

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 HD)

needs  
NAWP (Rev)  
len 2/24 w/PK



TURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850  
301/217-6370

DPS -#8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: PATRICK KEATING

Daytime Phone No.: 301-370-4281

Tax Account No.: 01003555

Name of Property Owner: PATRICK K. KEATING Daytime Phone No.: 301-370-4281

Address: 15219 MEREDITH AVE  
Street Number City Street Zip Code

Contractor: PATRICK K. KEATING Phone No.: 301-588-2468

Contractor Registration No.: 36735

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 9805/9803 Street: Hollow Glen Place

Town/City: SILVER SPRING Nearest Cross Street: HOLLYHOCK AVE

Lot: 26 Block: 17 Subdivision: FOREST GLEN

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 200,000 **garage revision**

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]  
Signature of owner or authorized agent

6-22-99  
Date

**Revision**

Approved: \_\_\_\_\_

For Chairperson, Historic Preservation Commission

Disapproved:  Signature: \_\_\_\_\_

Date: 7/14/99

Application/Permit No.: \_\_\_\_\_ Issued: \_\_\_\_\_

**3/16/00**



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250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850  
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: PATRICK KEATINGE

Daytime Phone No.: 301-370-4281

Tax Account No.: 01003555

Name of Property Owner: PATRICK K. KEATINGE Daytime Phone No.: 301-370-4281

Address: 10219 MEREDITH AVE  
Street Number City Street Zip Code

Contractor: PATRICK K KEATINGE Phone No.: 301-588-5468

Contractor Registration No.: 36735

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 9805/9803 Street: Hollow Glen Place

Town/City: SILVER SPRING Nearest Cross Street: HOLLOW AVE

Lot: 26 Block: 17 Subdivision: CREST SLEEN

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 300,000 garage revision

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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[Signature]  
Signature of owner or authorized agent

6-22-99  
Date

**Revision**

**3/16/00**

Approved: \_\_\_\_\_

For Chairperson, Historic Preservation Commission

Disapproved: X Signature: \_\_\_\_\_

Date: 7/14/99

Application/Permit No.: \_\_\_\_\_

Issued: \_\_\_\_\_

**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.

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

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

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

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

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

On 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 Master Plan For Historic Preservation In Montgomery County 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 Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland - 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 Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, 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 de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.

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George Kousoulas, Chairperson  
Montgomery County  
Historic Preservation Commission

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Date

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**of**

**MONTGOMERY COUNTY**

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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 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:

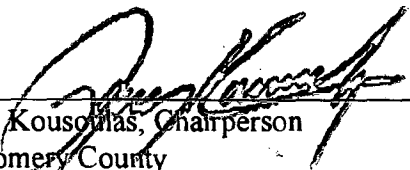
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2. The size of the garage previously approved by the HPC had been considered the maximum allowable in determining the percentage of lot coverage of the new construction within the environmental setting of the historic resource.
3. The proposal for 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 Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, 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 Kousoulas, 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)  
31/8-99C (REVISION)

**Staff:** Perry Kephart

**PROPOSAL:** Garage modification      **RECOMMEND:** Approve with condition

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### 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:

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

(1)

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 19<sup>th</sup> and early 20<sup>th</sup> 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.

2



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.

(3)

①

PATRICK K. KEATING  
Construction Contractor  
10219 Meredith Avenue  
Silver Spring, Maryland 20910  
301-588-5468

Fax for Perry.

2-23-00

To: Historic Preservation Commission of Md. Co.

PKK put Historic Residence and new houses in Forest Glen on the market on 2-18-00. The approved garage is an option w/ Historic houses but <sup>garage</sup> is part of the new house package. The approved garage for new houses is now 1 1/2 car garage and PKK would like to offer a 2 car garage as an option. The interested buyers have said that in order to purchase new house, a two car garage would be needed.

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Ⓐ

and the Commission members to see the house.

5

on 8-27-00. I would like to invite the staff

to attend the weekend and open to the public

Note: The Historic Home restoration and expansion will

Pat J. Keating

Thank you

property.

little or no negative impact on historic

garage. I believe we can do this with

competition I must be able to offer a two-car

structure in the immediate area and to be

there is a great amount of new home

new will easily be covered by a bridge.

garage will be built into the hill as the additional

he offered. Even when are the house

not the fact the best location would not

Since the garage has both other and the

6

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PATRICK KEATING

Daytime Phone No.: 301-370-4281

Tax Account No.: 01003555

Name of Property Owner: PATRICK K. KEATING

Daytime Phone No.: 301-370-4281

Address: 10219 MEREDITH AVE  
Street Number City State Zip Code

Contractor: PATRICK K. KEATING Phone No.: 301-588-5468

Contractor Registration No.: 36735

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 9805 Street: HOLLOW GLEN PLACE

Town/City: SILVER SPRING Nearest Cross Street: HOLMAN AVE

Lot: 26 Block: 17 Subdivision: FOREST GLEN

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- |   |                                  |   |  |   |  |   |                               |                               |
|---|----------------------------------|---|--|---|--|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> A/C                  | <input type="checkbox"/> Slab                 | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch                    | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input checked="" type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |   | <input type="checkbox"/> Other: _____      |   |                               |                               |

1B. Construction cost estimate: \$ 200,000

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line       Entirely on land of owner       On public right of way/easement

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

Patrick Keating  
Signature of owner or authorized agent

6-20-99  
Date

6

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

PKK proposes to build two new houses on vacant lots next to 2411 Holman Ave. The two lots are overgrown w/ a few large trees on the perimeter, most notably a White Oak at front of property which will be protected during construction. 2411 Holman Ave. is an historic residence - decline and PKK has purchased property and has plans approved to construct an addition to the rear and rehabilitate its historic res. We have worked w/ HPC (Planning) and HPC commission to develop the new house plans to be complementary to historic res.

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

The historic residence and the two lots face west and sit on a hill. The new houses will use a wide front porch and simple elegant detailing, six over one windows w/ simply adorned window heads, and 6" lap siding. Cased to above window heads and below freeze. The new houses together w/ 2411 renovation will rehabilitate and raise a property value in district.

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

7

**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. Nunnally 2500 Holman Avenue
3. Gale Osborne 9809 Hollow Glen Road

I will deliver the application package first thing Monday morning.

Sincerely,

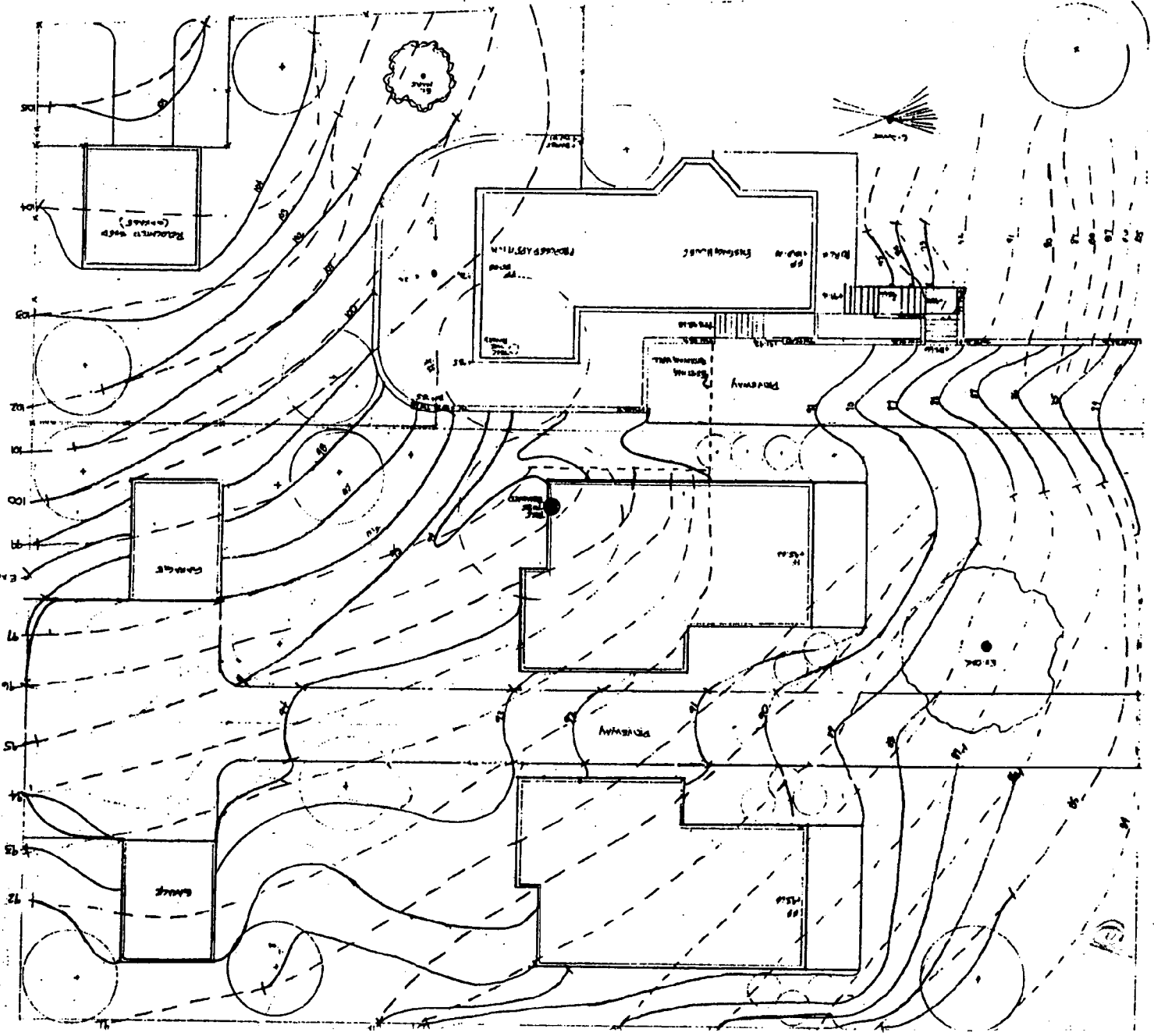
Patrick Keating

8



DEVELOPMENT PLAN  
 2000 SQUARE FEET  
 2000 SQUARE FEET  
 2000 SQUARE FEET

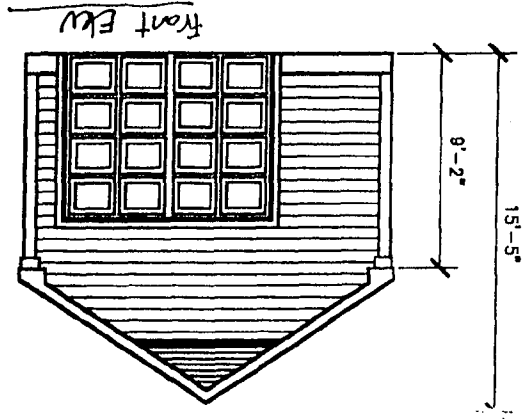
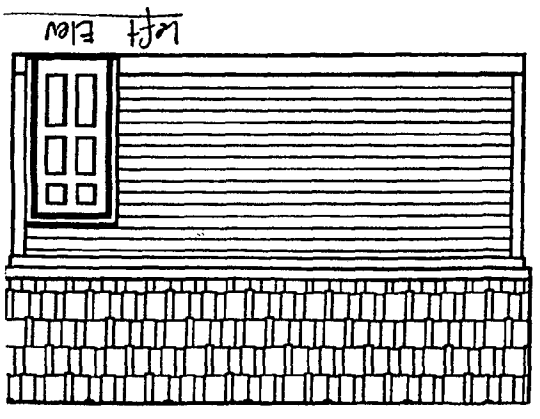
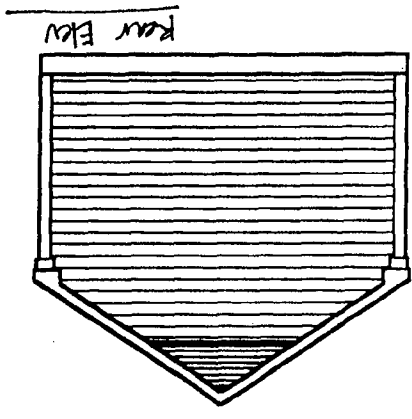
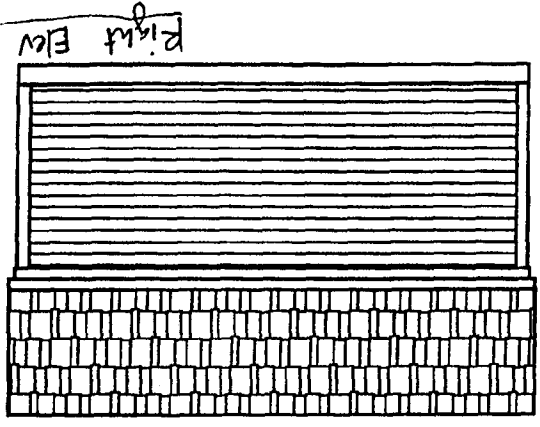
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10



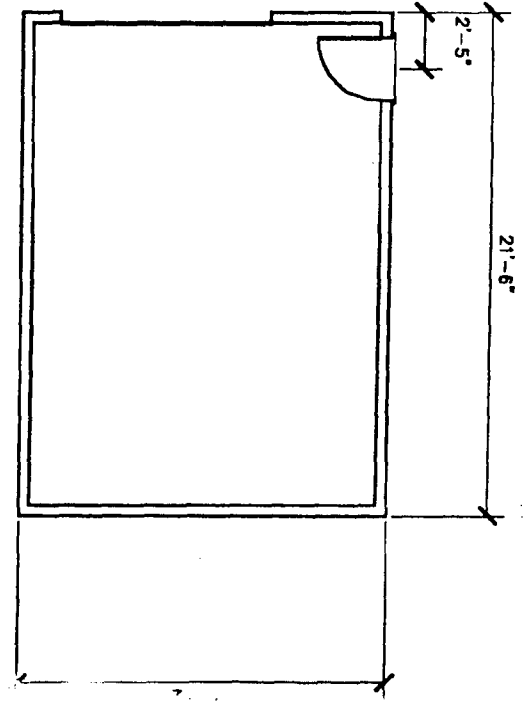
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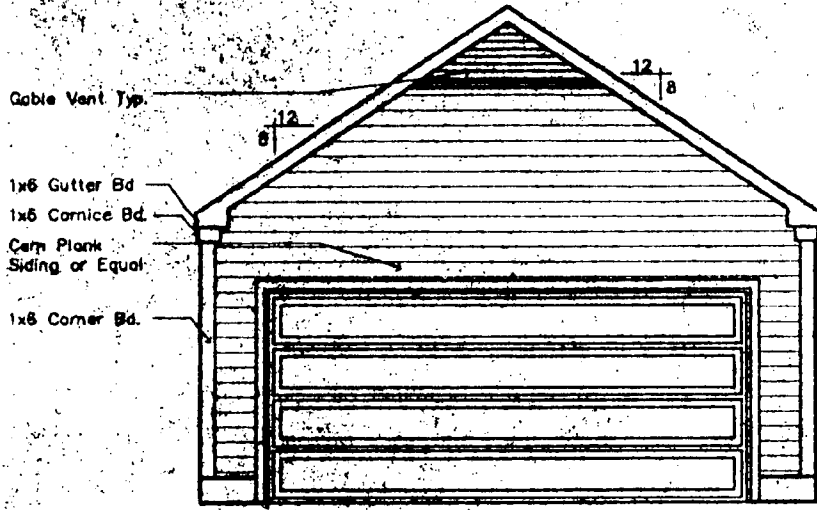


As Approved 7/14/99



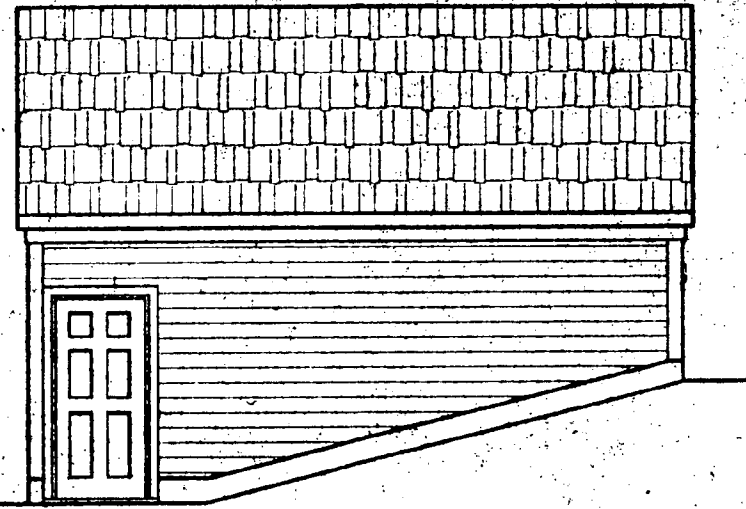
Below  
 Glen Infillis: Garage Plan & Elevs.  
 6.16.99





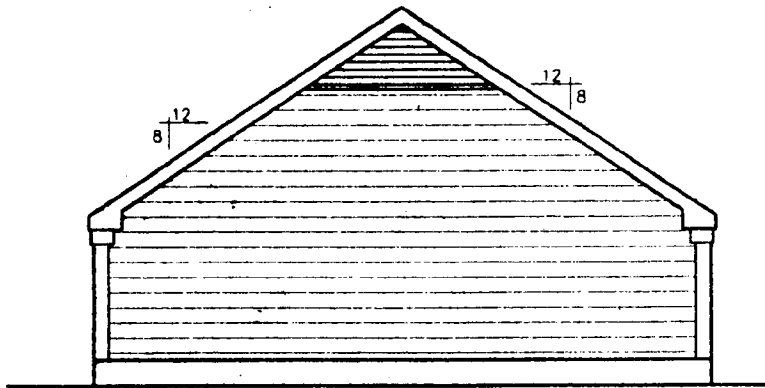
**GARAGE FRONT ELEV (LOTS 26)**

$1/4" = 1'-0"$



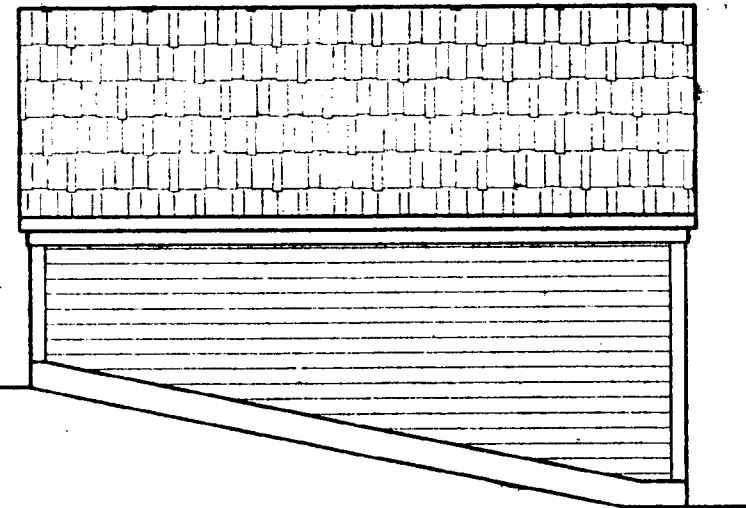
**GARAGE RIGHT ELEV (LOTS 27)**

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**GARAGE REAR ELEV (LOTS 27)**

$1/4" = 1'-0"$



**GARAGE LEFT ELEV (LOTS 27)**

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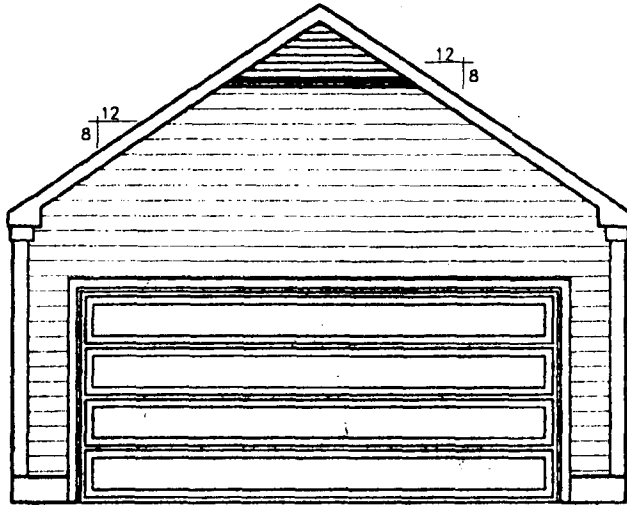
Proposed - 9803 Hollow Glen

Gable Vent Typ.

1x6 Gutter Bd  
1x6 Cornice Bd.

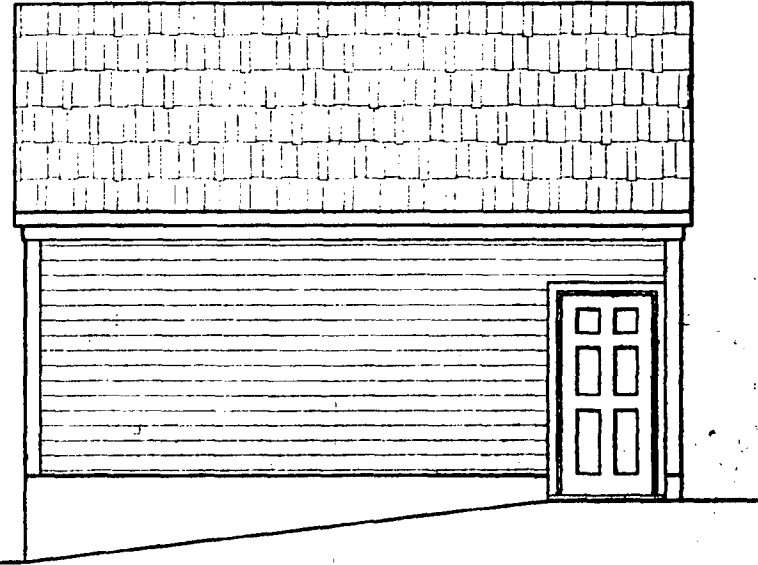
Cem Plank  
Siding or Equal

1x6 Corner Bd.



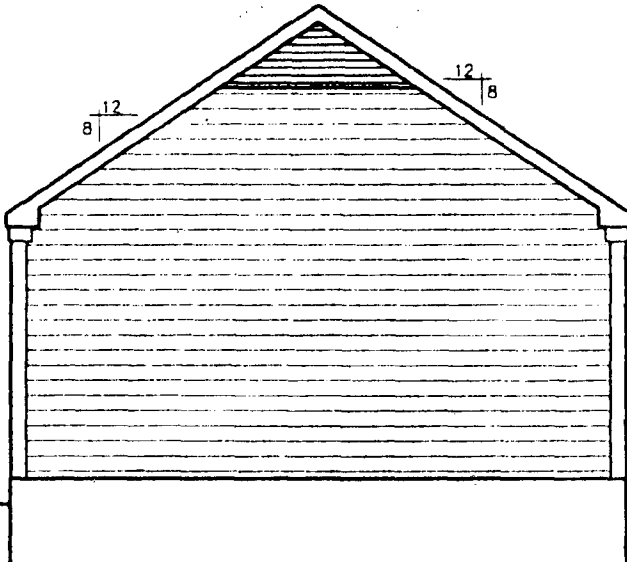
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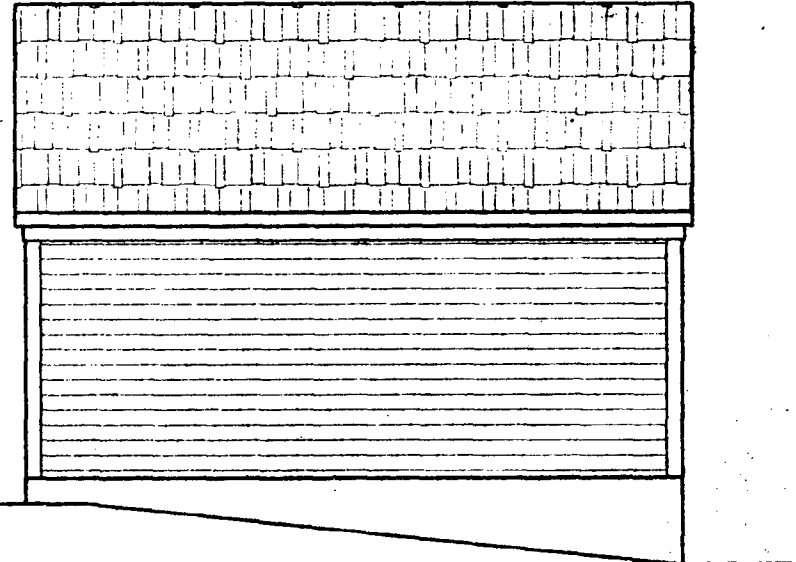
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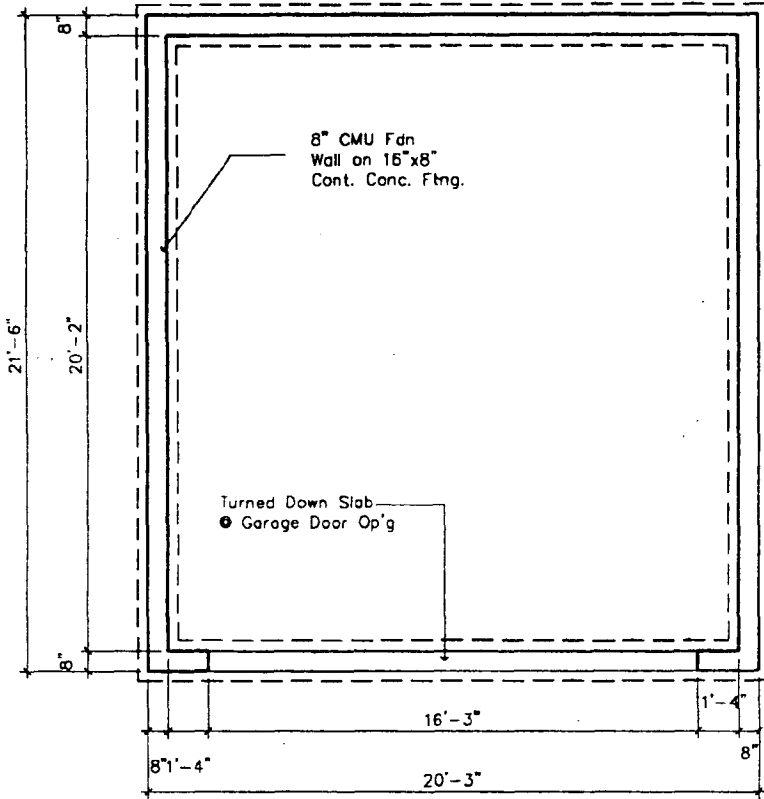


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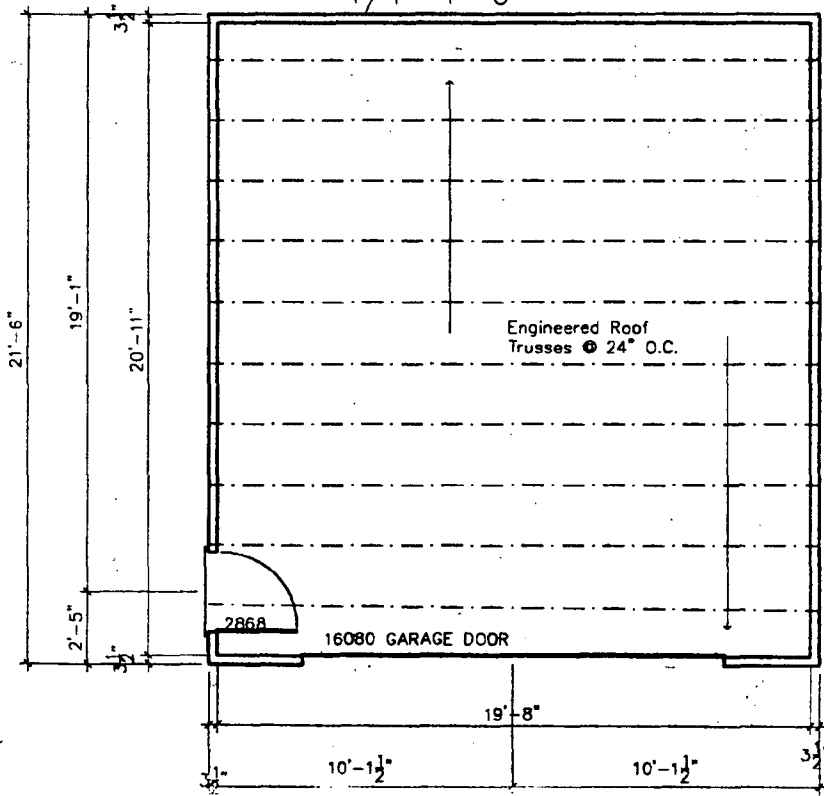
12

Proposed - 980 S Hollow Glen



GARAGE FOOTER PLAN (LOT 26)

