTIAL DRIVEWAY



GENERAL NOTES

1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
2. THE DISTANCES FROM THE FLOWLINE TO THE FRONT AND BACK EDGE OF CURB SHALL BE ADJUSTED TO MATCH EXISTING CONDITIONS.
3. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
4. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH FS TT-S-00227.

DOTSTD/MC10201 6-24-94 6:41:35 am EST

APPROVED JAN 5/96
DATE

[Signature]
DIRECTOR, DEPT. OF TRANS.

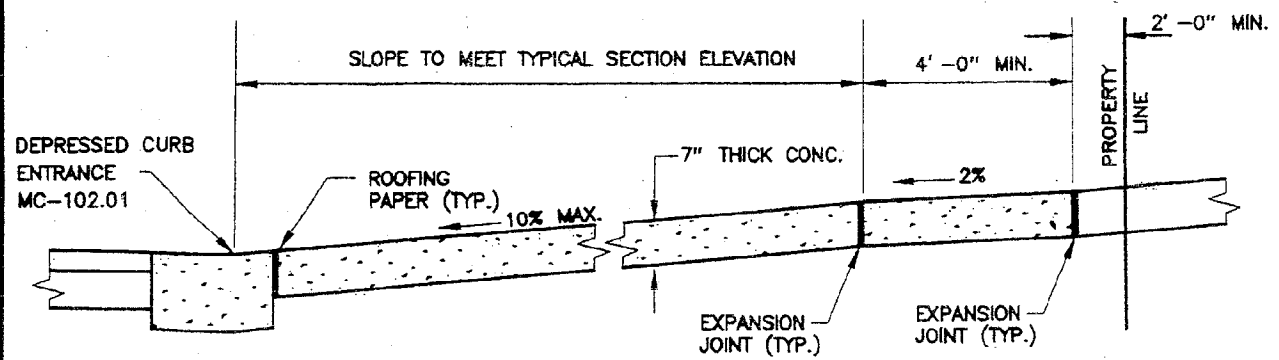
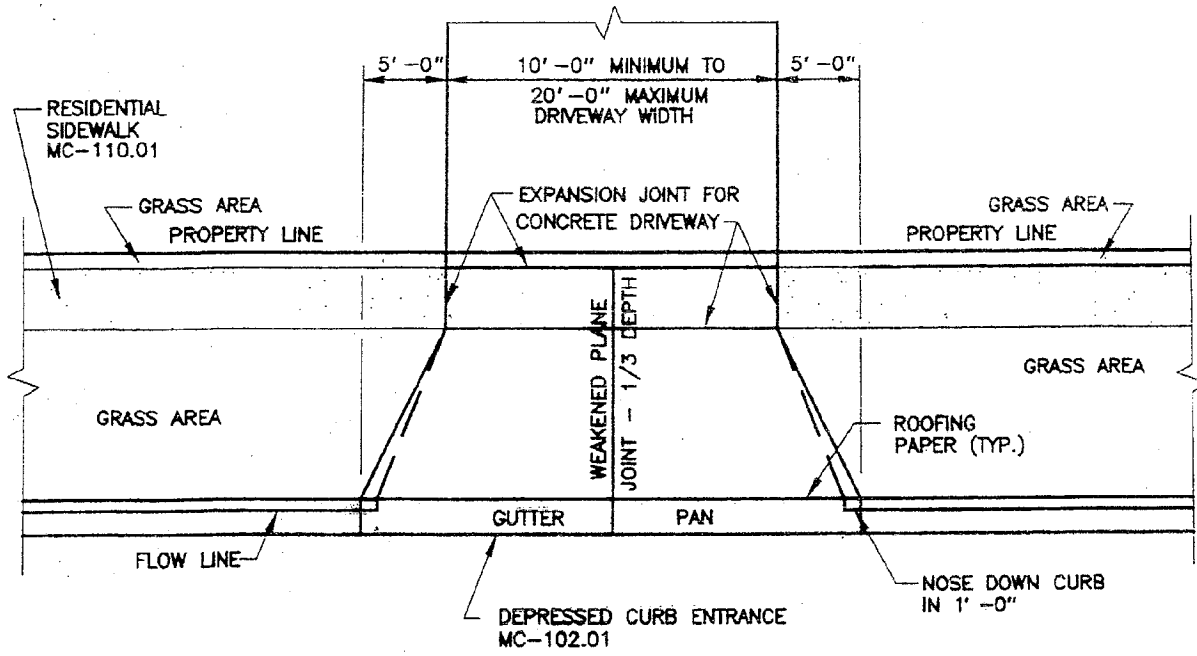
[Signature]

