31/8-99C 9805 Hollow Glen Place Silver Spring (Forest Glen HD)

31/8-99B & 31/8-99C 9803 & 9805 (REV.)
Hollow Glen Place (Forest Glen IID)

Needs HAWP (Red) Pon 2/24 4/PK



DPS -#8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Tax Account No.: 01003 SSS Name of Property Dwiser. MTRICK. KEATING Daytime Phone No.: 201-370-4281 Address: 1219 WEREOLTH AVE Core Steet Registration No.: 201-370-4381 Address: 1219 WEREOLTH AVE Core Steet Explain AVE Contractor Registration No.: 201-370 Phone No.: 201-370-4381 Agent for Owner: Daytime Phone No.: 201-370 Agent for Owner: Daytime Floore No.: 201-370 Agent for Owner: Daytime F				Contact Person: (HTNICK KEHT	ING
Name of Property Dwner: MTRICK KEATING Daytime Phone No. 301-370-436 [Address: 1219 MEREDITH AVE Street Mumber City Steet EpiCode Contractor: 1716 Phone No. 301-378 348 8 Contractor: 1716 Phone No. 301-378 348 8 Agent for Owner: Daytime Phone No. 301-378 348 8 Contractor Registration No. 301-378 348 8 Agent for Owner: Daytime Phone No. 301-378 348 8 Contractor Registration No. 301-378 348 348 348 348 348 348 348 348 348 34				Daytime Phone No.: 201-370 9	1281
Address: IN 219 HI EREDITH A VE Street Number	Tax Account No.: 01003 5	555			
Contractor: FFECE FERTING Phone No.: 201 586 348 Contractor Registration No.: 26735 Agent for Owner: Daytime Phone No.: COCATION OF BUILDING/PREMISE HOUSE Number: GB S / 9803 Street: House Number: GB S / 9803 Street: House Number: GB S / 9803 Street: House Number: GB S / 9804 Street House Numb	Name of Property Owner: PATK	KK. K.	KEATING	Daytime Phone No.: <u>321-376-43</u>	81
Contractor: Prince Faith F	Address: 10219 MG	FREDITH	AVE		
Contractor Registration No.:					•
Agent for Owner: Daytime Phone No.:			1.0-	Prone No.; 201 250	. 7 () ()
Nearest Cross Street	•		 	Daytime Phone No.	
House Number: STATE GROWN Nearest Cross Street: STATE GROWN Nearest Cross	-				
Town/City:	LOCATION OF BUILDING/PREM	ISE Jaan	2	Hallan Clan	Dlace
Liber: Folio: Parcel: PART ONE: TYPE OF PERMIT ACTION AND USE 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:	•				
Liber: Folio: Parcel: Parcel: Folio: Parcel: Part ONE: TYPE OF PERMIT ACTION AND USE 1.A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE: Check ALL APPLICABLE: Check ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family Revision Repair Revocable Fence/Wall (complete Section 4) Other: 1.B. Construction cost estimate: S AD DOC DOC DOC DOC DOC DOC DOC DOC DOC DO					
PART ONE: TYPE OF PERMIT ACTION AND USE 1.A. CHECK ALL APPLICABLE: Construct					
Check All Applicable: Check All Applicable: Check All Applicable: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family Revision Repair Revocable Fence/Wall (complete Section 4) Other:	Liber: Folio:	Par	ce:		- <u></u>
Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family Revision Repair Revocable Fance/Wall (complete Section 4) Other:	PART ONE: TYPE OF PERMIT A	CTION AND USE			
Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family			CHECK ALI		•
Revision Repair Revocable Fence/Wall (complete Section 4) Other: 1B. Construction cost estimate: S	☐ Construct ☐ Extend	Alter/Renovate	□ A/C		
1B. Construction cost estimate: \$	☐ Move ☐ Instail				Single Family
1C. If this is a revision of a previously approved active permit, see Permit #	-				·· ············
PART TWD: 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:	1B. Construction cost estimate: \$	<u> </u>	<u> </u>	ivage revisio	<u> </u>
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28. Type of water supply: 01 WSSC 02 Well 03 Other: PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL 3A. Heightinches 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:	PART TWO: COMPLETE FOR N	EW CONSTRUCTION	AND EXTEND/ADDIT	IONS	·
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL 3A. Heightinches 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:	2A. Type of sewage disposal:	01 WSSC	02 🗀 Septic	03 🗆 Other:	·
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3A. Heightinches 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:	PART THREE: COMPLETE ONLY	FOR FENCE/RETAIN	ING WALL		
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:					
	-		onstructed on one of the	following locations:	*
					Davis
approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.	(C) Cat	· ``		4-11-99	KEUISION
i de la companya de	Signature of or	wner or authorized agent		Date	
Signature of owner or authorized agent A-18-49 REUISION	A annual di	,		Winterin Grand and Committee	3/16/00
Signature of owner or authorized agent A-23-49 REVISION 3/16/00	U	Signature		passon, Historic Preservation Commission	4/05
Signature of owner or authorized agent Participation Commission Approved: A		signature;	+/	La L	1/1
Signature of owner or authorized agent A-23-99 REUISION Date 3/16/00 Disapproved: Disapproved: Signature: Signature: Signature: Signature: Signature: Disapproved: Signature: Signa	Application/remit No.:	<u> </u>	1	Wy Carry Medi	
Signature of owner or authorized agent Participation Commission Approved: A	Edit 2/4/98	SEE REV	ERSE SUBE FO	RANSTRUCTIONS	





DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

			Contact Person: <u>(州でか)(こ</u>	K KEHTIN	<u>C:</u>
			Daytime Phone No.: 20/	-370 42	81
Tax Account No.: 01003	555				
Name of Property Dwner: PATK				370-478	<u>!</u>
Address: 15219 Fit 6 Street Number	FREDITH A	L VE City	Staat	Zip Ci	ode
Contractor: PATRICK				- 5BB 540	< १ =
Contractor Registration No.:					
Agent for Owner:			Daytime Phone No.:		<u> </u>
CONTRACTOR DE DUIT DINA CONTRA					
House Number: 486	\$ /980	3 Street:	Hollow	Glenach	Place.
Town/City: STAVER SPE	—				
Lot: 36 Block:					
PART ONE: TYPE OF PERMIT A	CTION AND USE				
1A. CHECK ALL APPLICABLE:		CHECK AL	L APPLICABLE:		
☐ Construct ☐ Extend	☐ Alter/Renovate	☐ A/C	☐ Slab ☐ Room Addition	☐ Parch ☐ Dec	ck 🔲 Shed
☐ Move ☐ Install	☐ Wreck/Raze	Solar	☐ Fireplace ☐ Woodburning S	tove Sin	igle Family
☐ Revision ☐ Repair	Revocable	☐ Fence/	Wall (complete Section 4)	Other:	···
1B. Construction cost estimate: \$	<u>, 200 004 </u>	90	rage rev	isior	<u> </u>
1C. If this is a revision of a previous	sly approved active permit		······································		· · · · · · · · · · · · · · · · · · ·
PARTTWO: COMPLETE FOR N	IFW CONSTRUCTION /	AND EXTENO/AODIT	TIONS		
ZA. Type of sewage disposal:	01 @/wssc	02 🗍 Septic	03 🗔 Other:		
2B. Type of water supply:	01 WSSC	02 🗆 Well	03 🗌 Other:		
PART THREE: COMPLETE ONL		NG WALL			
3A. Height feet	- 	networked on one of the	following logations:		*******
3B. Indicate whether the fence or On party line/property line		nstructed an one of the n land of owner	On public right of way/eas	ement	
On party mie/property line	= Entirely of	riand of owner	On public right of way/eas		
I hereby certify that I have the auth					oly with plans
approved by all agencies listed and	1 i nereby acknowledge a	ina accept this to be a	condition for the issuance of this j	permit.	2
ACTICE	<u>.</u>		. ,	(-11.49	REvision
Signature of o	wher or authorized agent			Date	
	,				3/16/00
Approved:		for Chai	rperson, Historic Preservation Com	mission	
Disapproved:	Signature:	+ "/" .	1 / with	Date: (14	45_
Application/Permit No.:	<u>~ : 1 ~</u>	- M	w Canon	invited:	
Edit 2/4/98	SEE REV	ERSE SUPE FO	RANSTRUCTIONS		

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

8787 Georgia Avenue Silver Spring, Maryland 20910

301-563-3400

Case No. 31/8-99B (Revision) Received March 15, 2000 Case No. 31/8-99C (Revision) Received March 15, 2000

Public Appearance March 22, 2000

Before the Montgomery County Historic Preservation Commission

Application of Patrick K. Keating 9803 Hollow Glen Place, Silver Spring 9805 Hollow Glen Place, Silver Spring

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to enlarge the size of the new garages.

Commission Motion: At the March 22, 2000 meeting of the Historic Preservation Commission, Commissioner Harbit presented a motion to deny a proposed revision to a previously approved Historic Area Work Permit application to increase the dimensions of the new garage at each address. Commissioner Spurlock seconded the motion. Commissioners Harbit, Spurlock, Velasquez, Kousoulas, Lesser and Breslin voted in favor of the motion. Commissioner DeReggi voted against the motion. Commissioner Eig abstained. Commissioner Watkins was absent. The motion passed 6-1-1.

BACKGROUND:

The following 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 an 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.

<u>Commission:</u> The historic preservation commission of Montgomery County, Maryland.

<u>Director</u>: The director of the department of permitting services of Montgomery County, Maryland or his designee.

<u>Exterior features</u>: 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.

<u>Historic District</u>: 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.

<u>Historic resource</u>: 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 June 22, 1999, Patrick K. Keating completed applications for Historic Area Work Permits (HAWP) to construct a new house and one car garage with work space on each of two infill lots. The applications were approved with conditions on July 14, 1999.

At the July 14, 1999 meeting, a fifteen foot wide garage was approved based on the percentage of lot coverage that had been discussed at Preliminary Consultations on May 12, 1999 and June 9, 1999. Also at the July 14, 1999 meeting, the size and siting of the new garages was approved based on topographical requirements and the height of the new buildings relative to the historic resource.

On March 15, 2000, the applicant completed an application for a Revision to the Historic Area Work Permit to enlarge the new garage for each property from 15 feet to 20 feet wide.

9803 and 9805 Hollow Glen Place are non-contributing resources in the environmental setting of the outstanding resource at 2411 Holman Avenue in the Forest Glen Historic District designated on the <u>Master Plan For Historic Preservation In Montgomery County</u> in 1993.

The outstanding resource at 2411 Holman Avenue is a residence built in 1891 in the Queen Anne Style.

EVIDENCE IN THE RECORD:

A written staff recommendation on this case was prepared and sent to the Commission on March 15, 2000. At the March 22, 2000 HPC meeting, staff person Perry Kephart showed 35MM slides of the site and presented an oral report on the staff recommendation. Staff recommended the enlarged garages be approved with conditions.

Staff's specific conditions for garage enlargement were that the roof slope not be flattened, or the roof height increased; the garage door design be modified and subject to staff approval, and plant replacement be included in the final design. The staff did have a number of specific concerns:

- 1. The increase in the size of the garages would negatively impact the adjacent outstanding resource in whose environmental setting the new buildings were to be constructed.
- 2. The heightened and flattened garages roof profile would be out of character with the Queen Anne Style of the Forest Glen Historic District as a whole.
- 3. The increased size of the garages would necessitate revisions to, and an increase in, the replacement plantings on the two building lots in order to screen the new buildings from the historic resources and in order to replace specimen trees that had been removed to construct the new houses.

The applicant, Patrick Keating, attended the meeting.

Patrick Keating testified that the one-car-plus-storage size for the garages that was previously approved by the HPC was not large enough in the opinion of prospective buyers of the new houses, and was affecting the marketability of the houses. He felt that the addition of five feet to the width of the structures would not be discernible as the change would be at the back of the building. He agreed to keep the slope of the roof the same, or to design a roof that would not be higher or flatter than that which had been approved. He also agreed to provide a plant replacement plan to screen the garages from the historic residence and from the street.

Commissioner Spurlock said that the size of the garages had been taken into account when calculating the amount of lot coverage that would be allowed for new construction within the environmental setting of the historic resource. He pointed out the HPC had been very specific in its previous approval of a certain size garage for each lot. He did not consider that changes in size or design should be considered as the commission had already indicated that a larger garage would negatively impact the outstanding resource in whose garden the new construction was occurring.

Commissioner Harbit agreed with the comments of Commissioner Spurlock and added that it was important that there be no further infill construction in the environmental setting of the historic resource than had already been approved.

Commissioner Velasquez said that the conditions recommended by staff would be reasonable if the commission were going to consider larger garages, but that she agreed with the statements of the other commissioners that the size of the garage had already been reviewed and approved, and that a change in size should not be approved under any conditions.

Commissioner DeReggi said that a design for larger garages could possibly be approved with the conditions as to height and design as the extra width would be at the rear of the property and would not appear to negatively impact the historic resource.

Commissioner Kousoulas agreed with the comments of the other commissioners that the size of the garages had been specifically reviewed and should not be revised. He also indicated that the commission does not have sufficient information to weigh economic considerations and must approve or disapprove of an application on the basis of issues relating to the historicity of the historic district.

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, 1984, 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 or 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.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of the Amendment to the <u>Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland</u> - Forest Glen Historic District.

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, adopted in 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 alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
- Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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 two garages are within the environmental setting of an outstanding resource in the Forest Glen Historic District. For this reason it is essential to preserve the historic character of this resource, including the historic scale of buildings within its environmental setting, and thus maintain its integrity.
- 2. The size of the garage previously approved by the HPC had been considered the maximum allowable in determining the percentage of lot coverage of the new construction within the environmental setting of the historic resource.
- 3. The proposal for replacement and design modification constitutes changes that specifically impair the existing architectural features, environmental settings, streetscape and patterns of open space that contribute to the historic character of the outstanding resource and the Forest Glen Historic District as a whole.

CONCLUSION:

The Commission was guided in its decision by Chapter 24A, by the Amendment to the <u>Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland</u>, Forest Glen Historic District, 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, 1984, as amended, the Commission must deny the application of Patrick K. Keating for a Historic Area Work Permit (HAWP) Revision to enlarge the width of the two new garages at 9803 Hollow Glen Place and 9805 Hollow Glen Place in the Forest Glen Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-70(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 <u>de novo</u>. 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.

George Kousoulas, Chairperson	Date	
Montgomery County		
Historic Preservation Commission		,

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

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301-563-3400

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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, 1984, as amended.

Section 24A-8(a) provides that:

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In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of the Amendment to the <u>Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland</u> - Forest Glen Historic District.

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, adopted in the Commission's Executive Regulations on November 4, 1997. In particular Standards #2, #9 and #10 are applicable in this case:

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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:

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- 2. The size of the garage previously approved by the HPC had been considered the maximum allowable in determining the percentage of lot coverage of the new construction within the environmental setting of the historic resource.
- 3. The proposal for replacement and design modification constitutes changes that specifically impair the existing architectural features, environmental settings, streetscape and patterns of open space that contribute to the historic character of the outstanding resource and the Forest Glen Historic District as a whole.

CONCLUSION:

The Commission was guided in its decision by Chapter 24A, by the Amendment to the <u>Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland</u>, Forest Glen Historic District, 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, 1984, as amended, the Commission must deny the application of Patrick K. Keating for a Historic Area Work Permit (HAWP) Revision to enlarge the width of the two new garages at 9803 Hollow Glen Place and 9805 Hollow Glen Place in the Forest Glen Historic District.

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George Kousovias, Chairperson
Montgomery County

Historic Preservation Commission

4.6.00

Date

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

9803 Hollow Glen Place 9805 Hollow Glen Place **Meeting Date:**

03/22/00

Applicant:

Patrick K. Keating

Report Date:

03/15/00

Resource:

Forest Glen Historic District

Public Notice:

03/08/00

Review:

HAWP

Tax Credit:

No

Case Number:

31/8-99B (REVISION)

Staff:

Perry Kephart

31/8-99C (**REVISION**)

PROPOSAL:

Garage modification

RECOMMEND:

Approve with condition

PROJECT DESCRIPTION

SIGNIFICANCE:

Non-contributing Resources in Forest Glen Historic District

STYLE:

Neo-Homestead Queen Anne

DATE:

1999

BACKGROUND

The HAWP applications for new construction in the garden of the outstanding resource at 5411 Holman Place (a large Queen Anne residence that faces Hollow Glen Place) were reviewed by the Historic Preservation Commission at several meetings. Approval with conditions was given July 14, 1999 for two houses on Hollow Glen Place that were to line up along the street with the existing house with a shared asphalt driveway between the new houses that was to lead back to two one-car garages. The garages were to face each other across a shared asphalt paved apron. Replacement trees were proposed in front of and behind the garages.

PROPOSAL

The applicant proposes to widen the approved 15' wide garages by 5' towards the rear (of the property - the side of the garage) to 20x20 to accommodate two cars. The garages are to be wood-frame with painted cement board cladding and composite roofing as approved.

STAFF DISCUSSION

The two primary considerations in approving changes to these non-contributing resources are:

- How do they affect the adjacent outstanding resource in whose garden 1. the new houses were constructed.
- 2. What impact do they have on the Forest Glen Historic District as a whole.



Although well to the rear of the properties and slightly below grade from the historic residence, both garages will be visible from the remaining garden of the historic resource, but will be partially blocked from the street by the new garage for the resource. Replacement plantings have been approved for the three building lots, but at this time substantially all vegetation has been removed and the garden setting of the historic resource has been lost. With no screening, it is important that the design and scale of the new construction be in keeping with that of the district.

One-car garages were included in the plan for new construction as it was felt that they were more to scale with outbuildings from the period of significance of the district (late 19th and early 20th century) and to minimize the amount of new construction directly adjacent to the historic house. There was concern that a large contemporary garage form with a flatter roof angle than would be seen on an "auto-shed" one-car garage would add more out-of-period size and scale to the viewshed in the district.

The applicant has proposed that the proposed extension of the garage width be entirely at the rear of the building. The change from the approved plan would be most noticeable in the out-of-period roof slope, and to the extent the added bulk can be seen from the garden of the historic house. If the proposed extension is not considered appropriate as submitted, it might be able to be approved by modifying the roof design. It could perhaps be added as a 5' shed roof addition at the rear of the approved 15' building (divided on the rear wall by a vertical board) if the door mechanics could be accommodated, or by using some other design that mitigates the added width of the structure and avoids flattening the roof slope.

It should also be noted that a garage door design should be used that would be more in keeping with the period of significance of the district rather than the contemporary door design shown in the submission.

It would also appear from the drawings that the replacement plantings at the rear of the property have been deleted to allow for the garage expansion. Staff would recommend that the plantings be included and increased, if necessary, with the locations modified to screen the garages from the historic resource and from the street.

STAFF RECOMMENDATION

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

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

and with the Secretary of the Interior Guidelines #9, and #10:

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.

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.

With the conditions:

- 1. The roof slope not be flattened or the height of the building increased.
- 2. The garage door design is to be submitted to staff for approval.
- 3. The plant replacement plan be included in the final design.

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

PATRICK K. KEATING

Construction Contractor

For Perry Silver Spring, Maryland 20910 301-588-5468

2-23-00

To: Historie Preservation Commission of Mont. Co.

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FROM:

APPLICATION FOR HISTORIC AREA WORK PERMIT

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B. Construction co	ost estimate: \$	}}∞,∞∝	د		·
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2B. Type of water		01 WSSC	02 □ Well	03	
PART THREE: CO	OMPLETE ONLY	FOR FENCE/RETAIN	NG WALL	· · · · · · · · · · · · · · · · · · ·	-
3A. Height	feet	inches			
3B. Indicate whet	ther the fence or	retaining wall is to be co	instructed on one of the	following locations:	
On party li	ine/property line	☐ Entirely o	on land of owner	On public right of way/easement	
I hereby certify that approved by all ago	nt I have the auth encies listed and	ority to make the forego I I hereby acknowledge	ing application, that the and accept this to be a	e application is correct, and that the construction condition for the issuance of this permit.	n will comply with plans ?
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	Signature of ov	Notes or authorized agent			Date -

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To constitut our addition to the your and rehability to hisine
see We have worked as HPC (found and HPC commision to
develop the new house plans to be complimenting to fistine fes.
7
b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
fe fistoric residence and the two lots face west and int on a hill
The new houses will use a wide part pout and simple elegent totaling
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- 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.

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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.