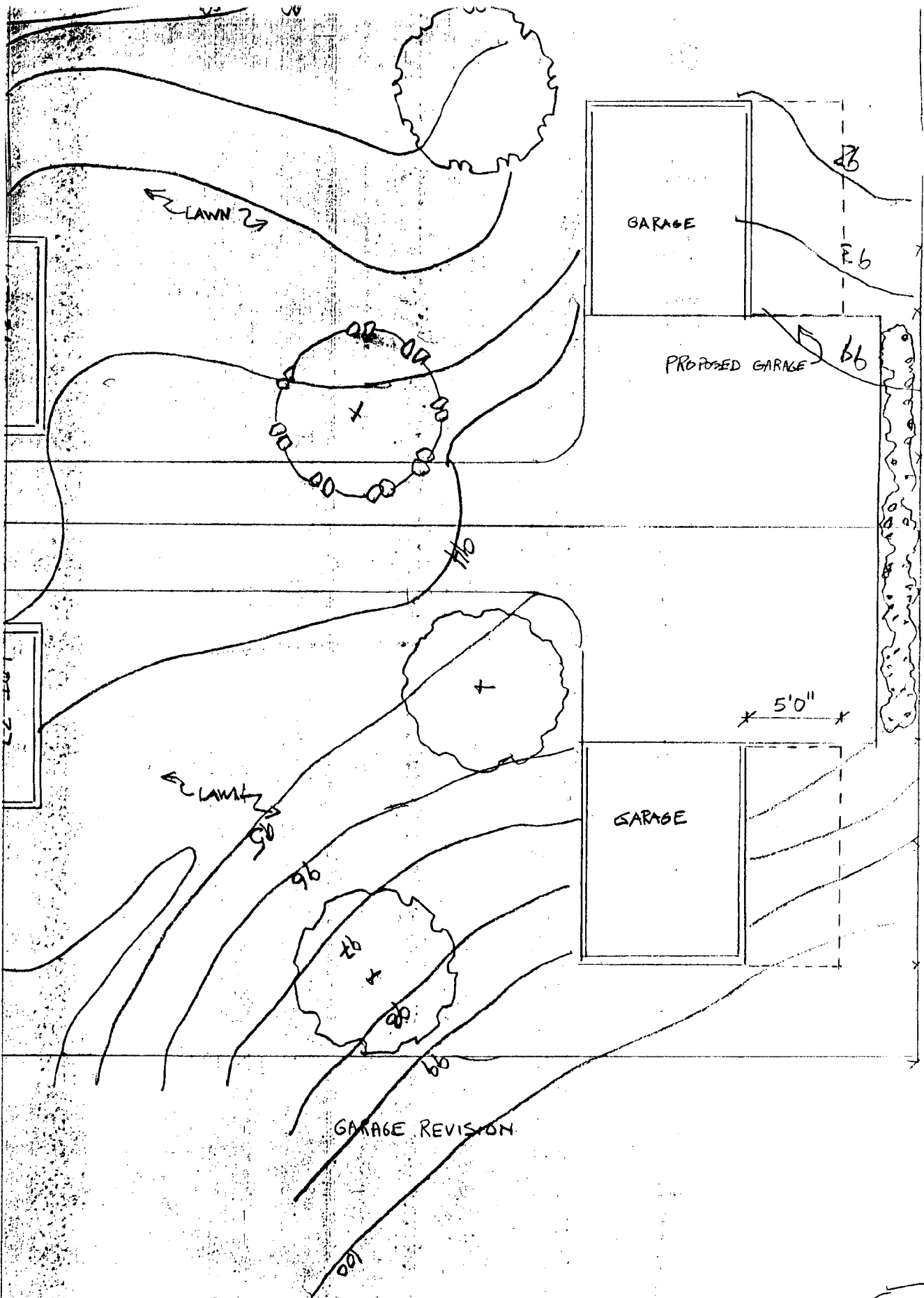
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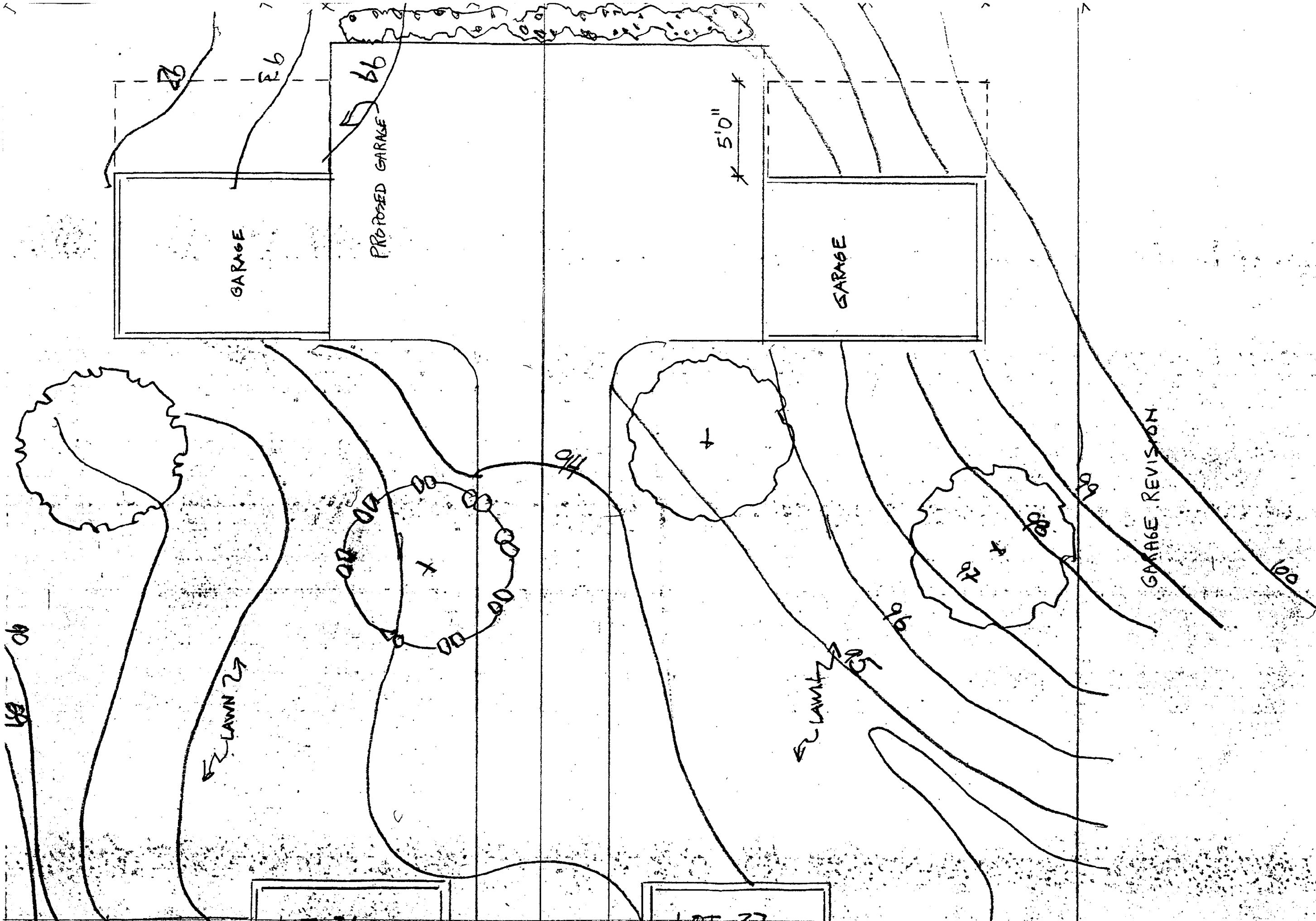
GARAGE INCREASES  
FROM 15'9" TO 20'3"  
TOTAL 4'6"

Proposed

13

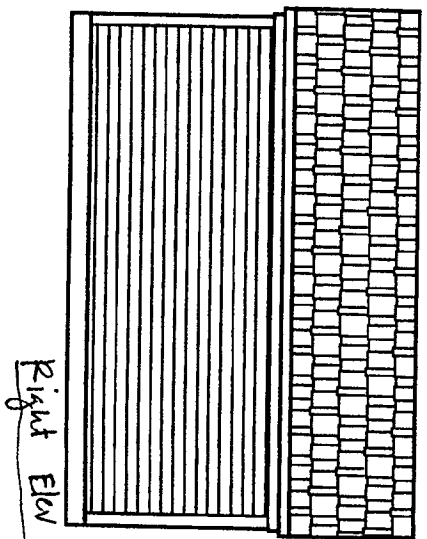
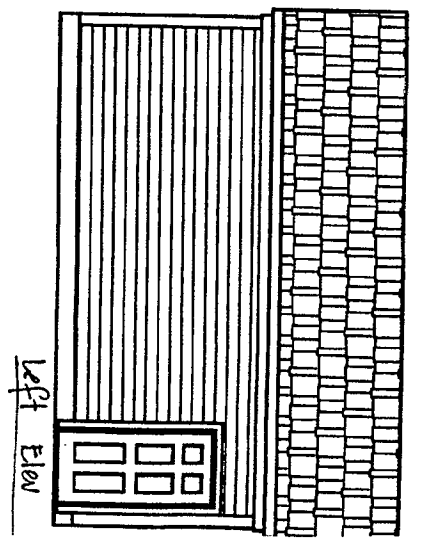
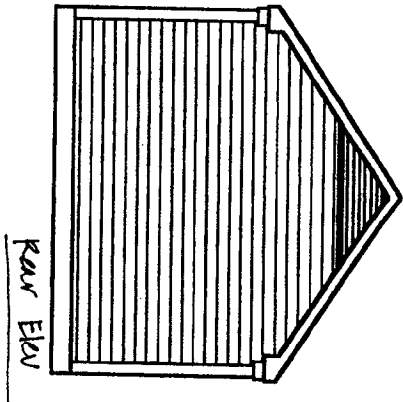
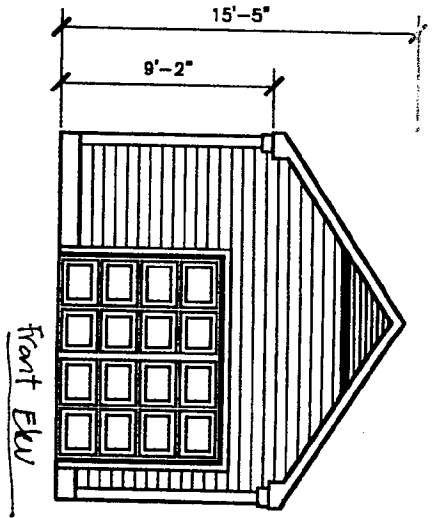
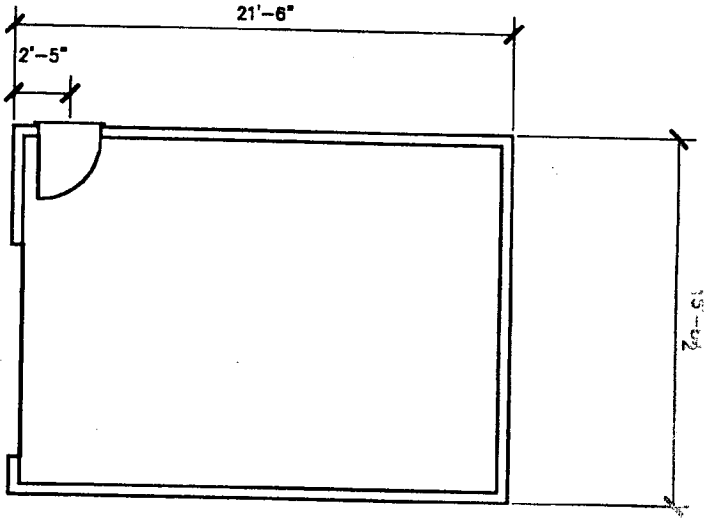






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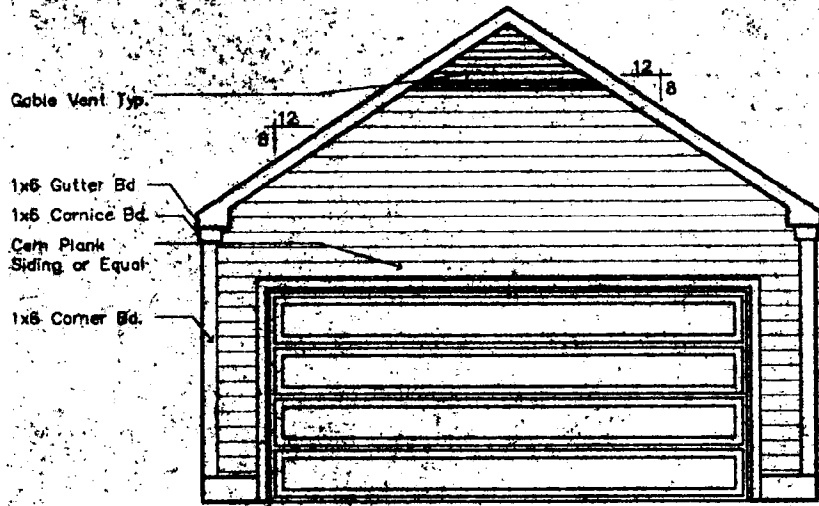
Hollow  
Sken Infills: Garage  
Plan & Elev.  
6.16.99



As Approved 7/14/99

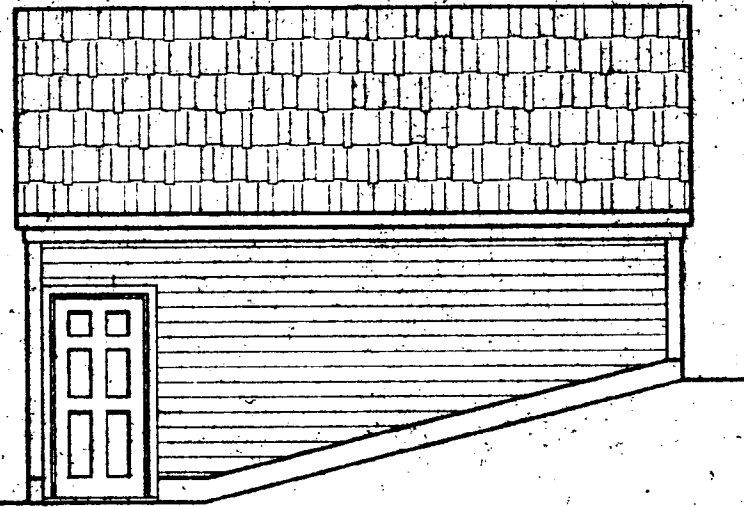






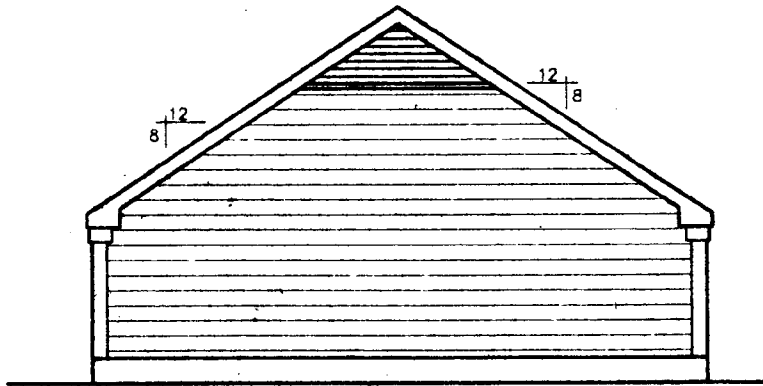
**GARAGE FRONT ELEV (LOTS 26)**

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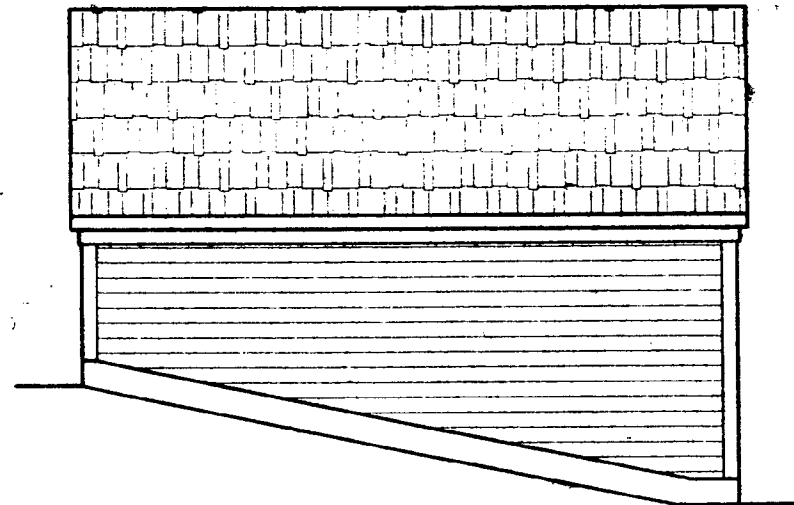
**GARAGE RIGHT ELEV (LOTS 27)**

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**GARAGE REAR ELEV (LOTS 27)**

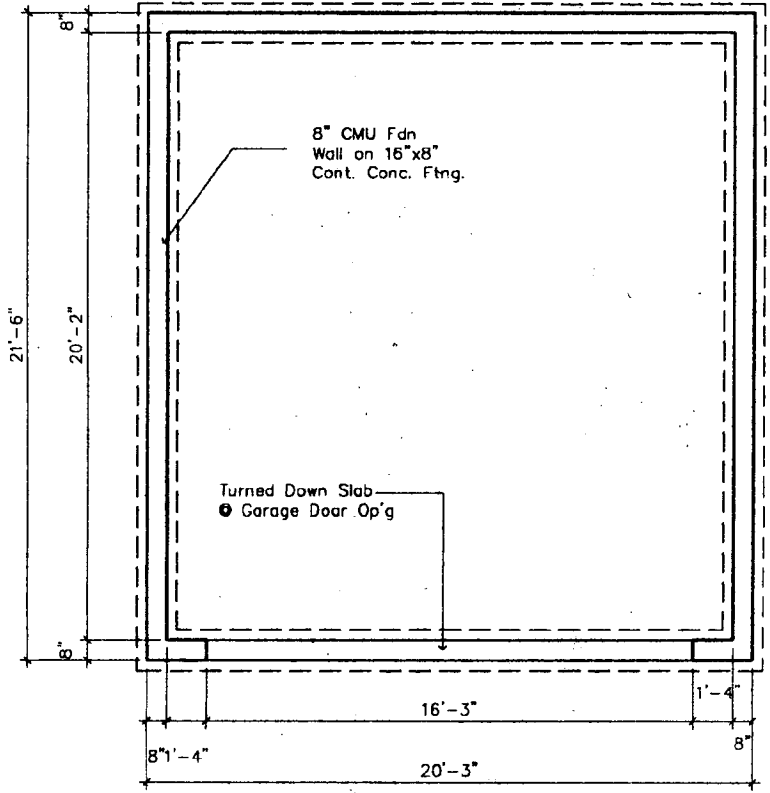
$1/4" = 1'-0"$



**GARAGE LEFT ELEV (LOTS 27)**

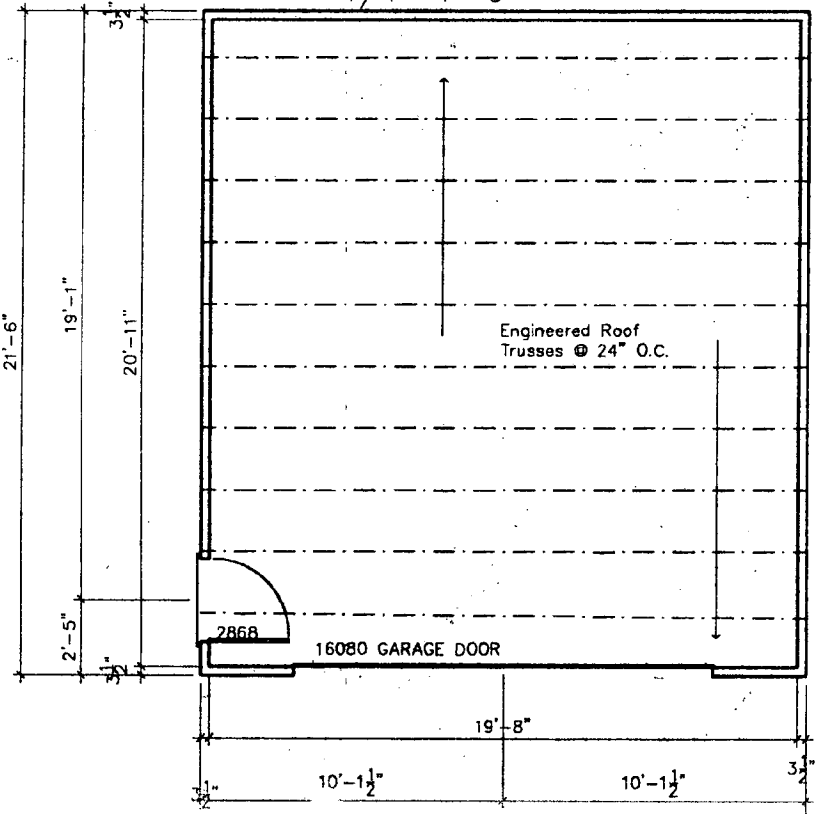
$1/4" = 1'-0"$

Proposed - 9803 Hollow Glen



**GARAGE FOOTER PLAN (LOT 26)**

1/4" = 1'-0"



GARAGE INCREASES  
FROM 15'9" TO 20'3"  
TOTAL 4'6"

*Proposed*

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Note: The Historic Home renovation and expansion will

*Pat & Ronald*

Thank you -

property -

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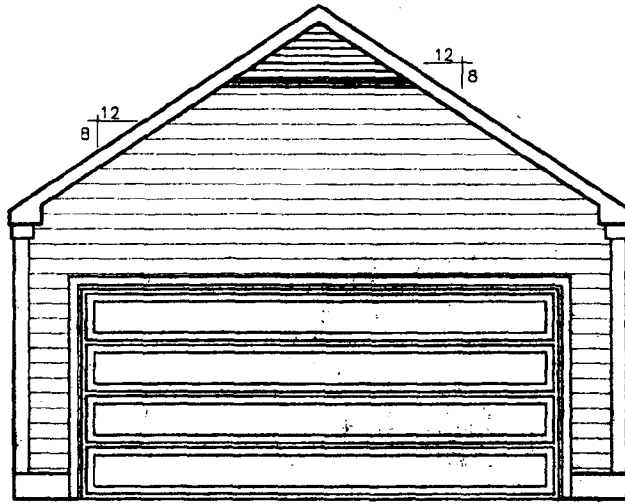
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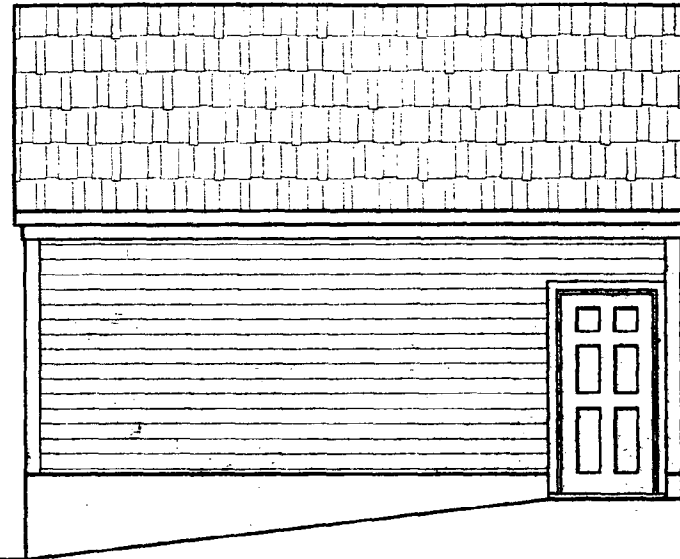
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Siding or Equal

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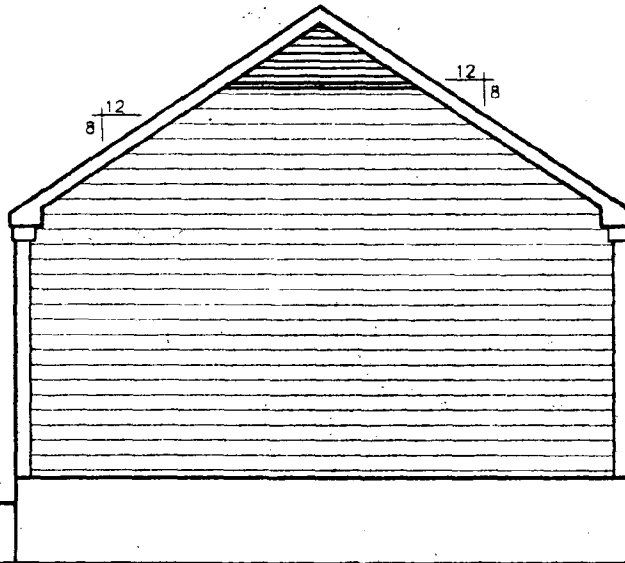
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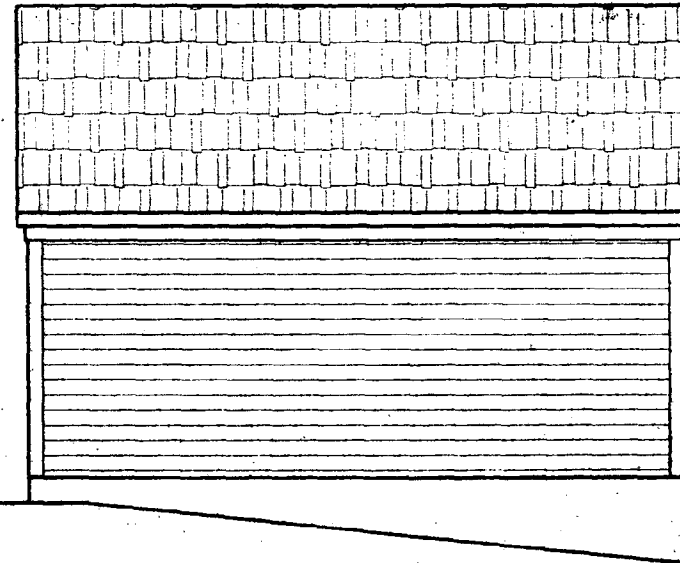
**GARAGE LEFT ELEV (LOTS 26)**

$1/4" = 1'-0"$



**GARAGE REAR ELEV (LOTS 26)**

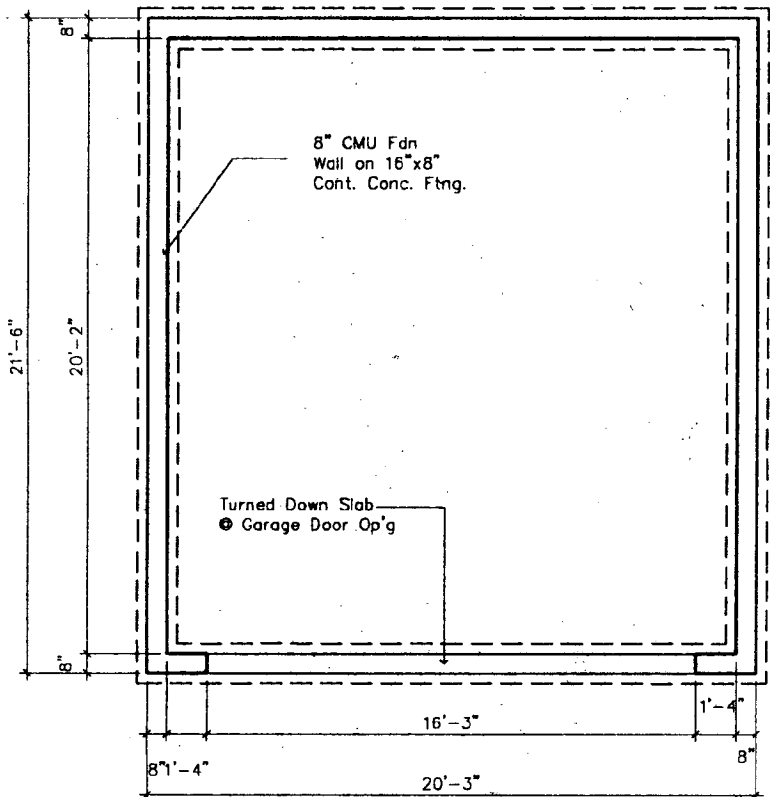
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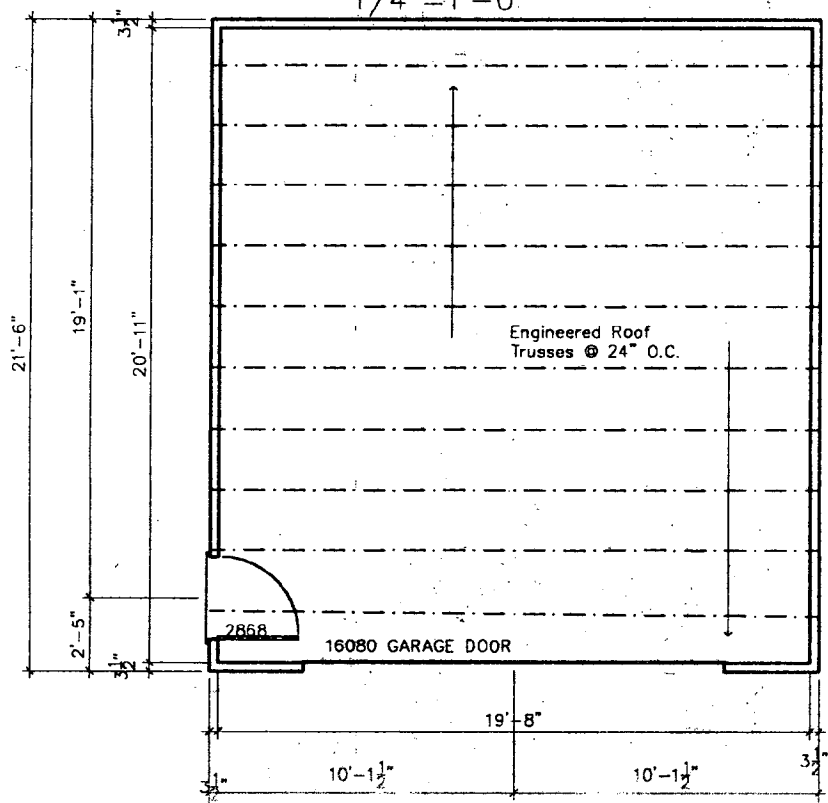
Proposed - 980 S Hollow Glen