REVISED

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION

DEPRESSED CURB ENTRANCE

STANDARD NO. MC 10201



GENERAL NOTES

1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. DRIVEWAY AND DRIVEWAY APRON TO BE MAINTAINED BY PROPERTY OWNER.
3. PROVIDE WEAKENED PLANE JOINTS AT MAXIMUM INTERVALS OF 15'.
4. THE EXPANSION JOINTS SHALL BE PLACED AT LOCATIONS SHOWN.
5. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING, TWO COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT, COMPLYING WITH FS TT-S-00227.

DTSID\MC30101 6-24-94 9:29:38 AM EST

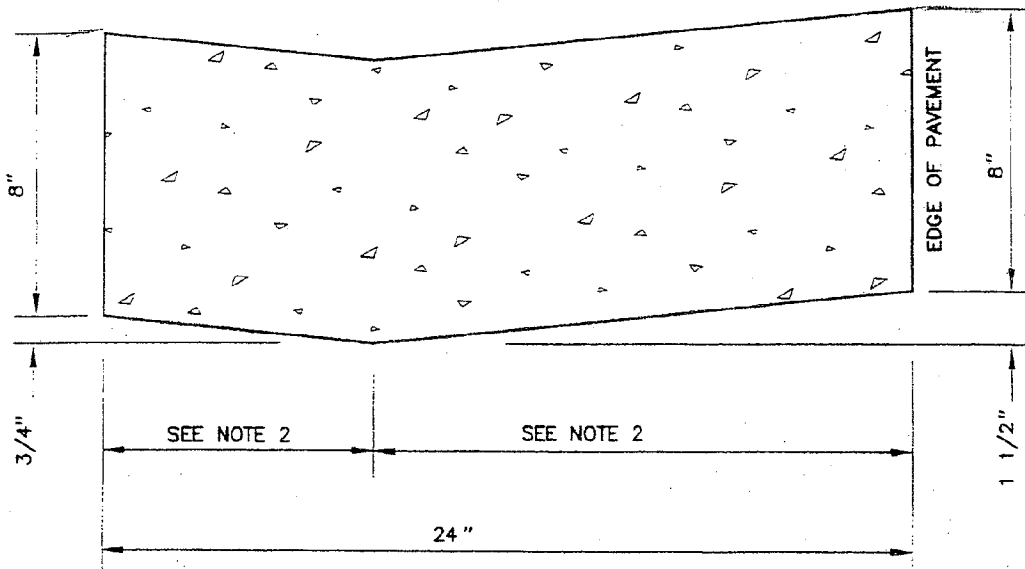
APPROVED JAN 5/95
DATE

Eduy Moore
DIRECTOR, DEPT. OF TRANS.
Eduy Moore

REVISED

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION

RESIDENTIAL DRIVEWAY



GENERAL NOTES

1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
2. THE DISTANCES FROM THE FLOWLINE TO THE FRONT AND BACK EDGE OF CURB SHALL BE ADJUSTED TO MATCH EXISTING CONDITIONS.
3. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
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DOT STD MC10201 6-24-94 6-4135 an EST

APPROVED JAN 5/95
DATE

[Signature]
DIRECTOR, DEPT. OF TRANS.

[Signature]

REVISED

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION

DEPRESSED CURB ENTRANCE

STANDARD NO. MC 10201

- 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.

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

NOTE

THIS PERMIT DOES NOT INCLUDE APPROVAL FOR ANY ELECTRICAL WORK. YOU MUST HAVE A SEPARATE ELECTRICAL PERMIT TO DO ANY ELECTRICAL WORK.

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES

APPROVED 12/6/05 DATE 10/21/05
 PERMITTING CLASS L-90 PAGE 2 of 2

BOARD OF APPEALS CASE

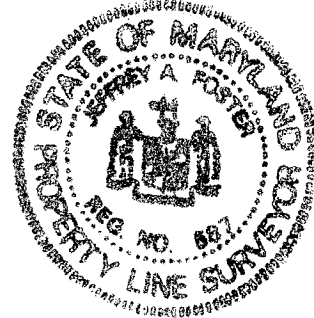
None
Lot 35

Electrical wiring must conform to the 03 National Electric Code and County Requirements.