PATRICK K. KEATING

Construction Contractor

10219 Meredith Avenue Silver Spring, Maryland 20910 301-588-5468

Attn:Perry 301-563-3412

From:Pat Keating 301-588-5468

Dear Perry,

Here is a list of the adjoining neighbors for 2411 Holman Avenue property

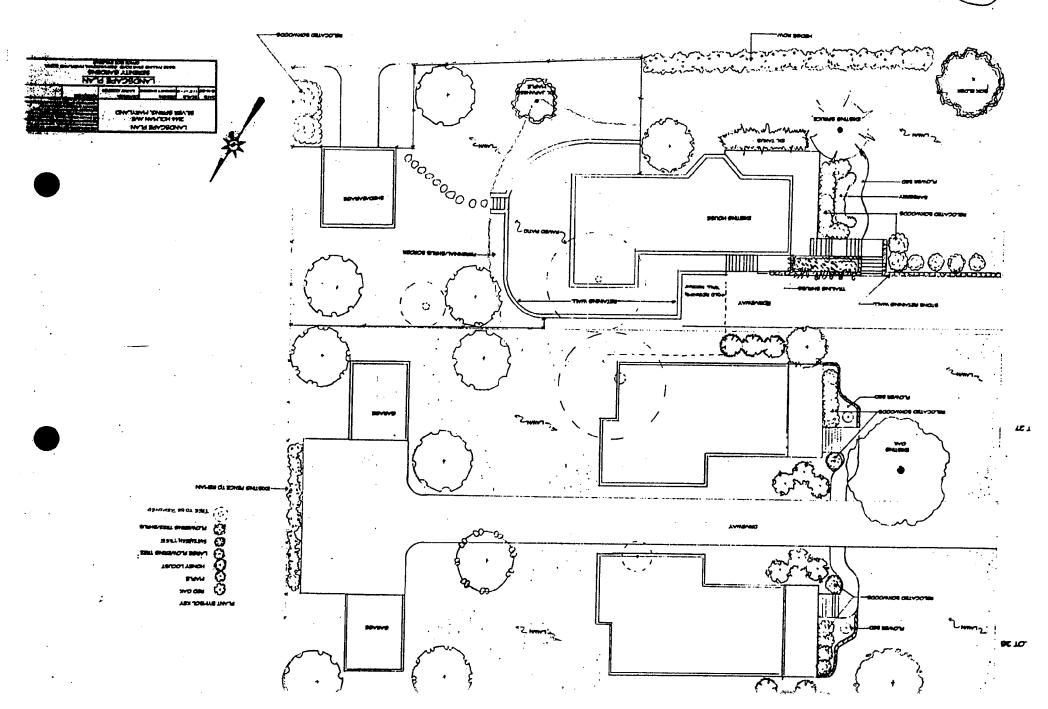
- 1.K.Singletary 2405 Holman Avenue
- 2.B.W.Nunnelly 2500 Holman Avenue
- 3. Gale Osborne 9809 Hollow Glen Road

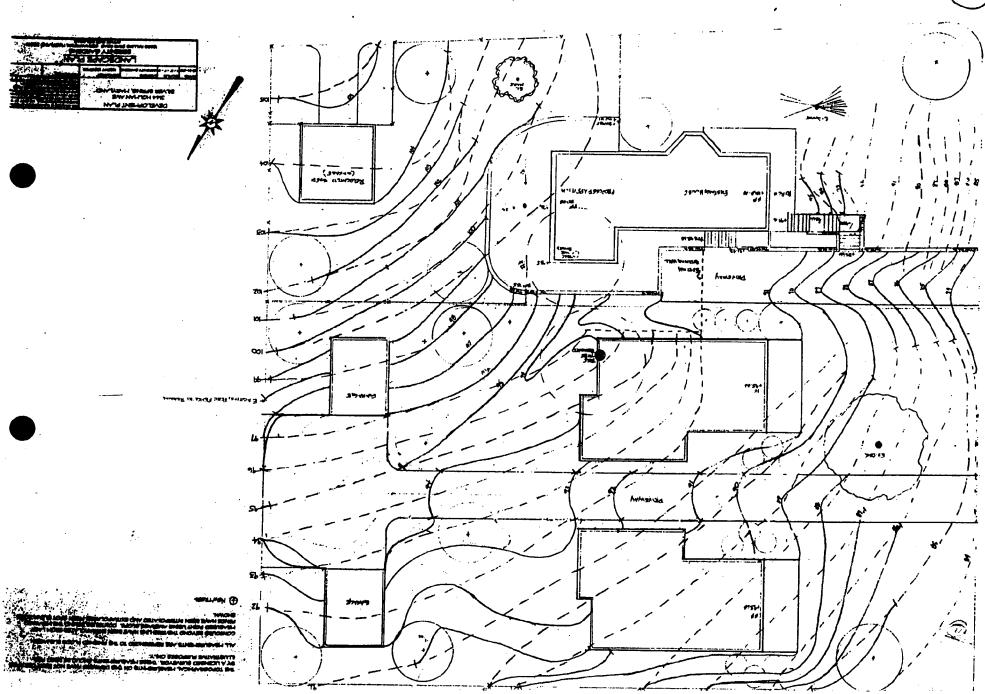
I will deliver the application package first thing Monday morning.

Sincerely,

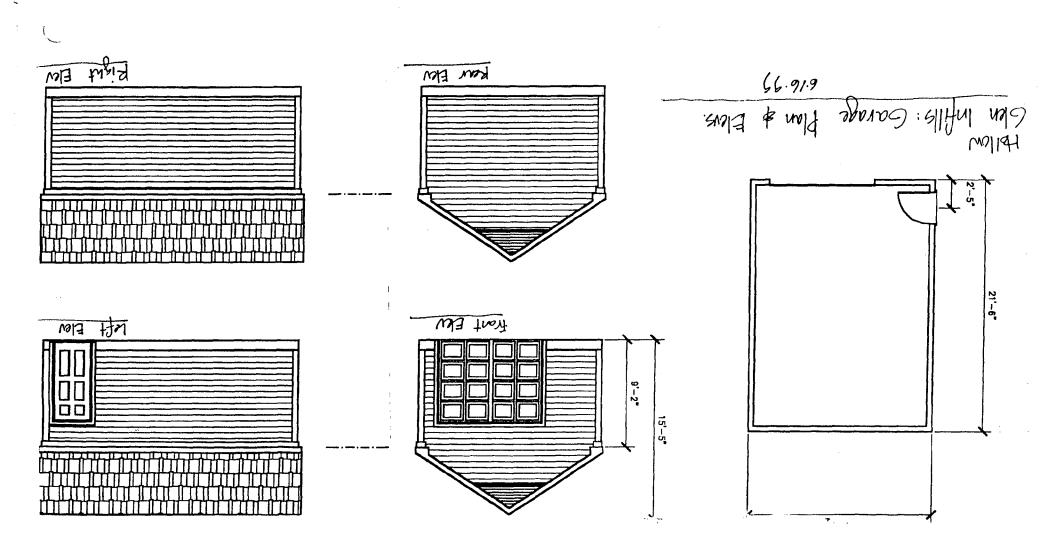
Patrick Keating

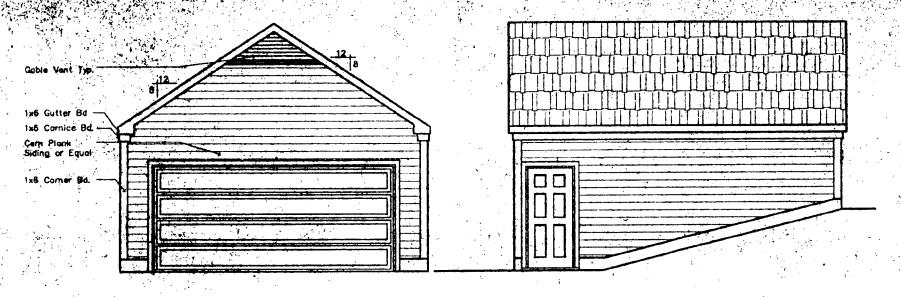




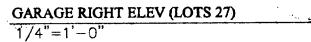


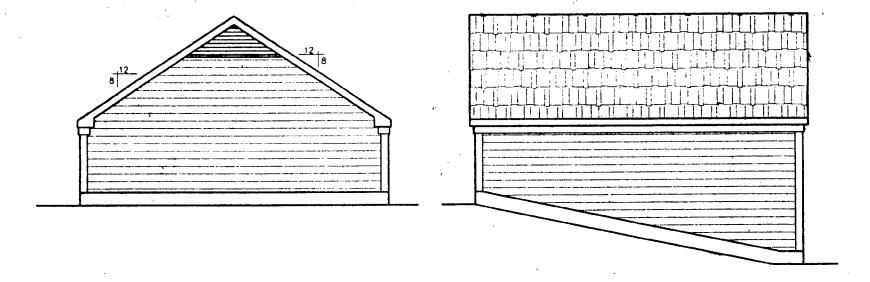
PPHIL Boundy A & D





GARAGE FRONT ELEV(LOTS 26)
1/4"=1'-0"







GARAGE REAR ELEV (LOTS 27)
1/4"=1'-0"

GARAGE LEFT ELEV (LOTS 27)

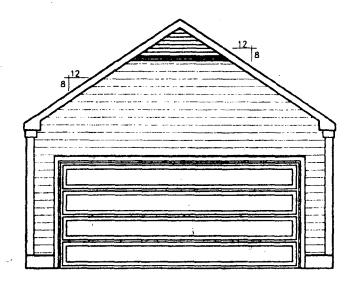
 $\frac{1}{4}$ "=1'-0"

Proposed - 9803 Hollow Glen

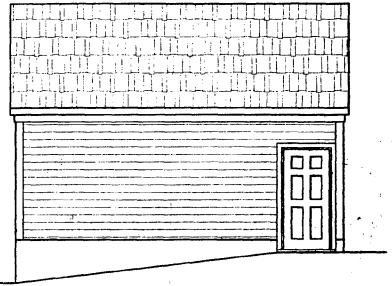
Gable Vent Typ.

1x6 Gutter 8d 1x6 Cornice Bd. Cem Plank Siding or Equal

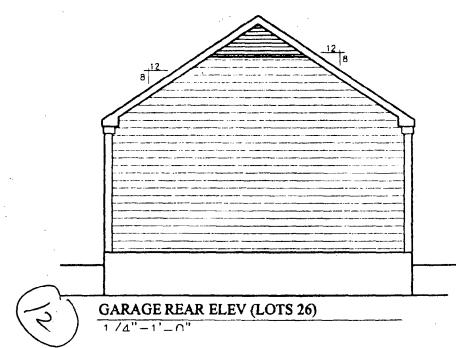
1x6 Corner Bd.



GARAGE FRONT ELEV(LOTS 26)



GARAGE LEFT ELEV (LOTS 26)



GARAGE RIGHT ELEV (LOTS 26)

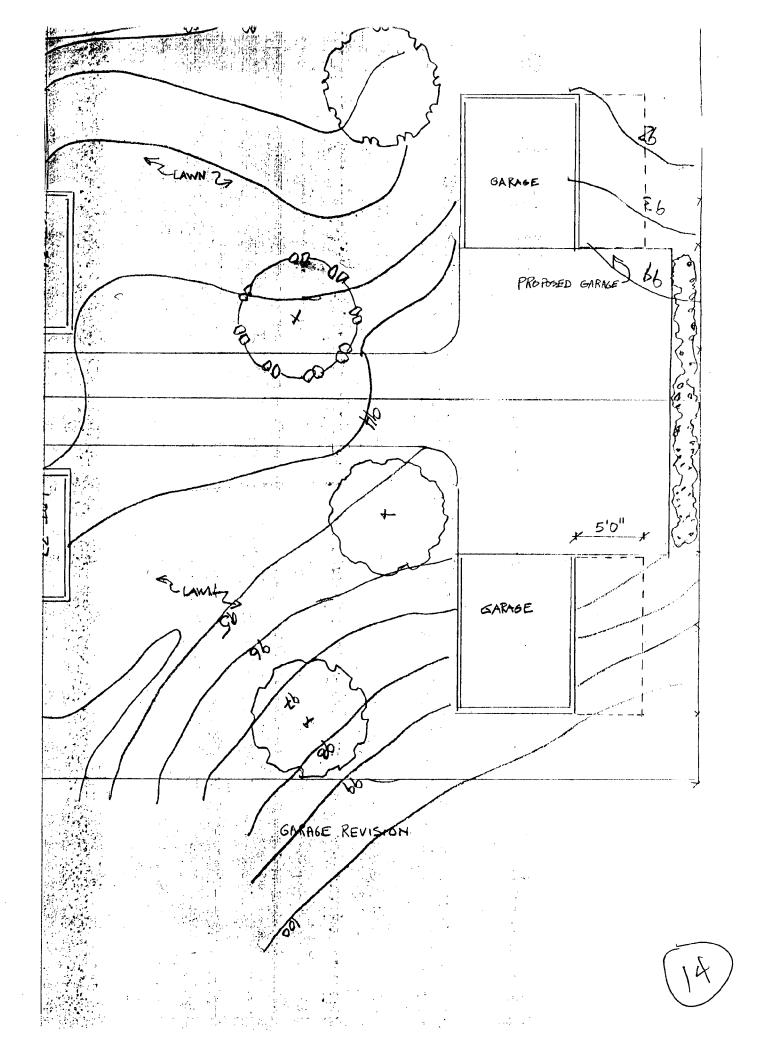
Parosed-980 s Hollow Glen

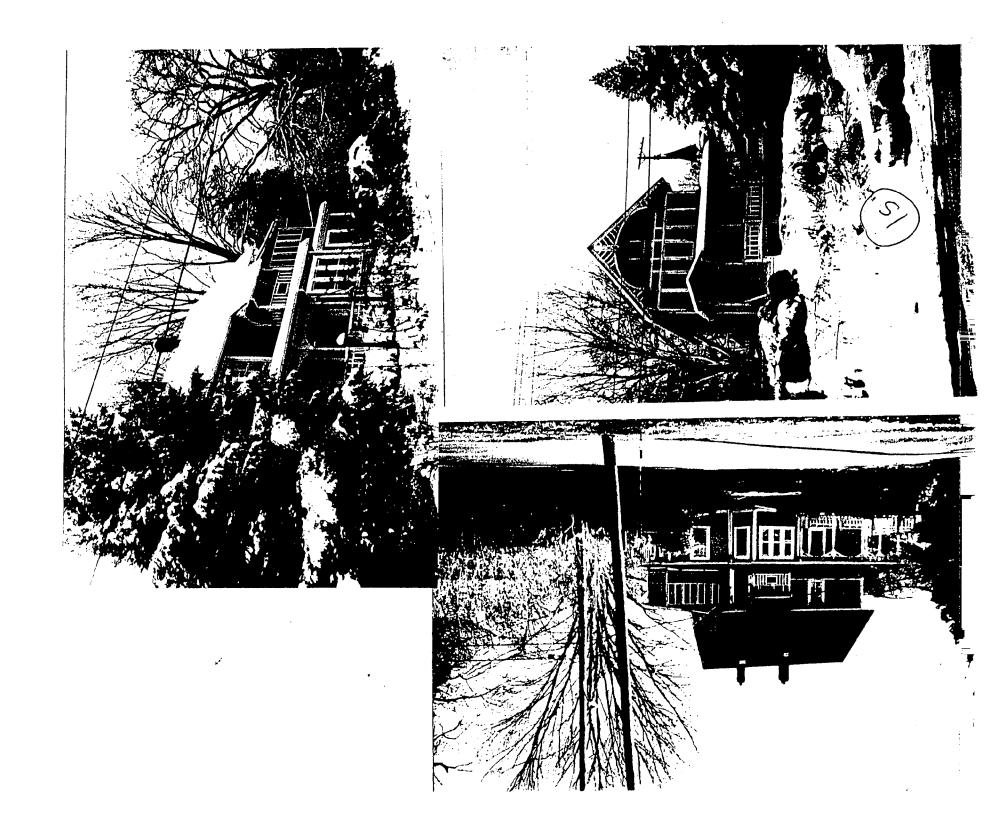
8" CMU Fdn Wall on 16"x8" Cont. Conc. Ftng. 20'-2" Turned Down Slab **⊙** Garage Door Op'g 20'-3" GARAGE FOOTER PLAN (LOT 26) 1/4"=1'-0" Engineered Roof Trusses © 24° O.C. 16080 GARAGE DOOR 19'-8"

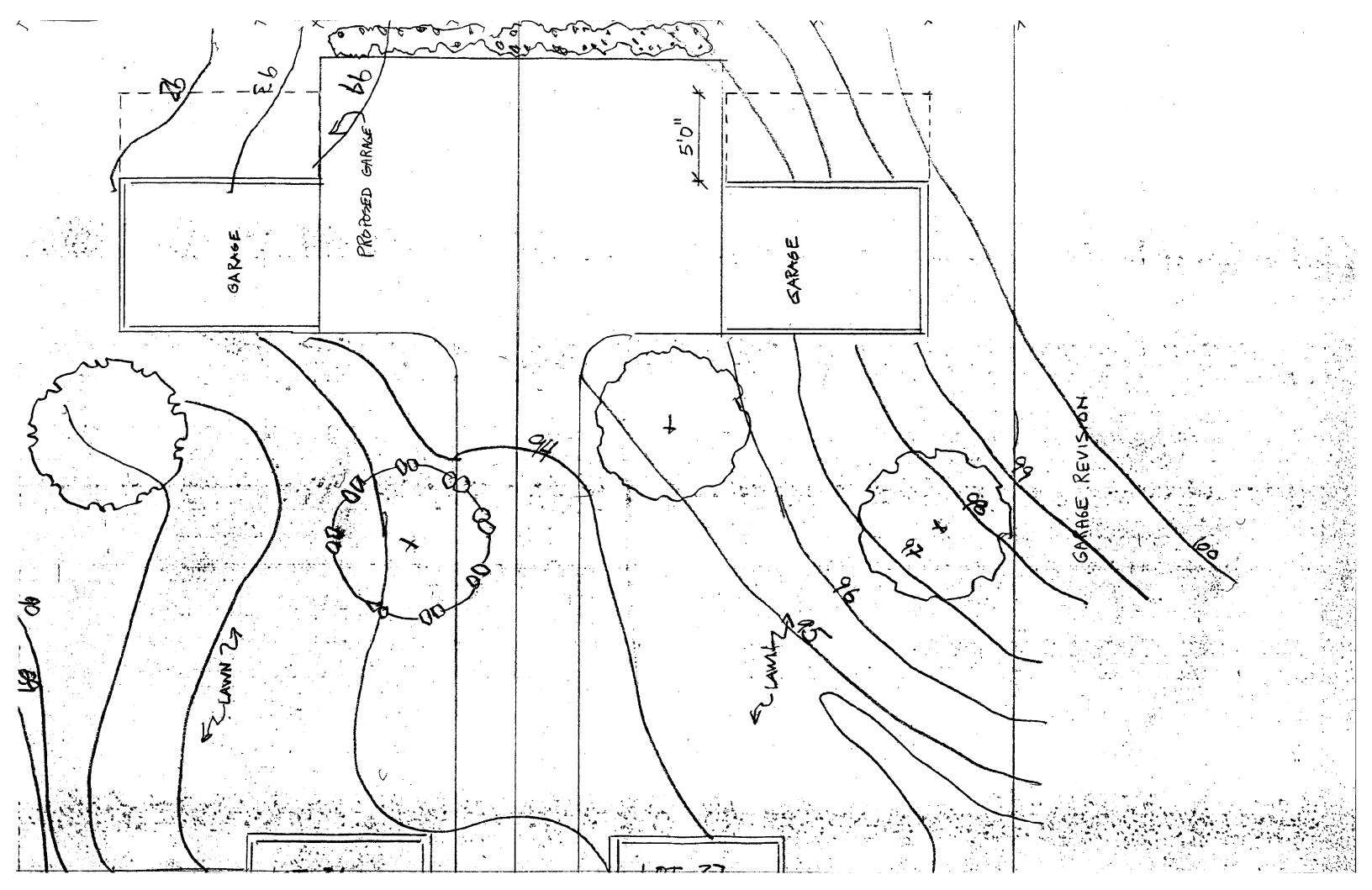
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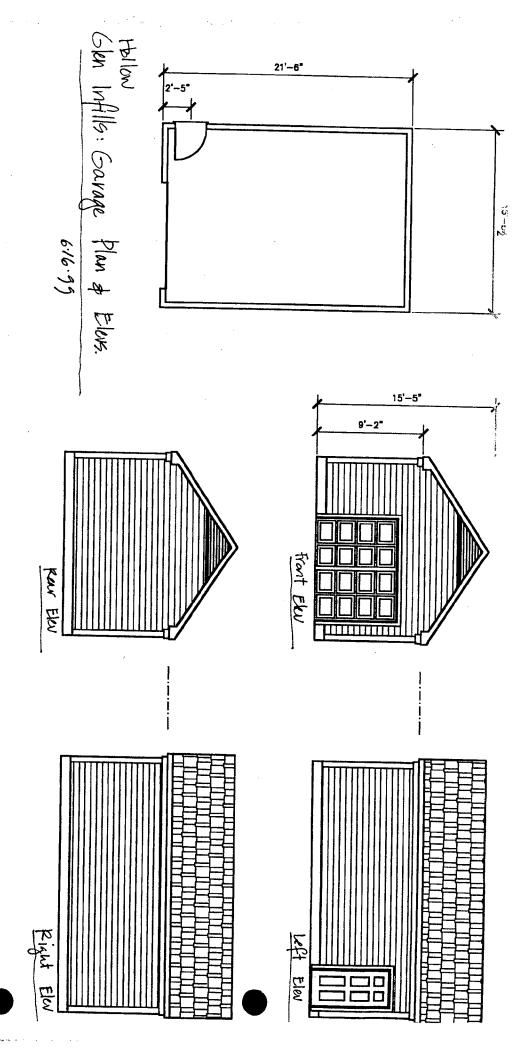
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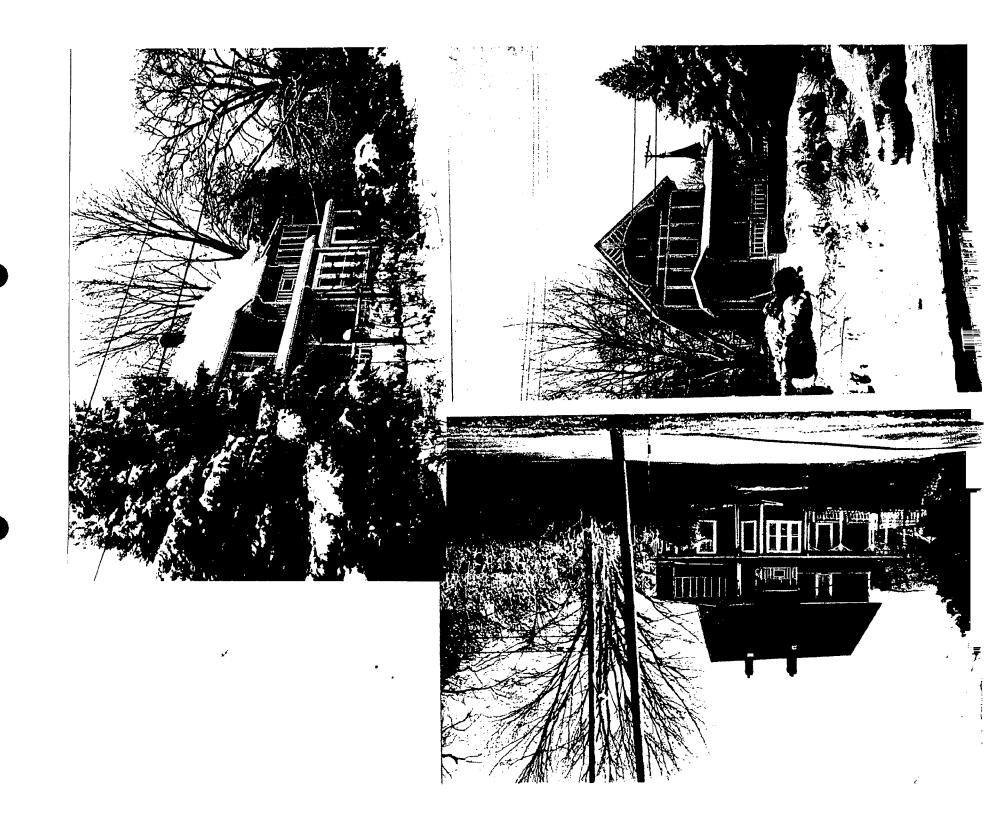