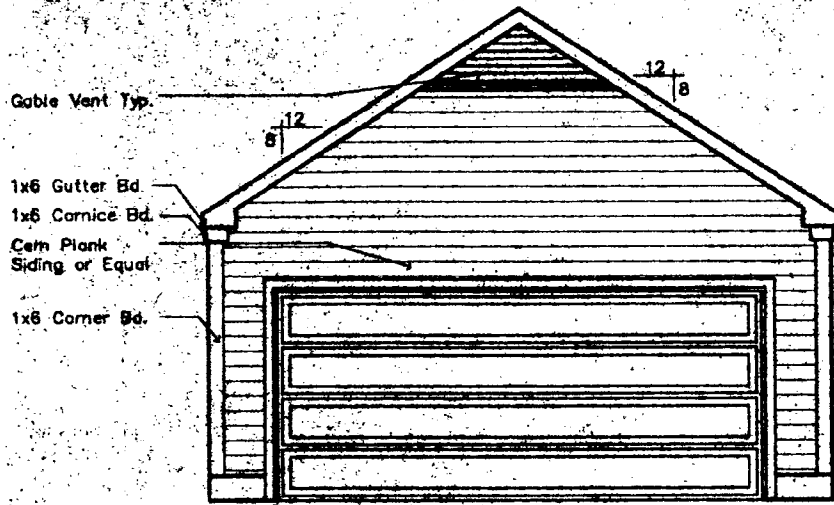


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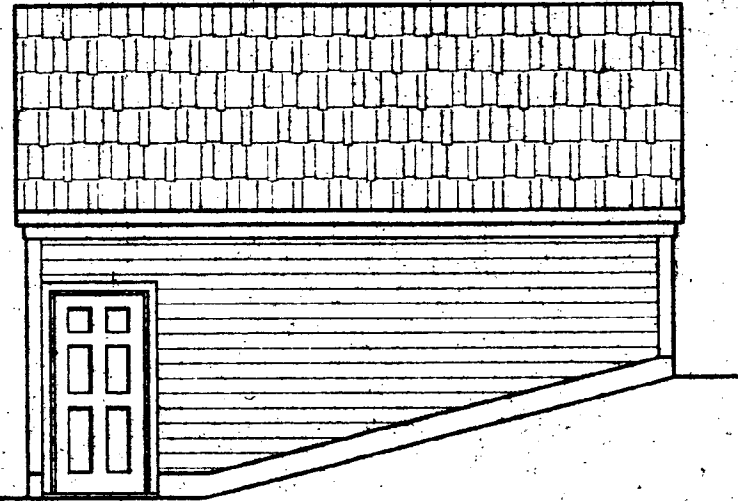
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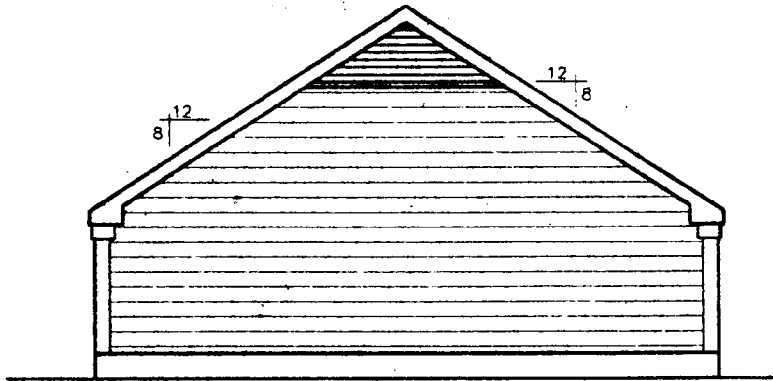
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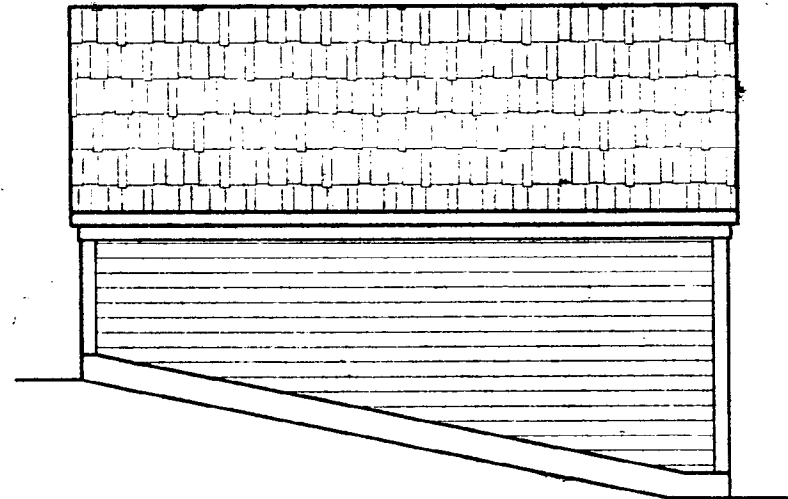
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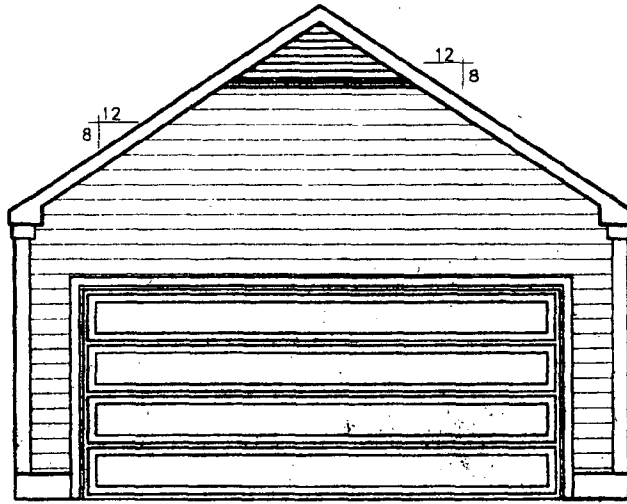
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Gable Vent Typ.

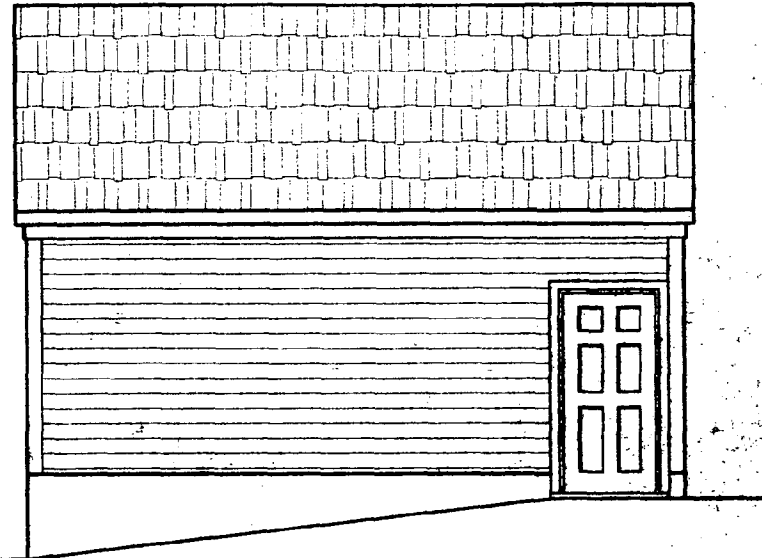
1x6 Gutter Bd  
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Cem Plank  
Siding or Equal

1x6 Corner Bd.



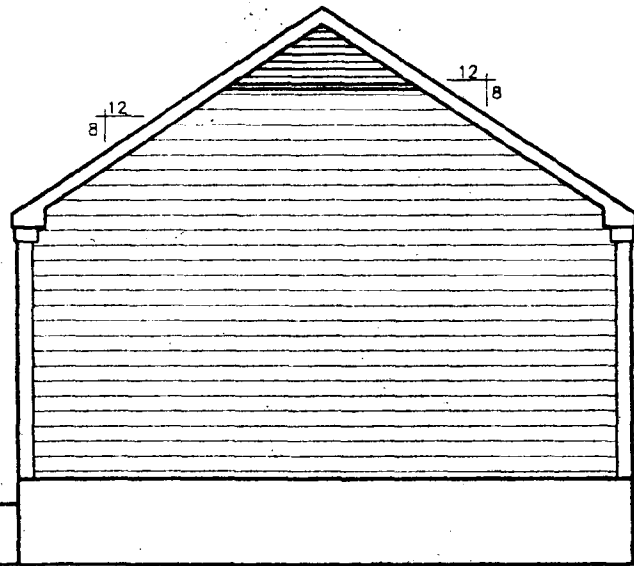
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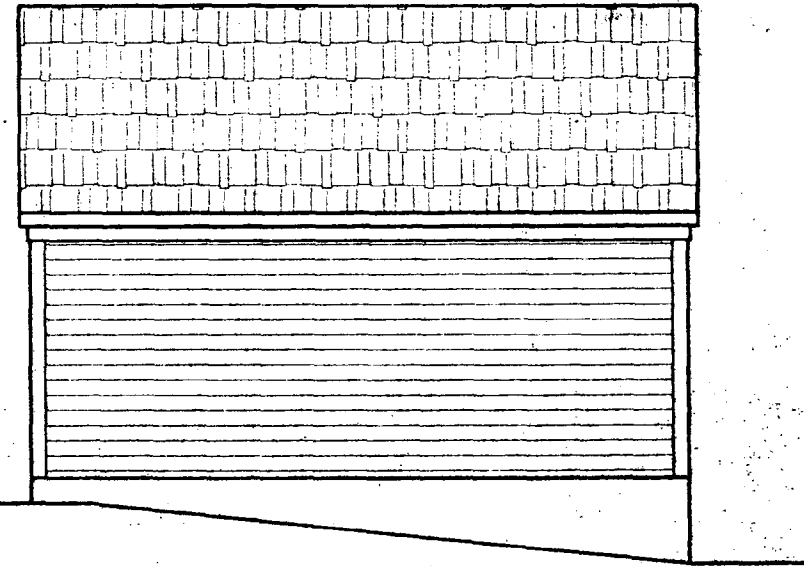
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To: Historic Preservation Commission of Mont. Co.

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PKK would like to make the approved garages (option) 6 or 7' wider to accommodate my buyers needs. The material of garage would stay the same (composite shingles, cement board lap siding). The grading would not be changed significantly from approved plan.

(5)

Since the garages face each other and ~~the~~  
not the street the front elevations would not  
be affected. From Holman Ave the present  
garage will be built into the hill so the additional  
mass will easily be screened by a hedge.

There is a great amount of new house  
construction in the immediate area and to be  
competitive I must be able to offer a two-car  
garage. I believe we can do this with  
little or no negative impact on historic  
property.

Thank you

John F. Keating

Note: The Historic House renovation and expansion will  
be finished this weekend and open to the public

on 2-27-00. I would like to invite the staff

and the Commission members to see the house.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PATRICK KEATING

Daytime Phone No.: 301-370-4281

Tax Account No.: 01003555

Name of Property Owner: PATRICK K. KEATING

Daytime Phone No.: 301-370-4281

Address: 10219 MEREDITH AVE  
Street Number City State Zip Code

Contractor: PATRICK K. KEATING Phone No.: 301-588-5468

Contractor Registration No.: 36735

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 9805 Street: HOLLOW GLEN PLACE

Town/City: SILVER SPRING Nearest Cross Street: HOLMAN AVE

Lot: 26 Block: 17 Subdivision: FOREST GLEN

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 200,000

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line
  - Entirely on land of owner
  - On public right of way/easement

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

Patrick Keating  
Signature of owner or authorized agent

6-28-99  
Date

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

PKK proposes to build two new houses on vacant lots next to 2411 Holman Ave. The two lots are overgrown w/ a few large trees on the perimeter, most notably a White Oak at front of property which will be protected during construction. 2411 Holman Ave. is an historic residence - decline and PKK has purchased property and has plans approved to construct an addition to the rear and rehabilitate the historic res. We have worked w/ HPC (Jerry) and HPC commission to develop the new house plans to be complimentary to historic res.

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

The historic residence and the two lots face west and sit on a hill. The new houses will use a wide front porch and simple elegant detailing, six over one windows w/ simply adorned window heads and 6" lap siding cased to abate window heads and below porches. The new houses together w/ 2411 renovation will rehabilitate and raise property value in district.

2. **SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

**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. Nunnally 2500 Holman Avenue
3. Gale Osborne 9809 Hollow Glen Road

I will deliver the application package first thing Monday morning.

Sincerely,

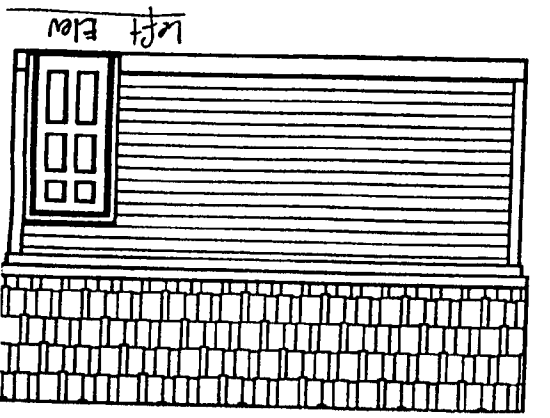
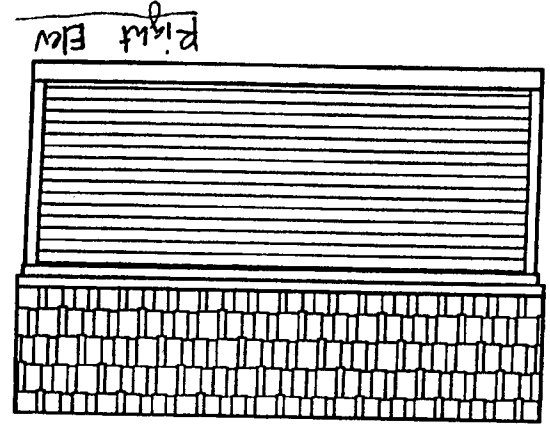
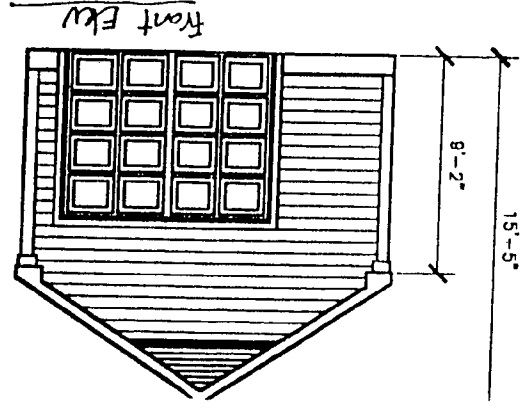
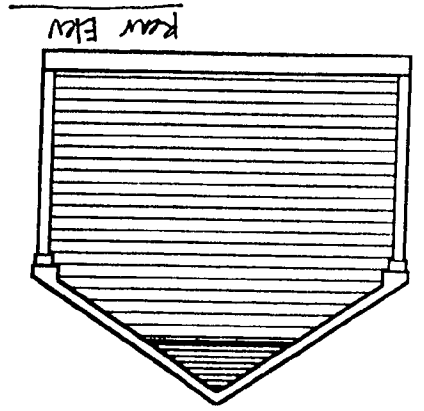
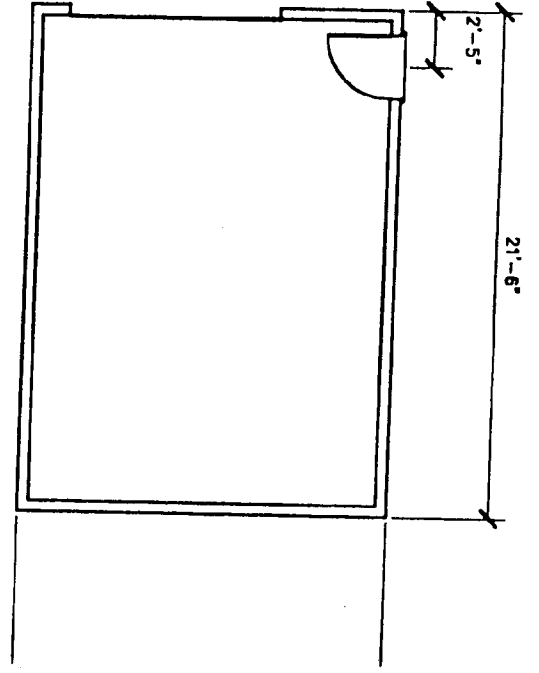
Patrick Keating

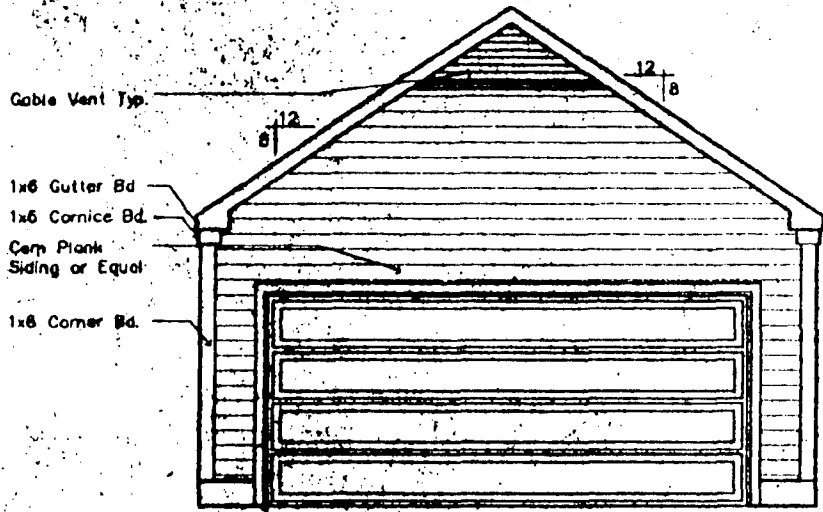


(1)

As Approved 7/14/29

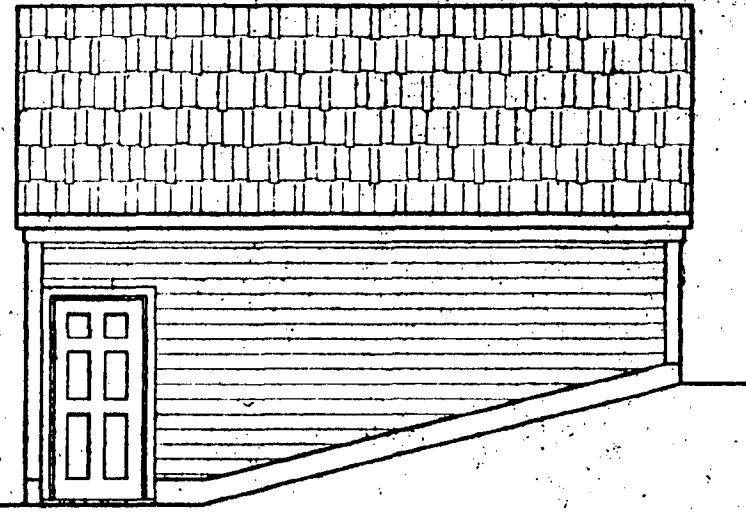
Below Glen Mills: Garage Plan & Elevs.  
6.16.93





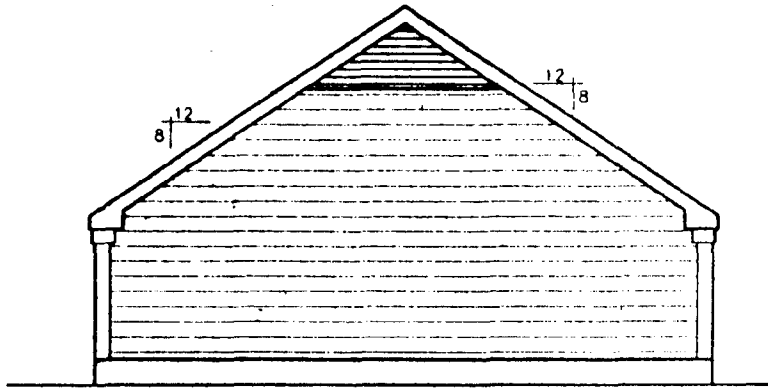
**GARAGE FRONT ELEV (LOTS 26)**

1/4" = 1'-0"



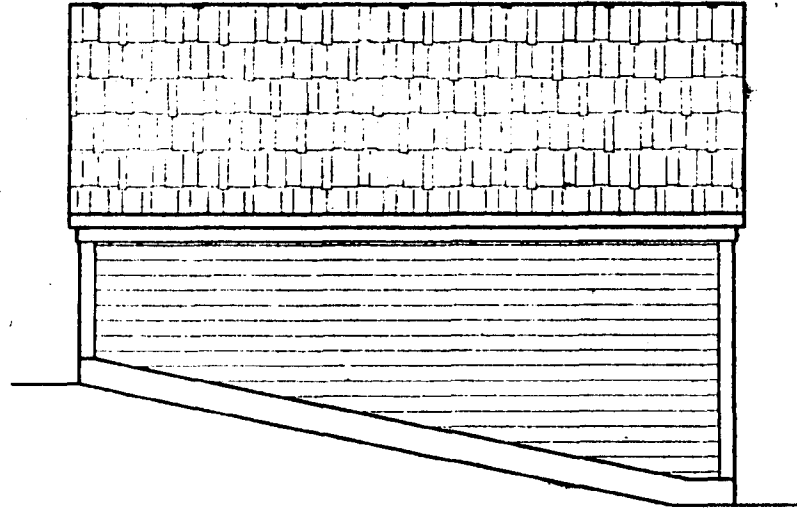
**GARAGE RIGHT ELEV (LOTS 27)**

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**GARAGE REAR ELEV (LOTS 27)**

1/4" = 1'-0"



**GARAGE LEFT ELEV (LOTS 27)**

1/4" = 1'-0"

Proposed - 9803 Hollow Glen



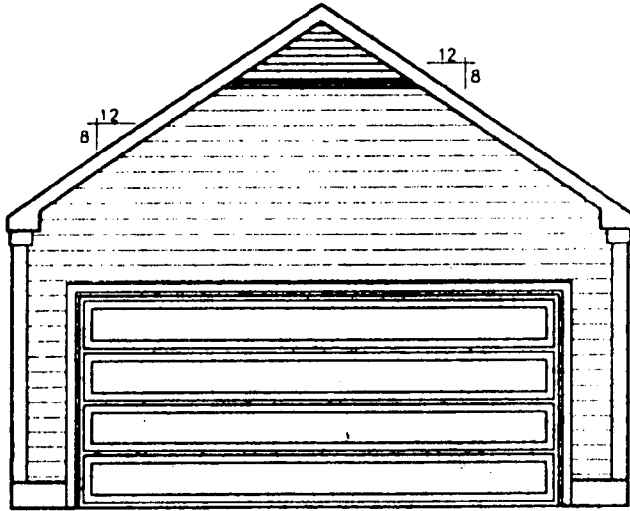
Gable Vent Typ.

1x6 Gutter Bd

1x6 Cornice Bd

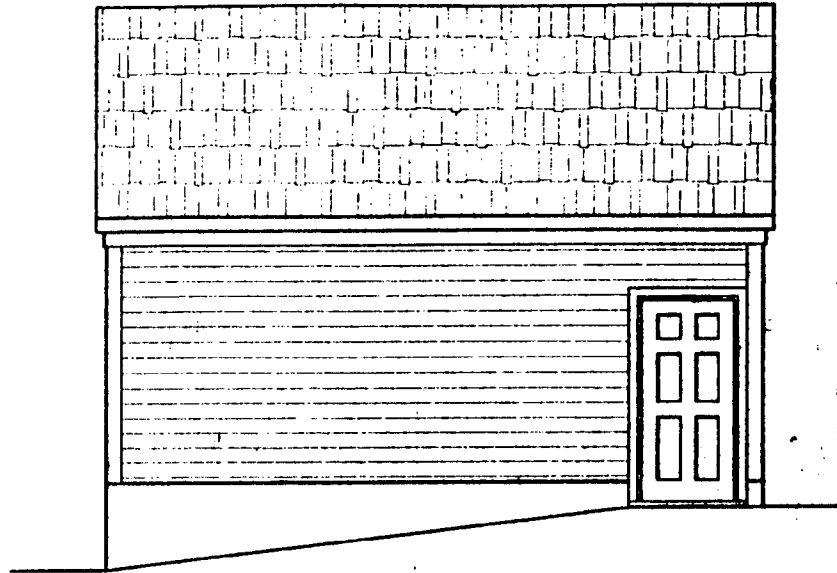
Cem Plank  
Sliding or Equal

1x6 Corner Bd.



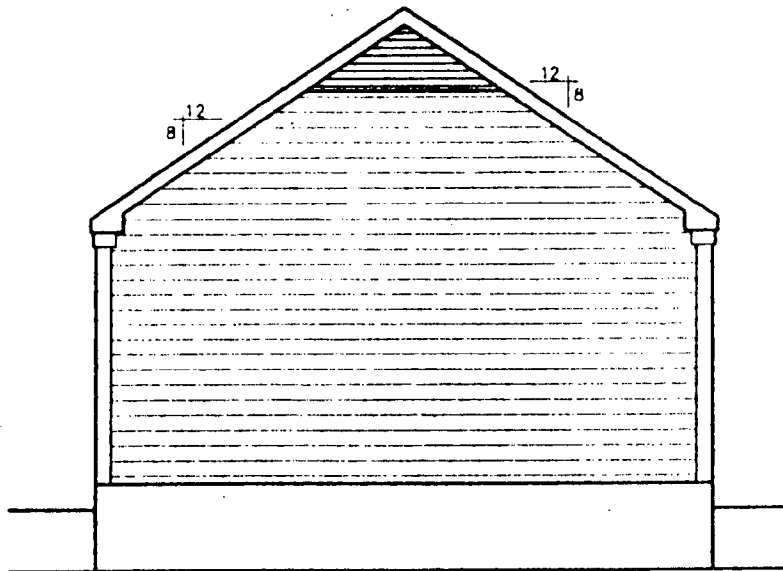
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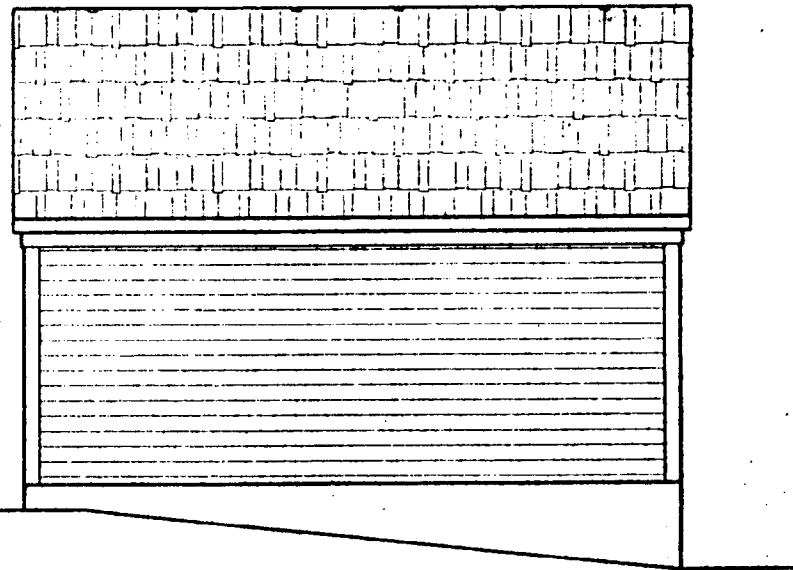
**GARAGE LEFT ELEV (LOTS 26)**