MONTGOMERY COUNTY
 Department of Permitting Services

Approved [Signature]
 Date 10/21/05

Lot 2
**GENERAL STRUCTURAL
 ARRANGEMENT APPROVED
 SUBJECT TO FURTHER
 APPROVAL OF CONSTRUCTION**

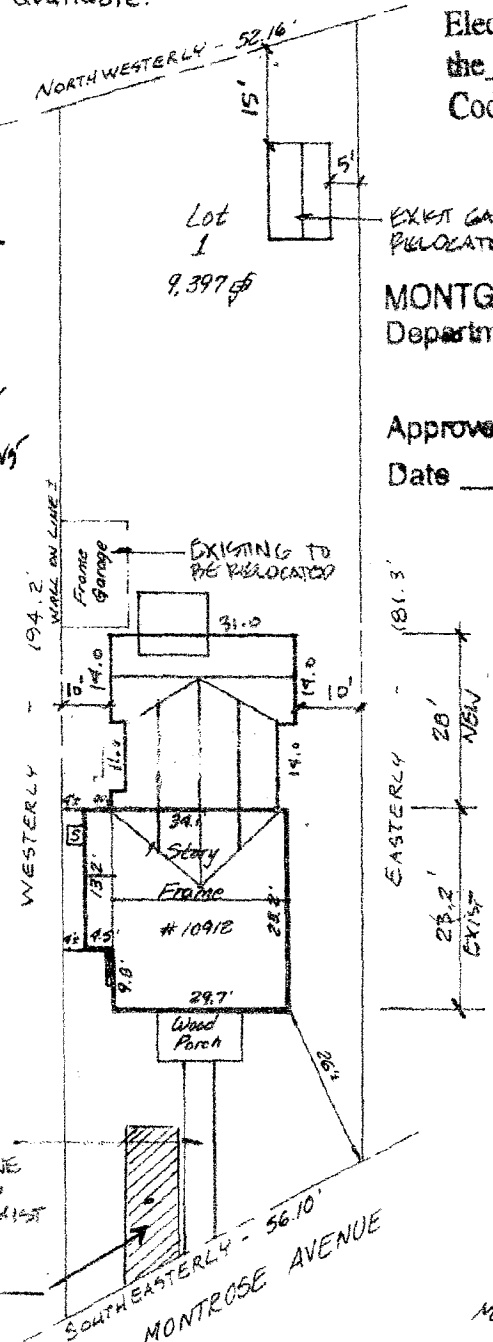


A SEPARATE MECHANICAL PERMIT IS REQUIRED

LOCATION DRAWING
 LOT 1 BLOCK 99
 SECTION 2


GARRETT PARK

MONTGOMERY COUNTY, MARYLAND



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
10/21/05

new driveway
 gravel or brick

<p>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 OR ADJUTANT RECORDS.</p>	<p>REFERENCES PLAT BK A PLAT NO. 27</p>	<p> SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 214 Calthersburg, Maryland 20878 301/946-5100, Fax 301/946-1280</p>
---	--	--

TIMING/DEADLINES:

The tax credit is allowed for the tax year immediately following the calendar year in which the work or any distinct portion thereof is completed. The tax year is July 1 - June 30 and the application deadline is always April 1. In other words, tax credit applications for work in a specific calendar year are reviewed by the HPC during the following spring of that calendar year and the approved tax credit is applied to tax bills received by property owners that summer.

Any unused portion of this tax credit may be carried forward for as many as five years. If the property is subsequently removed from the *Master Plan for Historic Preservation*, any unused portion of the tax credit would immediately lapse. A property not listed on the *Master Plan for Historic Preservation* at the time the work is undertaken is not eligible for the preservation tax credit.

HOW TO APPLY:

1. Complete both the Application Form and the Receipts Transmittal Form (see attached)
Include two copies of the following:
 - Proof of payment - must be shown by photocopies of receipts marked "paid" or by copies of canceled checks;
 - Clear, print photographs thoroughly showing the completed work and a photograph of the front of the house (Please attach photographs to single sides of 8 ½" x 11" paper, labeling the photographs on the front.)
2. Receipts must be itemized so that eligible exterior expenses are clearly marked and separated from any non-eligible expenses. If your receipt shows one price for a project that also included interior work or new construction, have your contractor break down the eligible expenditures. Expenditures must be clearly listed on the Receipts Transmittal Form, described adequately, and keyed to the copies of the receipts.
3. APPLICATIONS SHOULD BE POSTMARKED BY APRIL 1 AND INCLUDE TWO COPIES OF THE COMPLETE APPLICATION.
4. File the tax credit application form and attachments with the HPC.
Montgomery County HPC, 8787 Georgia Avenue, Silver Spring, MD 20910
Call the Historic Preservation Office at 301-563-3400 with any questions.