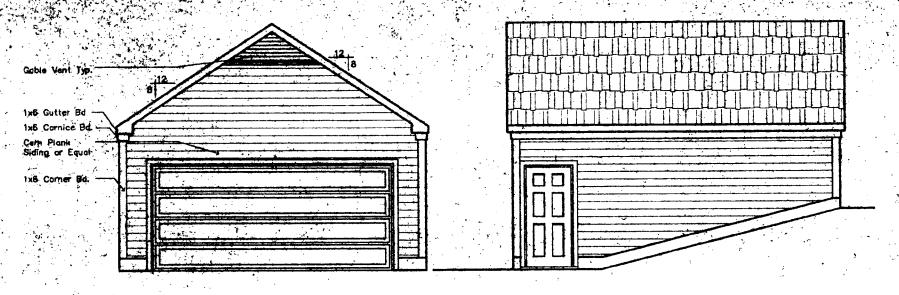


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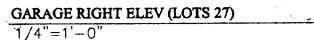
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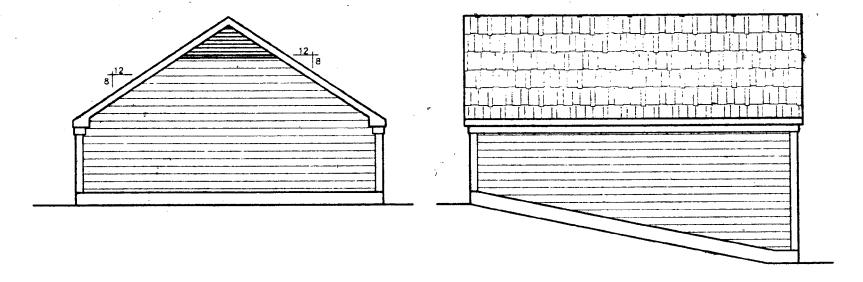




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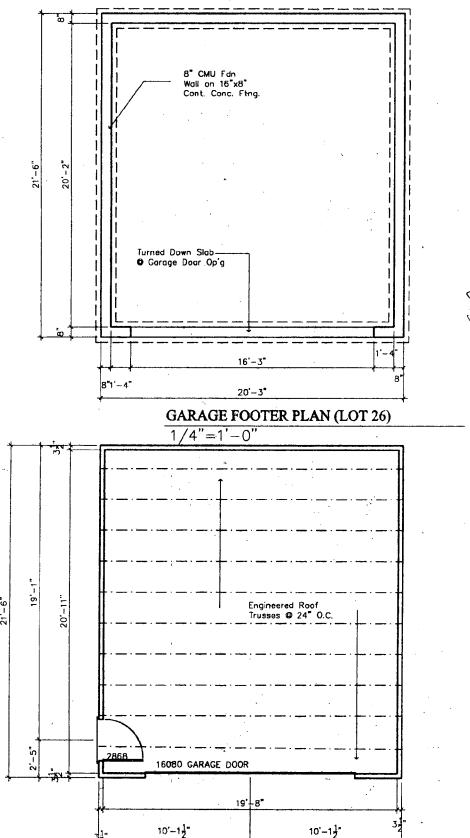


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posoday

ia/housing/patkeating/Hollow Glen infill\current\9918garage2.dwg, 02/22/00 04:55:25 PM

FROM:

PATRICK K. KEATING

Construction Contractor

10219 Meredith Avenue Silver Spring, Maryland 20910 301-588-5468

For for Perry.

9-93-00

To: Historie Preservation Commission of Mont. Co.

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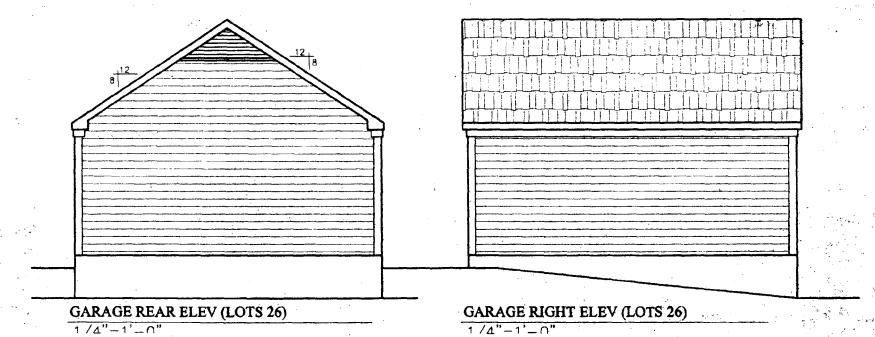
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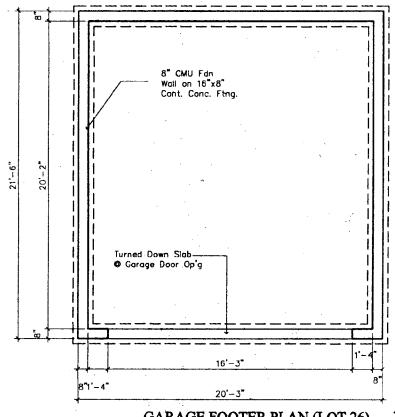


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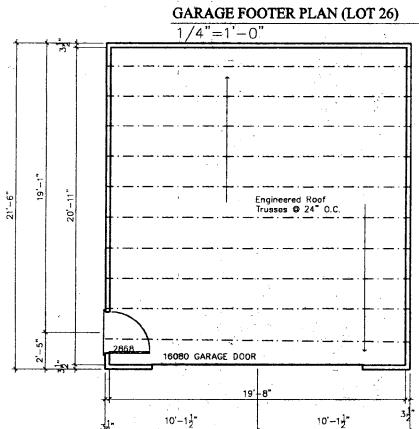


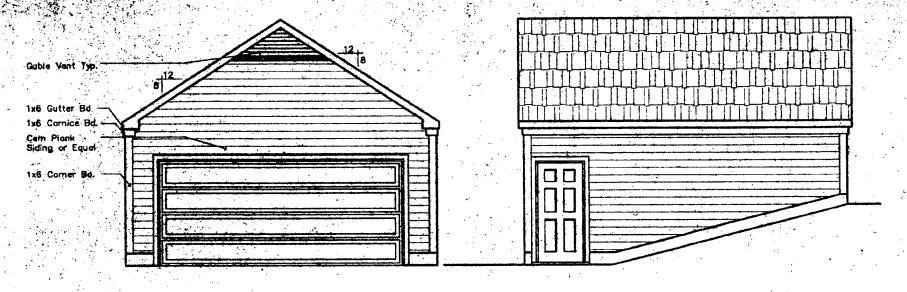
Proposed-980s Hollow Glen

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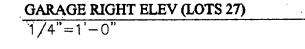


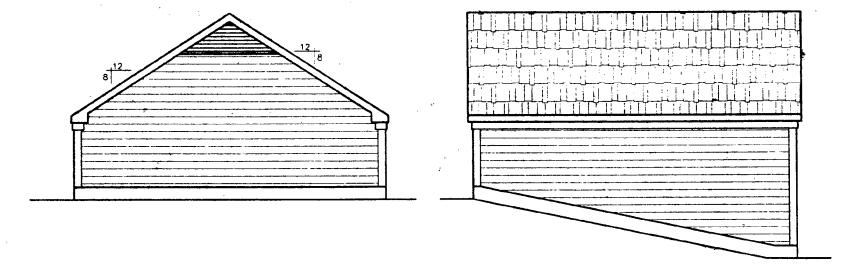
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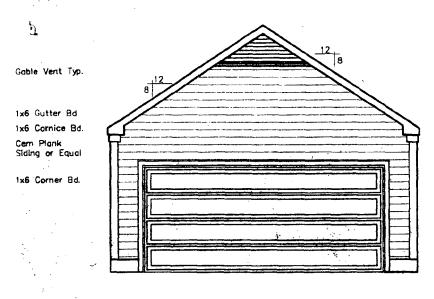




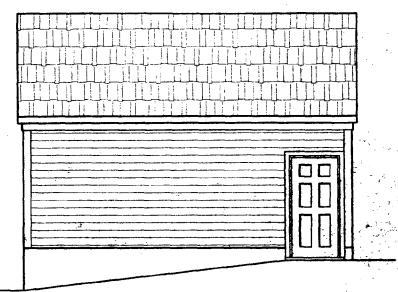
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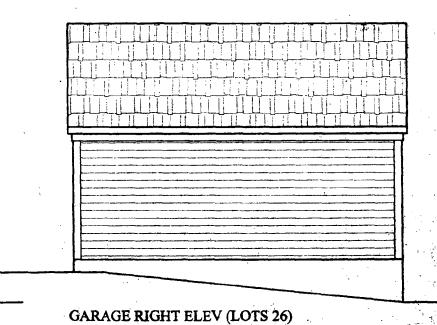
GARAGE LEFT ELEV (LOTS 27)
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GARAGE REAR ELEV (LOTS 26)

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PATRICK K. KEATING Construction Contractor 10219 Meredith Avenue

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APPLICATION FOR HISTORIC AREA WORK PERMIT

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ax A	ccount No.: 010035				
				Daytime Phone No.: <u>301-37</u> 0	-4781
	ss: 10219 ME	``	4		
	Street Number		City	Staet	Zip Code
Contra	actors. PATRICIC P	(KEATI	M6-	Phone No.: 301 - 58	38 5468
Contr	actor Registration No.: <u>36</u>	7.3 <i>5</i>			
Agent	t for Owner:		<u> </u>	Daytime Phone No.:	<u> </u>
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	ATION OF BUILDING/PREMIS		•		0,00
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PAR	TONE: TYPE OF PERMIT AC	TION AND USE			
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				Fireplace Woodburning Stove	_
				Wall (complete Section 4) Other:	
				Wall (complete descion 4)	
	Construction cost estimate: \$,			
1C.	If this is a revision of a previously	y approved active pe	ermit, see Permit #		
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28.	Type of water supply:	01 Z WSSC	02 🗔 Well	03 🗔 Other:	
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	RT THREE: COMPLETE ONLY		MINING WALL		
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3. Gale Osborne 9809 Hollow Glen Road

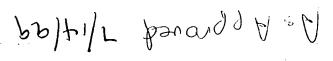
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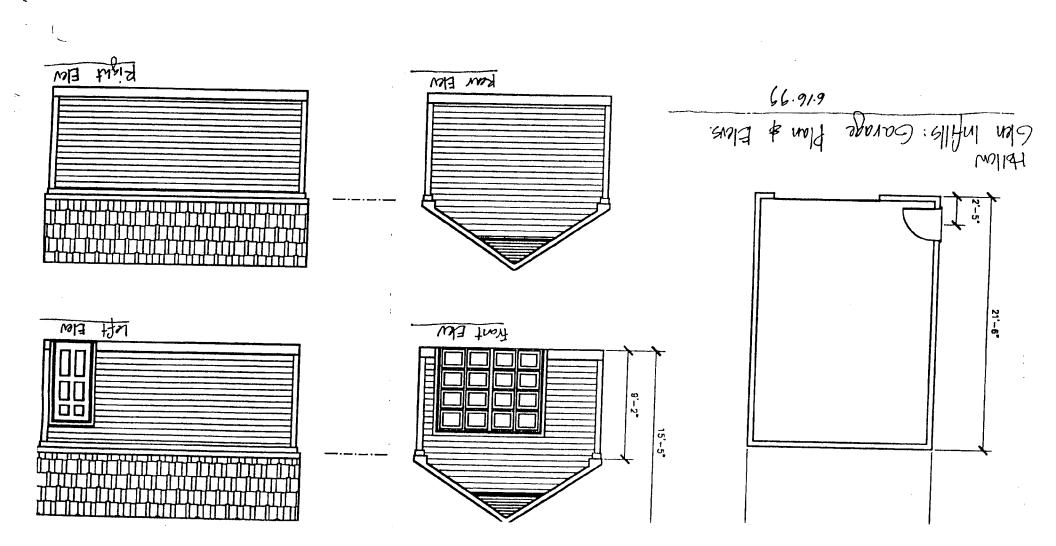
Sincerely,

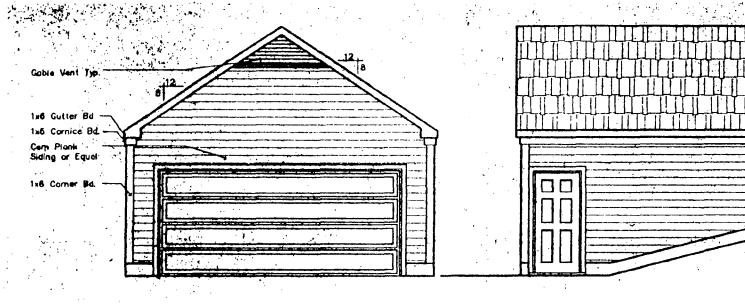
Patrick Keating



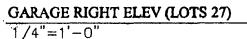


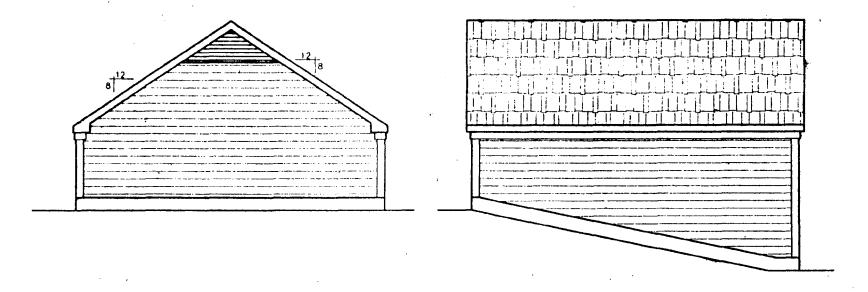






GARAGE FRONT ELEV(LOTS 26)





GARAGE REAR ELEV (LOTS 27)

1/4"=1'-0"

GARAGE LEFT ELEV (LOTS 27)

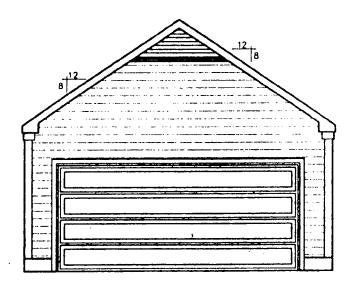
1/4"=1'-0"

Proposed - 9803 Hollow Glen

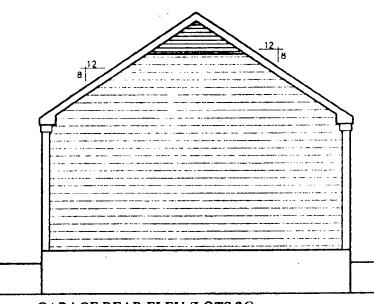
Gable Vent Typ.

1x6 Gutter Bd 1x6 Cornice Bd. Cern Plank Slding or Equal

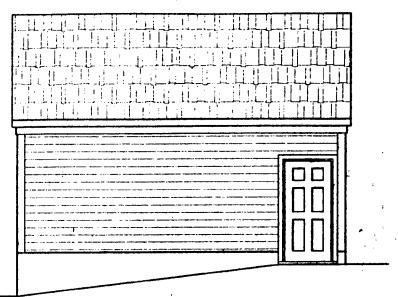
1x6 Corner Bd.



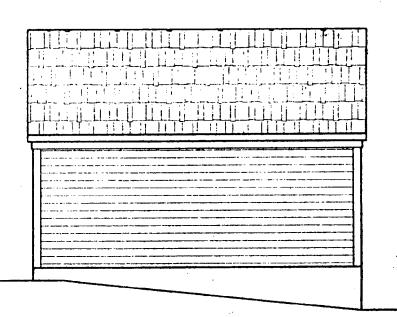
GARAGE FRONT ELEV(LOTS 26)



1 /4"-1'-0"

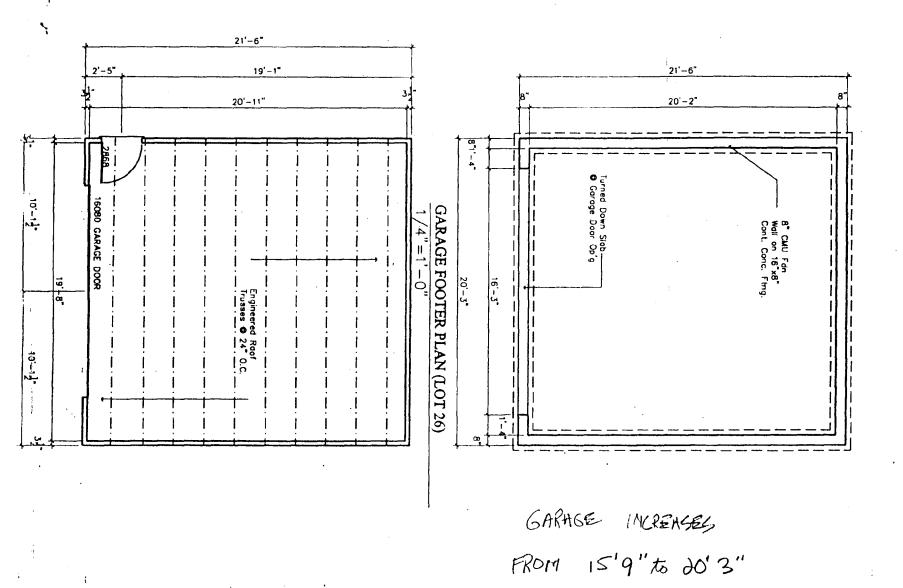


GARAGE LEFT ELEV (LOTS 26)



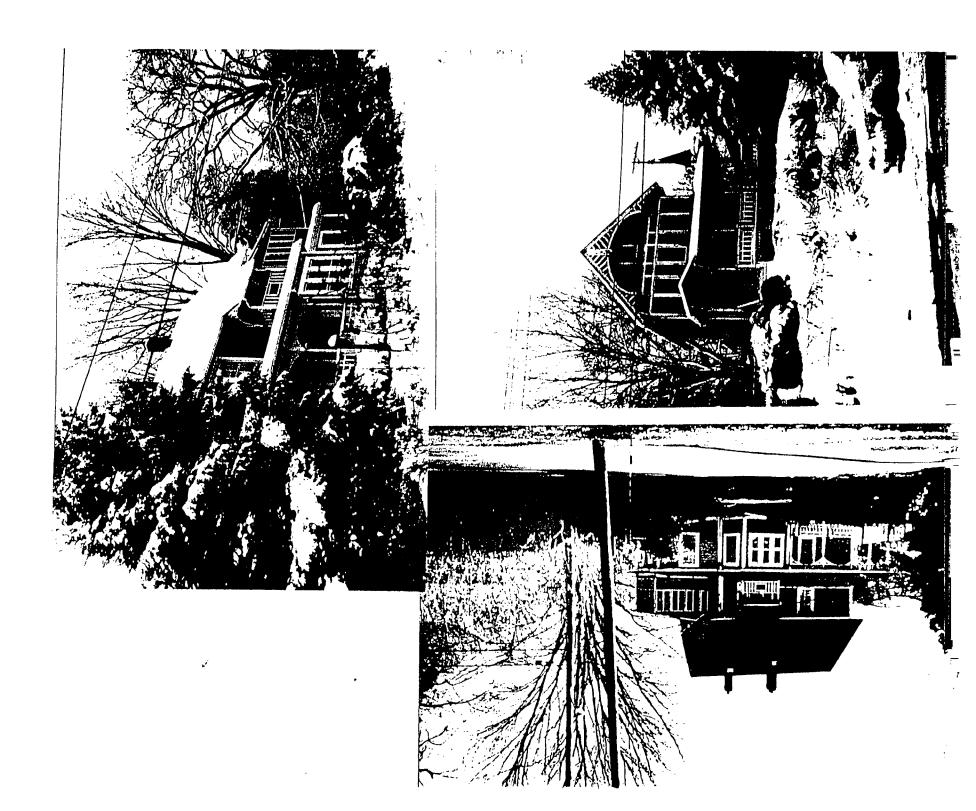
GARAGE RIGHT ELEV (LOTS 26)

Panosed-980 stollow Glen



Proposed

TOTAL 4'6"



PATRICK K. KEATING

Construction Contractor

10219 Meredith Avenue Silver Spring, Maryland 20910 301-588-5468

For for Perry.