$1/4" = 1'-0"$



**GARAGE REAR ELEV (LOTS 26)**

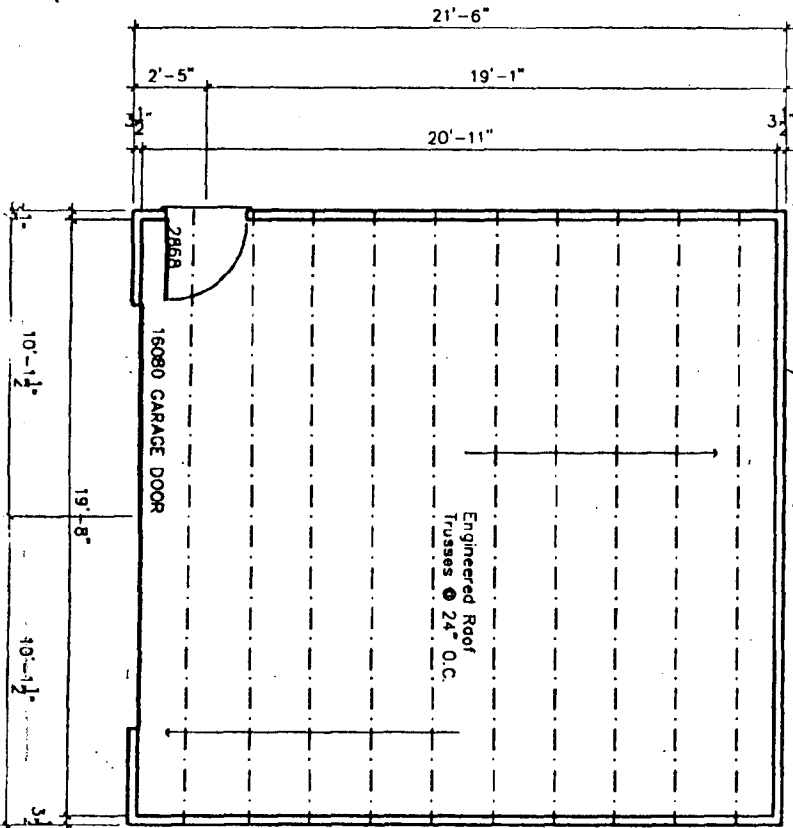
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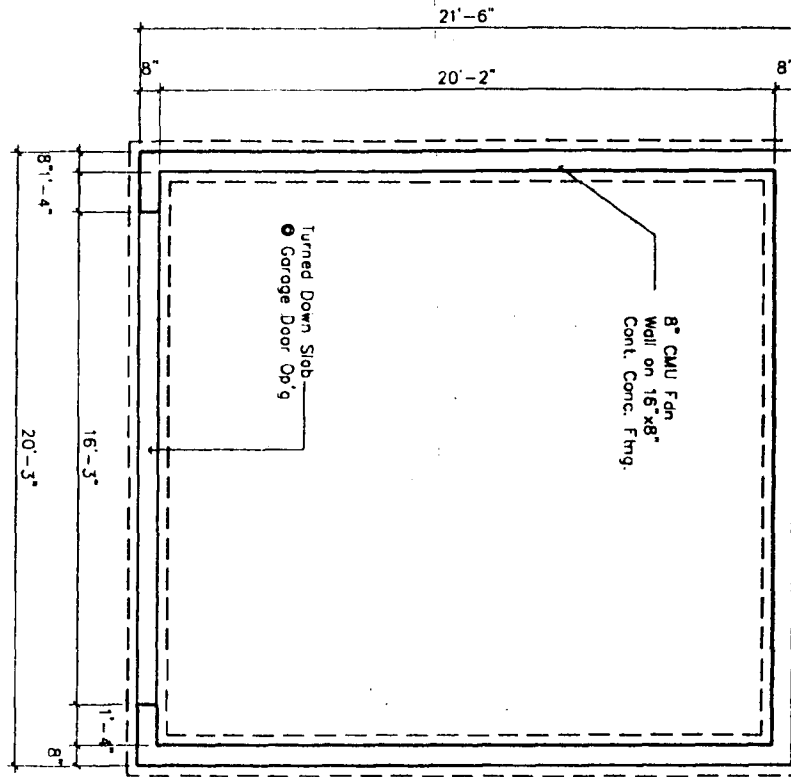
**GARAGE RIGHT ELEV (LOTS 26)**

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Proposed - 980 S Hollow Glen



GARAGE FOOTER PLAN (LOT 26)  
 1/4" = 1'-0"

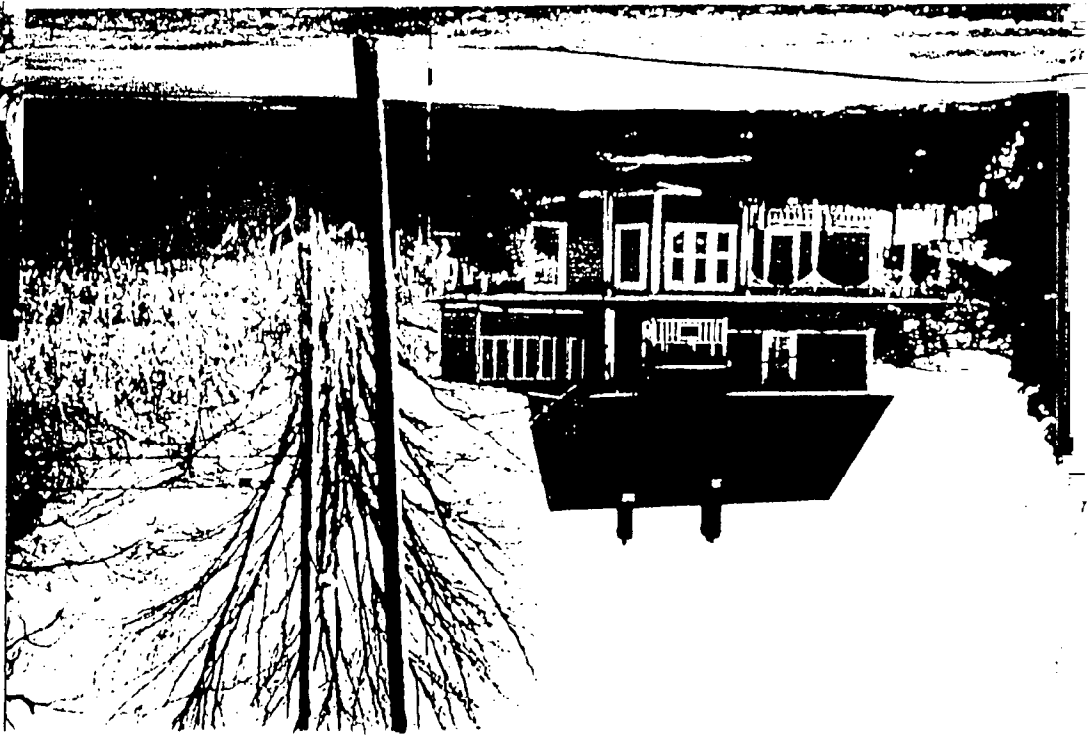


GARAGE INCREASES

FROM 15'9" TO 20'3"

TOTAL 4'6"

Proposed



PATRICK K. KEATING  
Construction Contractor  
10219 Meredith Avenue  
Silver Spring, Maryland 20910  
301-588-5468

①

Fax for Perry.

2-23-00

To: Historic Preservation Commission of Mont. Co.

PKK put Historic Residence and new houses in Forest Glen on the market on 2-18-00. The approved garage is an option w/ Historic houses but <sup>garage</sup> is part of the new house package. The approved garage for new houses is now 1 1/2 car garage and PKK would like to offer a 2 car garage as an option. The interested buyers have said that in order to purchase new house, a two car garage would be needed.

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Printed and Mailed on 2/23/00

and the Commission members to see the house.

on 2-17-00. I would like to write the staff

He finished the weekend and open to the public

Note: The Historic Home restoration and expansion will

Pat & Kelley

Thank you

property

little or no negative impact on historic

garage. I believe we can do this with

competition I must be able to offer a two-car

structure in the immediate area and to be

There is a great amount of new home

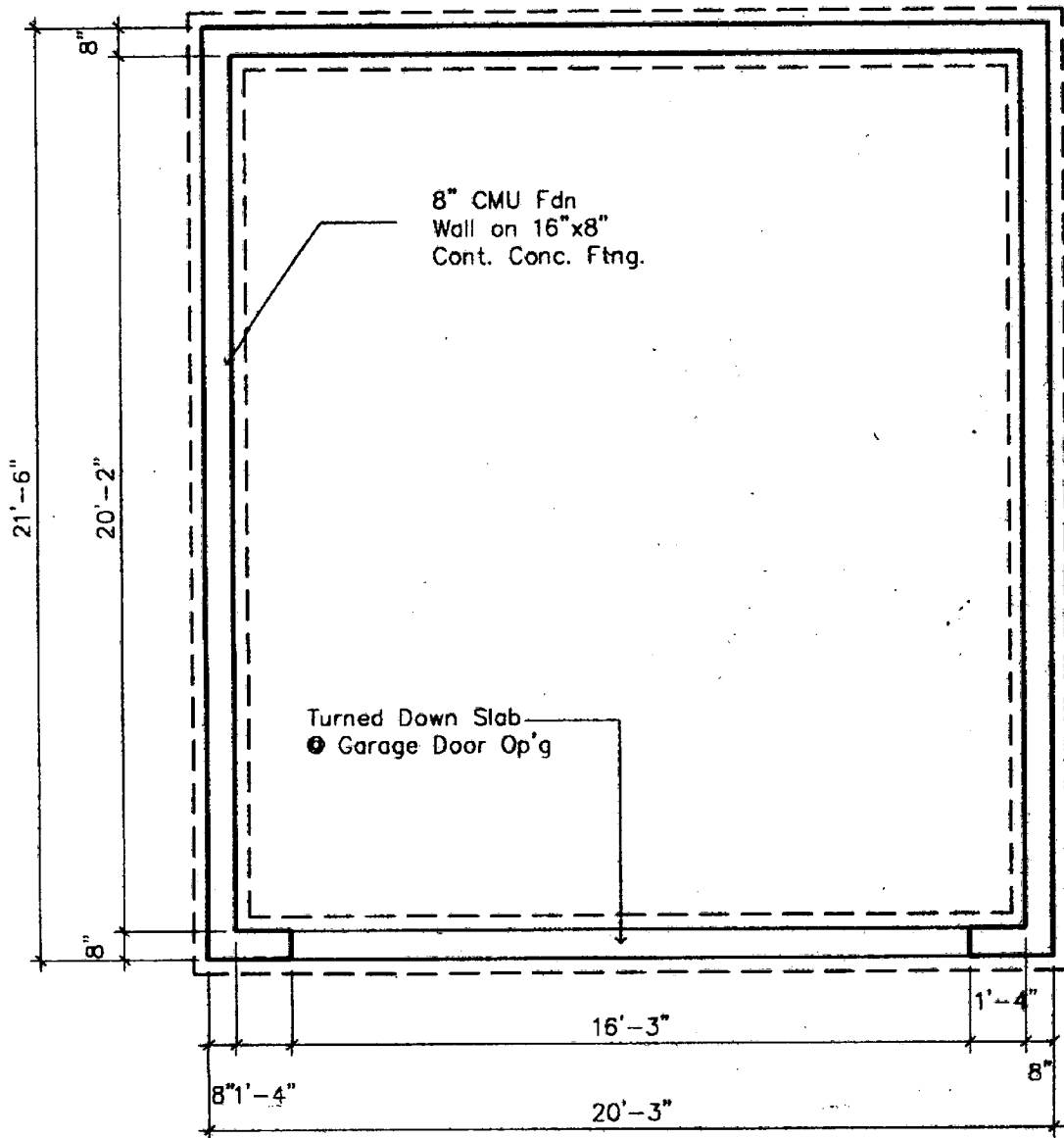
more will easily be covered by a hedge.

garage will be built into the hill as the additional

he offered. Even when are the nearest

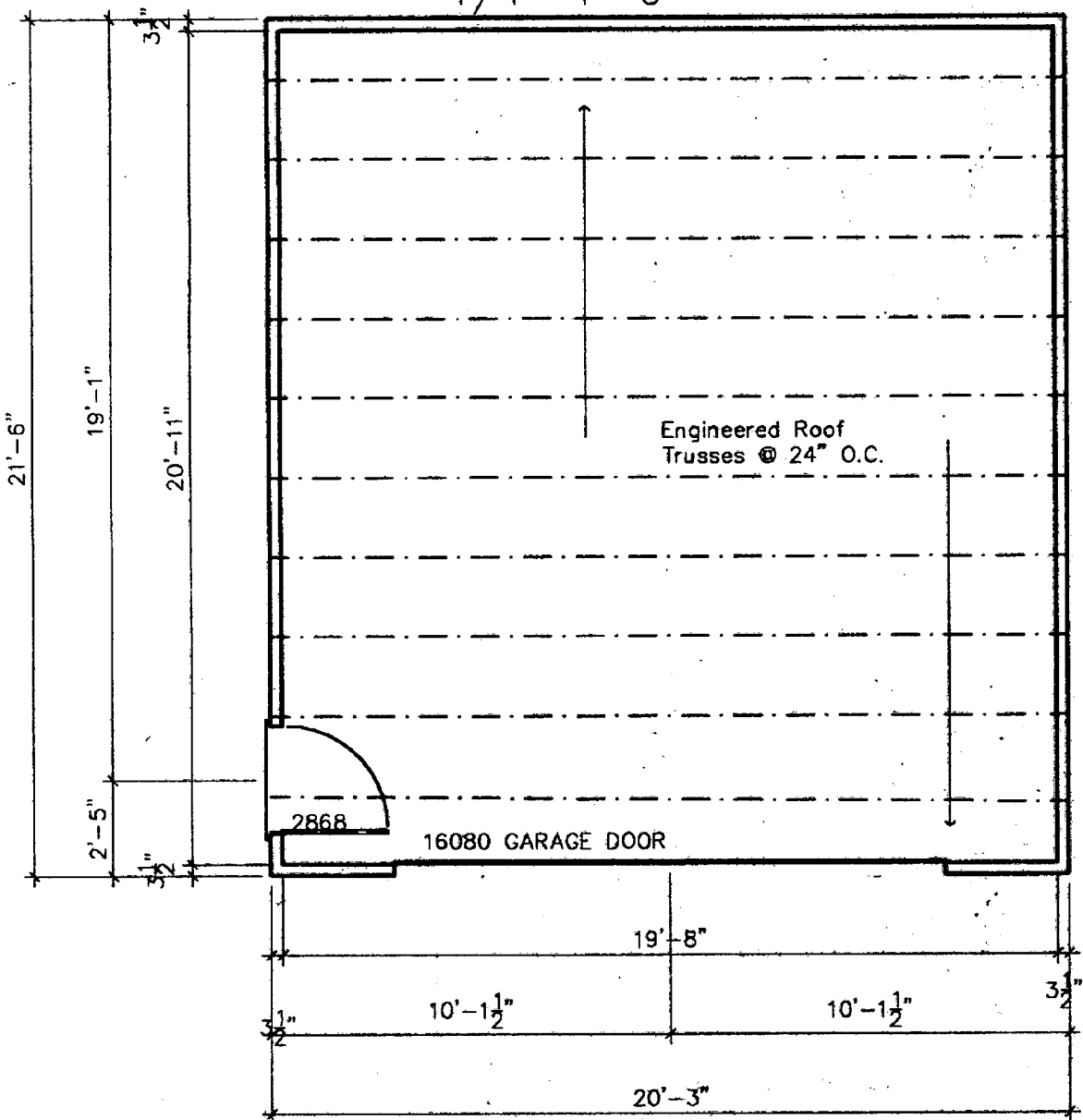
not the street the front elevations would not

Since the garage face back then outside



**GARAGE FOOTER PLAN (LOT 26)**

1/4" = 1'-0"



**GARAGE PLAN (LOT 26)**

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GARAGE INCREASES  
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TOTAL 4'6"

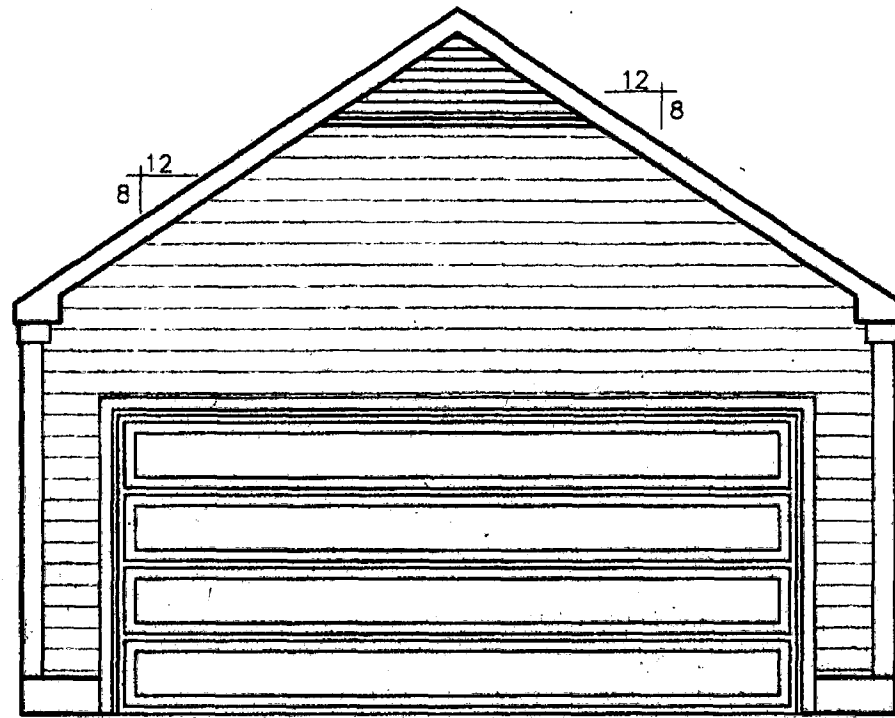
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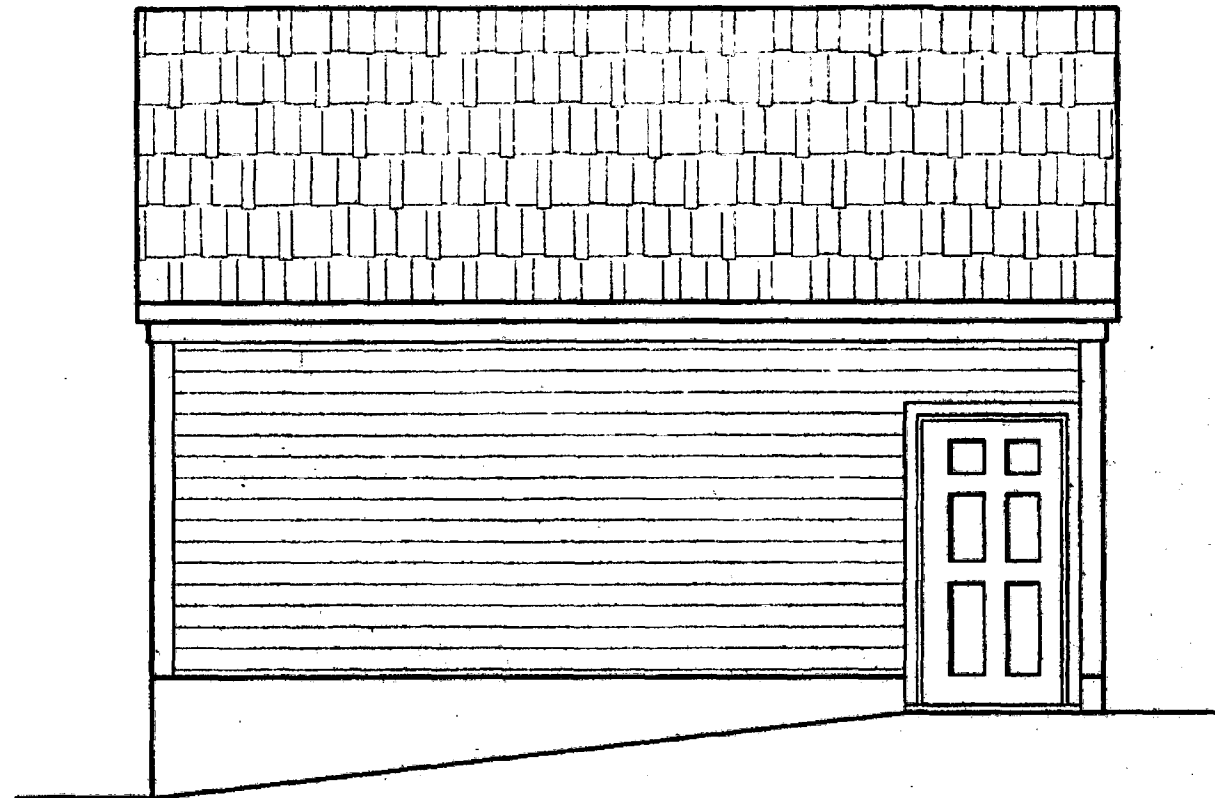
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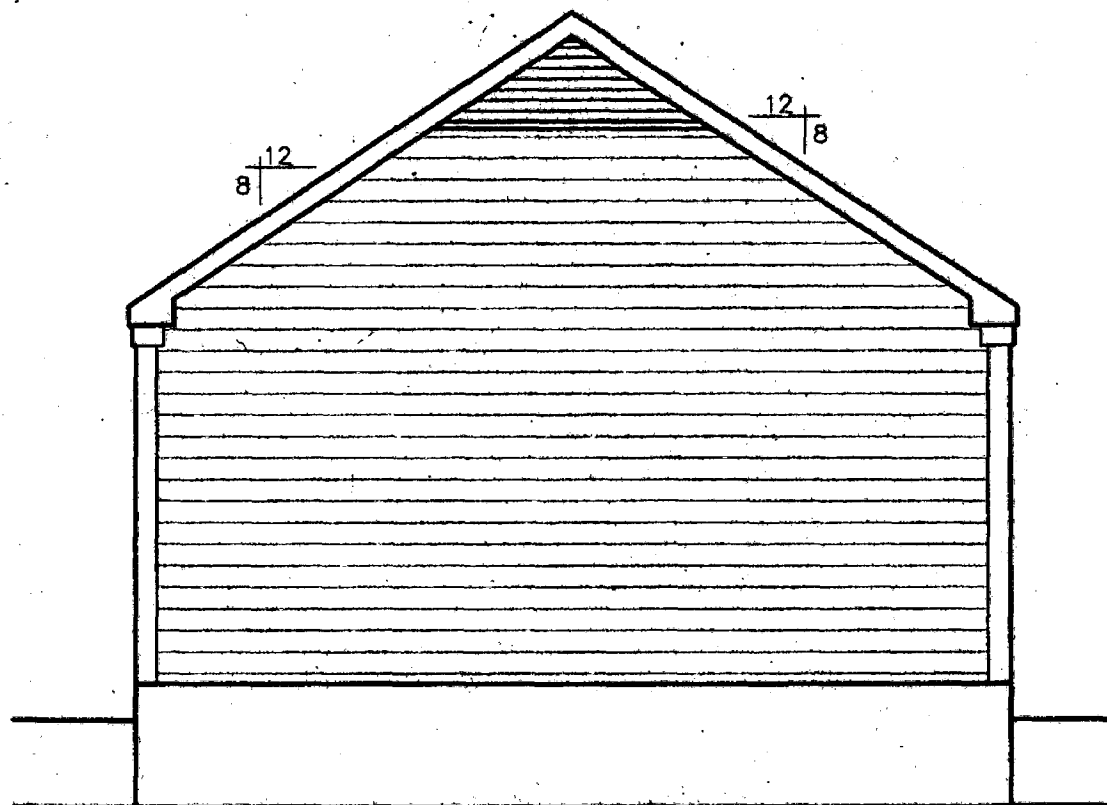
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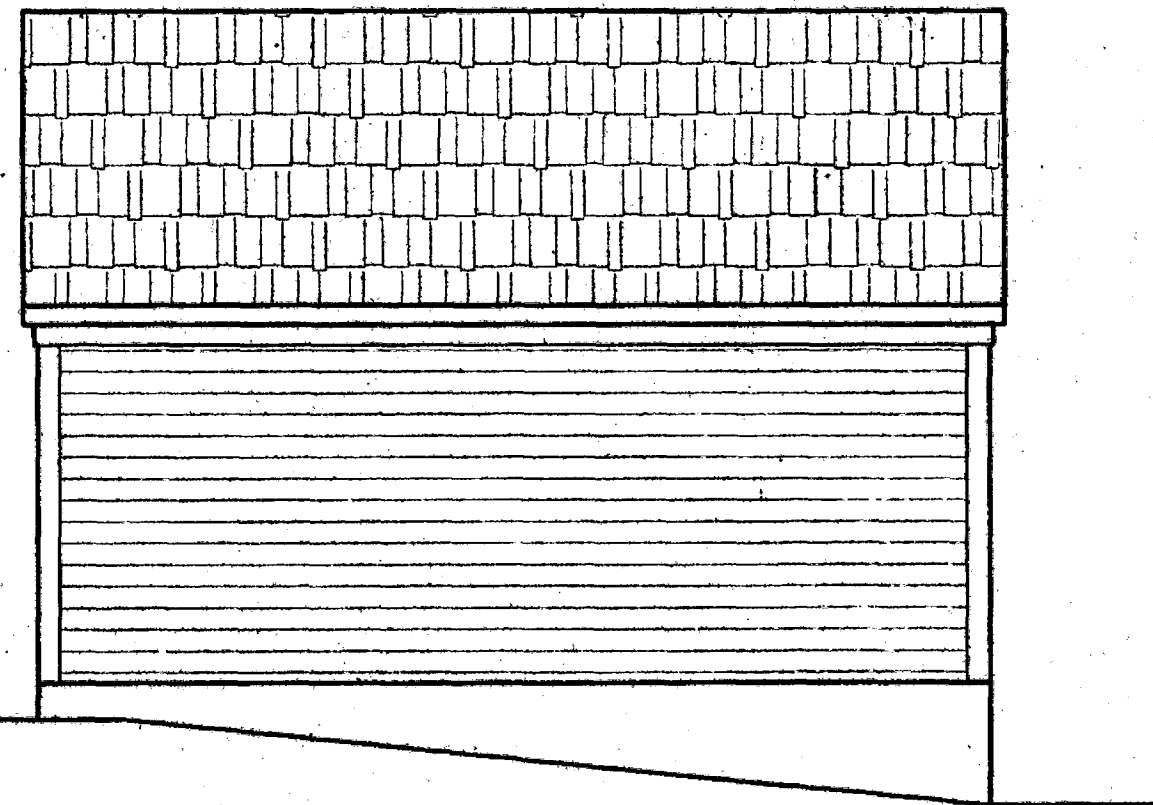
**GARAGE LEFT ELEV (LOTS 26)**

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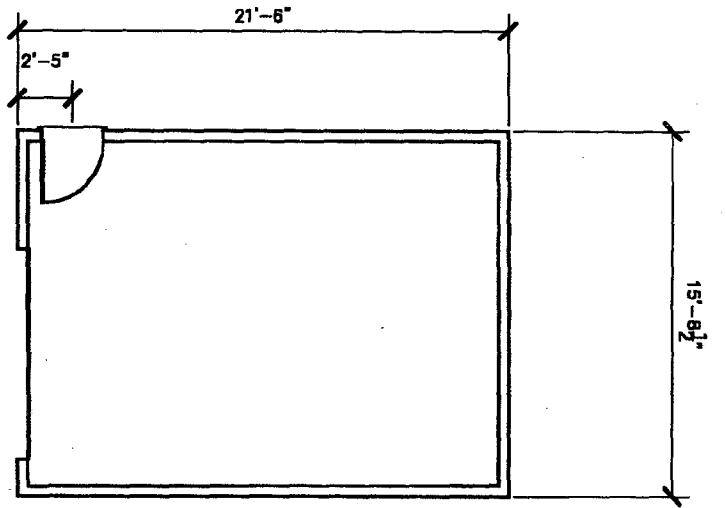
**GARAGE REAR ELEV (LOTS 26)**

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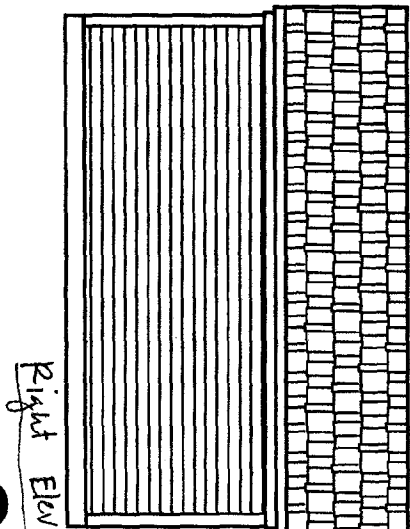
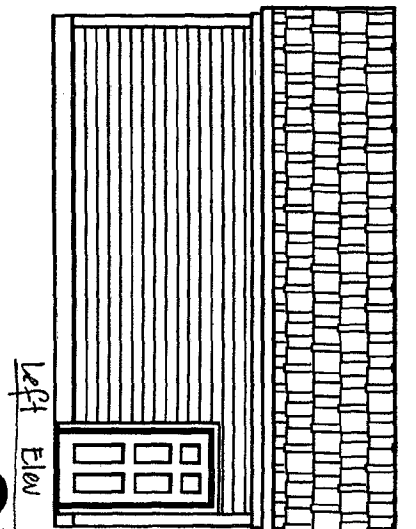
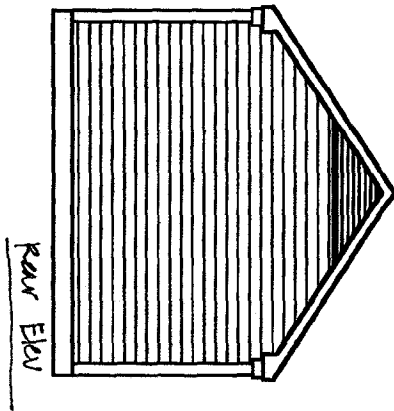
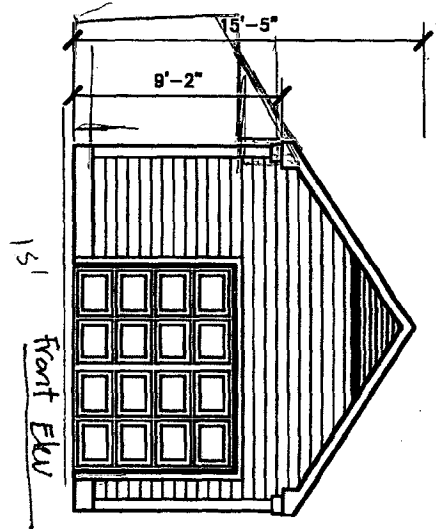
**GARAGE RIGHT ELEV (LOTS 26)**

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Hollow  
 Glen Infills: Garage  
 Plan & Elev.

6/6/99



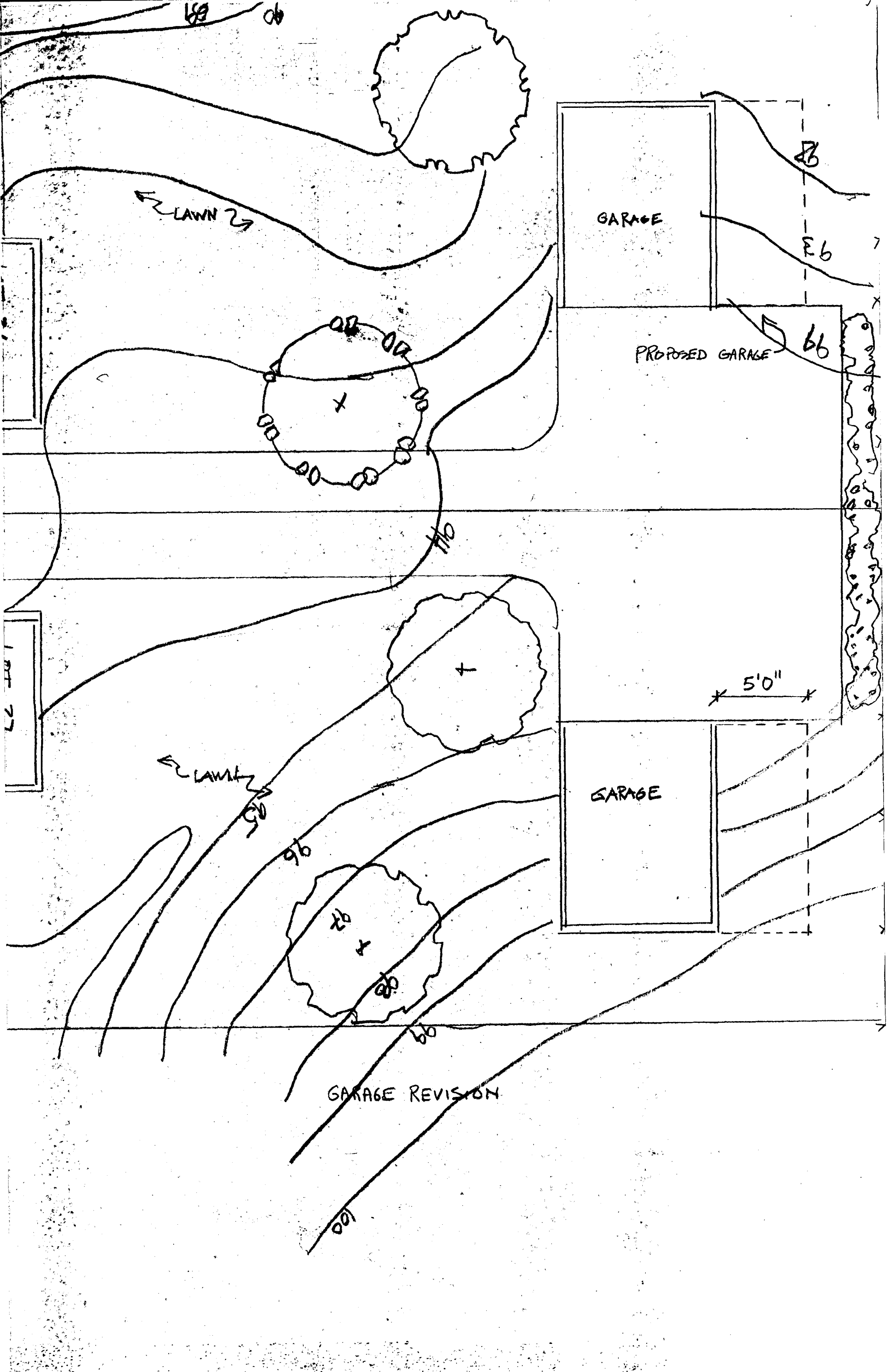
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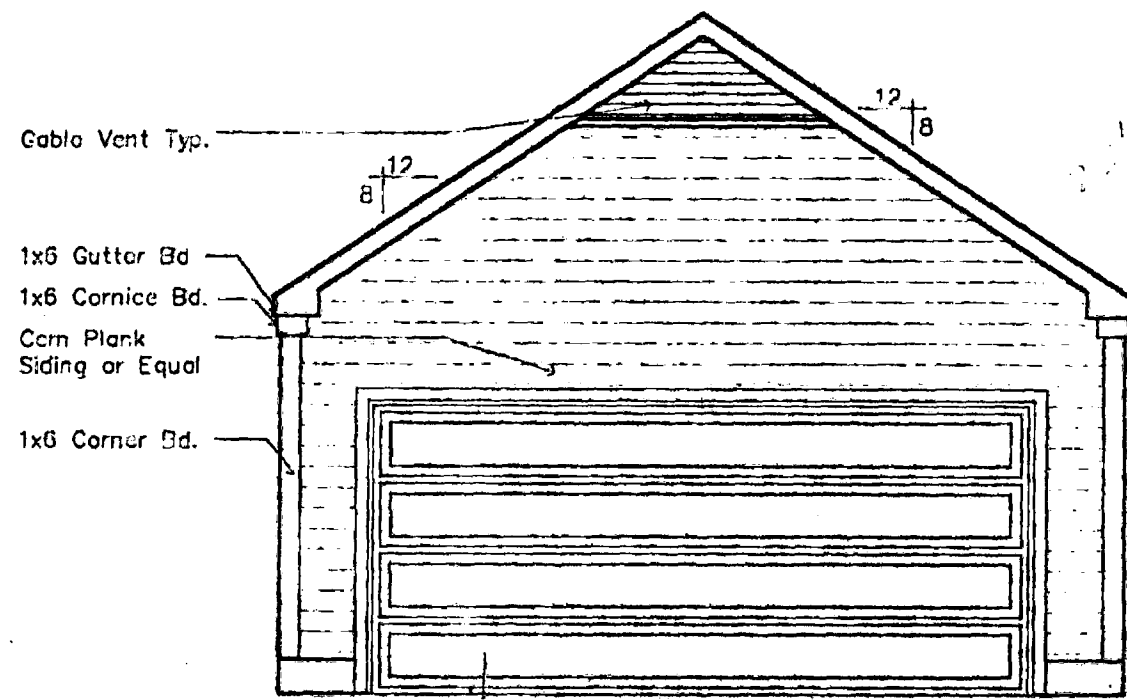
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from Pat  
Keating

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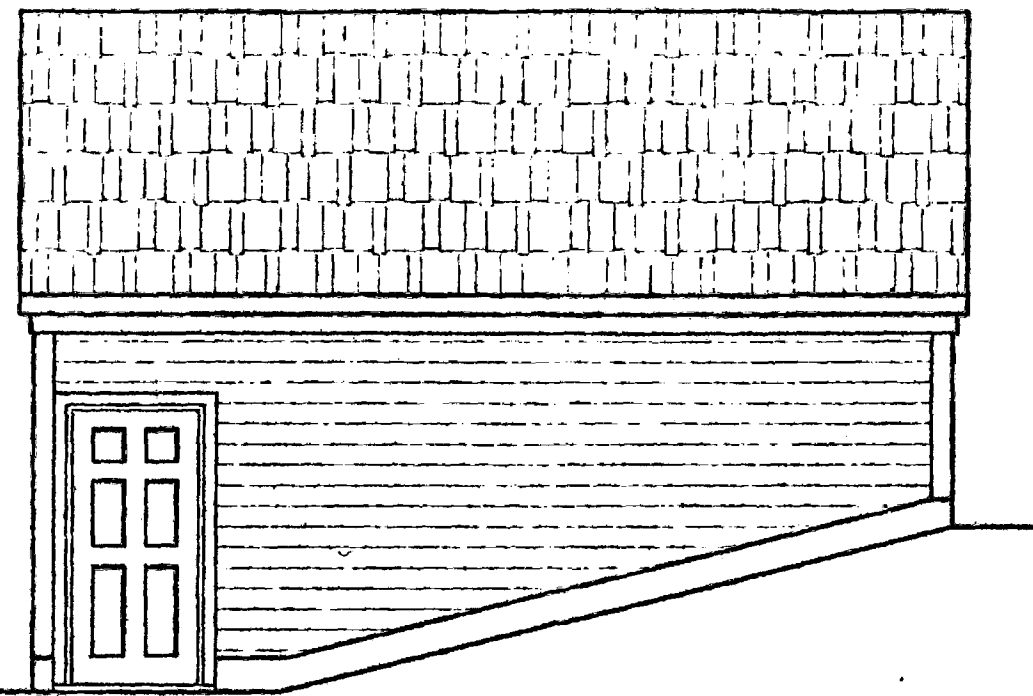


Asked for  
site plan to  
show mod.



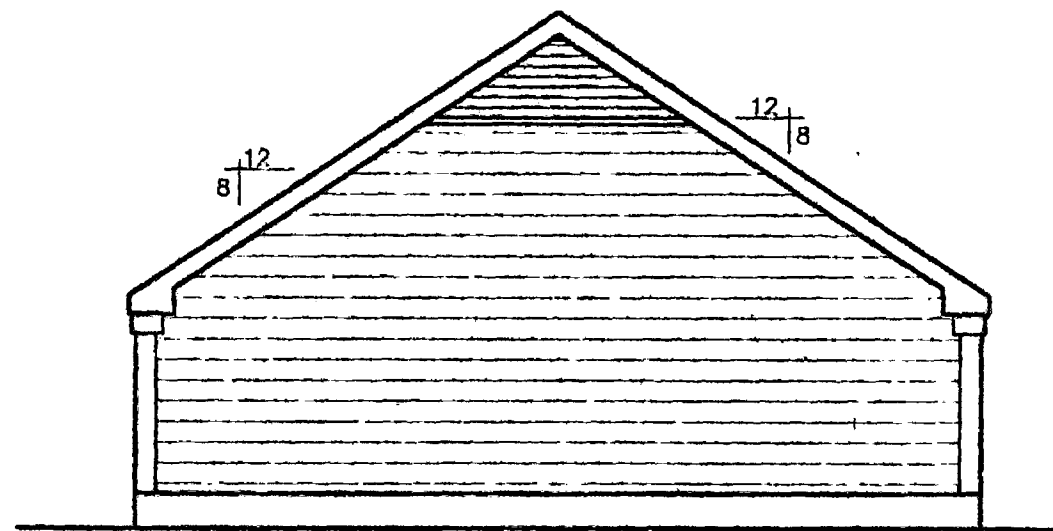
**GARAGE FRONT ELEV (LOTS 26)**

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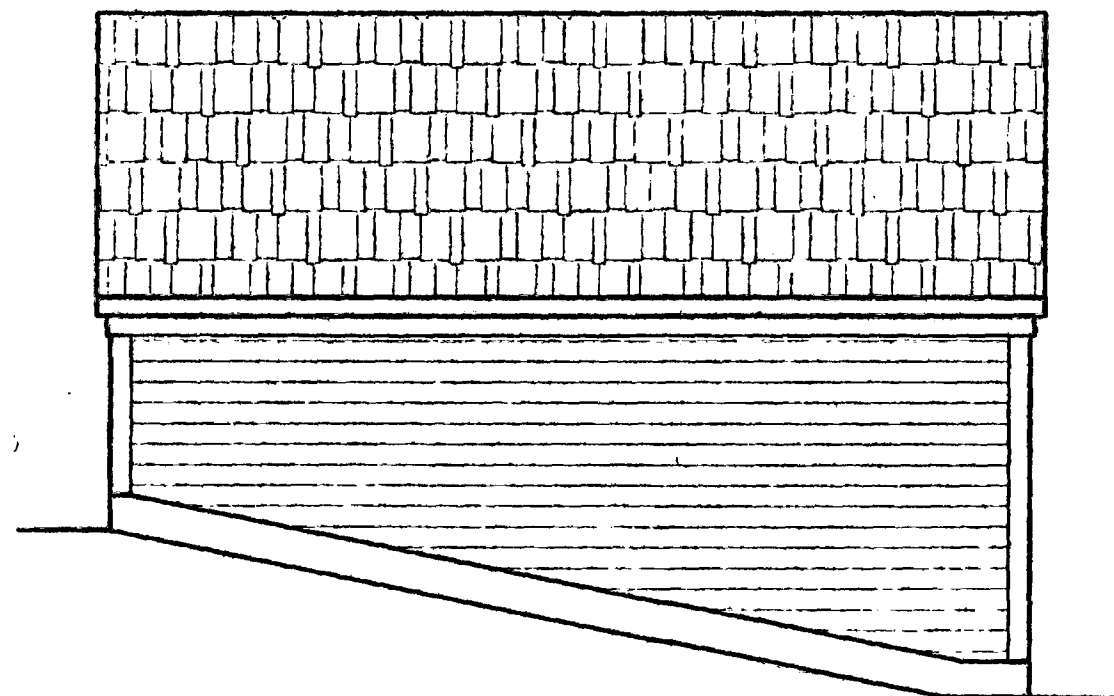
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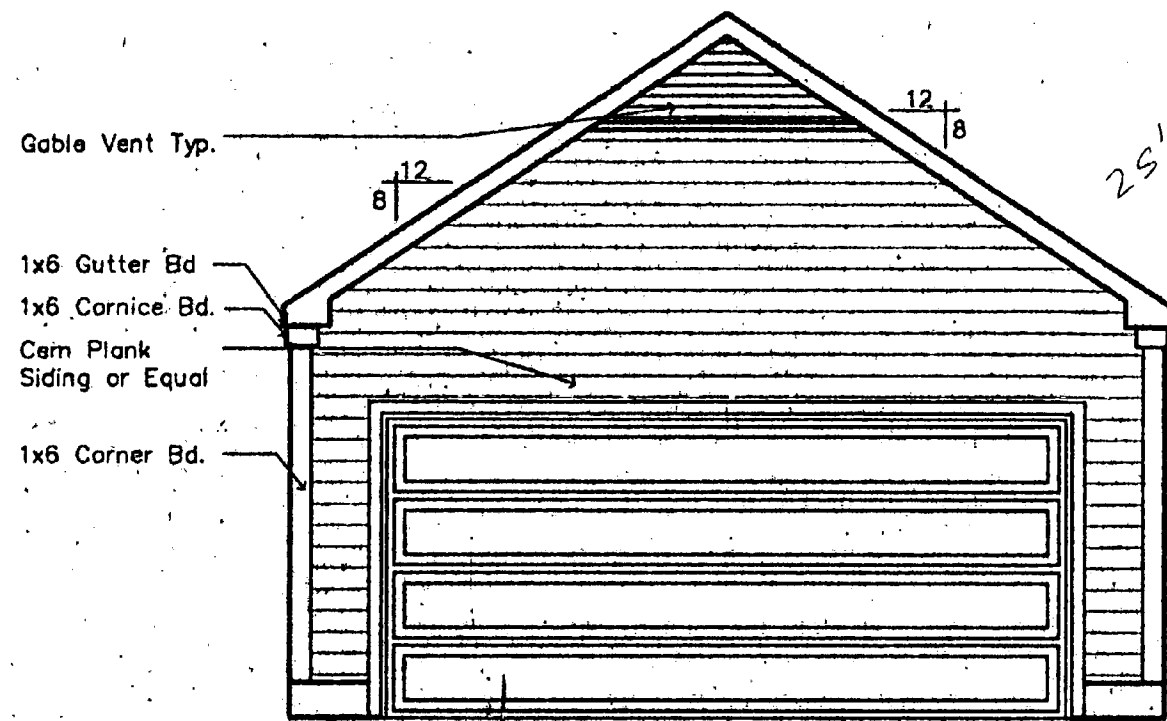
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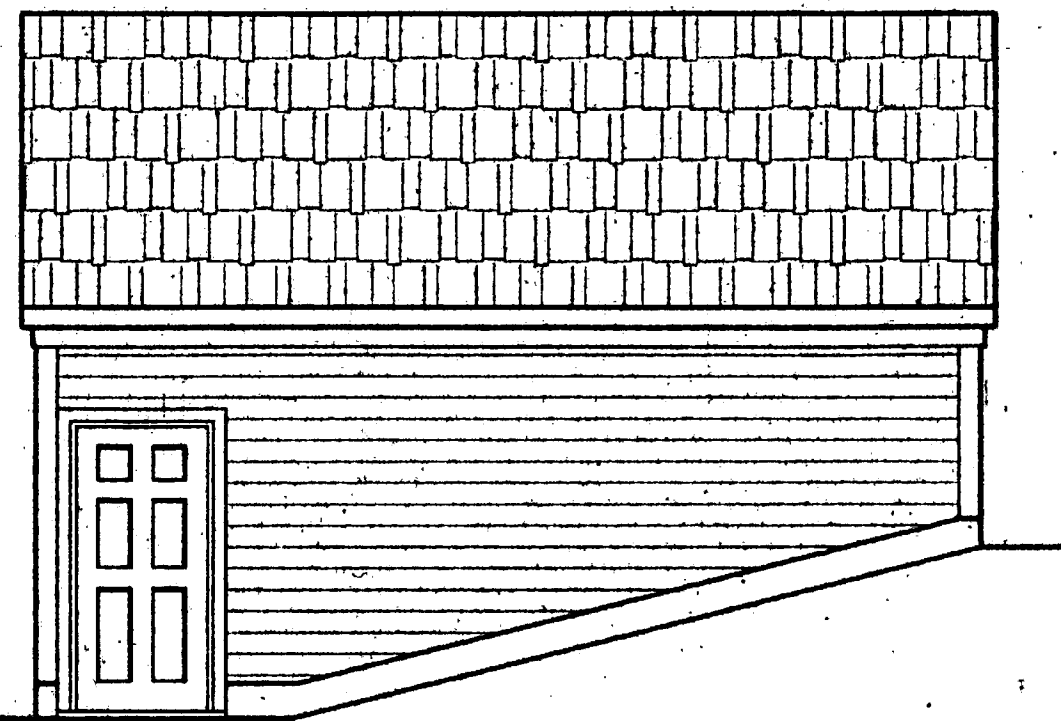
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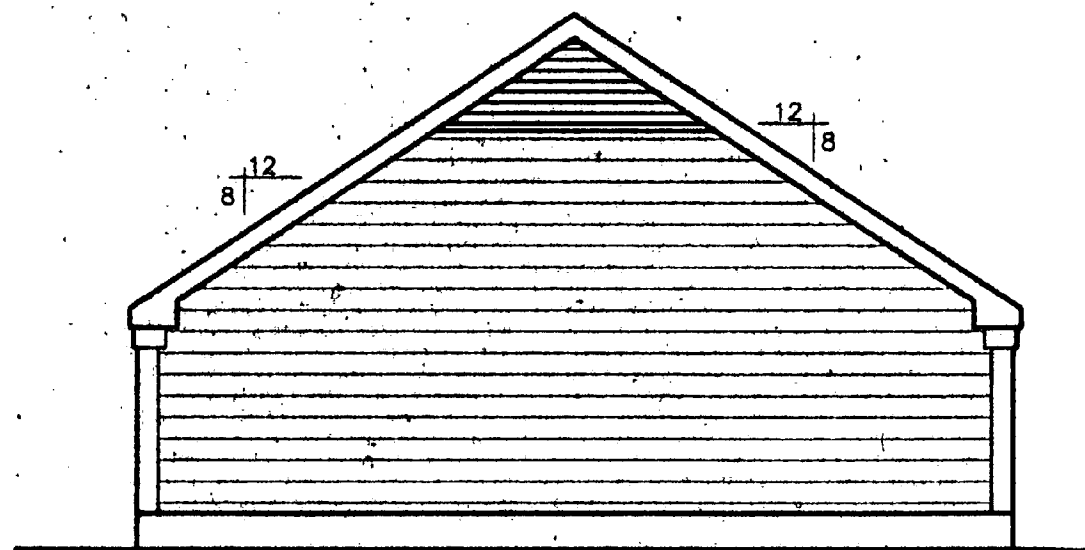
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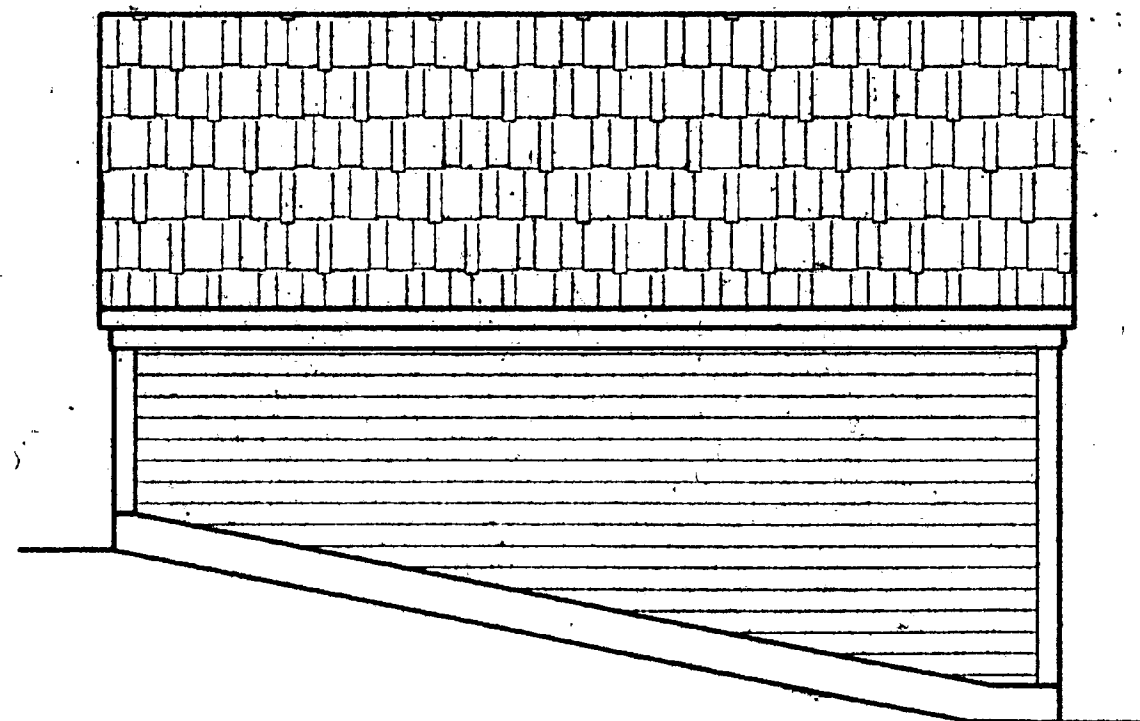
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**STAFF DISCUSSION**

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. → hedge row etc.
- 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

HOLMATT

Attn: Perry  
301-563-3412

From: Pat Keating  
301-588-5468

Dear Perry,

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Sincerely,

Patrick Keating





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Patrick Keating





TURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850  
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PATRICK KEATING

Daytime Phone No.: 301-370-4281

Tax Account No.: 01003555

Name of Property Owner: PATRICK K. KEATING Daytime Phone No.: 301-370-4281

Address: 15219 MEREDITH AVE  
Street Number City Street Zip Code

Contractor: PATRICK K. KEATING Phone No.: 301-588-5468

Contractor Registration No.: 36735

Agent for Dwner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 9805 Street: HOLLOW GLEN PLACE

Town/City: SILVER SPRING Nearest Cross Street: HOLMHH AVE

Lot: 26 Block: 17 Subdivision: FOREST GLEN

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

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- Extend
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- Move
- Install
- Wreck/Raze
- Revision
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CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
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- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 200,000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

Patrick Keating  
Signature of owner or authorized agent

6-22-99  
Date

Approved: \_\_\_\_\_ for Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 7/14/99

Application/Permit No.: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
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**1. WRITTEN DESCRIPTION OF PROJECT**

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

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**2. SITE PLAN**

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- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

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

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# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PATRICK KEATING

Daytime Phone No.: 301-370-4281

Tax Account No.: 01003555

Name of Property Owner: PATRICK K. KEATING

Daytime Phone No.: 301-370-4281

Address: 10219 MEREDITH AVE  
Street Number City State Zip Code

Contractor: PATRICK K. KEATING Phone No.: 301-588-5468

Contractor Registration No.: 36735

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 9805 Street: HOLLOW GLEN PLACE

Town/City: SILVER SPRING Nearest Cross Street: HOLMAN AVE

Lot: 26 Block: 17 Subdivision: FOREST GLEN

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 200,000

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Patrick Keating  
Signature of owner or authorized agent

6-20-99  
Date 3

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**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
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a. Description of existing structure(s) and environmental setting, including their historical features and significance:

PKK proposes to build two new houses on vacant lots next to 2411 Holman Ave. The two lots are overgrown w a few large trees on the perimeter, most notably a White Oak at front of property which will be protected during construction. 2411 Holman Ave. is in historic residence = decline and PKK has purchased property and has plans approved to construct an addition to the rear and rehabilitate the historic res. We have worked w/HPC (Permy) and HPC commission to develop the new house plans to be complementary to historic res.

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

The historic residence and the two lots face west and sit on a hill. The new houses will use a wide front porch and simple elegant detailing, six over one windows w/ simply adorned window heads and 6" lap siding cased to abase window heads and below frieze. The new houses together w/ 2411 renovation will rehabilitate and raise a property value in district.

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

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**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. Nunnally 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 with 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 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 tie-backs. 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 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.
8. Thickness of aeration matting is typically 1/2". 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.
9. 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 pruning and silt/tree protection fence.
11. Prescribe proper arboriculture 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 approximately \$ 2.00/ square foot installed.

**REFERENCE STANDARDS**

1. Standard Practices for Trees, Shrubs, and Other Woody Plant Maintenance, ANSI A300 December 1994
2. National Arborist Association, Standards for Guying, Fertilization, Lightning Protection, and Hydraulic Sprayer Calibration, 1988
3. ANSI Z133.1 - 1994, Tree Care Operations - Safety Requirements

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

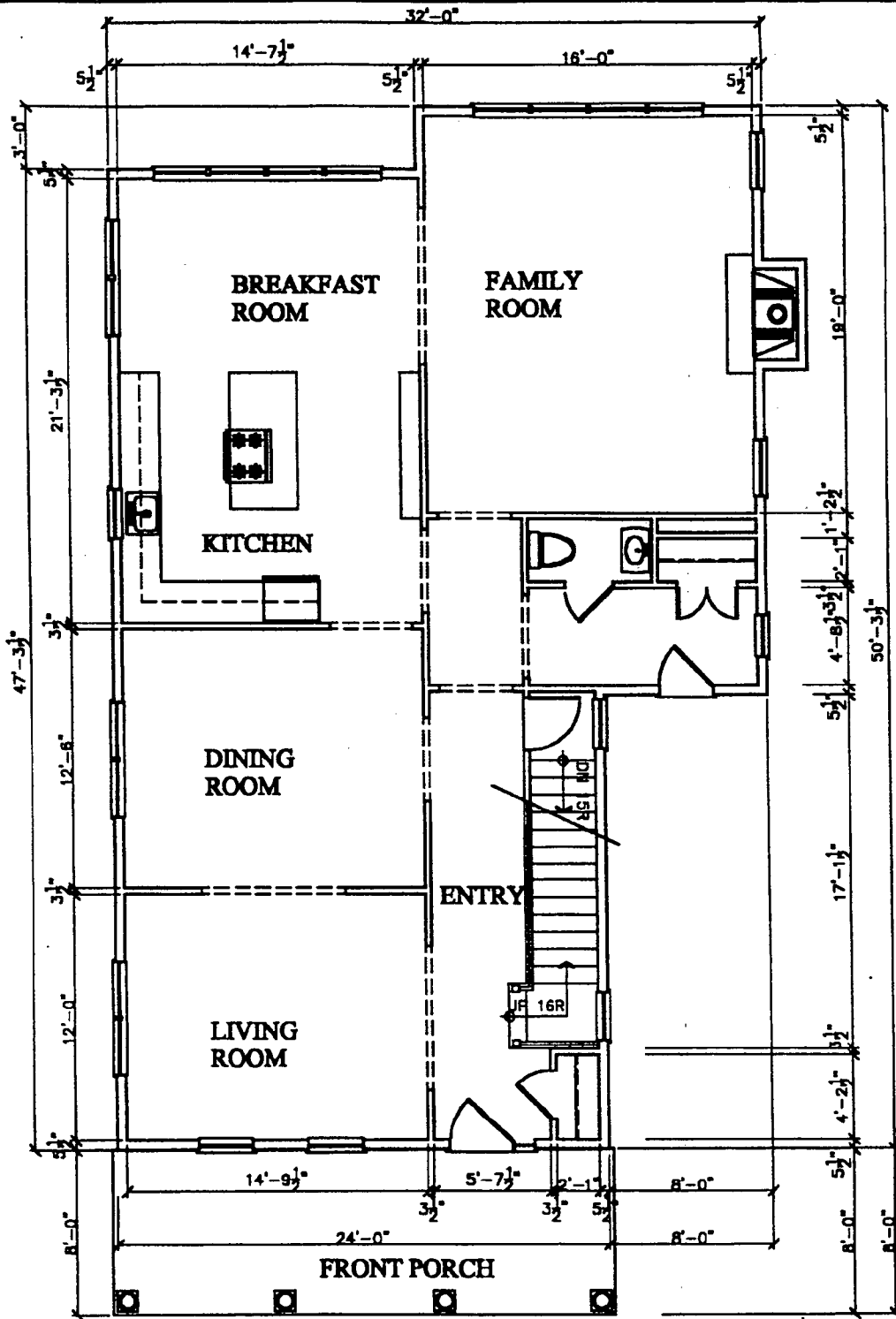


HOLLOW GLEN PLACE: PROPOSED INFILLS

$\frac{1}{8}'' = 1'-0''$

6.16.99

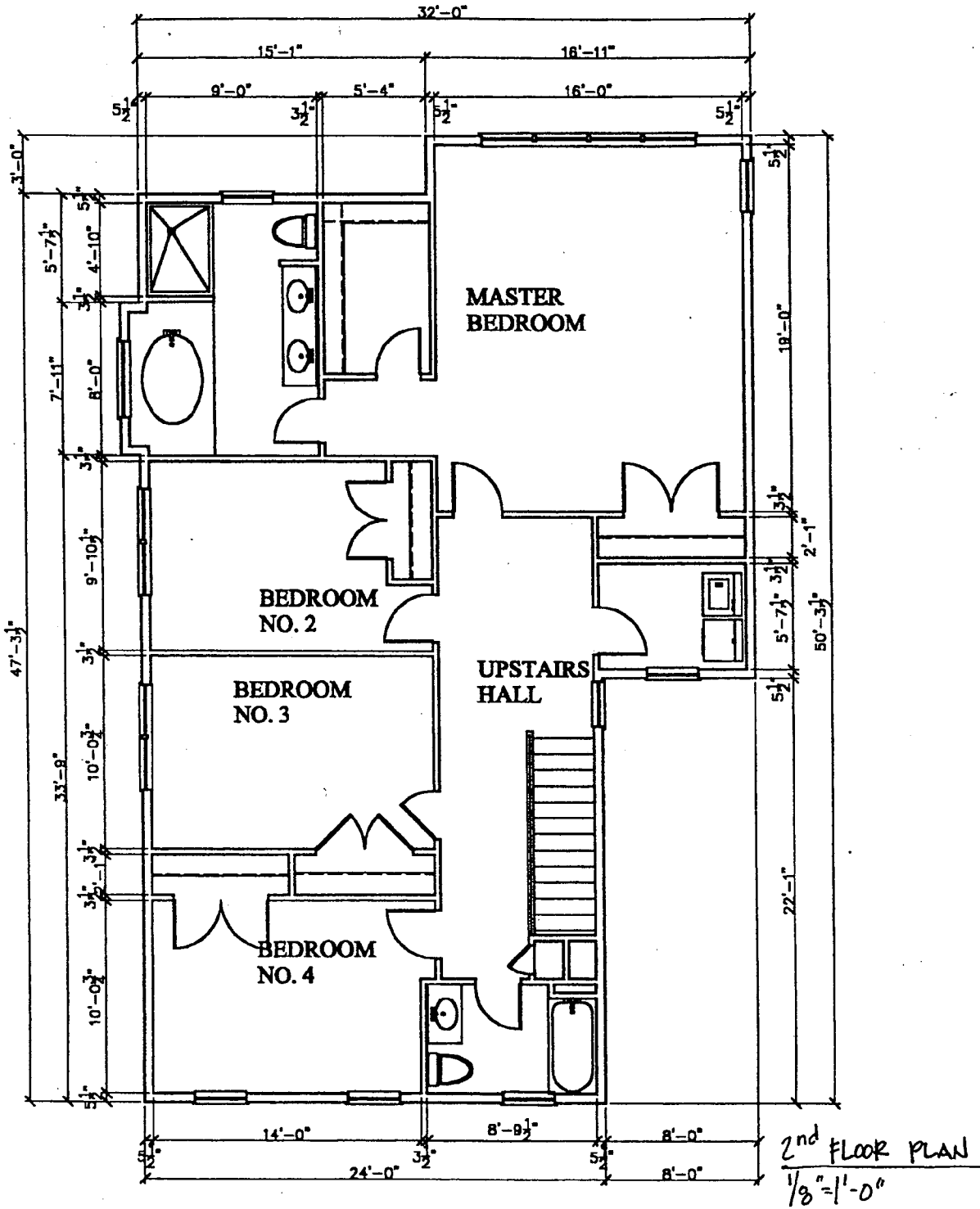
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1st FLOOR PLAN  
 1/8" = 1'-0"

LOT 26 HOLLOW GLEN PL.

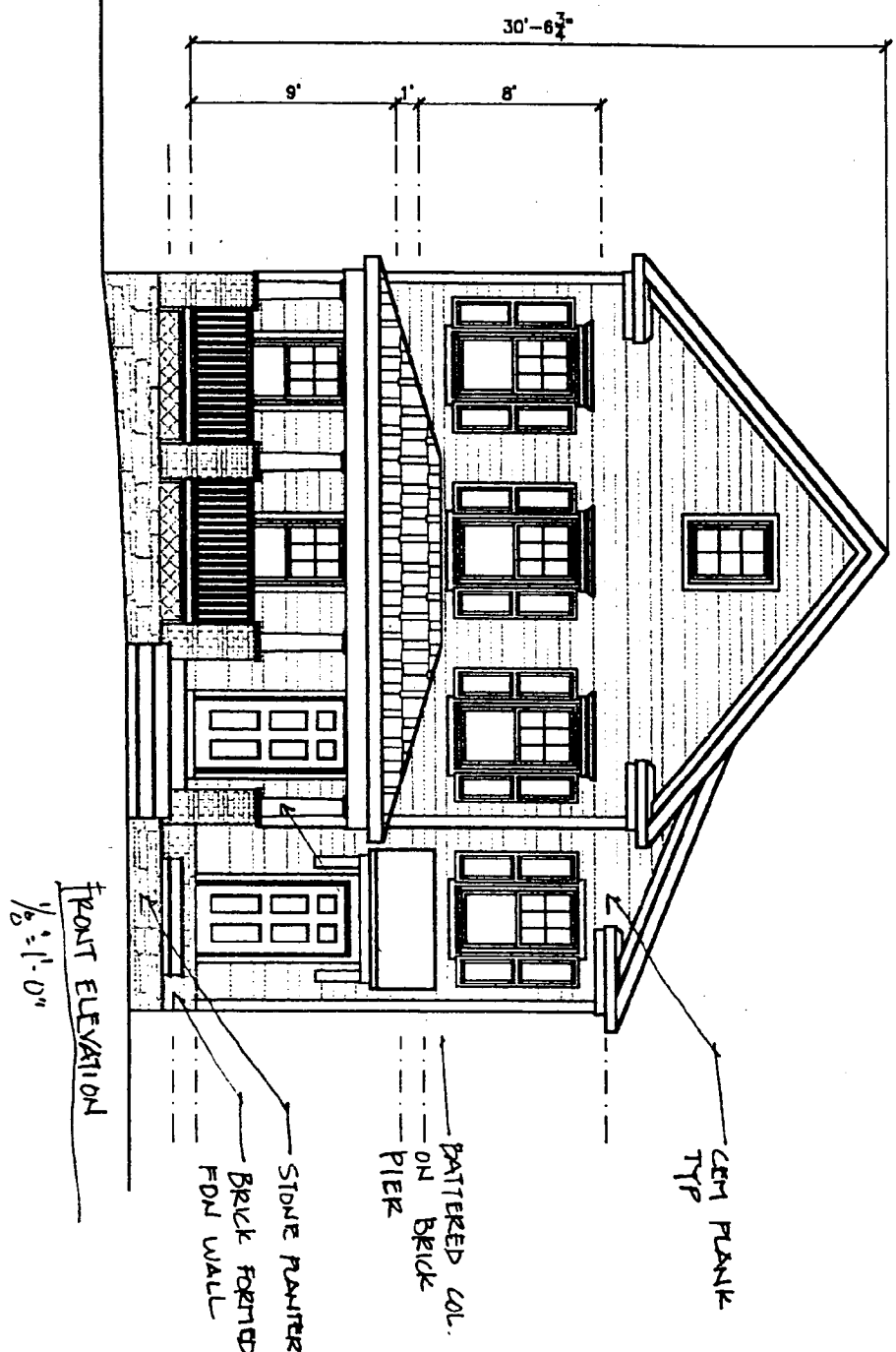




LOT 26 HOLLOW GLEN PL.

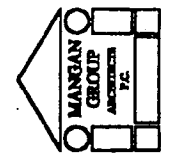


11



LOT 26 HOLLOW GLEN PLACE



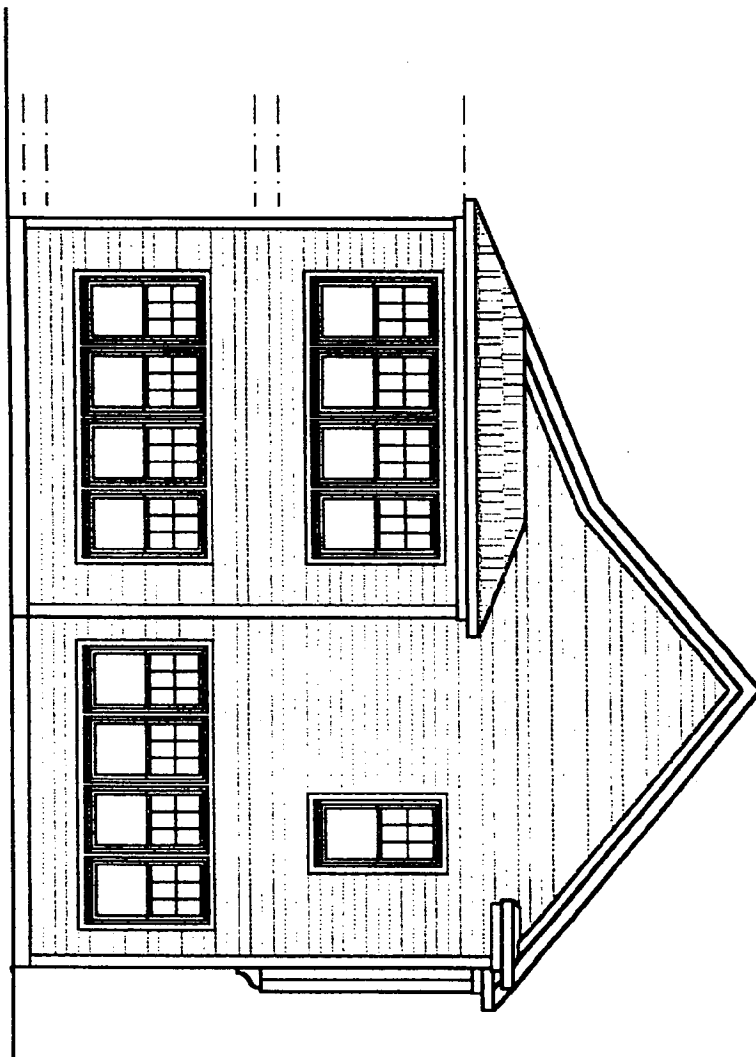


13

LOT 26 HOLLOW GLEN PLACE



Left Elevation  
 $\frac{1}{8}'' = 1'-0''$

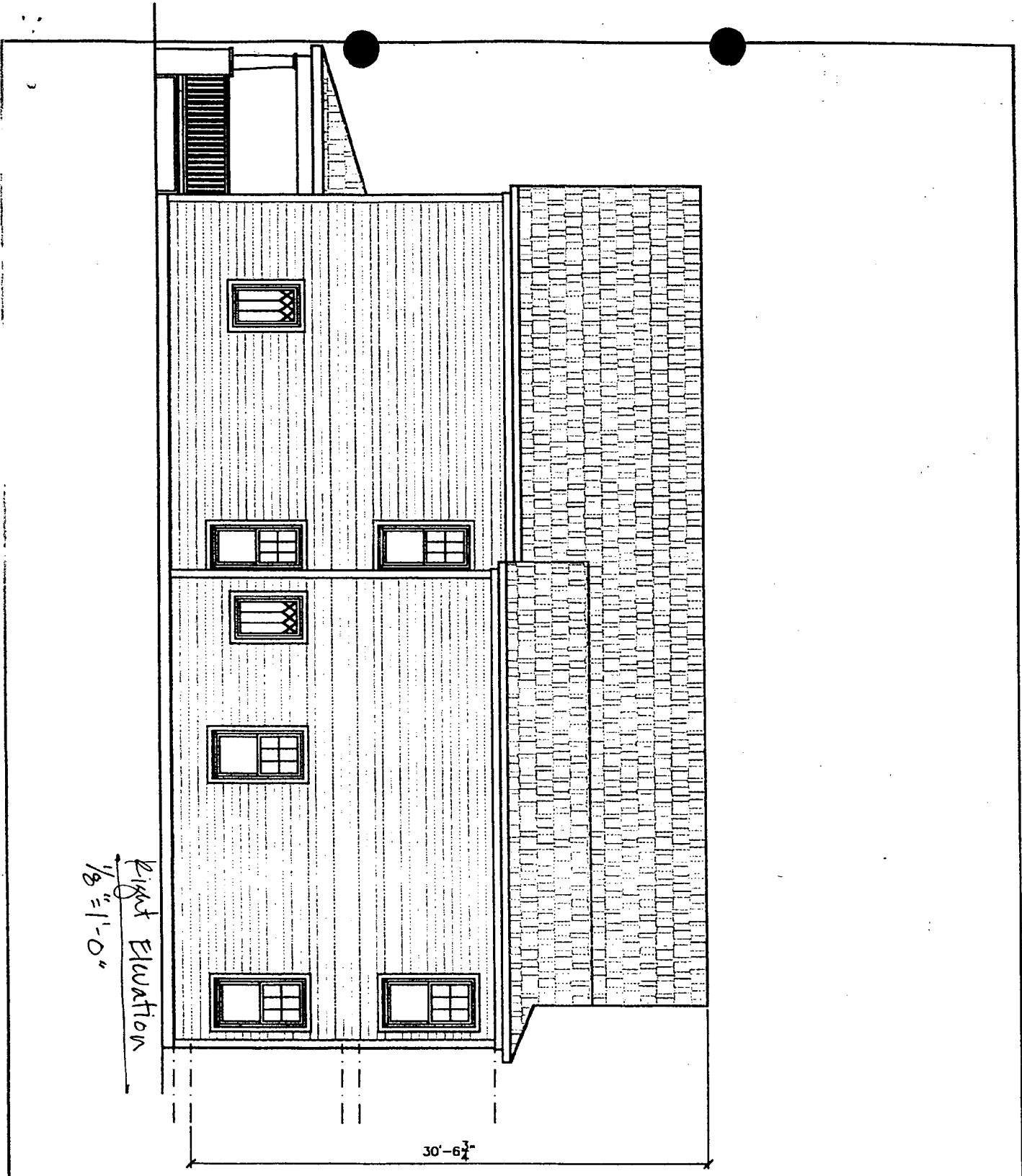


1/8" = 1'-0"  
Rear Elevation

LOT 26 HOLLOW GLEN PLACE





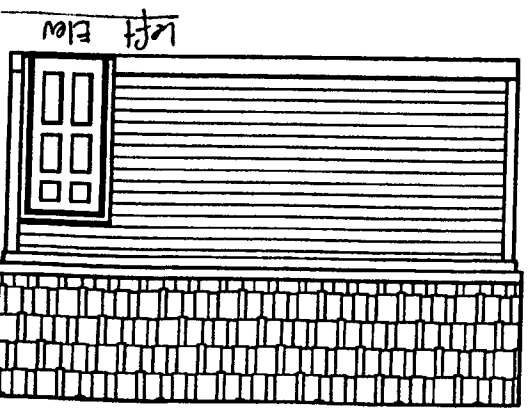
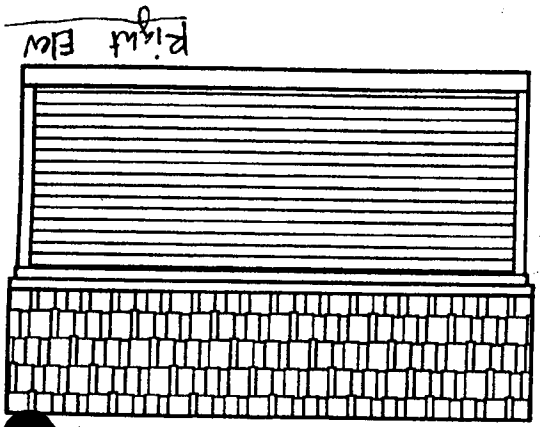
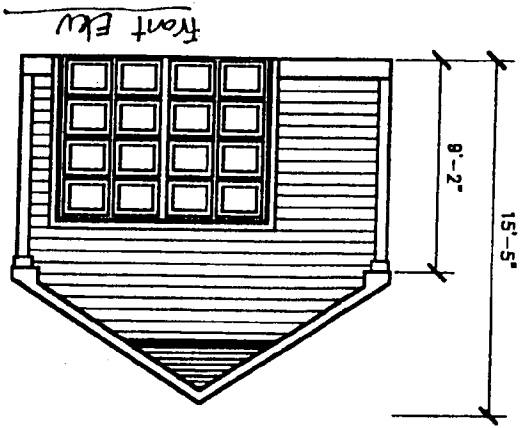
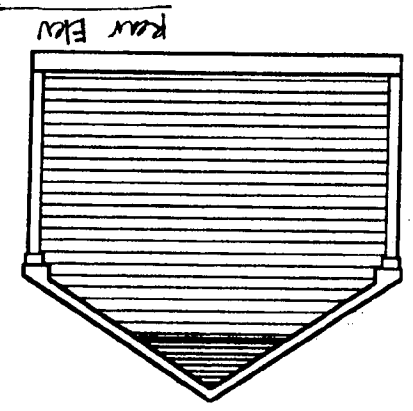
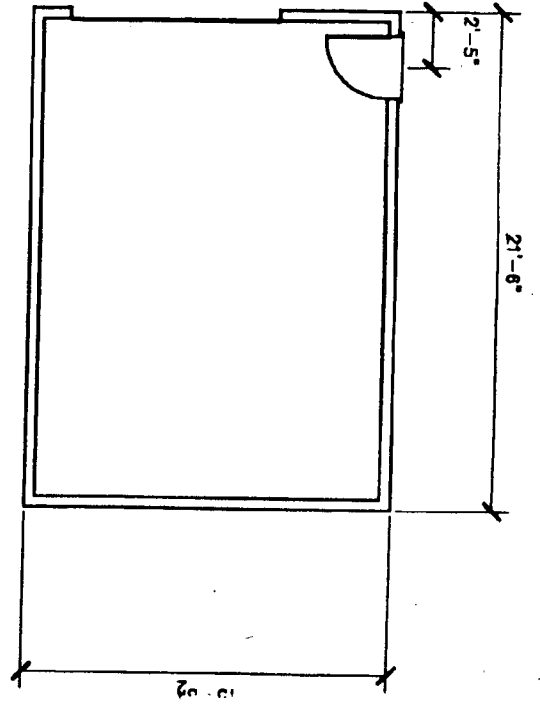


# LOT 26 HOLLOW GLEN PLACE



15

Hollow  
Glen Infills: Garage  
Plan & Elevs.  
6/16/93





**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	9803 Hollow Glen Place, Silver Spring	<b>Meeting Date:</b>	07/14/99
<b>Resource:</b>	Forest Glen Historic District	<b>Report Date:</b>	07/07/99
<b>Review:</b>	HAWP	<b>Public Notice:</b>	06/30/99
<b>Case Number:</b>	31/8-99B	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Patrick K. Keating	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	New Construction, Tree Removal	<b>RECOMMEND:</b>	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 residence.

**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 brick-formed. 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.

2a



# HISTORIC PRESERVATION COMMISSION

301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

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**1. 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 houses on vacant lots next to 2411 Holman Ave. The two lots are overgrown w/ a few large trees on the perimeter, most notable a White Oak at the front of property which will be protected during construction. 2411 Holman Ave. is a historic residence - decline and PKK has purchased property and has plans approved to construct an addition to the rear and rehabilitate the historic res. We have worked w/ HPC staff (Jerry) and HPC commission to develop the new house plans to be complimentary to historic residence

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

the historic residence and the two lots face west and sit on a hill. The new houses will use a wide front porch w/ simple elegant detailing, six over six windows w/ simple adorned window heads and 6" lap siding covered to above window heads and below porches. The new houses together w/ 2411 renovation will revitalize and raise property values. across the street is a Victorian - decline and rejuvenation of corner will increase feasibility of its rehabilitation.

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

4



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. Nunnally 2500 Holman Avenue
3. Gale Osborne 9809 Hollow Glen Road

I will deliver the application package first thing Monday morning.

Sincerely,

Patrick Keating





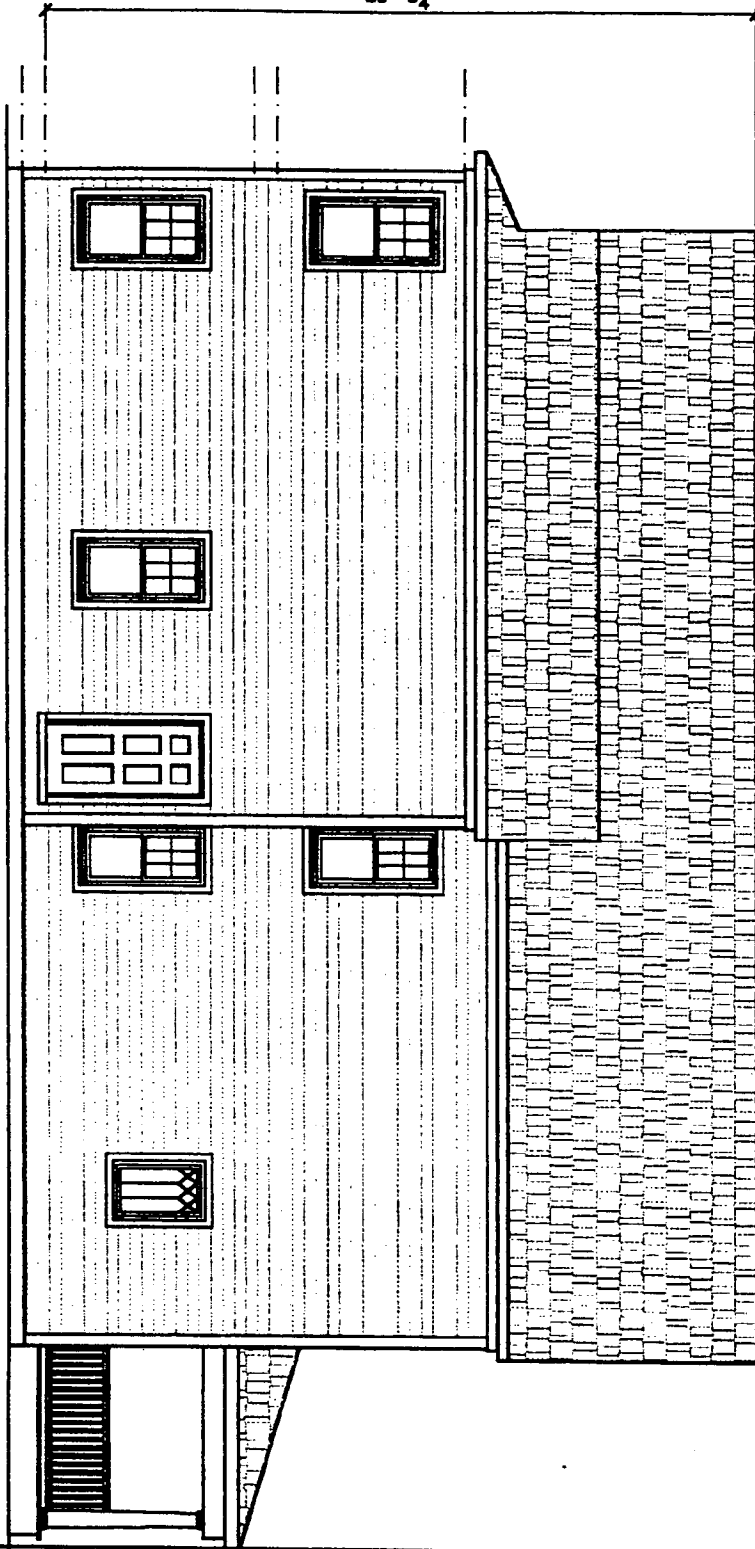
**LOT 27 HOLLOW GLEN PLACE**



30'-6"

5

Left Elevation  
1/8" = 1'-0"

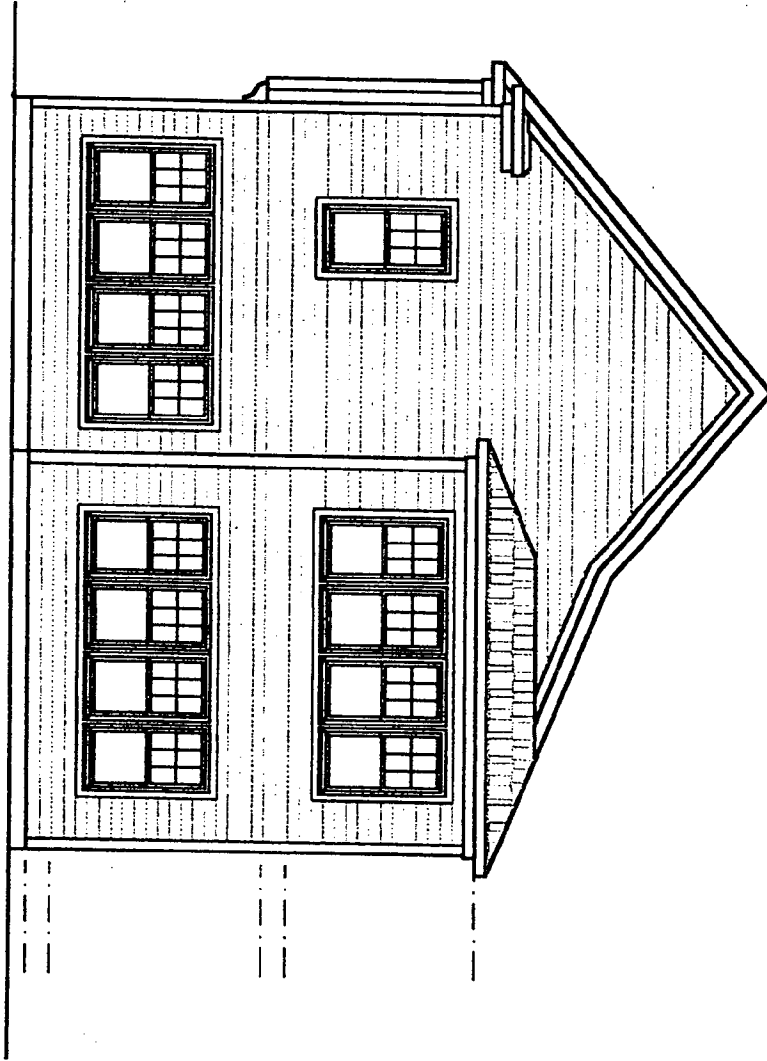


LOT 27 HOLLOW GLEN PLACE



18

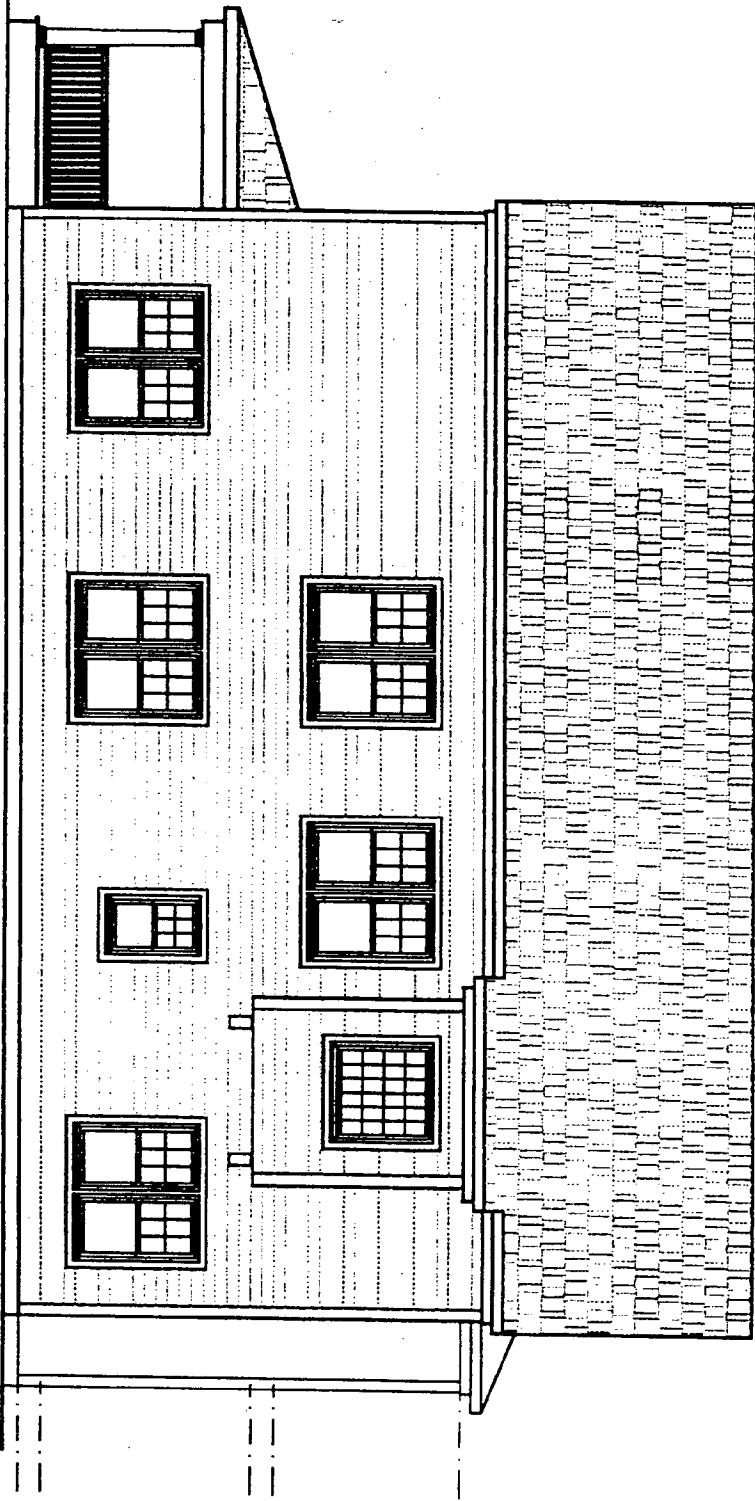
Rear Elevation  
1/8" = 1'-0"