Application for Historic Preservation Tax Credit

Owner's Name(s) _____

Owner's Mailing Address _____

Daytime Telephone Number _____

Email Address _____

I. In accordance with Chapter 52, Article VI, of the Montgomery County Code, I request a credit to my County property taxes for the following work:

_____ Restoration and preservation work for an individually designated historic site or an historic resource within an historic district that was the subject of an approved Historic Area Work Permit (HAWP) and qualifies under Chapter 52, Article VI.

_____ Ordinary maintenance on an historic site or historic resource within an historic district where the amount expended exceeds \$1,000.

II. The property is listed in the *Master Plan for Historic Preservation* as:

Site Name or Historic District: _____

Property Address: _____

Property Tax Account #: _____

HAWP # (if applicable): _____

HPC Case # (if applicable): _____

Building Permit # (if applicable): _____

III. I have completed the Receipts Transmittal Form on the reverse and am forwarding two copies all necessary receipts and photographs. _____ (initial)

Remember:

- Proof of payment must be shown by photocopies of receipts marked "paid" or by copies of canceled checks.
- Photographs should be clear and thoroughly show the completed work and the front of the house.
- Attach photographs to single sides of 8 ½" x 11" paper, labeling the photographs on the front.)
- Receipts must be itemized so that eligible exterior expenses are clearly marked and separated from any non-eligible expenses.
- Expenditures must be clearly listed on the Receipts Transmittal Form, described accurately, and keyed to the copies of the receipts.

Montgomery County Historic Preservation Tax Credit

Receipts Transmittal Form

*Copies of proofs of payment (paid bills, vouchers, receipts) must be attached to this submittal or your application will be incomplete and will not be processed.
Itemize expenditures below, keying them to the proof of payment.*

Work Item Description	Contractor/Supplier	Amount	Receipt #
Total of Eligible Expenses			\$

I hereby certify that the attachments hereto are receipts of actual expenditures made in connection with the restoration and preservation of the structure referred to above. I affirm that the facts and matters contained in this transmittal are true and correct to the best of my knowledge.