2-13-00

To: Historie Preservation Commission of Mat. Co.

PKK put Historic Residence and new houses in

Forest 6lon on the market on 2-18-00. The approved
garage is an option of Historic houses but his part

of the new house package. The approved garage

for new houses is now 1/2 car garage and PKK.

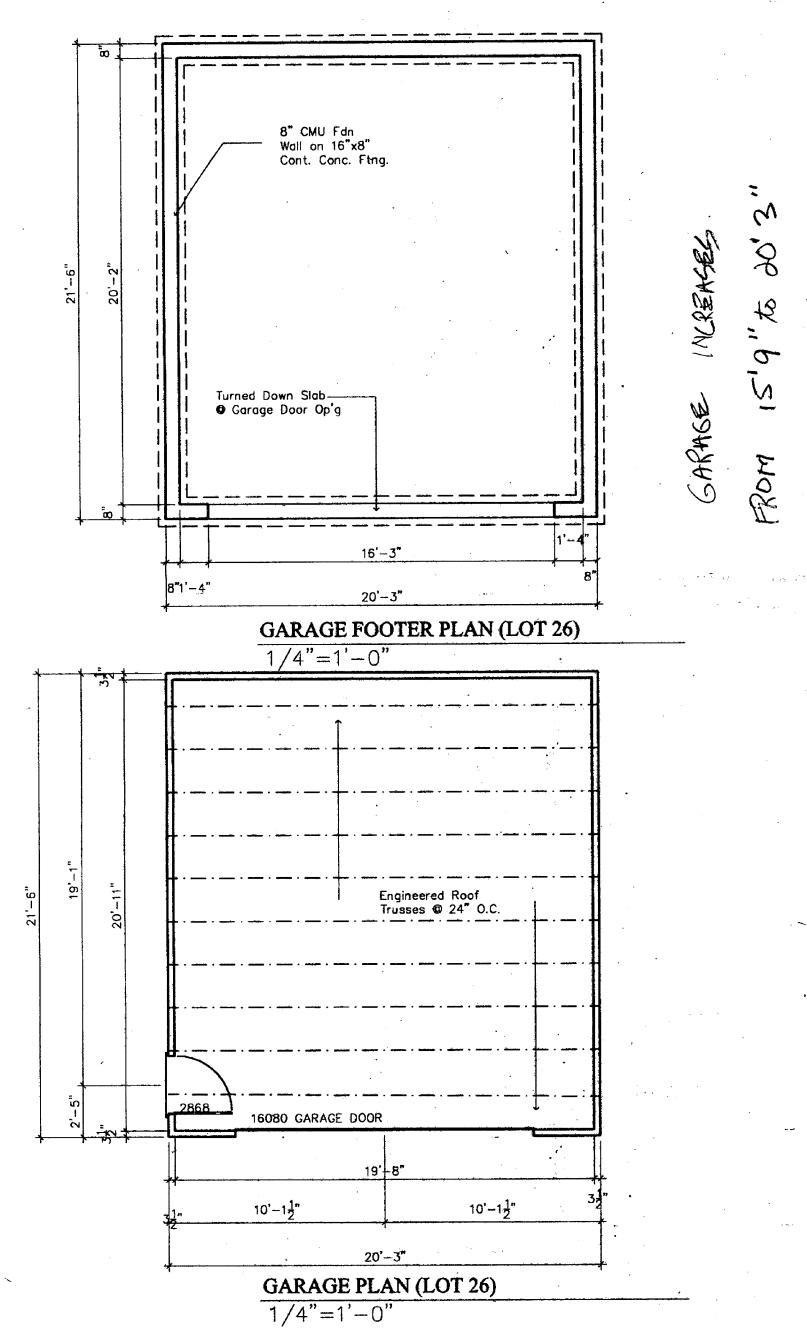
would like to offer a 2 car garage as an option.

The interested bengers have said that in order to purchase. new house a two can garage would be needed.

OCT I wider to accommodate my buyers needs. He material of garage world stay the some (composite shingles, cement board hap siding. He grading would not be charged significantly from approved plan.

D 200 2 DAMMA MARCANANA (23 2000 09:53AM P2 ord of Generalism moules to see the posses FEXS T d-22-00. Lund who I Sto Thur he purched the western and open to the public The Historic Horse severetion and expenses will : our Shark property -No regaline impost on delient we can 90 mot be able to offer - hor - Car grandogues, To sumododo ose Controlon in How is a great amont of will evenly be severed by a-bodys PUPON govery will be built wite the hill or the odditing offected. mange] Lun the street the peak elevations The openess face back (8)

FROM:

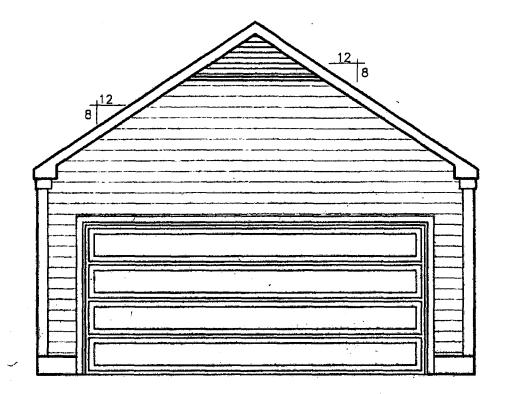


Glen infill\current\9918garage2.dwg, 02/22/00 04:55:25 F: \residential\housing\patkeating\Hollow

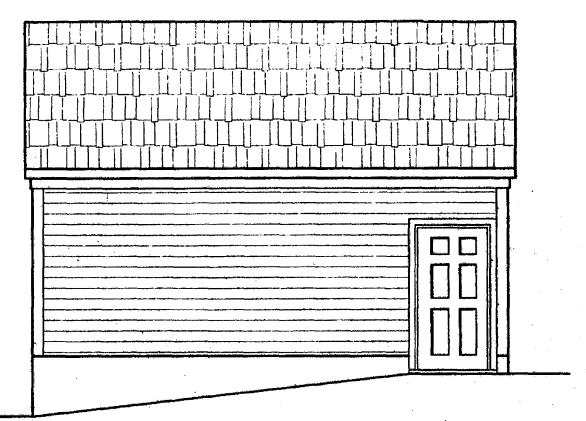
Gable Vent Typ.

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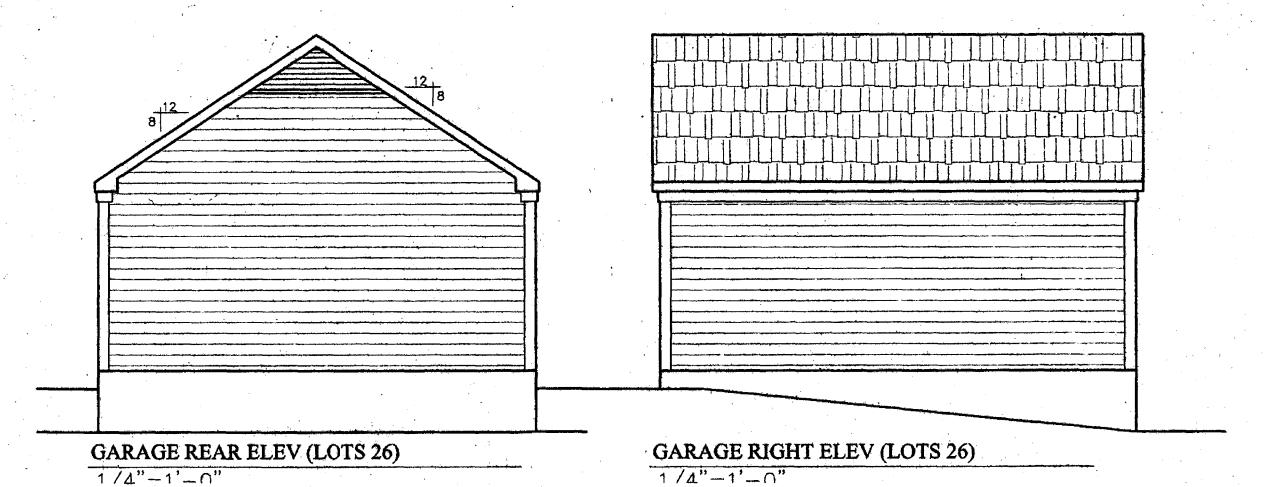
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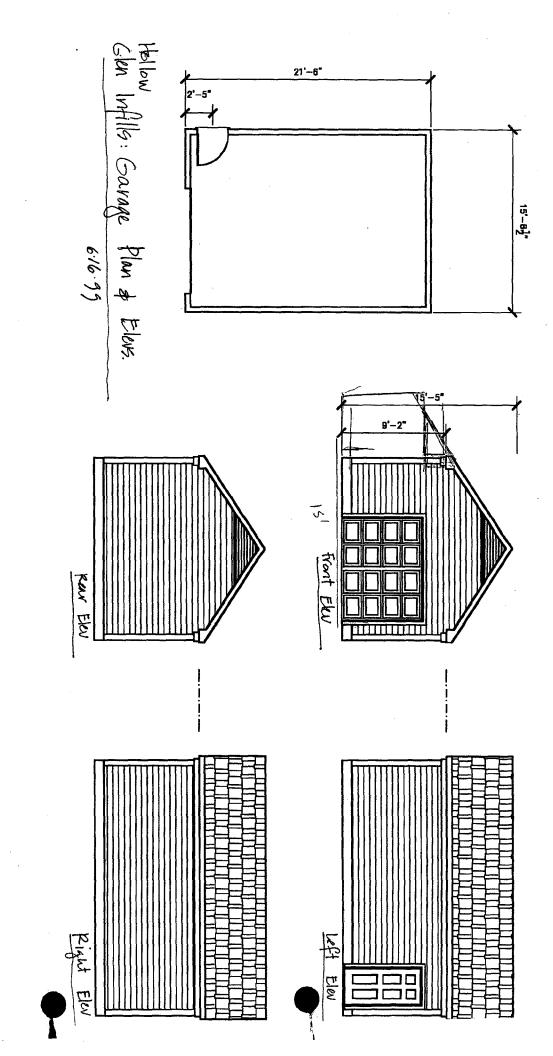


GARAGE FRONT ELEV(LOTS 26)

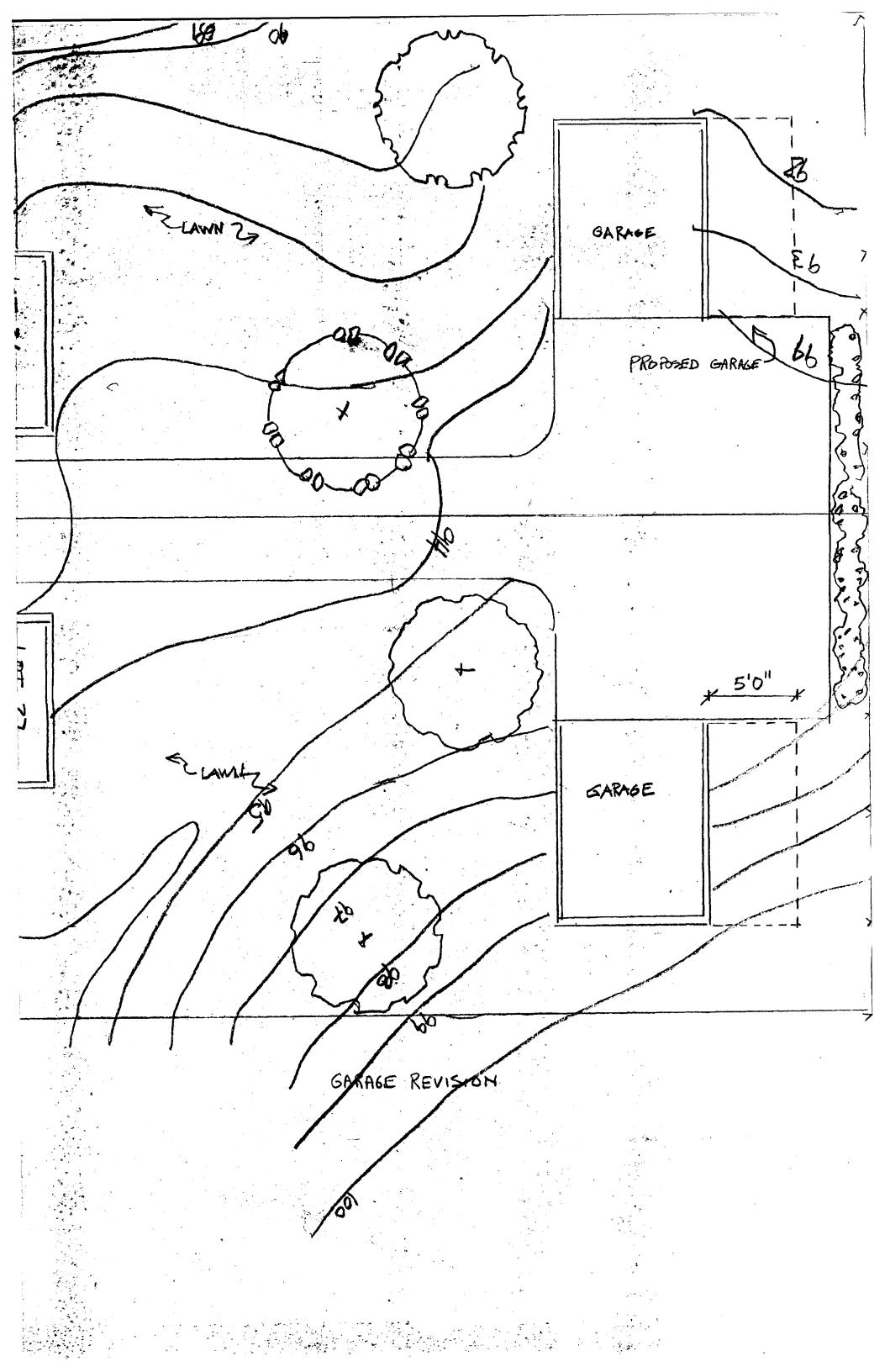


GARAGE LEFT ELEV (LOTS 26)

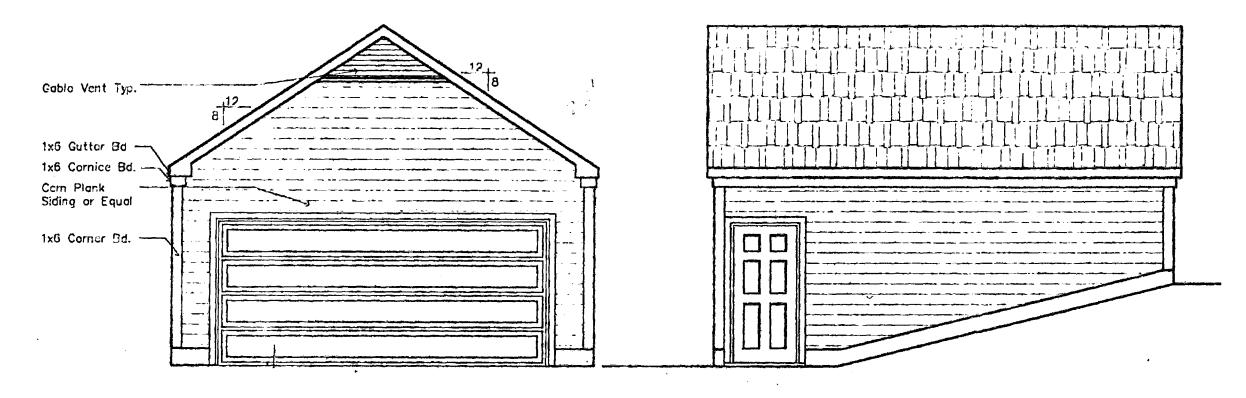




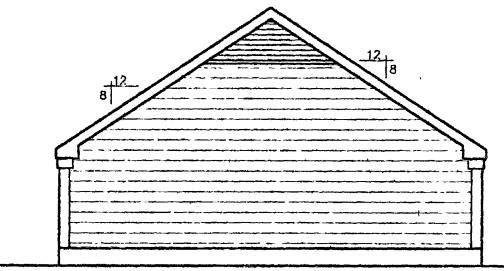
Spor Pat Keating

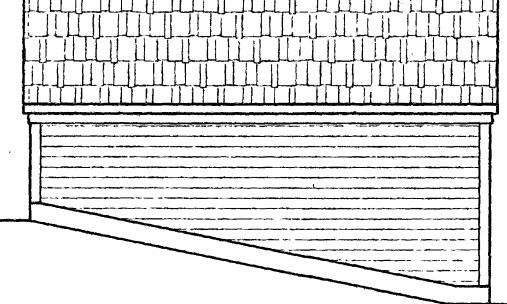


Ashed Sor Sile plan to ghow mod.



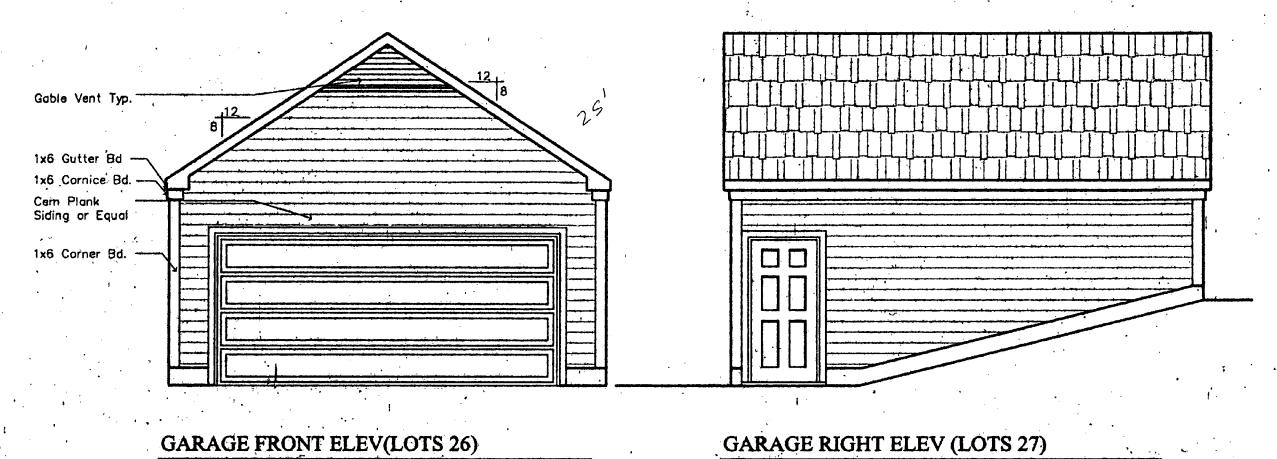
GARAGE FRONT ELEV(LOTS 26)



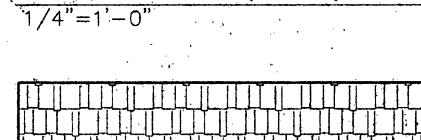


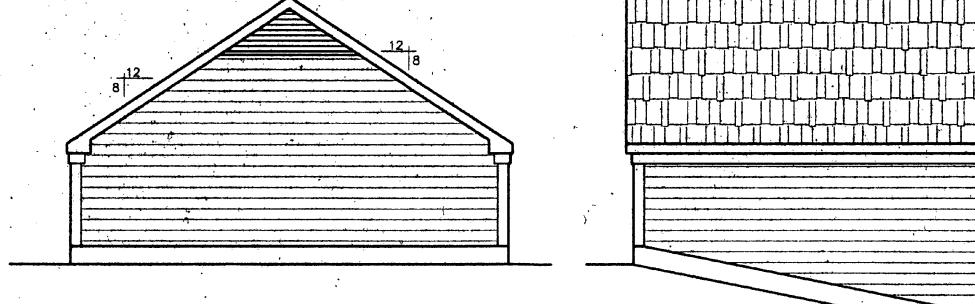
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GARAGE RIGHT ELEV (LOTS 27) $\frac{1/4"=1'-0"}{}$



GARAGE FRONT ELEV(LOTS 26)





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GARAGE LEFT ELEV (LOTS 27)

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue Silver Spring, Maryland 20910-3760

Date: 7-14-99

MEMORANDUM

TO:

Robert Hubbard, Director

Department of Permitting Services

FROM:

Gwen Wright, Coordinator

Historic Preservation

SUBJECT:

Historic Area Work Permit

application for an Historic Area Work Permit. This application was:	
Approved	Denied
Approved with Conditions:	
see allacled	
also!	
4) relainiqualls to be uncluded in	· plan

The Montgomery County Historic Preservation Commission has reviewed the attached

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

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

Applicant: Post vich K Koalana

Address: 9805 Hollow Glen Place

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

STAFF DISCUSSION

The house, driveway and garage proposed are appropriate in terms of scale, design and materials.

Staff would recommend that a hedgerow planting of deciduous and evergreen trees be planted as a buffer between the historic site and the adjacent existing infill properties to replace the green buffer now on site.

STAFF RECOMMENDATION

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

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

and with the Secretary of the Interior Guideline #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.

and with the conditions:

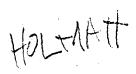
- 1. A replacement planting plan is to be included in the final plans had ac routeste
- 2. A rear door design is to be included.
- 3. Stress reduction measures and tree protection during construction are to be included in the approved plan.

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

PATRICK K. KEATING

Construction Contractor

10219 Meredith Avenue Silver Spring, Maryland 20910 301-588-5468



Attn:Perry 301-563-3412

From:Pat Keating 301-588-5468

Dear Perry,

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HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

	Contact Person: MTRICK KEHT ING
	Daytime Phone No.: 501-370 4281
Tax Account No.: 01003555	_
Name of Property Owner: PATRICK K KEATING	Daytime Phone No.: 301-370-4781
Address: 1/5/219 WEREDITH AVE Street Number City	
Contractors: PATRICK KENTING	Phone No.: 301-588 5468
Contractor Registration No.: 36735	
Agent for Dwner:	Daytime Phone No.:
LOCATION OF BUILDING/PREMISE	
House Number: 9805 Street	HOLLOW GLEY PLACE
Town/City: SILVER SPRING: Nearest Cross Street:	
Lot: 36 Block: 17 Subdivision: 10REST	
Liber: Parcel: Parcel:	
DADT ONE. TYPE OF PERANT ACTION AND LICE	
PART ONE: TYPE OF PERMIT ACTION AND USE	DRI ICA DI F.
1A. CHECK ALL APPLICABLE: CHECK ALL AF	
	Slab
	Fireplace Woodburning Stove Single Family
·	(complete Section 4)
1B. Construction cost estimate: \$ \rightarrow\infty\cdot\infty\cdot\infty\cdot\infty	
1C. If this is a revision of a previously approved active permit, see Permit #	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION	<u>IS</u>
2A. Type of sewage disposal: 01 ☑ WSSC 02 ☐ Septic	03
2B. Type of water supply: 01 ☑ WSSC 02 □ Well	03
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 follo	wing locations:
On party line/property line Entirely on land of owner	☐ Dn public right of way/easement
Company interproperty inte	- Diff public fight of way, customent
hereby certify that I have the authority to make the foregoing application, that the app approved by all agencies listed and I hereby acknowledge and accept this to be a con-	
Pet Maty	· 6-11-99
U Signature of owner or authorized agent	Date
Approved:	on, Historic Preservation Commission
Disapproved: Signature:	Date: 7 (14/9 9
Application/Permit No.:	Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical reatures and significance:
PKK proposes to build two new pouses or varent lots sent to
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will be protected during construction, 4411 Holm live is inhistoric
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b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
The fistorie residence and the two lots face west and int on a hill
the new houses will use a wide first porch and simple elegent stailing
sixover one windows of simply adorned window heads and 6" lap within
coursed to about window perds and below freigt, the new houses
together w/ HIII sensortion will rebetaly and raise property role
- distinct.
2. <u>SITE PLAN</u>

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- 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.
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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. <u>Photographs</u>

- 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.

ABPLICATION FOR HISTORIC AREA WORK PERMIT

egy i	A Street Control		د دید راکش برای دامون برد راکش برای دامون		Contact	Person: PATRICK K	EATING
	ja i se	The Color		and the second of the second	Daytime	Phone No: 30/-37	042815
Tax Ac	ccount No.: 0	10035	55		<u> </u>	e Priorite No.:: 57	
Name	of Property Owne	r: MTRI				Phone No.: <u>301-370</u> -	
	-	_	`				
	Sti	reet Number	1. Far.	City	CF SY	Staet	Zip Code
•	•				•	Phone No.: 301 - 588	
Agent	for Owner:	Conf. S.				e Phòne No.:	
LOCA	TIDN OF BUILD				·		
House	Number:	1805		Stree	HOL	LOW GLET	PLACE
Town/	City: <u> </u>	ER SPRI	4 G-	Nearest Cross Stree	HOLF	MAH AVE	
Lot: _	96	_ Block:	Subdi	vision: FORES 7	SLE	: N	
Liber:		Folio:		Parcel:			,
ΡΔΩΊ	ONE: TYPE O	F PERMIT ACT	ION AND USE		• • • • • • • • • • • • • • • • • • • •		· · · · · · · · · · · · · · · · · · ·
	CHECK ALL APPLIC			CHECK A	L APPLICABL	F·	
		Extend	☐ Alter/Renovate		☐ Slab	Room Addition 🔲 Po	rch 🗆 Deck 🗆 Shed
	☐ Move	☐ Install	☐ Wreck/Raze	•		□ Woodburning Stove	
		Repair	☐ Revocable		·	te Section 4)	_ ,
		·	200,0			· —	
		_		ermit, see Permit #			
				DN AND EXTEND/ADDI		~~ ou	7e
	Type of sewage of		01 ☑ WSSC	02 🗆 Septic		Other:	
2B.	Type of water sup	ppiy:	01 WSSC	02 🗔 Well	03 년	Other:	
PAR	THREE: CDM	PLETE DNLY F	OR FENCE/RETA	AINING WALL			
3A.	Height	feet	inches				
3B.	Indicate whether	the fence or re	taining wall is to b	e constructed on one of th	e following loo	cations:	
	On party line/	property line	☐ Entire	ely on land of owner	□ On	public right of way/easement	
							<u> </u>
Ihora						to compare an extra contra	Call 1. 30 al. 10 10 10
appro	eby certify that I have by all agence	have the authori ies listed and l	ity to make the for hereby acknowled	regoing application, that th dge and accept this to be a	e application . a condition foi	is correct, and that the construct r the issuance of this permit.	tion will comply with plans

Signature of owner or authorized agent

APOLICATION FOR HISTORIC AREA WORK PERMIT

$\mathcal{A}_{i} = \mathcal{A}_{i} = \mathcal{A}_{i} = \mathcal{A}_{i} = \mathcal{A}_{i}$	• • • • • • • • • • • • • • • • • • •	and the second	Contact Person: PHINIC	E REALING
No section of the sec	i g		Daytime Phone No.: 30/	-370 4281
ax Account No.: <u>010035</u>	35			
ame of Property Owner: MTR1	CK. K.K	EATING	Daytime Phone No.: 301	-370-4781
_	REDITH F	LVE		
Street Number		City	Staet	Zip Code
Contractors PATRICIC I	·		Phone No.: <u>301</u>	-588 5468
entractor Registration No.: 36	<u> 135 : </u>	<u> </u>		State of the state
Agent for Owner:		•	Daytime Phone No.:	
OCATION OF BUILDING/PREMI	<u>se</u>	<u> </u>		
House Number: 9805	-	Street	HOLLOW GLE	N PLACE
Town/City: SILVER SPRI				
.ot: 26 Block:				
Liber: Folio:				
PART ONE: TYPE OF PERMIT AC	TION AND USE	-		
1A. CHECK ALL APPLICABLE:		CHECK ALL	APPLICABLE:	
☐ Construct ☐ Extend	☐ Alter/Renovate	☐ A/C	□ Slab □ Room Additio	n Porch Deck Shed
☐ Move ☐ Install	☐ Wreck/Raze	☐ Solar	Fireplace	Stove Single Family
🗆 Revision 🗀 Repair	Revocable	☐ Fence/V	Vall (complete Section 4)	Other:
18. Construction cost estimate: \$	700,000	3		
1C. If this is a revision of a previously	y approved active permi	t, see Permit #		
PART TWO: COMPLETE FOR NE	WCONSTRUCTION	AND EXTEND/ADDIT	ONS	
2A. Type of sewage disposal:		02 🗆 Septic		
2B. Type of water supply:	01 ☑ WSSC	02 🗆 Well		
Eb. Type of Water Supply.	0. 2. 0000	VE VV0.1	00 E 0 000000	
PART THREE: COMPLETE ONLY	FOR FENCE/RETAIN	ING WALL		
3A. Heightfeet	inches			
3B. Indicate whether the fence or	retaining wall is to be co	onstructed on one of the	following locations:	
☐ On party line/property line	☐ Entirely of	on land of owner	On public right of way/e	asement
I hereby certify that I have the author approved by all agencies listed and	ority to make the forego I hereby acknowledge	ing application, that the and accept this to be a	application is correct, and that t condition for the issuance of this	he construction will comply with plans s permit.
b my m				1-11-09
	vner or authorized agent			$\Delta = \frac{1}{2} $

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7
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of potonic residence and the two lots face west and est on a hill
He were houses will use a wide post porch and simple elegest planling,
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0.0000000000000000000000000000000000000

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APALICATION FOR HISTORIC AREA WORK PERMIT

** *	The second second		Contact Person: PHT	ICK REAT	(N6
and the second second			Daytime Phone No.: 3	01-3709	1281
ax Account No.: 01003	555		<u> </u>	. Fast of a	
ame of Property Owner:	RK. K. I	KEATING	Daytime Phone No.: 3	1-370-47	181
	EREDITH 1	AVE			
Street Number	in The second		Staet	100 mm	Zip Code
Contractors PATRICIC		16-	Phone No.: 3	<u> </u>	5468
antractor Registration No.: 3	6735	<u> </u>	· ·	• • • • • • • • •	
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OCATION OF BUILDING/PREM				1.5	
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Town/City: SILVER SPR					
.ot:					
		•	_ OLE 11		
Liber: Folio:	Par	cel:			
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Revision Repair	Revocable	☐ Fence∧	Wall (complete Section 4)	☐ Other:	
B. Construction cost estimate:	s 700,00	ပ			·
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PART TWO: COMPLETE FOR N	NEW CONSTRUCTION	AND EXTEND/ADDIT	IONS		P
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 ON	Y FOR FENCE/RETAIN	IING WALL			
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3B. Indicate whether the fence o		constructed on one of the	following locations:		
On party line/property line	_	on land of owner	☐ On public right of w	av/easement	
On party lines property line	, Grandy	on land of Owner	on public right of w		
I hereby certify that I have the aut	thority to make the foreg	oing application, that the	application is correct, and the	nat the construction wi	Il comply with plans
approved by all agencies listed an	ıd I hereby acknowledge	and accept this to be a	condition for the issuance of	this permit.	
8 TYN -	_			1_1100	2
Signature of	owner or authorized agent			6-11-90 Date	<u></u>
3.3					

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:
PKK proposes to build two new proces or vacent lots pert to
Hyll Holman bol. The Two lots are overgrown is a few longe trees
on the perenter, most notably a grate cake at pront of property while
will be protected during construction, 2411 Holm live is inhistoric
undered - decline and PKK pay purchased property and has plans approved
To constant our addition to the your and rehabilists to historie
less We have worked is HPC (fein and HPC commision to
develop the new house plans to be complimenting to fistoric fes.
b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
To fistoric residence and the two lots face west and it is a hill
of new houses will use a wide first porch and simple elegent starling
prover one windows of simply adorned window hards and 6" lap who
Coursed to about window heads and below freezo. He new houses
together w/ 1411 senoveton will sebetaly and raise property role
- distinct.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- 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.

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- 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.

PATRICK K. KEATING

Construction Contractor

10219 Meredith Avenue Silver Spring, Maryland 20910 301-588-5468

LOT 26

Attn:Perry 301-563-3412

From:Pat Keating 301-588-5468

Dear Perry,

Here is a list of the adjoining neighbors for 2411 Holman Avenue property

1.K.Singletary 2405 Holman Avenue

2.B.W.Nunnelly 2500 Holman Avenue

3. Gale Osborne 9809 Hollow Glen Road

I will deliver the application package first thing Monday morning.

Sincerely,

Patrick Keating



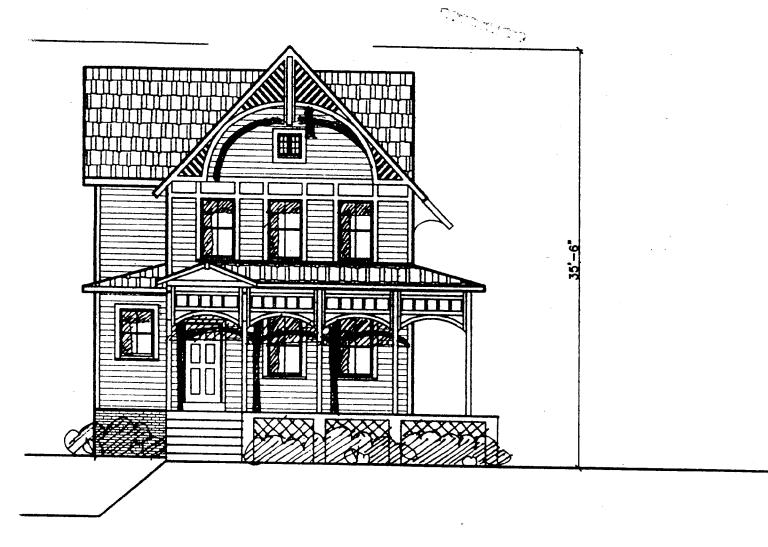
DESIGN GUIDELINES Root Aeration Mat for Tree Preservation

By the Care of Trees March 1998

The purpose of the Root Aeration Mat is to provide necessary air/gas exchange between the atmosphere and the critical root zone that will be covered by a proposed fill situation. Root Aeration Mats have been employed successfully for many years in a wide variety of construction scenarios, including retaining walls, parking lots, state highways, and toe of slope conditions Each site and application varies. Specialists familiar with tree root structure and functioning in construction are necessary to review the design situation, approve specifications and supervise installation. The following are standards that apply to a wide variety of situations:

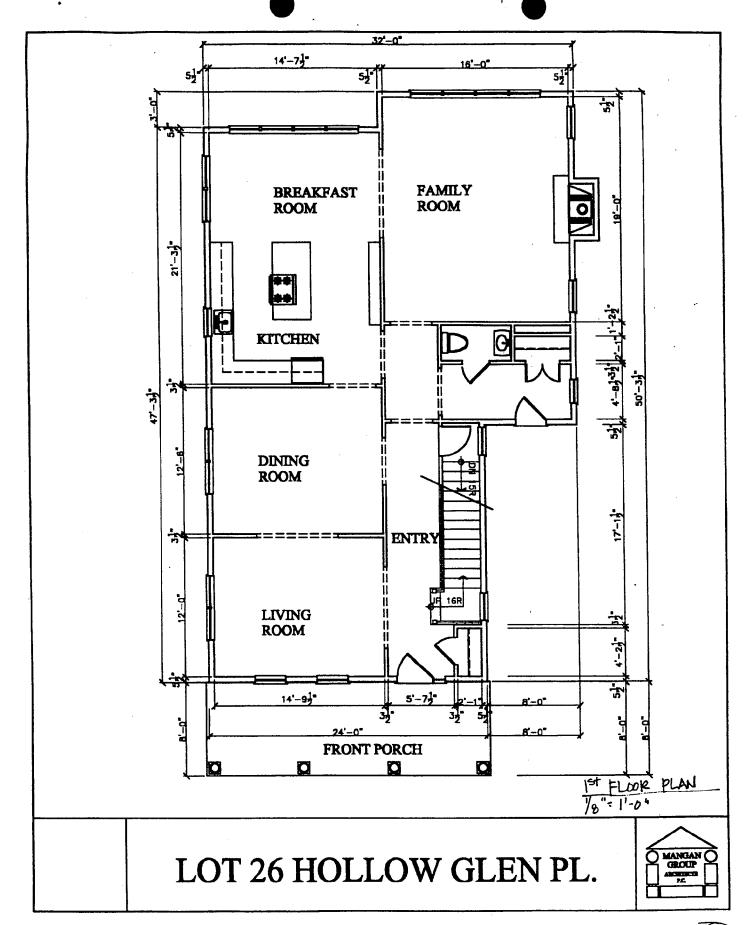
- 1. Determine health and condition of trees in consideration.
- 2. Based upon accurate tree survey location including grade(s) at base of tree-determine the appropriate Critical Root Zone for the tree(s). Investigative digging may be needed since roots vary in width and depth pwith species, soil type, moisture level, and urban infrastructure involved. (Refer to CRZ sheets)
- 3. Review grading and utility plans to determine zones of cut and fill. Minimize cut and fill areas within the CRZ where possible. Some utilities proposed may fit into fill outside the curb and not impact the root system.
- 4. Determine square fcotage of Root Aeration Mat needed. Round arcs can be squared off to essen angle cuts.
- 5. Determine the need for retaining wall for fill near tree trunk. No soil should ever contact that part of the tree normally above ground.
- 6. If a retaining wall or tree well is needed the footer cannot but into grade more than 3"-6" based upon depth of lateral roots from investigative digging. Various walls that have worked in the past are 1. Dry laid stone (no mortar) 2 "Keystone" type wall system. 3. Timber wall with geogrid tlebacks. If footer beyond the frost line is required, a pier and beam approach has been used (Very expensive)
- 7. Whether or not a retaining wall or too of slope is used it is necessary to design the venting system to allow the air/gas exchange between the soil surface and the aeration mat. This is typically a combination of highway grade flexible drain pipe and PVC at a size that fits the application.
- 3 Thickness of aeration matting is typically ½'. For installation under structural fill the review of a geotechnical engineer is needed. Typically 24" is minimum needed between existing grade and proposed finish grade of pavement.
- Develop the appropriate sequence of events to facilitate construction but not compromise protection of the tree root system
- 10. Design other related tree protection items such as root oruning and silt/tree protection fence.
- 11 Prescribe proper arboniculture specifications appropriate for the tree including mulching; fertilization, selective removal of sapling, brush, and vine removal within the CRZ to be protected; crown pruning; cabling/lightning protection; and IPM needs.
- 12. Installation should always be by ISA Certified Arborist with experience in this type of work Budget number for the root aeration mat is is approximately \$ 2.00/ square foct installed. REFERENCE STANDARDS
- Standard Practices for Trees, Shrubs, and Other Woody Plant Maintenance, ANSI A300 December 1994
- National Arborist Association, Standards for Guying, Fertilization, Lightning Protection, and Hydrauric Sprayer Calibration, 1988
- ANSI Z133.1 1994, Tree Care Operations Safety Requirements

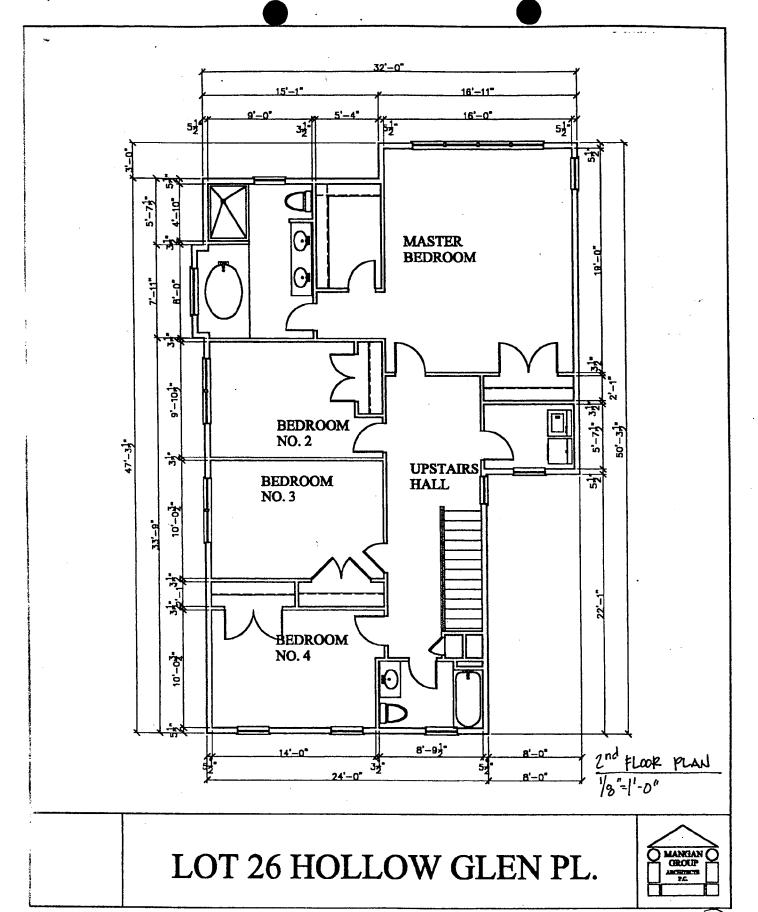
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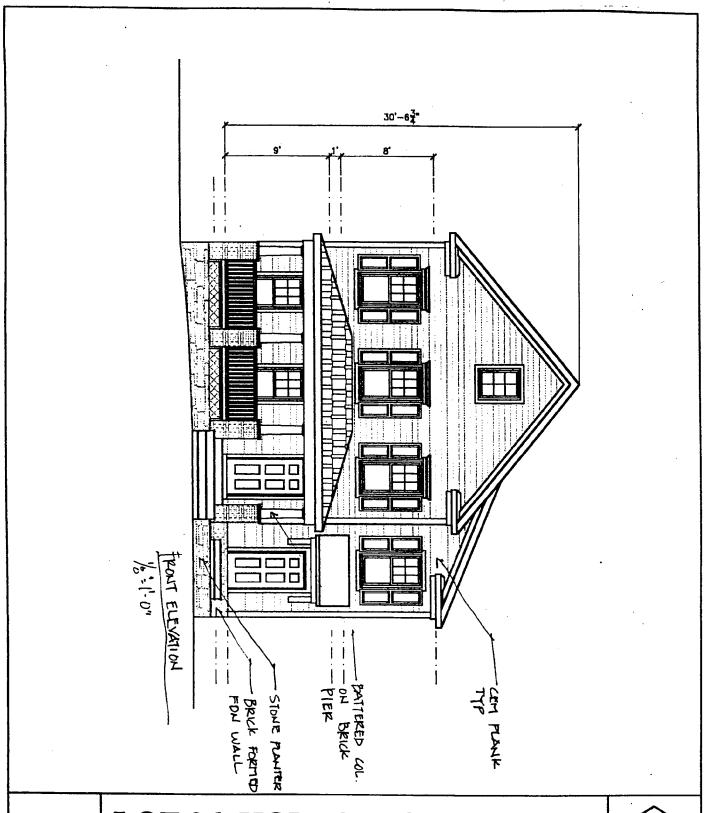


HOLLOW GLEN PLACE: PROPOSED INFILLS

1/8"=1'-0"
6.16.99



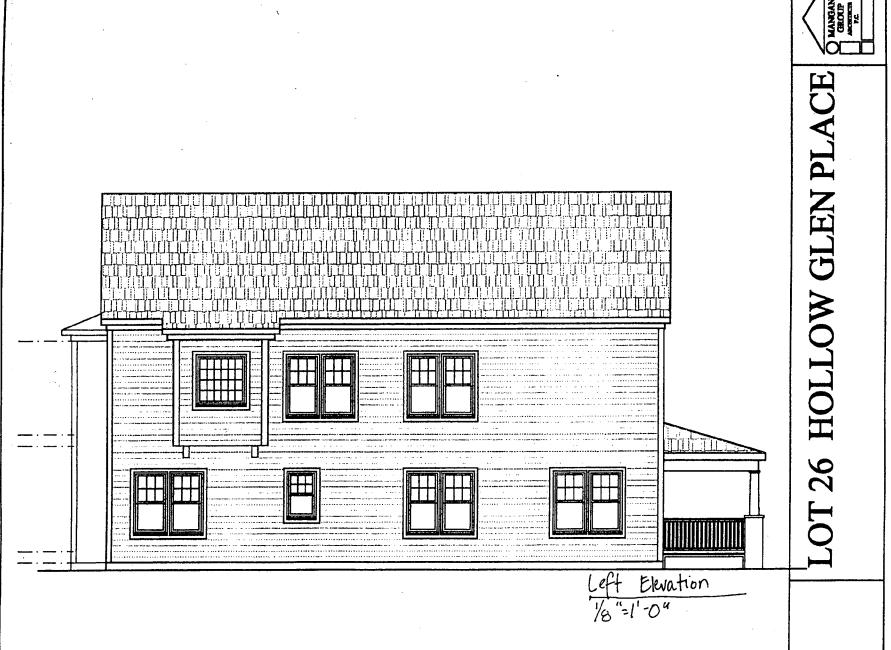


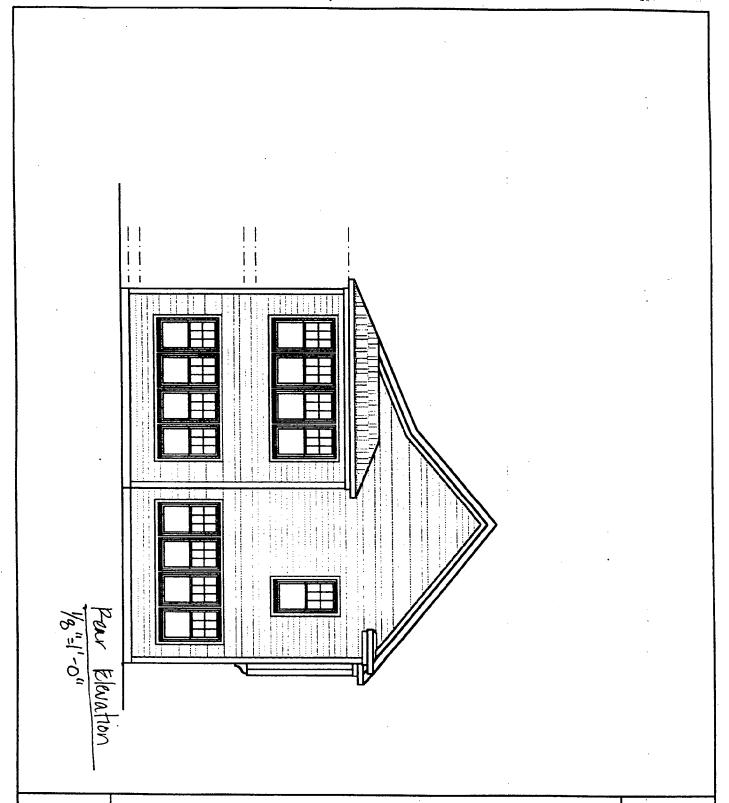


LOT 26 HOLLOW GLEN PLACE



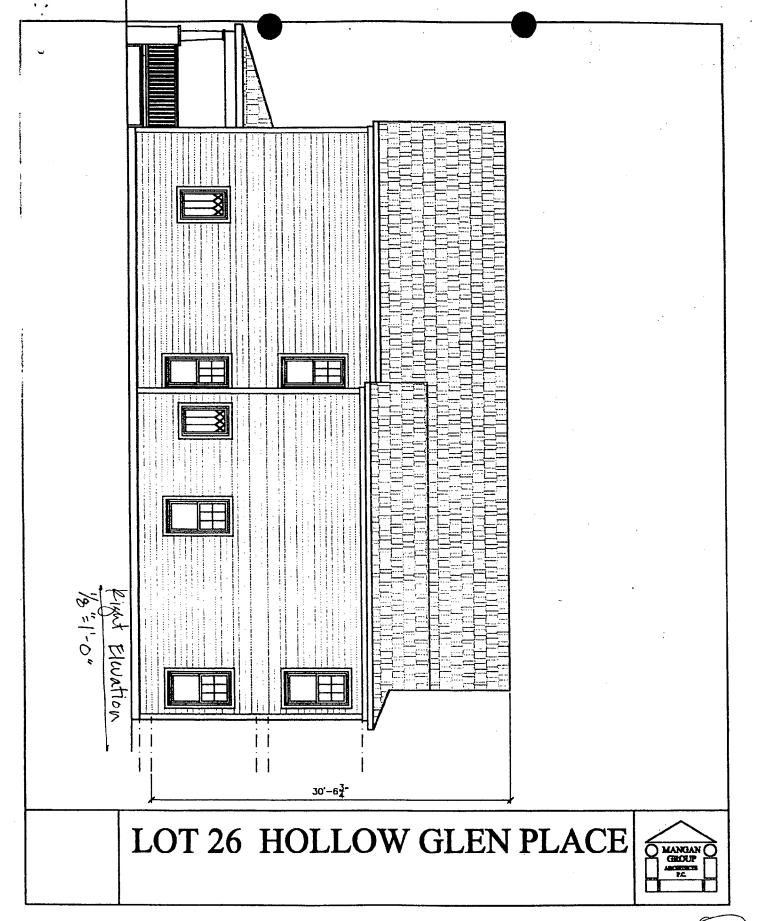


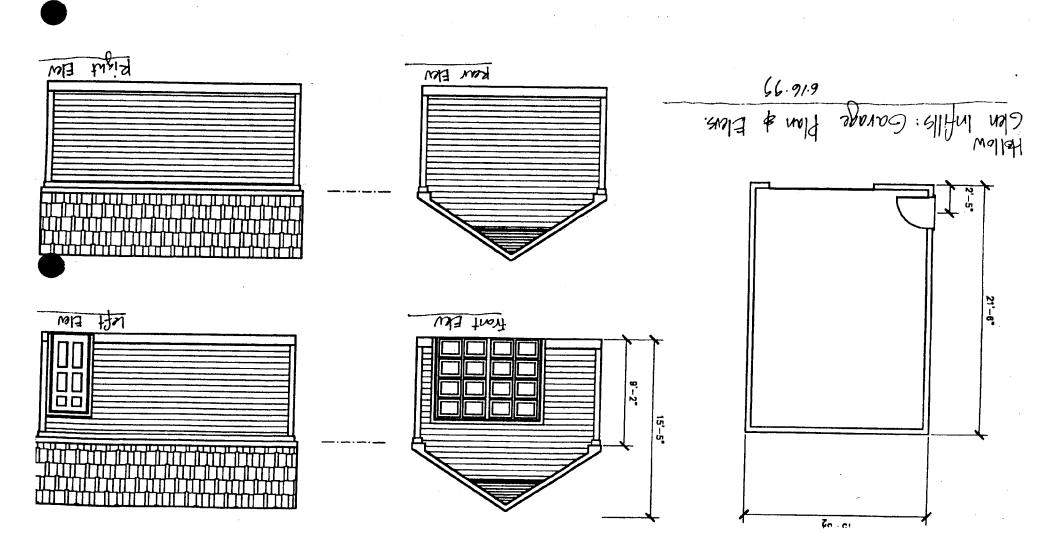




LOT 26 HOLLOW GLEN PLACE









07/14/99

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9803 Hollow Glen Place, Silver Spring Meeting Date:

Resource: Forest Glen Historic District Report Date: 07/07/99

Review: HAWP Public Notice: 06/30/99

Case Number: 31/8-99B Tax Credit: None

Applicant: Patrick K. Keating Staff: Perry Kephart

PROPOSAL: New Construction, Tree Removal **RECOMMEND:** Approve with

conditions.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in Forest Glen Historic District.

STYLE: Queen Anne.

DATE: 1891.

The property is a Stick Style residence that is being rehabilitated by the applicant. Changes to the structure were approved at the June 9, 1999 meeting of the HPC. The new construction is on Lot 27, directly adjacent to the historic residenct.

PROPOSAL

The applicant further proposes to:

- 1. Construct a 2-story, three-bay, wood-frame residence with a full-width front porch, 6/1 true-divided light wood-framed windows, and painted cement board cladding. The roof is to be composite shingles, the foundation wall to be brickformed. Three steps lead up from grade to the porch. There is no rear door shown on the proposed elevation.
- 2. Remove the 28" oak tree at the center of the property.
- 3. Grade the site from behind the front oak tree to the rear of the property.
- 4. Install a shared driveway from the front property line back to a shared apron and separate one-car wood-frame, painted cement plank garage at the back of the property.

Relocation of the boxwood is not included in this application.

STAFF DISCUSSION

The loss of the oak tree at the proposed house site and the potential loss of the oak tree at the front of the property, both of which form an important component of the environmental setting, and the dramatic changes to the historic setting, continue to be a problem for staff. The applicant has indicated that the house cannot be sited elsewhere, nor can its size be modified. The applicant has also included a stress reduction plan for the front oak tree. However, as the grading required to put a structure of any size on this lot will kill the back tree, staff has come to the conclusion that if a house is to be approved for this lot, the tree removal will also have to be approved. The loss of the tree and the changes to the setting of the historic resource will be noticeable for many years, but if it is determined that both can be mitigated over the very long term by replacement planting, approval of the permit perhaps can be justified.

It should be emphasized that the decision to approve the construction should not take into consideration the potential for maximizing the financial return or for compensating the applicant for his rehabilitation of the historic resource. Zoning is also not a factor. The perspective in considering infill projects as to their negative or positive impact on the outstanding resource and its environmental setting is simply that in the Secretary of Interior Guidelines, "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."

If it is decided that an infill house should be constructed, the house, driveway and garage proposed are appropriate in terms of scale, design and materials.

STAFF RECOMMENDATION

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

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

and with the Secretary of the Interior Guideline #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.

and with the conditions:

- 1. A replacement planting plan is to be included in the final plans.
- 2. A rear door design is to be included.

3. Stress reduction measures and tree protection during construction are to be included in the approved plan.

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



HISTORIC PRESERVATION COM

301/563-3400

SION

APPLICATION FOR HISTORIC AREA WORK PERMIT

en e	Contact Person: PATRICK K. KEATING
en la companya di managan di mana Managan di managan di m	Daytime Phone No.: 301-370 ~ 438/~
Tax Account No.: 01003555	the state of the second state of the second second
Name of Property Owner: PATRICK K. KEATIN	6 Daytime Phone No.: 301 370 4281
Address: 10Z19 MEREOITH AUE S	ILVER SPRING, MD. ZO910 Start Zip Code
Contractor: PATRICK K. KEATING	Phone No.: 301-588 5468
Contractor Registration No.: 36735	
Agent for Owner: PATRICK K. KEATING	Daytime Phone No.: 301-588 5468
LOCATION OF BUILDING/PREMISE	The same of the second of the
	Street HULLOW KLEN PLACE
	s Street: HOLMAN AVE
	35T GLEH
PART ONE: TYPE OF PERMIT ACTION AND USE	
·	HECK ALL APPLICABLE:
	A/C Slab Room Addition Porch Deck Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐	Solar Fireplace Woodburning Stove Single Family
☐ Revision ☐ Repair ☐ Revocable ☐	Fence/Wall (complete Section 4)
1B. Construction cost estimate: \$ もりの, のむさ	
1C. If this is a revision of a previously approved active permit, see Permit $\#$	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND	/ADDITIONS
	ptic 03 🗌 Other:
2B. Type of water supply: 01 ₩SSC 02 ₩	ell 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 or	ne of the following locations:
On party line/property line Entirely on land of owner	_
I hereby certify that I have the authority to make the foregoing application, approved by all agencies listed and I hereby acknowledge and accept this	that the application is correct, and that the construction will comply with plans to be a condition for the issuance of this permit.

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

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

1. WRITTEN DESCRIPTION OF PROJECT

All thousand the most of the freezewar with few many trees
on the peremeter most notable a White cake at the front of property
which will be protected shing construction, 2441 Holmen ove. is a historie
rendered in decline and PKK has purchased property and has plans approved
To constant an addition to the rear and repolicitale the fustorie res.
We have worked of HPC staff (Jany) and HPC commiss To
develop. Ito new house plans to be complimating to Historic windere
b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
all fustoric residence and The Two lots fore west and sit on
a hele I kee the new houses will use a wide fint pouch w/ simple
elegant deterling in overone work wordows a surgey adorned window food
ad 6" lap iding coursed to above window felds and below precye,
new forces together w/ 2411 renovation will revitaling and raise property
volues, across the theat is a Victorian - declino and equiveration of corner well
SITEPLAN increase fearobility of its whatlitam.
, , ,

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
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. 27

PATRICK K. KEATING

Construction Contractor 10219 Meredith Avenue Silver Spring, Maryland 20910 301-588-5468

Attn:Perry 301-563-3412

From:Pat Keating 301-588-5468

Dear Perry,

Here is a list of the adjoining neighbors for 2411 Holman Avenue property

1.K.Singletary 2405 Holman Avenue

2.B.W.Nunnelly 2500 Holman Avenue

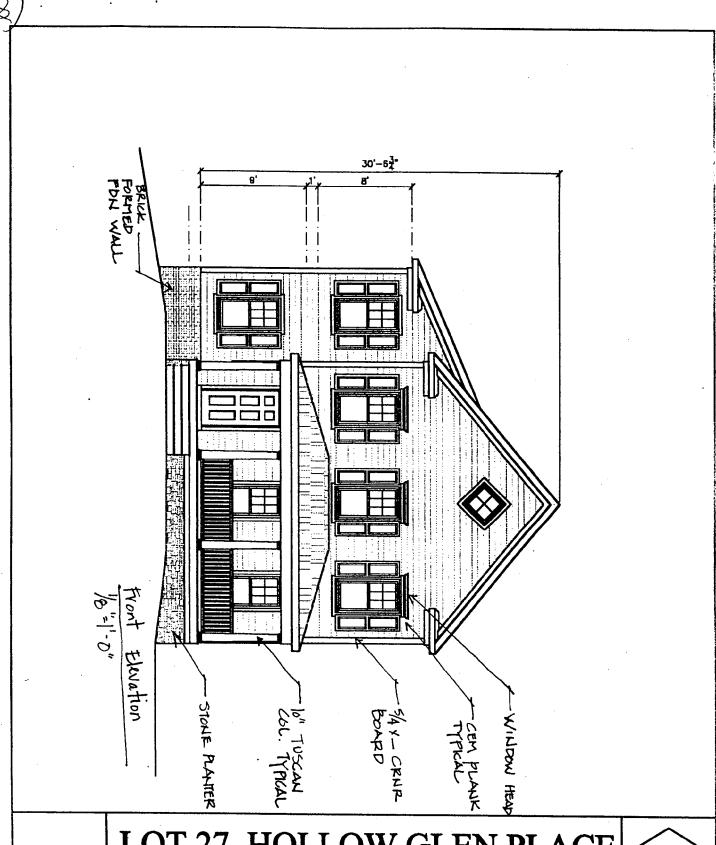
3. Gale Osborne 9809 Hollow Glen Road

I will deliver the application package first thing Monday morning.

Sincerely,

Patrick Keating



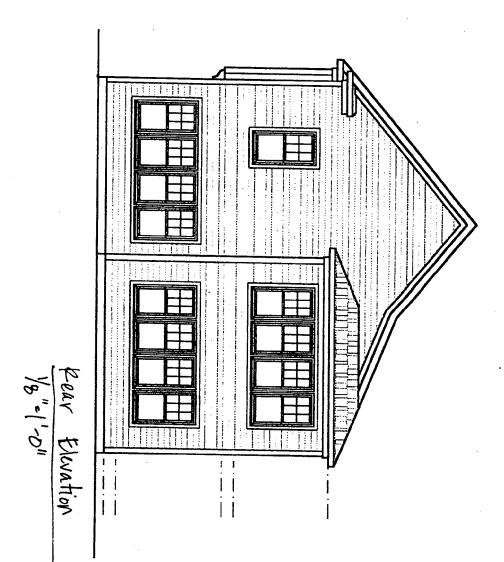


LOT 27 HOLLOW GLEN PLACE



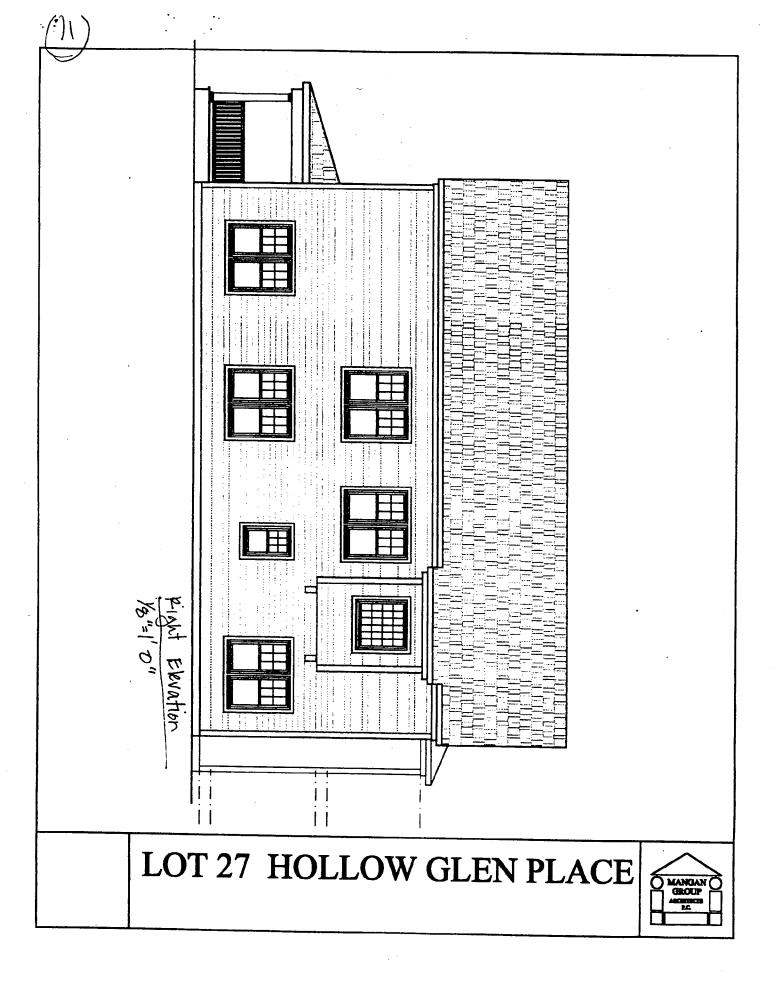


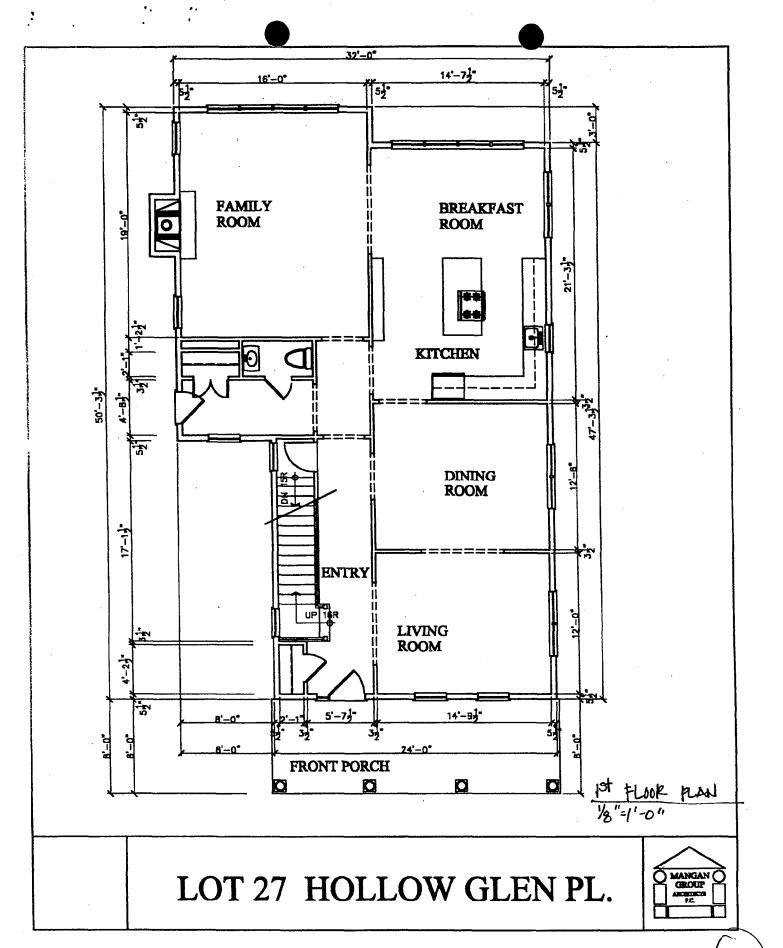


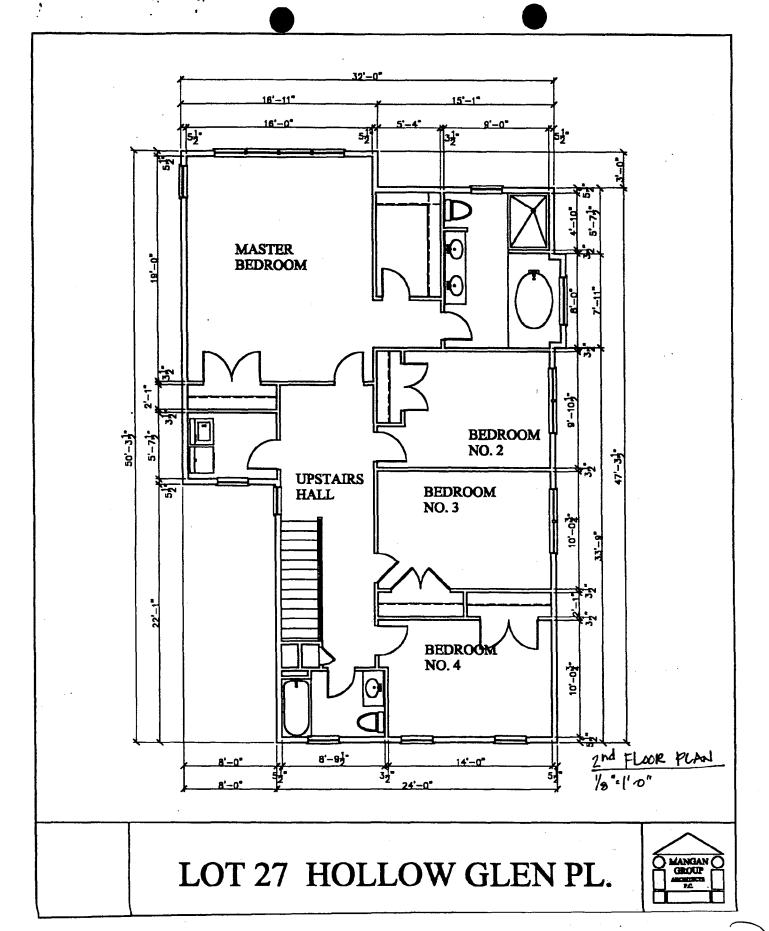


LOT 27 HOLLOW GLEN PLACE









White oak (25 inch diameter) located at front left of property at 9803 Hollow Glen Place.

i) Install aeration matting to drivenay over that is in conjunction with critical root zone of tree \$1,500

2) Soil drench with packobutrazol to help facilitate new root growth.

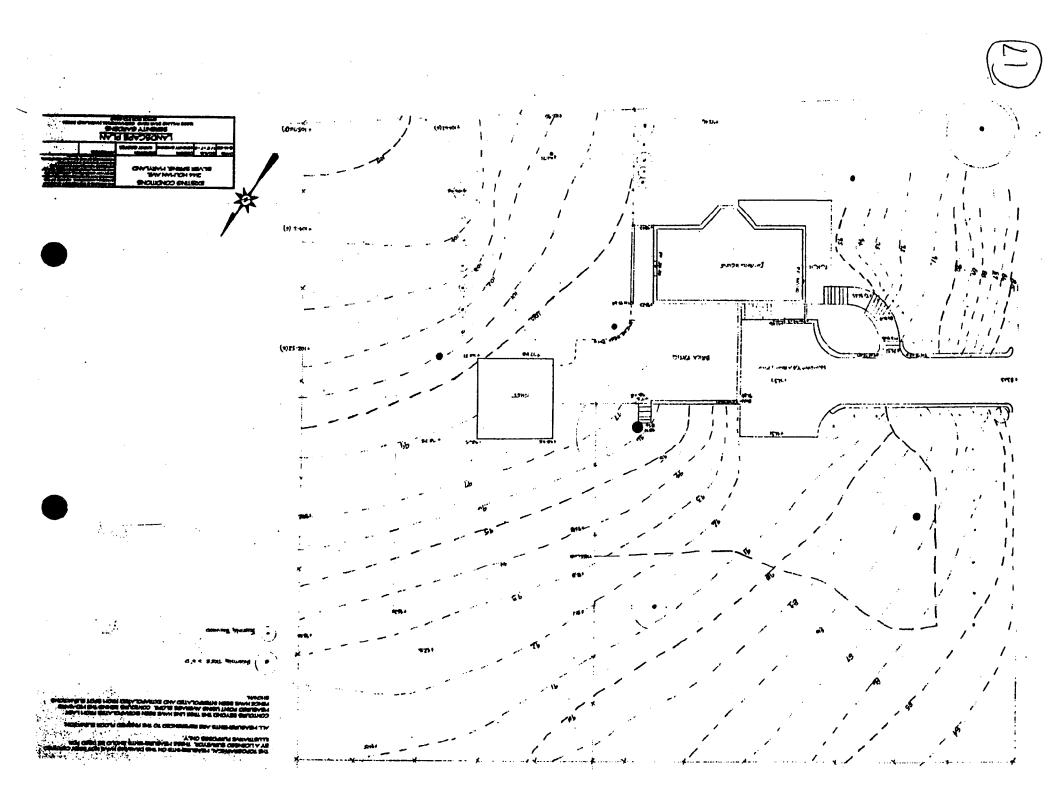
Liquid inject fertilizer with a my corrhizal inculant to help maintain health and facilitate new root heir growth (Best done in fall).

#175-

· Tree should be watered during summer months by letting water soak into ground around tree for Zhows once a week (if no rain occurs).

· Fencing should be established around tree. The fence should go ground entire tree and be at least 20 feet from the base of the tree.

Latter Atherist



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9803 Hollow Glen Place, Silver Spring

Meeting Date:

07/14/99

Resource:

Forest Glen Historic District

Report Date:

07/07/99

Review:

HAWP

Public Notice:

06/30/99

Case Number:

31/8-99B

Tax Credit:

None

Applicant:

Patrick K. Keating

Staff:

Perry Kephart

PROPOSAL: New Construction, Tree Removal

RECOMMEND:

Approve with

conditions.

PROJECT DESCRIPTION

SIGNIFICANCE:

Outstanding Resource in Forest Glen Historic District.

STYLE:

Oueen Anne.

DATE:

1891.

The property is a Stick Style residence that is being rehabilitated by the applicant. Changes to the structure were approved at the June 9, 1999 meeting of the HPC. The new construction is on Lot 27, directly adjacent to the historic residenct.

PROPOSAL

The applicant further proposes to:

- 1. Construct a 2-story, three-bay, wood-frame residence with a full-width front porch, 6/1 true-divided light wood-framed windows, and painted cement board cladding. The roof is to be composite shingles, the foundation wall to be brickformed. Three steps lead up from grade to the porch. There is no rear door shown on the proposed elevation.
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DESIGN GUIDELINES Root Aeration Mat for Tree Preservation

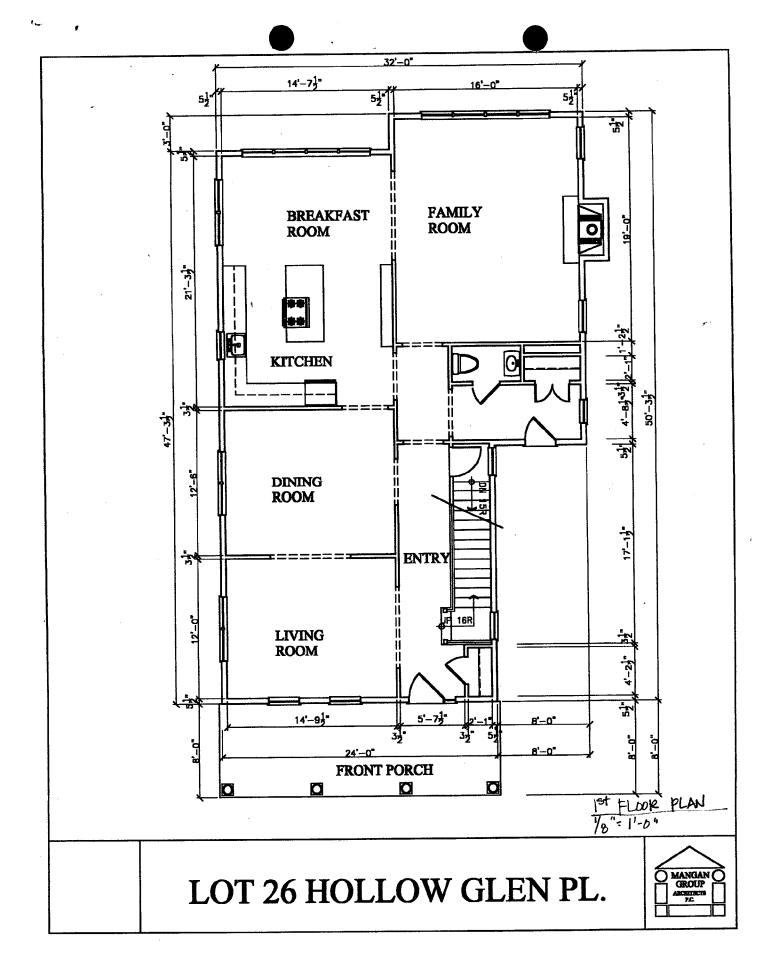
By the Care of Trees March 1998

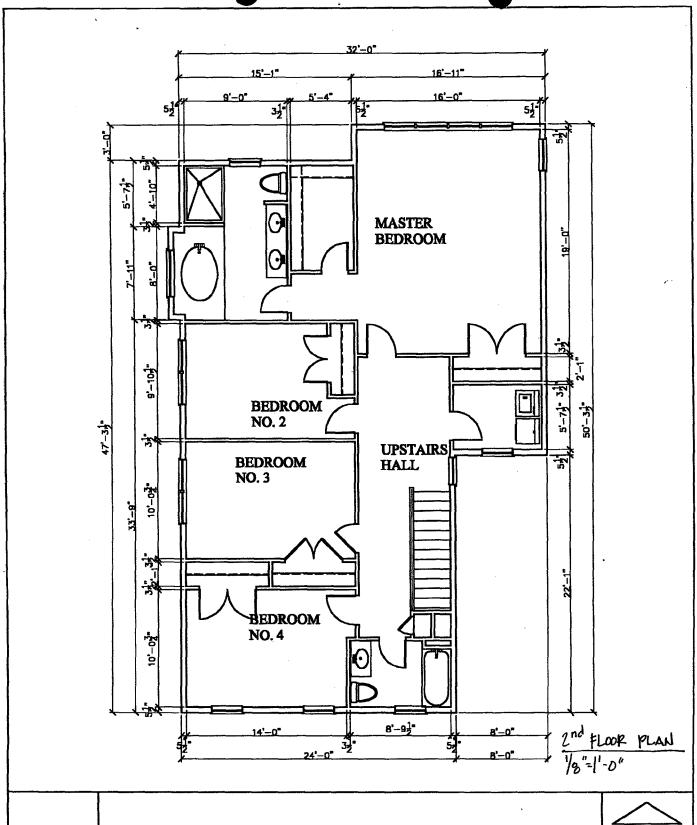
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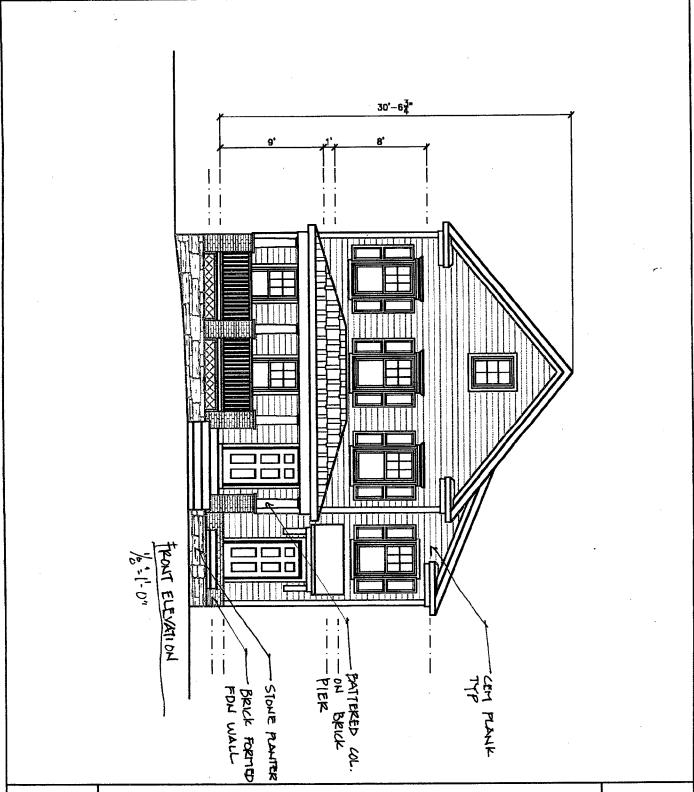






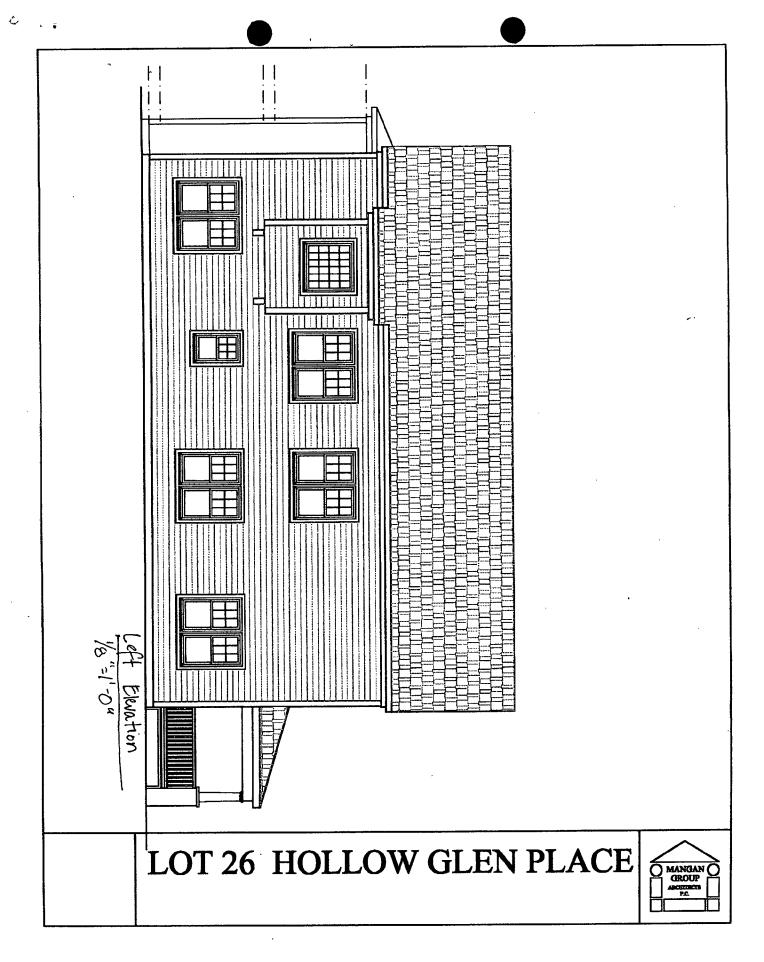
LOT 26 HOLLOW GLEN PL.

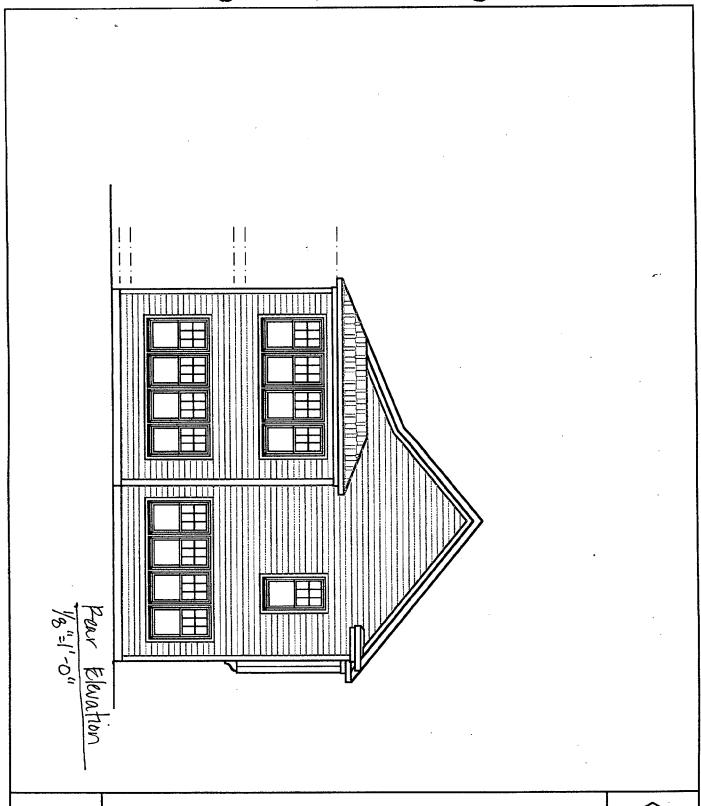




LOT 26 HOLLOW GLEN PLACE

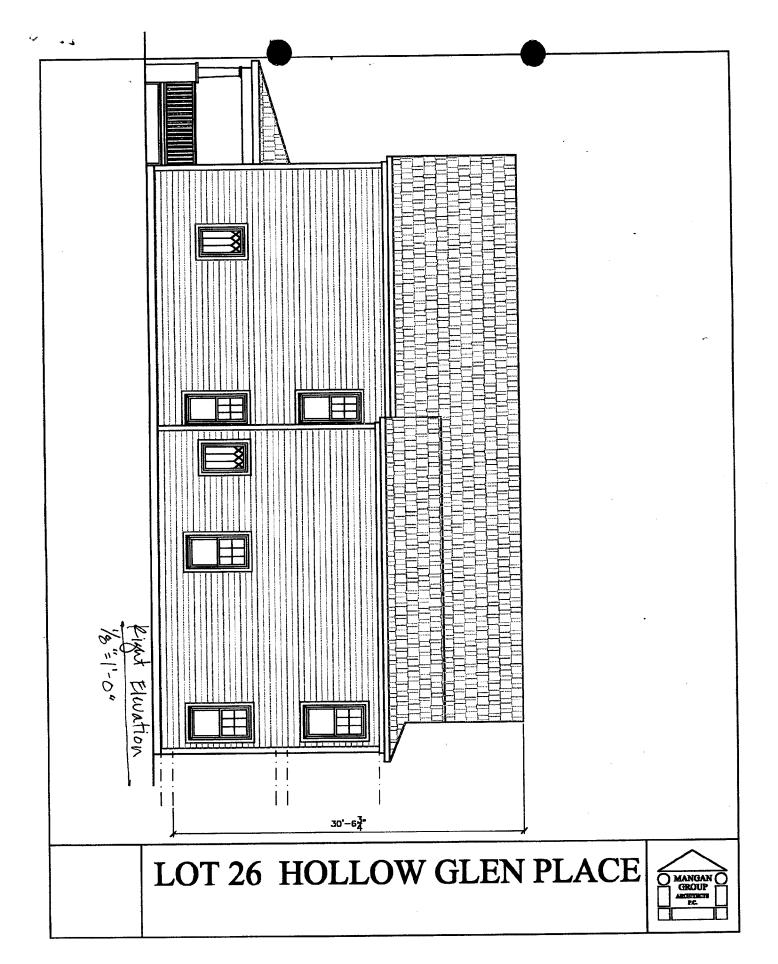






LOT 26 HOLLOW GLEN PLACE





HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

9805 Hollow Glen Place, Silver Spring

Meeting Date:

07/14/99

Resource:

Forest Glen Historic District

Report Date:

07/07/99

Review:

HAWP

Public Notice:

06/30/99

Case Number:

31/8-99C

Tax Credit:

None

Applicant:

Patrick K. Keating

Staff:

Perry Kephart

PROPOSAL: New Construction

RECOMMEND:

Approve with conditions.

PROJECT DESCRIPTION

SIGNIFICANCE:

Outstanding Resource in Forest Glen Historic District.

STYLE:

Queen Anne.

DATE:

1891.

The property is a Stick Style residence that is being rehabilitated by the applicant. Changes to the structure were approved at the June 9, 1999 meeting of the HPC. The new construction is on Lot 27, directly adjacent to the historic residenct.

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- 2. Grade the site from behind the front oak tree to the rear of the property.
- 3. Install a shared driveway from the front property line back to a shared apron and separate one-car wood-frame, painted cement plank garage at the back of the property.
- 4. Remove the wood fence at the perimeter of the property.

Relocation of the boxwood is not included in this application.

STAFF DISCUSSION

The house, driveway and garage proposed are appropriate in terms of scale, design and materials.

Staff would recommend that a hedgerow planting of deciduous and evergreen trees be planted as a buffer between the historic site and the adjacent existing infill properties to replace the green buffer now on site.

STAFF RECOMMENDATION

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

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

and with the Secretary of the Interior Guideline #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.

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- 1. A replacement planting plan is to be included in the final plans.
- 2. A rear door design is to be included.
- 3. Stress reduction measures and tree protection during construction are to be included in the approved plan.

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

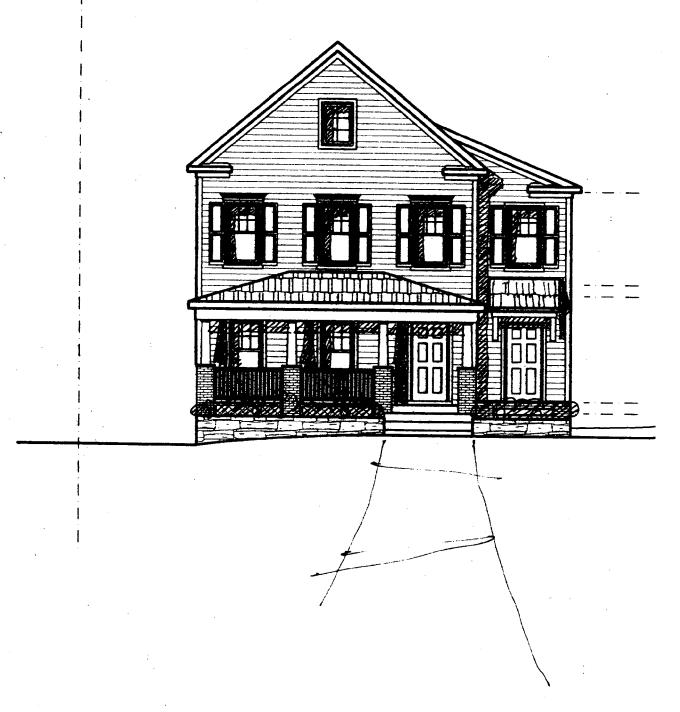
DESIGN GUIDELINES Root Aeration Mat for Tree Preservation

By the Care of Trees March 1998

The purpose of the Root Aeration Mat is to provide necessary air/gas exchange between the atmosphere and the critical root zone that will be covered by a proposed fill situation. Root Aeration Mats have been employed successfully for many years in a wide variety of construction scenarios, including retaining walls, parking lots, state highways, and toe of slope conditions. Each site and application varies. Specialists familiar with tree root structure and functioning in construction are necessary to review the design situation, approve specifications and supervise installation. The following are standards that apply to a wide variety of situations:

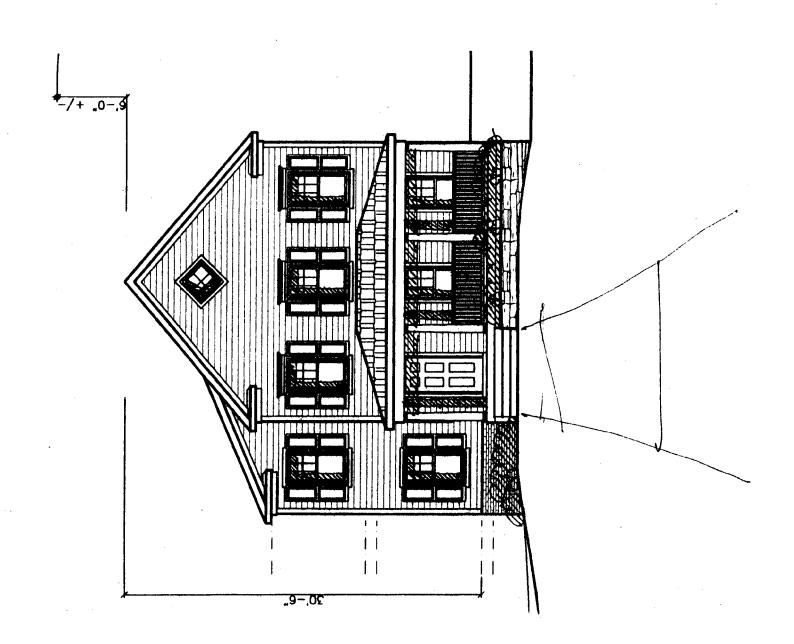
- 1. Determine health and condition of trees in consideration.
- 2. Based upon accurate tree survey location including grade(s) at base of tree, determine the appropriate Critical Root Zone for the tree(s). Investigative digging may be needed since roots vary in width and depth pwith species, soil type, moisture level, and urban infrastructure involved. (Refer to CRZ sheets)
- Review grading and utility plans to determine zones of cut and fill. Minimize cut and fill areas
 within the CRZ where possible. Some utilities proposed may fit into fill outside the curb and not
 impact the root system.
- 4. Determine square footage of Root Aeration Mat needed. Round arcs can be squared off to lessen angle cuts.
- 5. Determine the need for retaining wall for fill near tree trunk. No soil should ever contact that part of the tree normally above ground.
- 6. If a retaining wall or tree well is needed the footer cannot cut into grade more than 3"-6" based upon depth of lateral roots from investigative digging. Various walls that have worked in the past are 1. Dry laid stone (no mortar) 2 "Keystone" type wall system 3. Timber wall with geogrid tle-packs, if footer beyond the frost line is required, a pier and beam approach has been used. (Very expensive)
- 7. Whether or not a retaining wall or toe of slope is used it is necessary to design the venting system to allow the airrgas exchange between the soil surface and the aeration mat. This is typically a combination of highway grade flexible drain pipe and PVC at a size that fits the application.
- 3 Thickness of aeration matting is typically ½". For installation under structural fill the review of a geotechnical engineer is needed. Typically 24" is minimum needed between existing grade and proposed finish grade of pavement.
- Develop the appropriate sequence of events to facilitate construction but not compromise protection of the tree root system.
- 10. Design other related tree protection items such as root oruning and slit/tree protection fence.
- 11 Prescribe proper arboniculture specifications appropriate for the tree including mulching; fertilization; selective removal of sapling, brush, and vine removal within the CRZ to be protected; crown pruning; cabling/lightning protection; and IPM needs.
- 12. Installation should always be by ISA Certified Arborist with experience in this type of work Budget number for the root aeration mat is is approximately \$ 2.00/ square foct installed. REFERENCE STANDARDS
- Standard Practices for Trees, Shrubs, and Other Woody Plant Maintenance, ANSI A300 December 1994
- National Arborist Association, Standards for Guying, Fertilization, Lightning Protection, and Hydraulic Sprayer Calibration, 1988
- ANSI Z133.1 1994, Tree Care Operations Safety Requirements

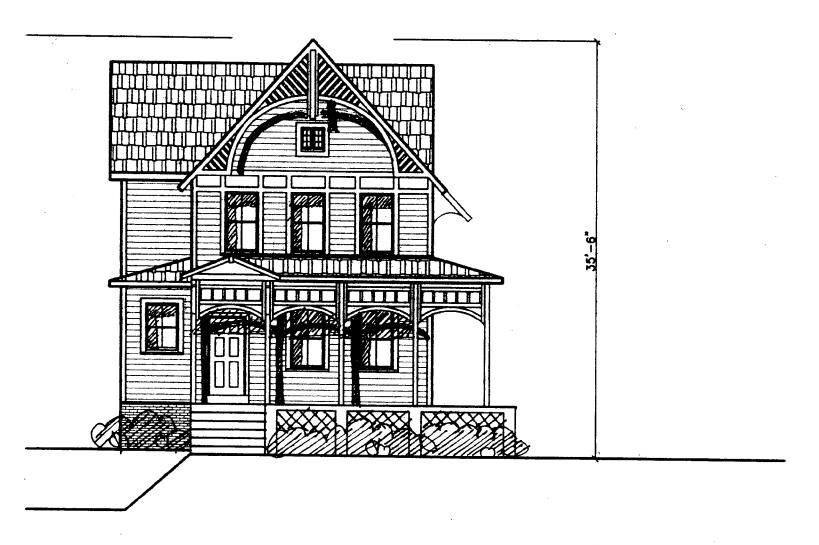
Refer to "Installation Guidelines for Root Aeration Mat" by the Care of Trees



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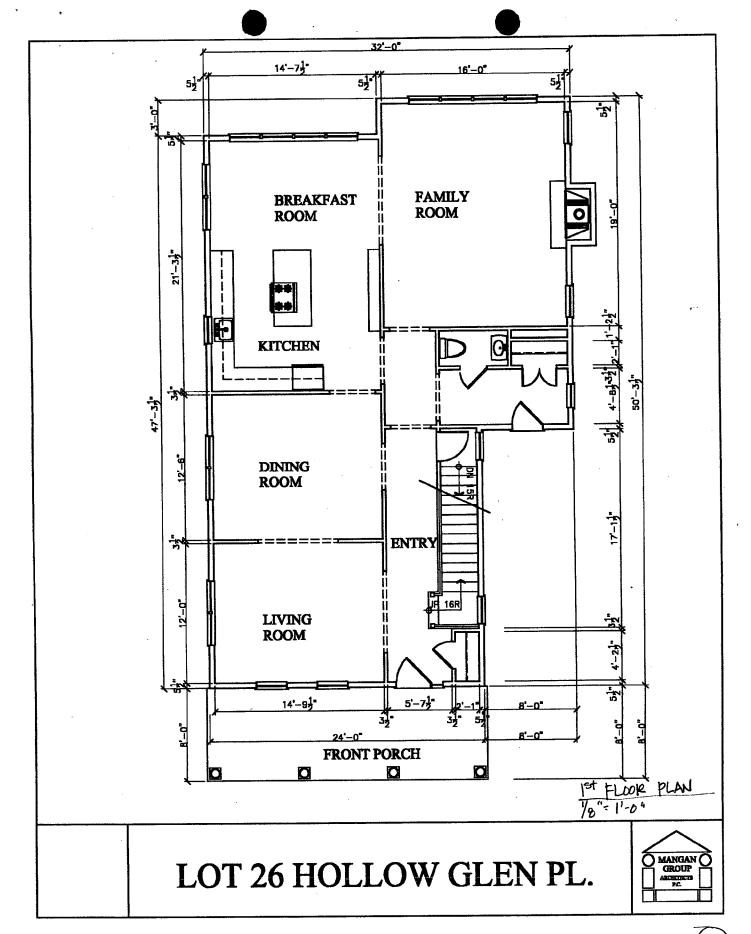


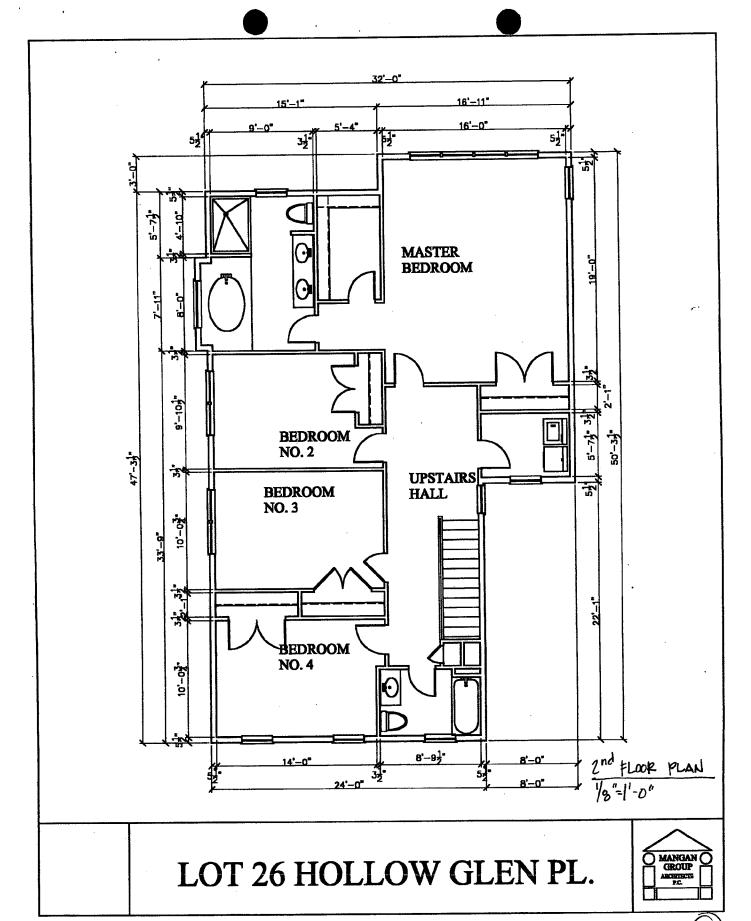


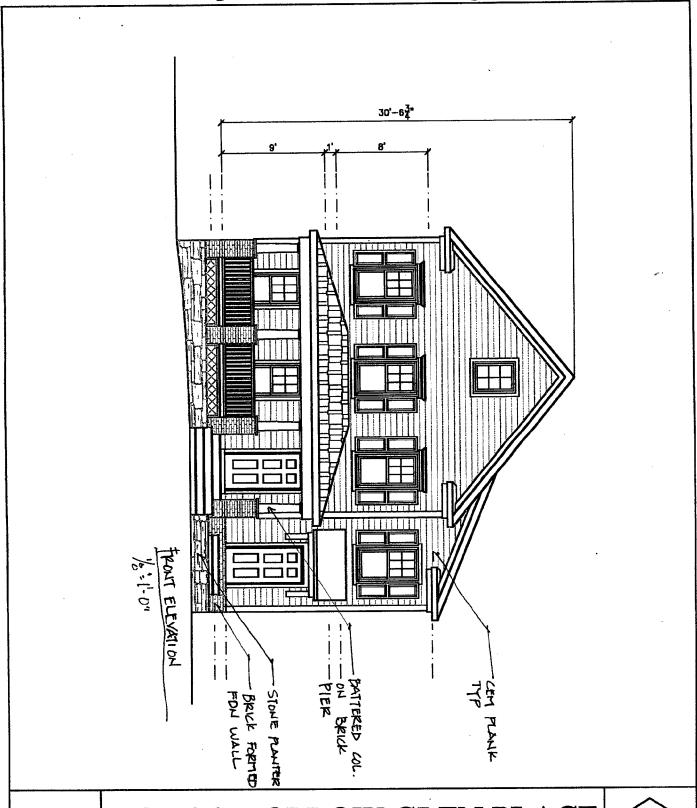


HOLLOW GLEN PLACE: PROPOSED INFILLS

1/8"=1'-0"
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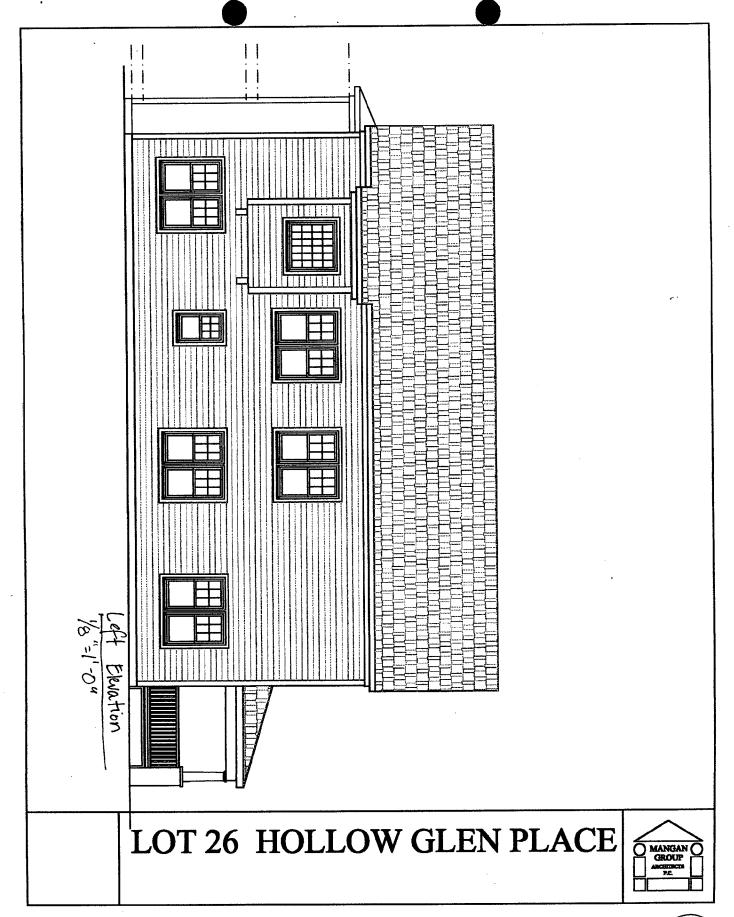


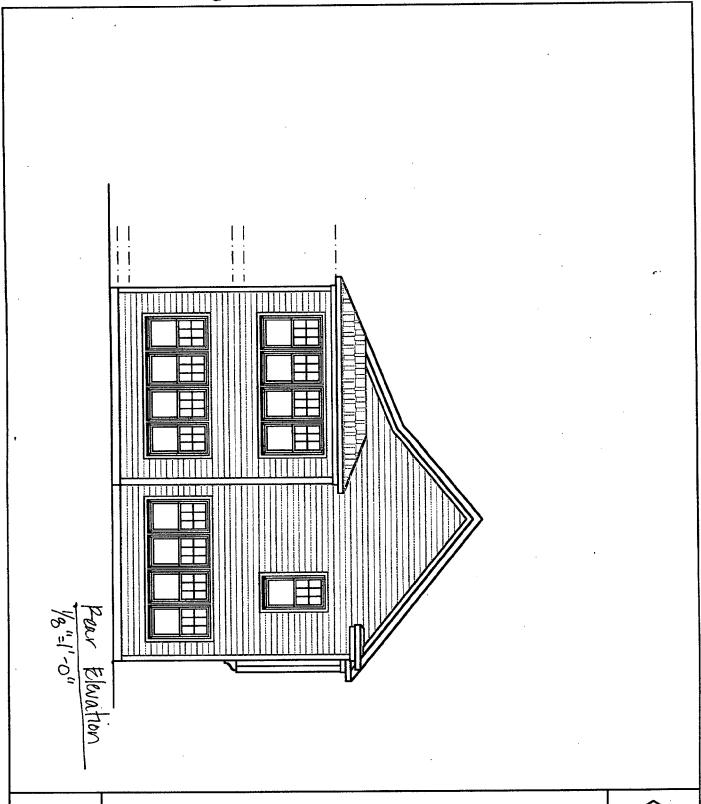




LOT 26 HOLLOW GLEN PLACE







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