LOT 27 HOLLOW GLEN PLACE



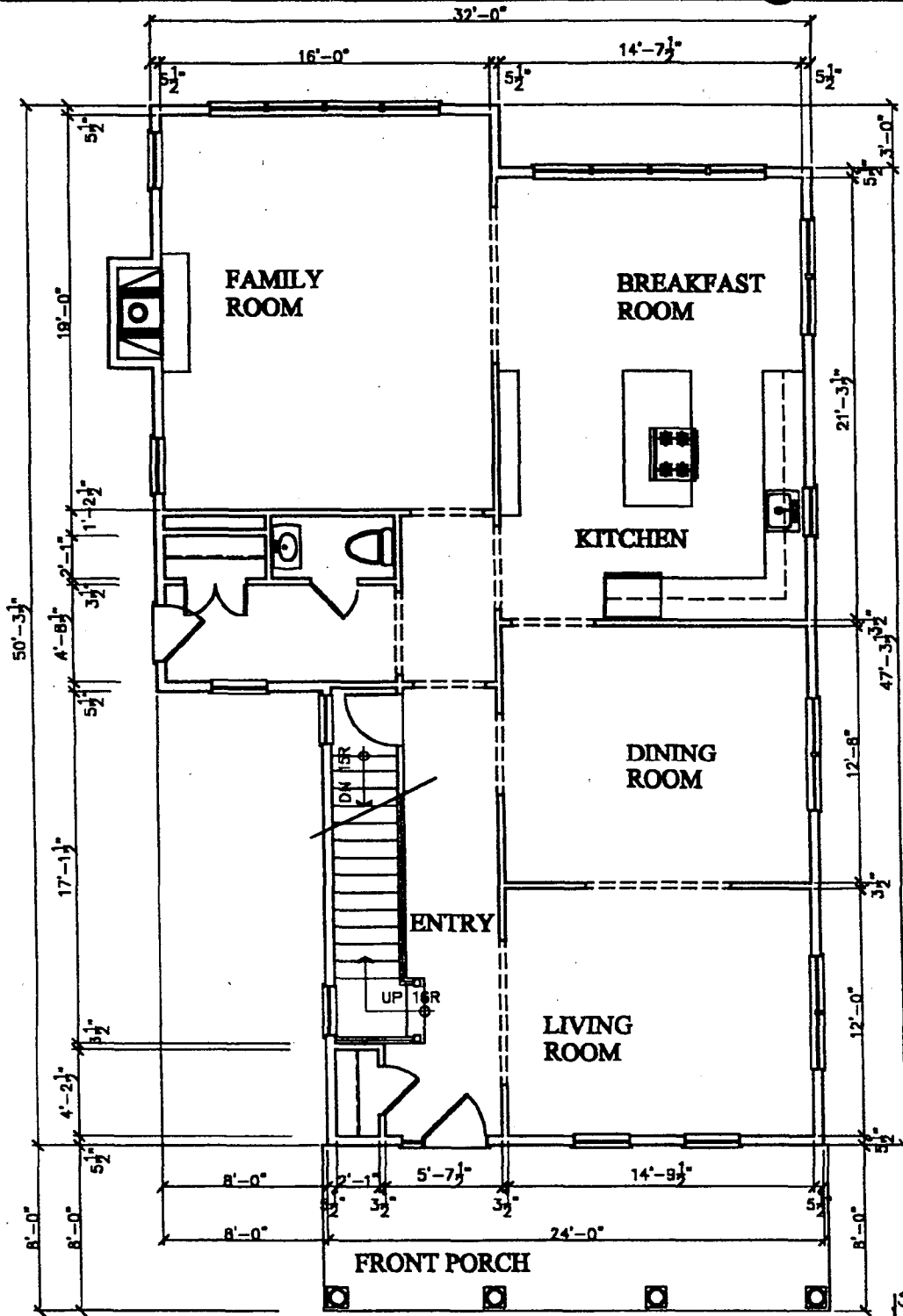
(1)



Paint Elevation  
1/8" = 1' 0"

LOT 27 HOLLOW GLEN PLACE

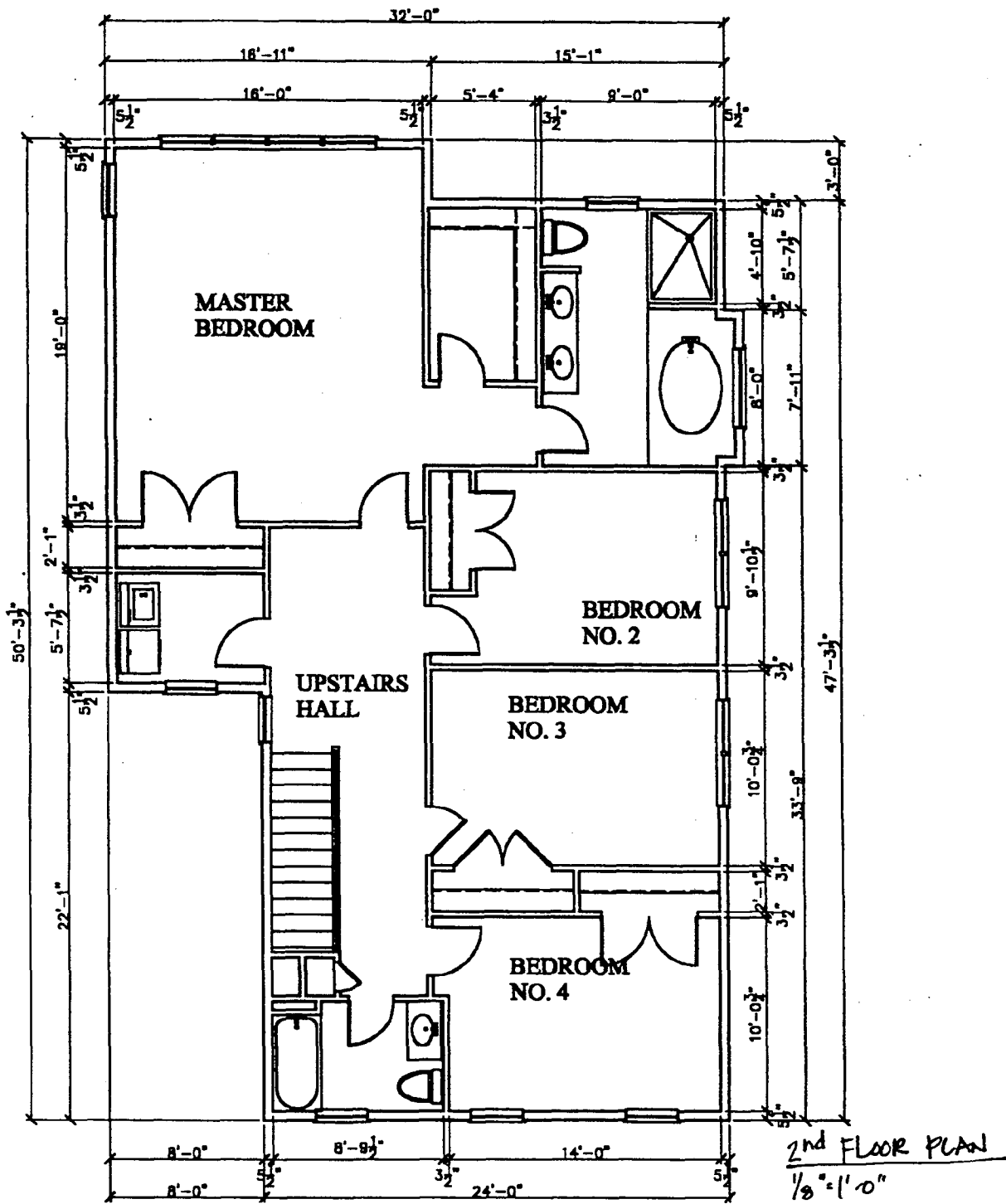




1st FLOOR PLAN  
 1/8" = 1'-0"

LOT 27 HOLLOW GLEN PL.





LOT 27 HOLLOW GLEN PL.




13

6/25/99

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

- 1) Install aeration matting to driveway area that is in conjunction with critical root zone of tree \$1,500-
- 2) Soil drench with paclobutrazol to help facilitate new root growth. \$260-
- 3) Liquid inject fertilizer with a mycorrhizal inoculant to help maintain health and facilitate new root hair growth (Best done in fall). \$175-

- Tree should be watered during summer months by letting water soak into ground around tree for 2 hours once a week (if no rain occurs).
- Fencing should be established around tree. The fence should go around entire tree and be at least 20 feet from the base of the tree.

  
Certified Arborist





**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	9803 Hollow Glen Place, Silver Spring	<b>Meeting Date:</b>	07/14/99
<b>Resource:</b>	Forest Glen Historic District	<b>Report Date:</b>	07/07/99
<b>Review:</b>	HAWP	<b>Public Notice:</b>	06/30/99
<b>Case Number:</b>	31/8-99B	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Patrick K. Keating	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	New Construction, Tree Removal	<b>RECOMMEND:</b>	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 resident.

**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 brick-formed. 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.

**DESIGN GUIDELINES**  
**Root Aeration Mat for Tree Preservation**  
By the Care of Trees  
March 1998

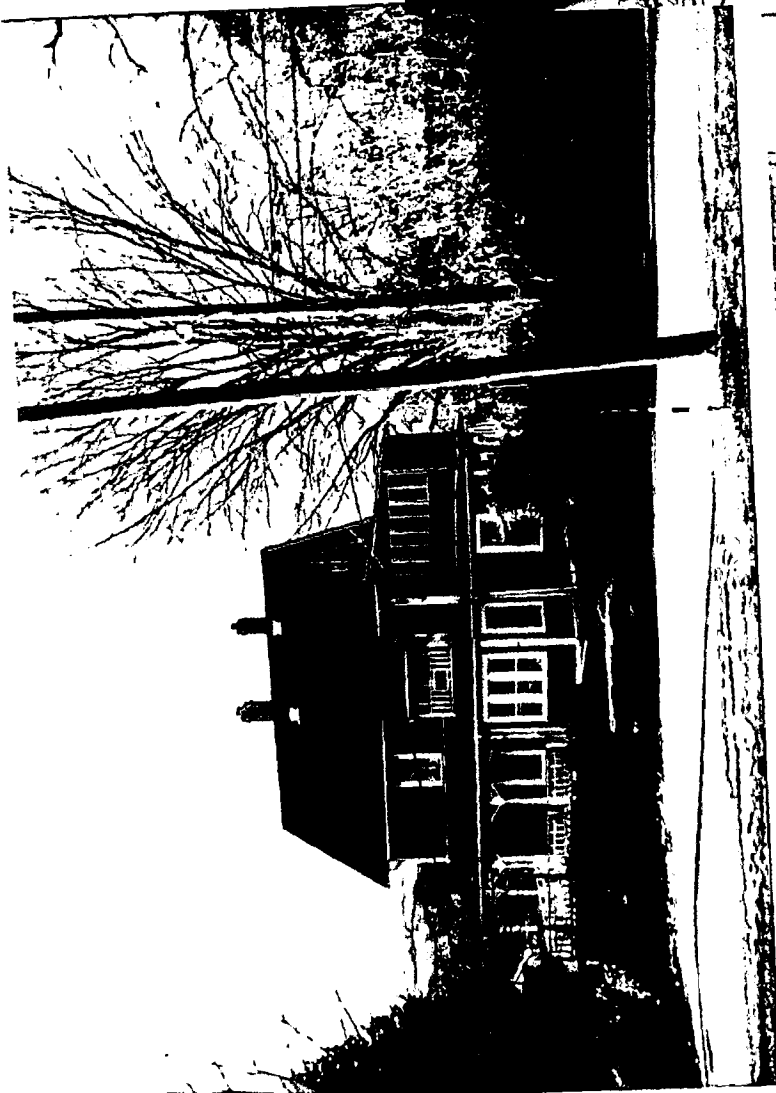
The purpose of the Root Aeration Mat is to provide necessary air/gas exchange between the atmosphere and the critical root zone that will be covered by a proposed fill situation. Root Aeration Mats have been employed successfully for many years in a wide variety of construction scenarios, including retaining 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:

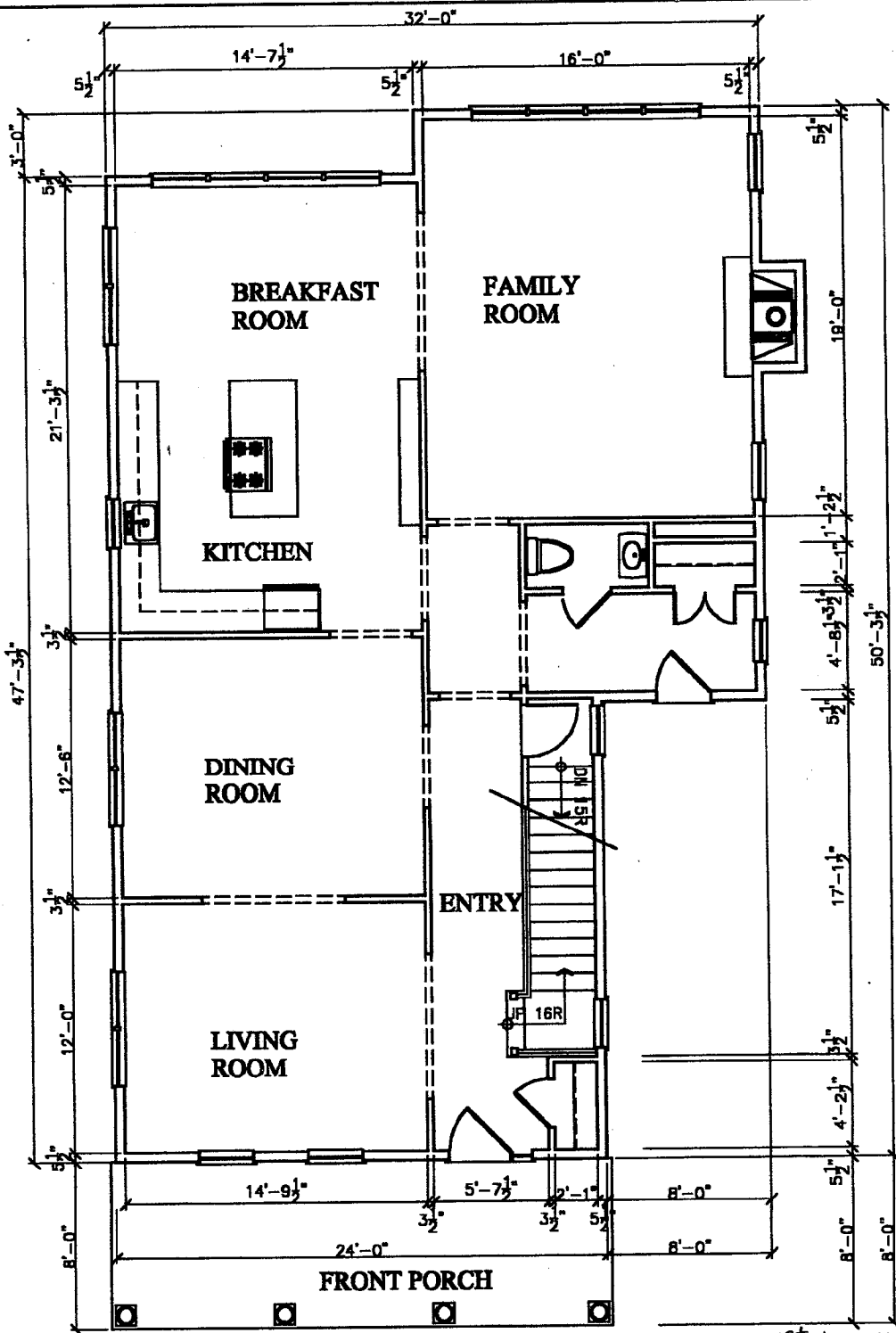
1. Determine health and condition of trees in consideration.
2. Based upon accurate tree survey location including grade(s) at base of tree, determine the appropriate Critical Root Zone for the tree(s). Investigative digging may be needed since roots vary in width and depth with species, soil type, moisture 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 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 tie-backs. 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 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.
8. 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.
9. 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 pruning and silt/tree protection fence.
11. Prescribe proper arboriculture 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 approximately \$ 2.00/ square foot installed.

**REFERENCE STANDARDS**

1. Standard Practices for Trees, Shrubs, and Other Woody Plant Maintenance, ANSI A300, December 1994.
2. National Arborist Association, Standards for Guying, Fertilization, Lightning Protection, and Hydraulic Sprayer Calibration, 1988.
3. ANSI Z133.1 - 1994, Tree Care Operations - Safety Requirements

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

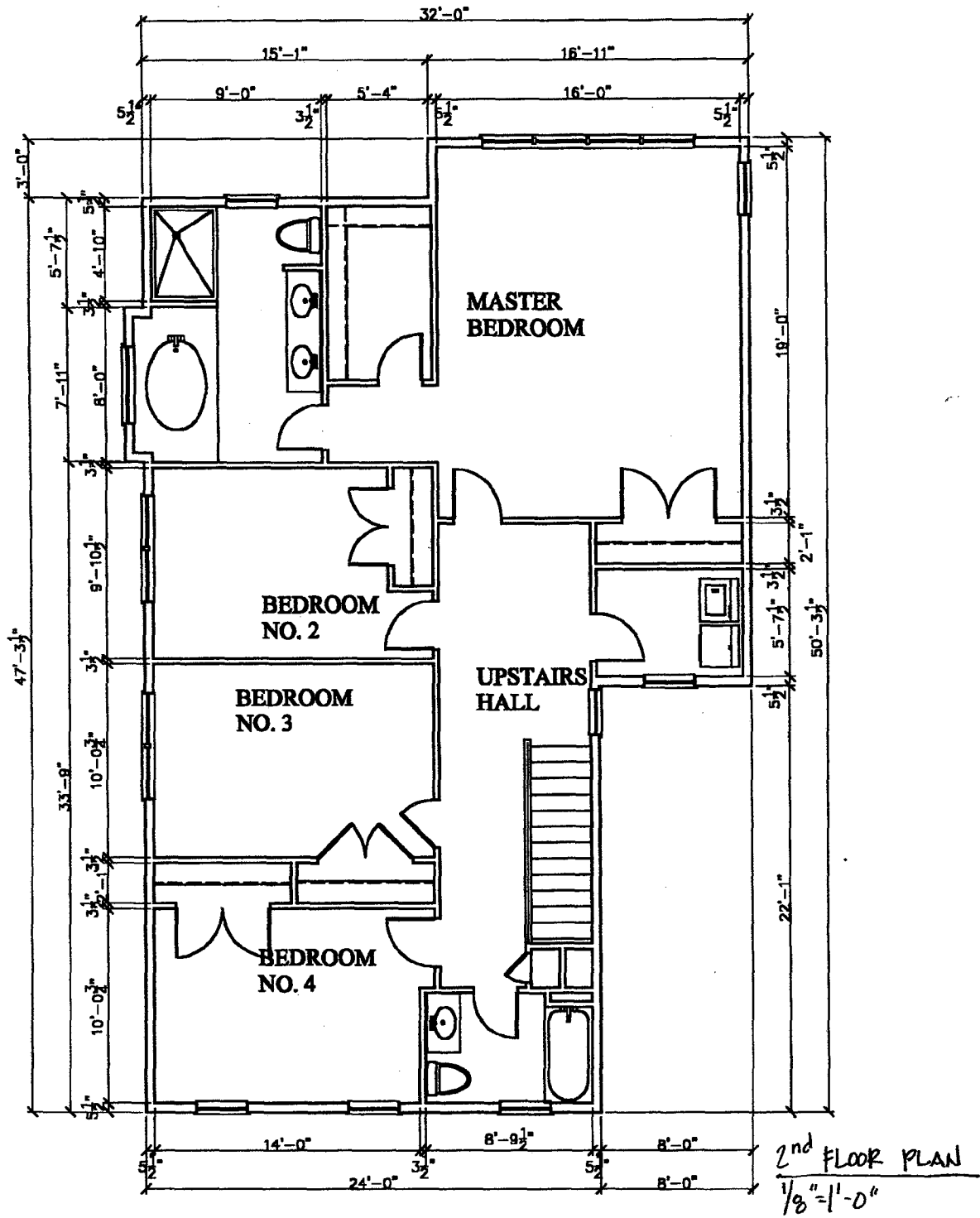




1st FLOOR PLAN  
 1/8" = 1'-0"

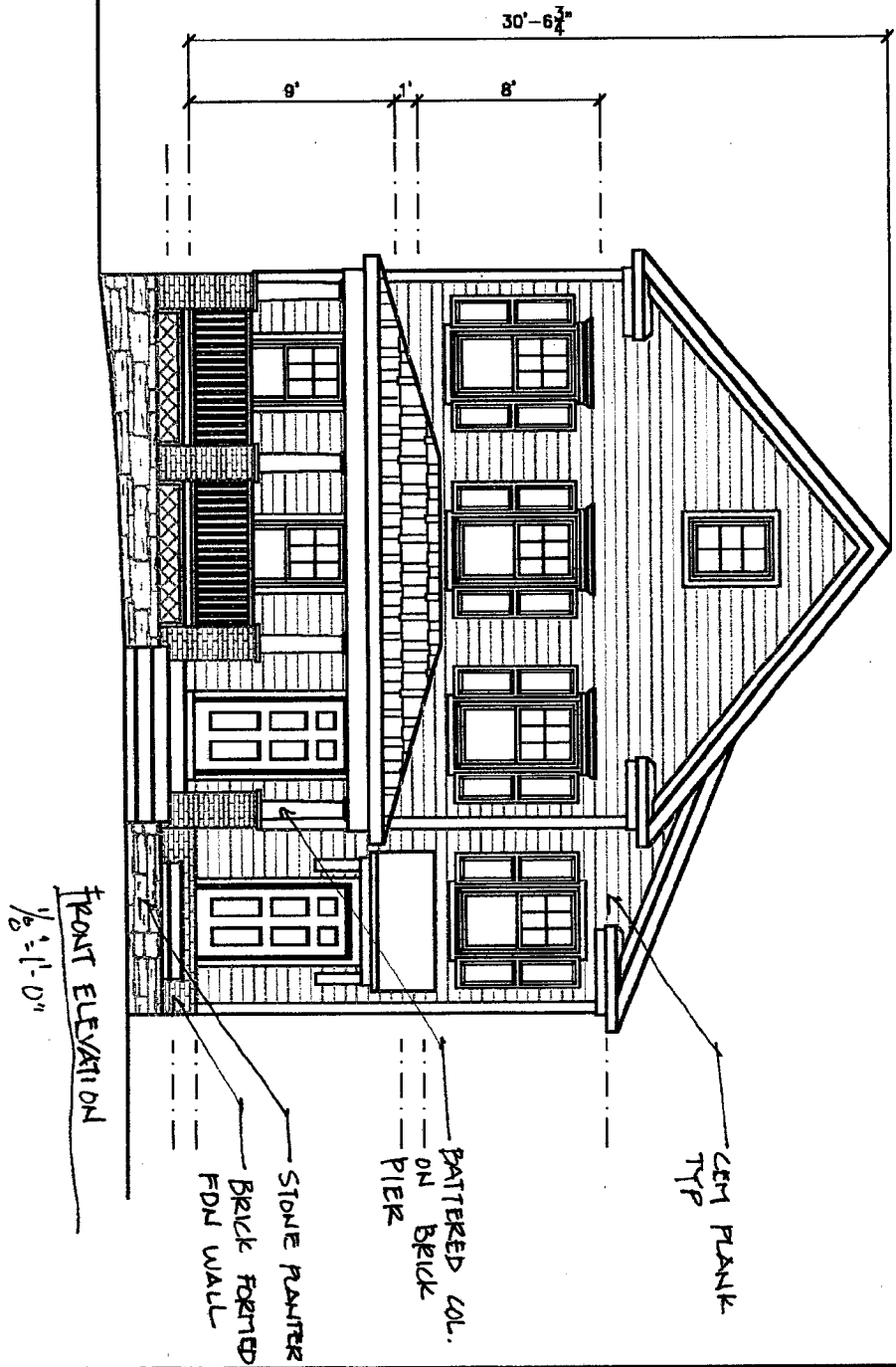
# LOT 26 HOLLOW GLEN PL.





**LOT 26 HOLLOW GLEN PL.**

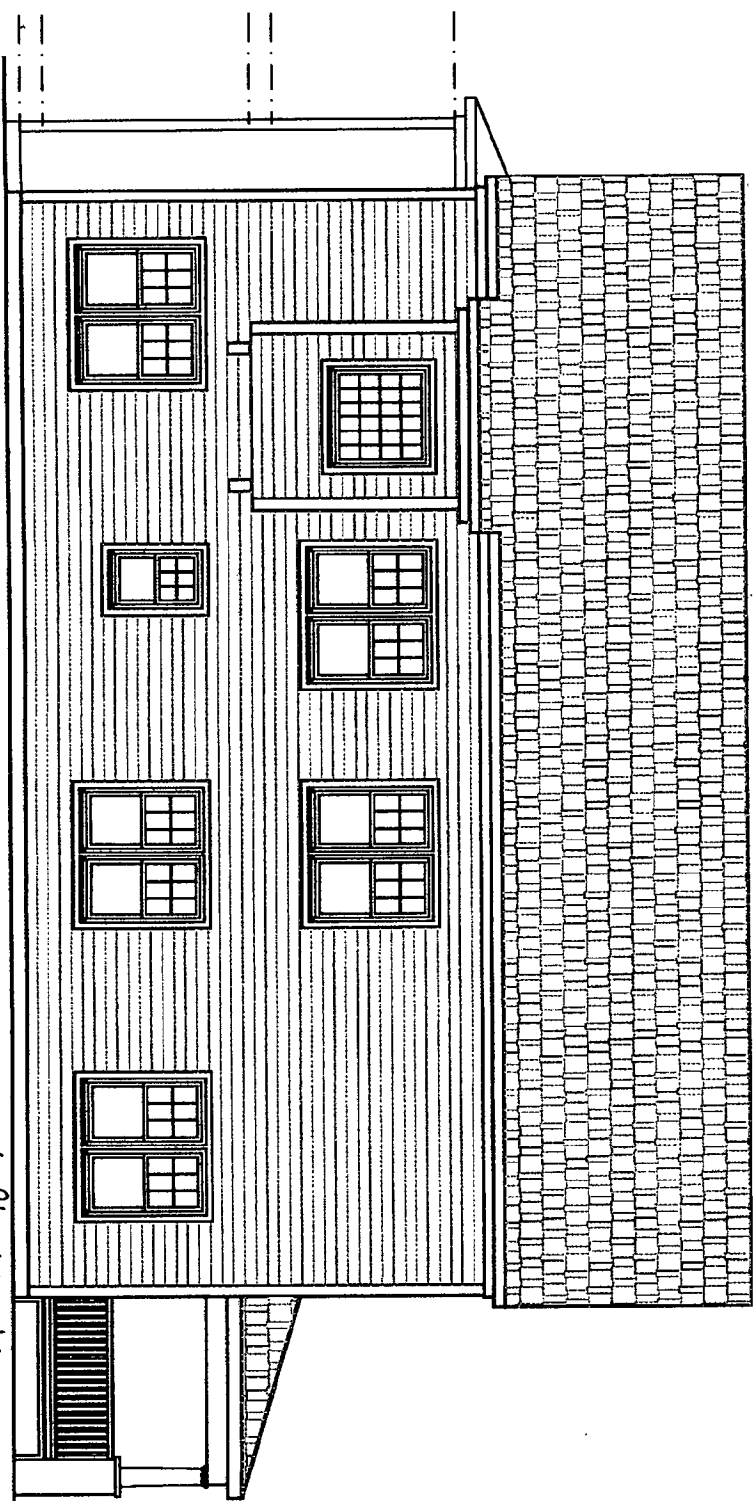




LOT 26 HOLLOW GLEN PLACE



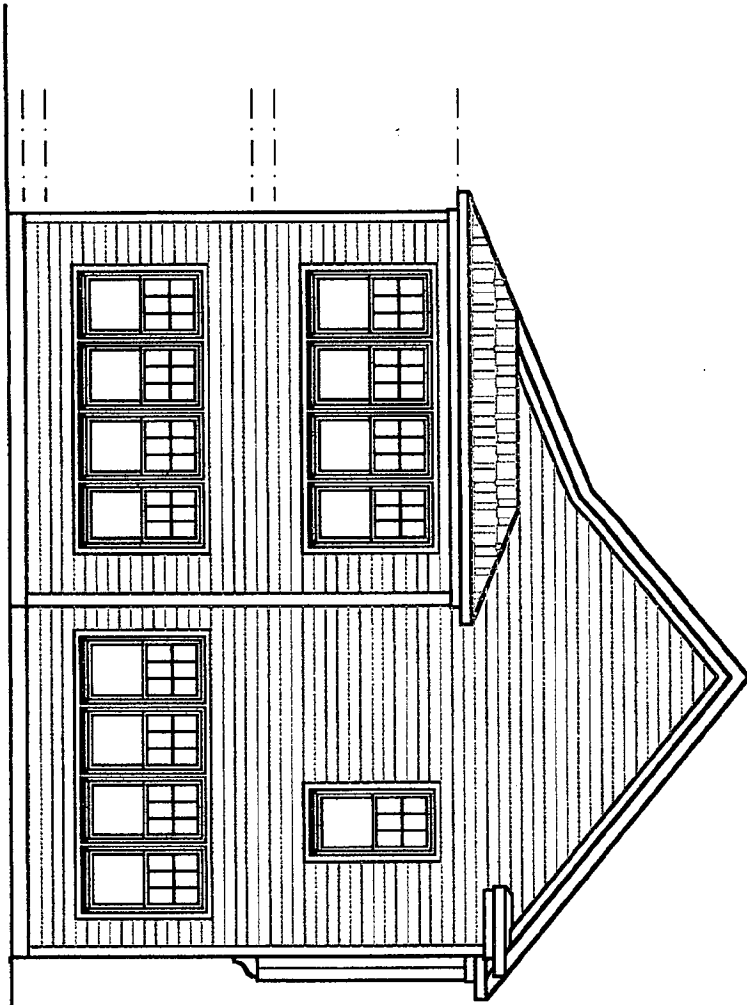
Left Elevation  
1/8" = 1'-0"



LOT 26 HOLLOW GLEN PLACE



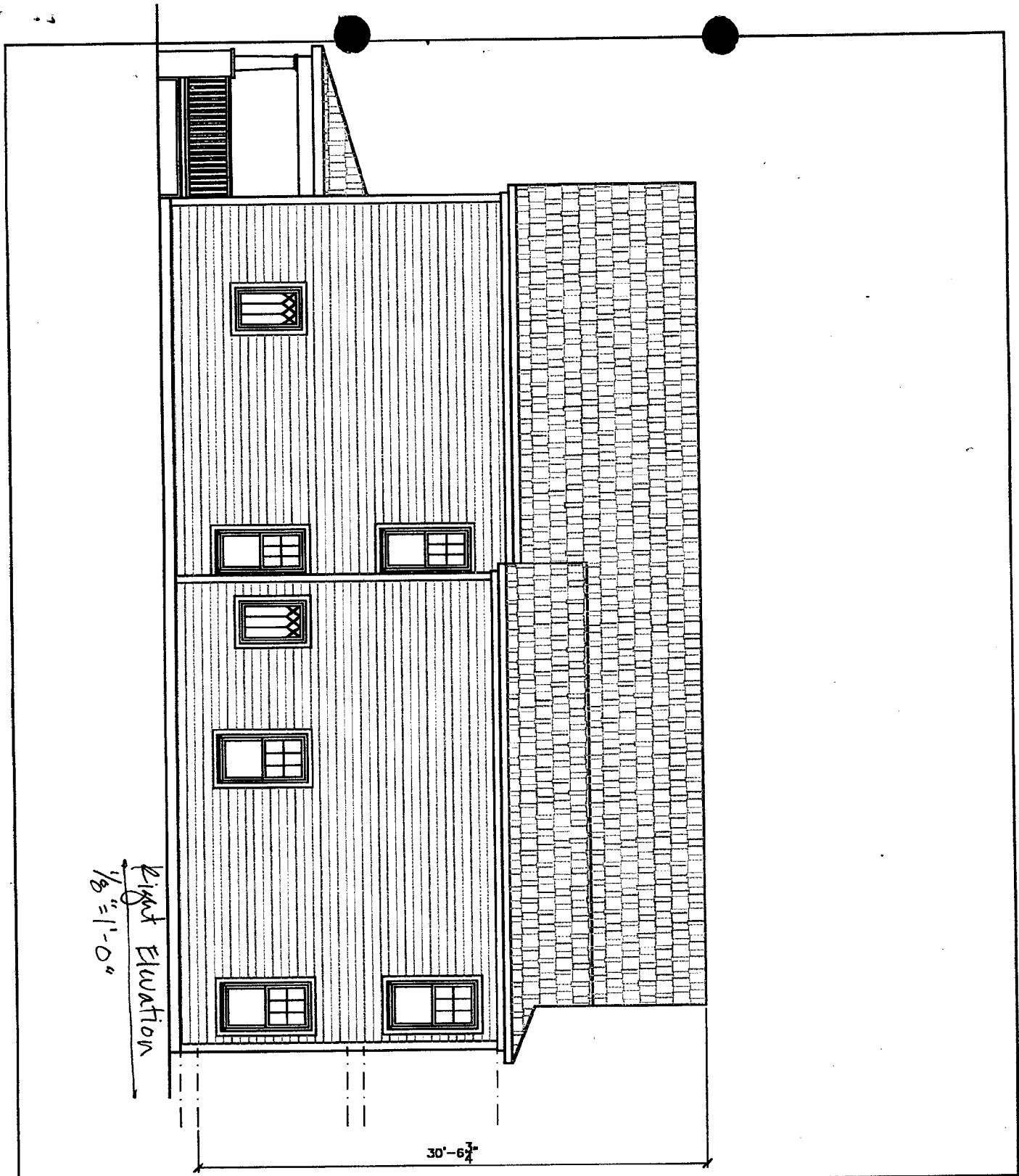




Rear Elevation  
1/8" = 1'-0"

LOT 26 HOLLOW GLEN PLACE





# LOT 26 HOLLOW GLEN PLACE



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	9805 Hollow Glen Place, Silver Spring	<b>Meeting Date:</b>	07/14/99
<b>Resource:</b>	Forest Glen Historic District	<b>Report Date:</b>	07/07/99
<b>Review:</b>	HAWP	<b>Public Notice:</b>	06/30/99
<b>Case Number:</b>	31/8-99C	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Patrick K. Keating	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	New Construction	<b>RECOMMEND:</b>	Approve with conditions.

---

**PROJECT DESCRIPTION**

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**PROPOSAL**

The applicant further proposes to:

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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.

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.

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**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:

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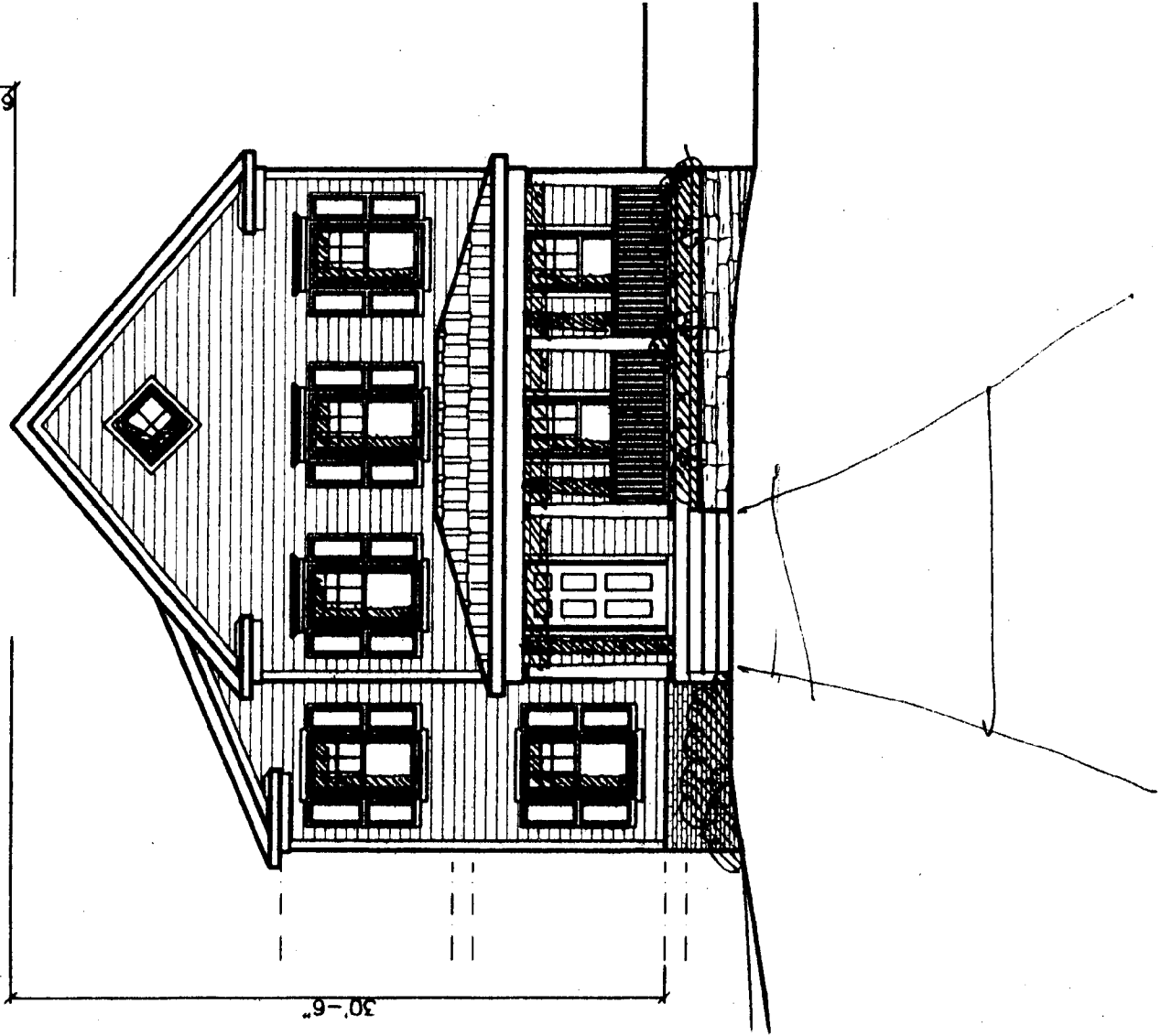
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(7)

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30'-6"



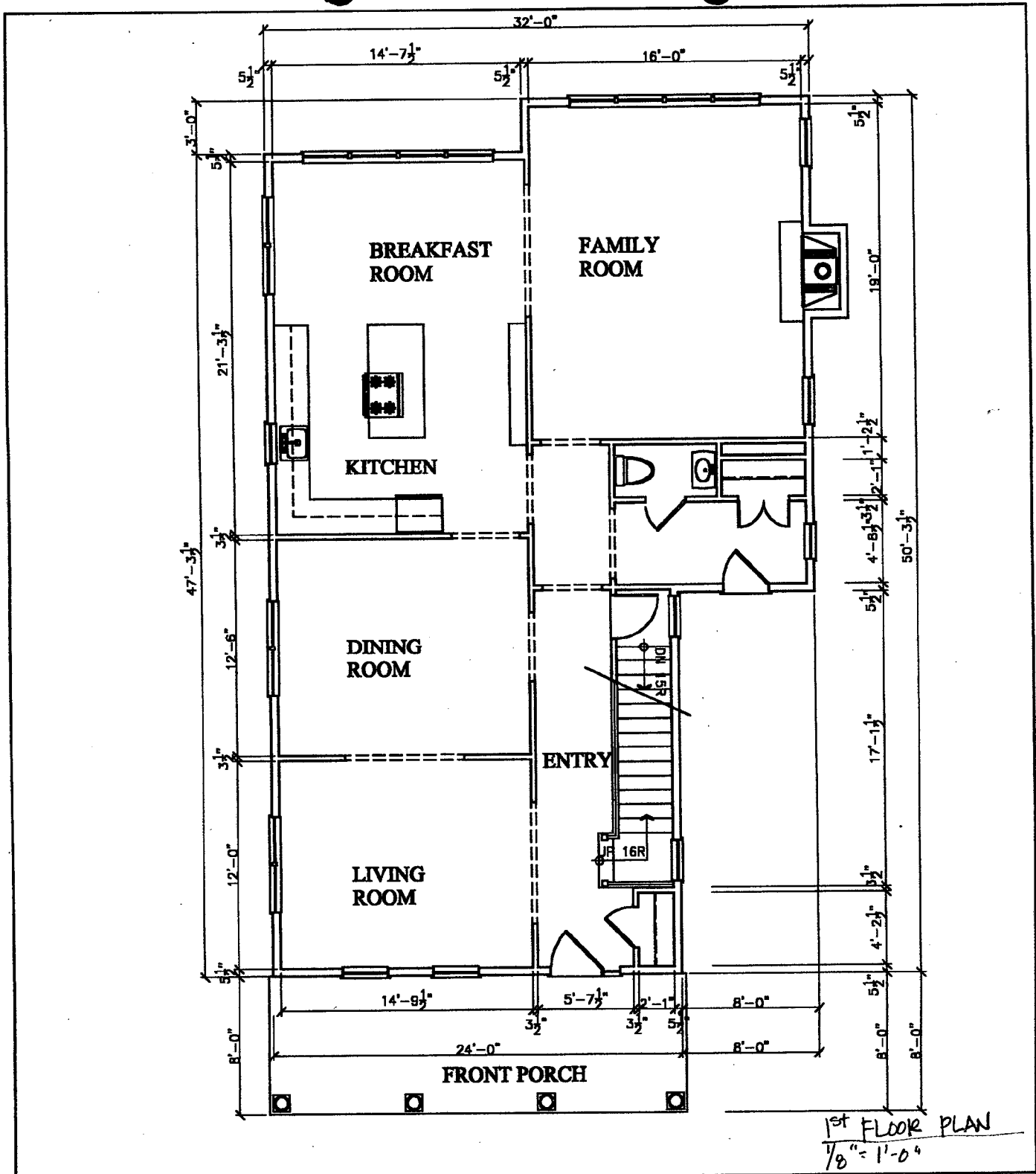
HOLLOW GLEN PLACE: PROPOSED INFILLS

$\frac{1}{8}'' = 1'-0''$

6.16.99

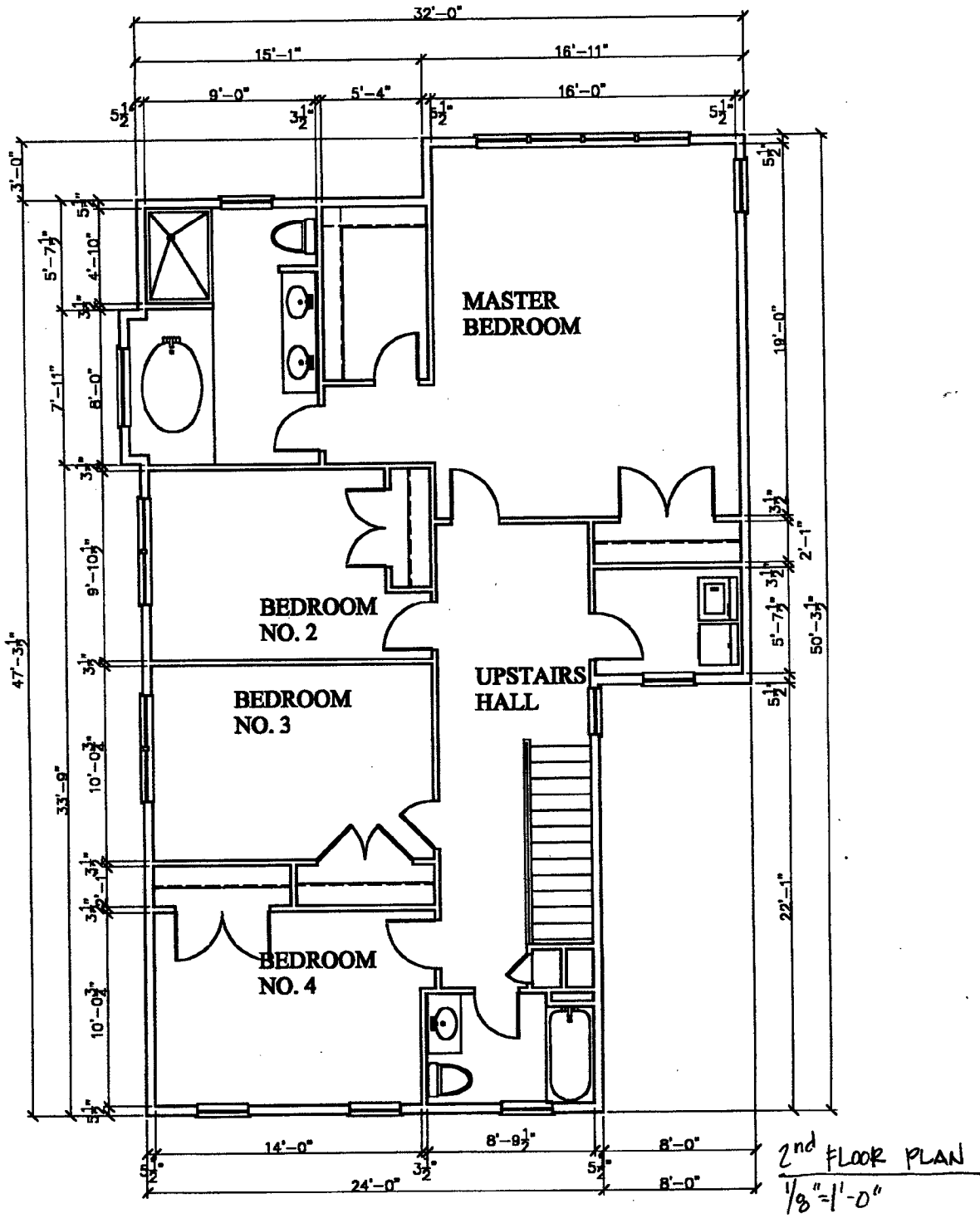
9





**LOT 26 HOLLOW GLEN PL.**





LOT 26 HOLLOW GLEN PL.



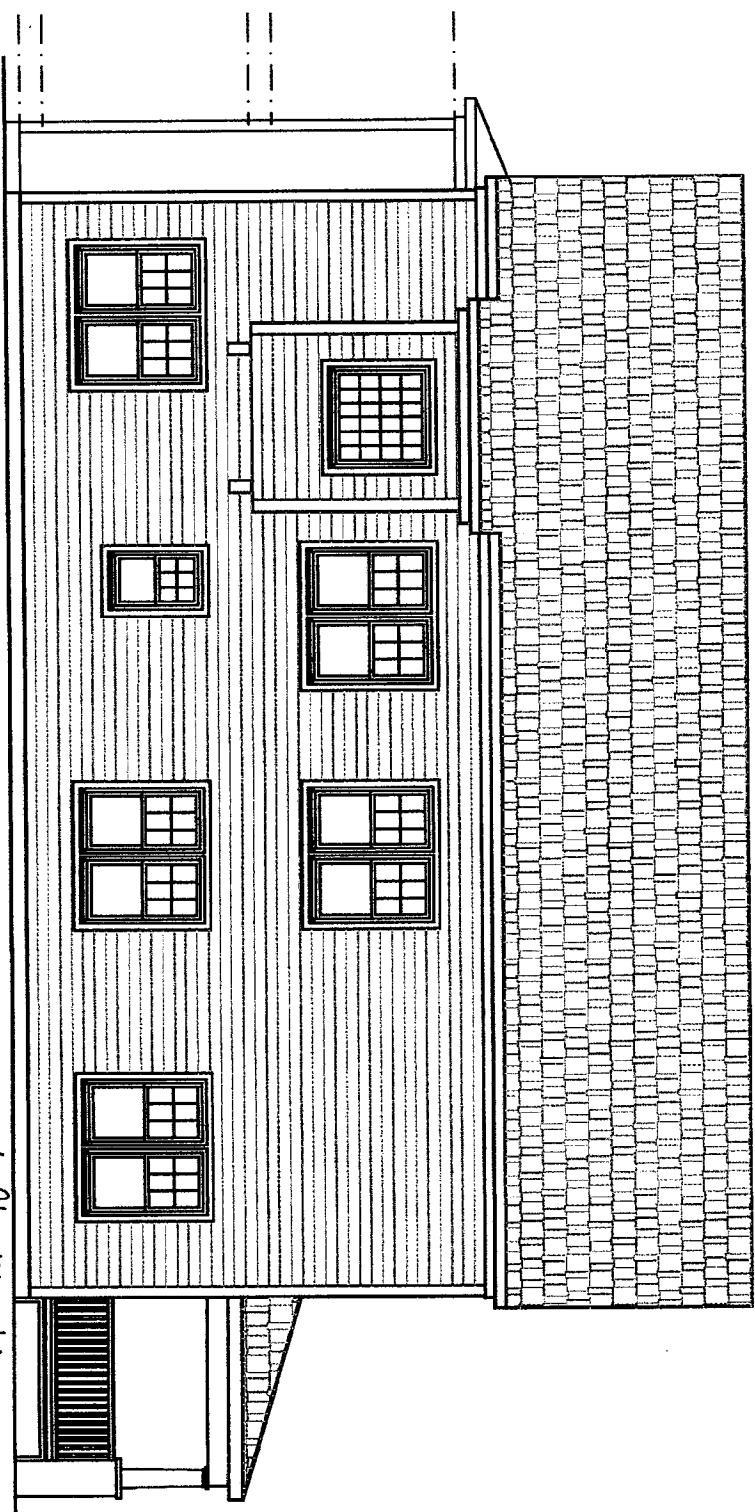
10



LOT 26 HOLLOW GLEN PLACE

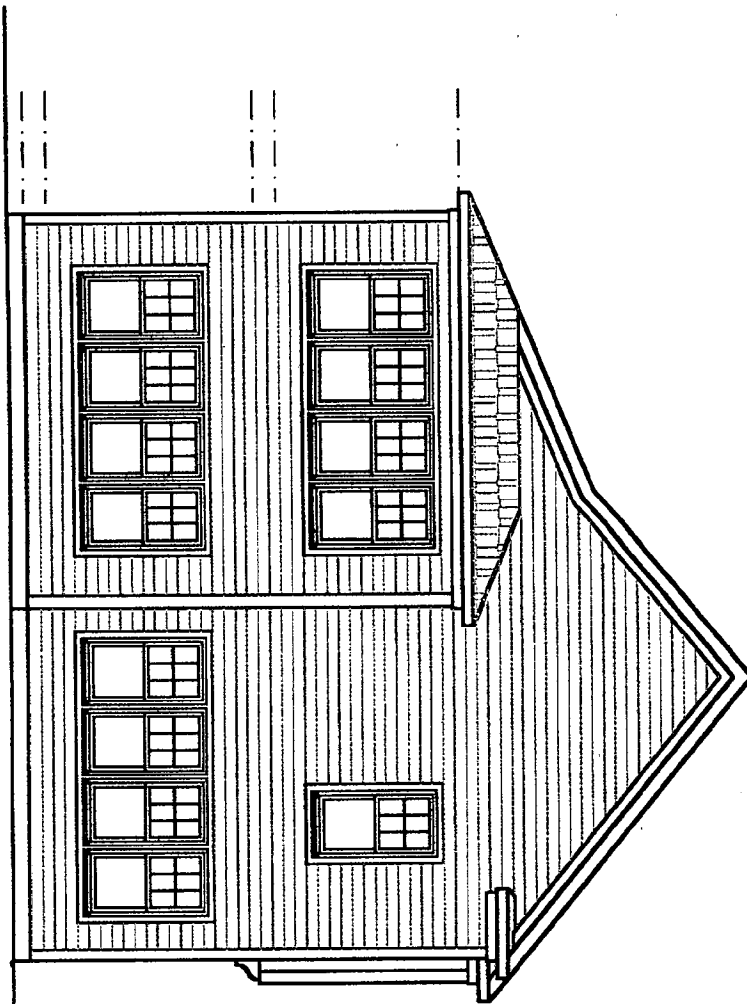


Left Elevation  
1/8" = 1'-0"



LOT 26 HOLLOW GLEN PLACE



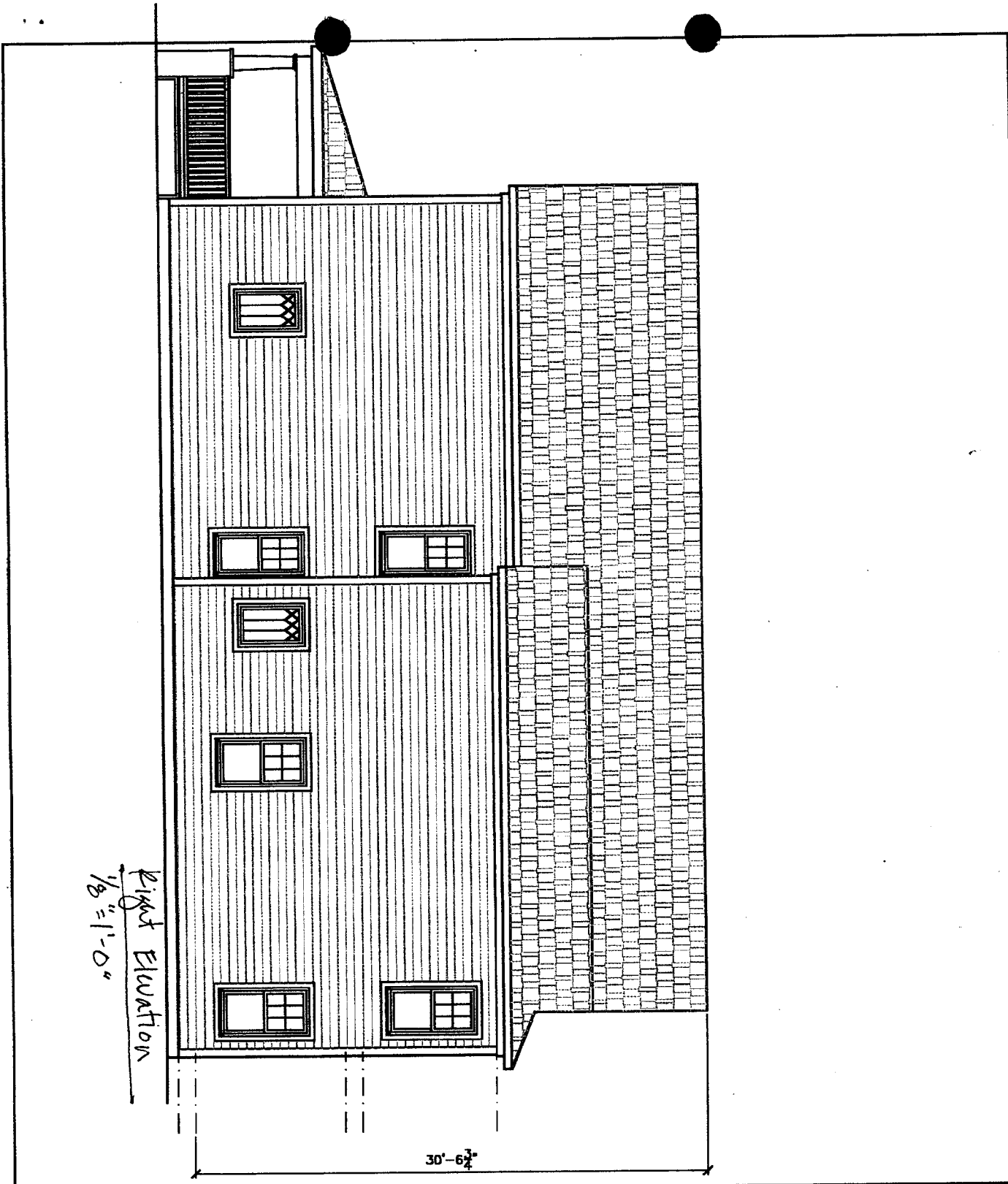


Rear Elevation  
 $\frac{1}{8}'' = 1'-0''$

LOT 26 HOLLOW GLEN PLACE



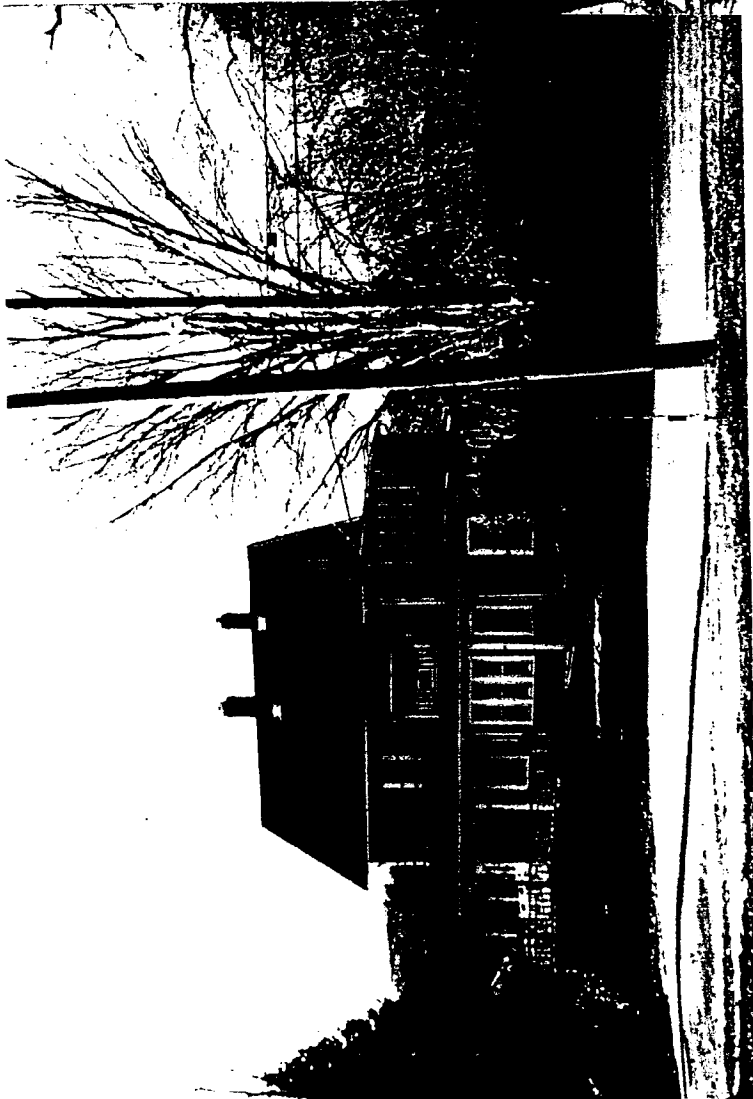
14



**LOT 26 HOLLOW GLEN PLACE**



15





HOLLOW GLEN PLACE: PROPOSED INFILLS

1/8" = 1'-0"

6-16-99