Owner/Applicant _____ Date _____

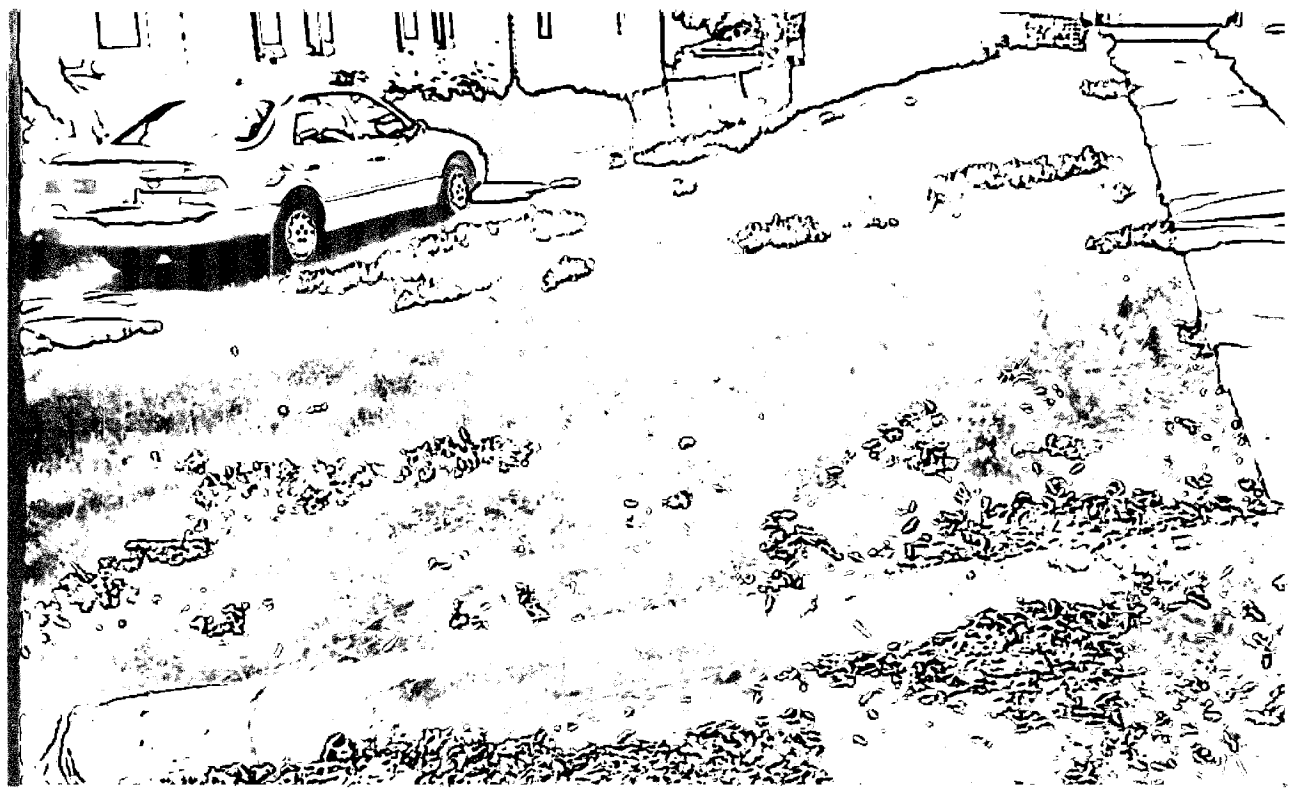


10912 Montrose Ave
Garrett Park 20896



10912 Montrose Ave

Garrett Reef 20896



10912 Montrose Ave.
Garrett Park 20896



10912 Montrose Ave
Garrett Park 20896



10912 Montrose Ave
Garrett Park 20896



10912 Montrose Ave

Garrett Park 20896



10912 Montrose Ave

Garrett Park 20896



Town of Garrett Park

Incorporated 1898

Tuesday 11/14

Michele -

Here is a copy of
our driveway permit
recession letter for
your files -

Teal



Town of Garrett Park

Incorporated 1898

14 November 2006
By Certified Mail: 7002 2030 0003 0932 3819

 COPY

Jawad Abdulkader
5823 Goldsboro Rd.
Bethesda, MD 20817

Re.: 10912 Montrose Ave., Driveway Permit No. 081606-DP01

Dear Mr. ~~Abdulkader~~, *Jawad*

As we discussed on the telephone yesterday, your permit to install a parking pad in the front yard of 10912 Montrose Ave. has been rescinded by Mayor Shawaker. The Mayor's decision is based on the outcome of the recent hearing before the Montgomery County Historic Preservation Committee.

If you have questions please call me.

Yours sincerely,



Edwin Pratt, Jr.,
Town Administrator

CC: Mayor Carolyn Shawaker
Bob Reinhardt, Garrett Park Historic Preservation Committee
Michele Oakes, Montgomery County Planning Department

Oaks, Michele

From: Oaks, Michele
Sent: Monday, October 23, 2006 12:01 PM
To: Thompson, Abigail
Subject: FW: HPC Agenda for 10/25

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

From: Edwin Pratt, Jr. [mailto:garrett-park@comcast.net]
Sent: Monday, October 23, 2006 11:56 AM
To: Oaks, Michele
Subject: Re: HPC Agenda for 10/25

Hi, Michele,

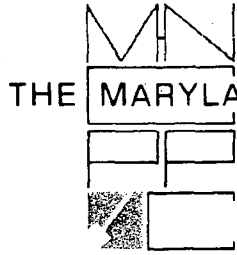
This will serve to document our recent telephone conversation - the Town Office did not receive the staff report or notification of an agenda item regarding the car parking pad at 10912 Montrose Avenue.

If possible, could future HPC notices be emailed instead of or as well as mailed? And, if possible, could the subject line include to property address? That would be a big help.

Thank you,
Ted

Edwin Pratt, Jr., Town Administrator
PO Box 84
4600 Waverly Ave.
Garrett Park, MD 20896
Phone: 301 933-7488
FAX: 301 933-8932
garrett-park@comcast.net

10/23/2006



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

**Historic Preservation Office
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: TGD PRATT FAX NUMBER: 301 973 8932

FROM: M. OAKS

DATE: 10/23/06

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 12

NOTE:
