

**Preliminary Consultation**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	13730 Georgia Avenue, Silver Spring	<b>Meeting Date:</b>	10/9/2019
<b>Resource:</b>	Individually Listed Master Plan Site <b>Aspin Hill Pet Cemetery (M:27-17)</b>	<b>Report Date:</b>	10/2/2019
<b>Applicant:</b>	Montgomery Humane Society Inc.	<b>Public Notice:</b>	9/25/2019
<b>Review:</b>	1 <sup>st</sup> Preliminary Consultation	<b>Staff:</b>	John Liebertz
<b>Proposal:</b>	Campus planning, site and building alterations, rehabilitation, and new construction		

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**RECOMMENDATION**

Staff recommends that the applicant revise the proposal based on feedback from staff and the HPC and return for a second preliminary consultation.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Individually Listed Master Plan Site  
**PROPERTY TYPE:** Pet Cemetery  
**DATE:** 1922



Figure 1: The map shows the location of the Aspin Hill Pet Cemetery. The environmental setting is outlined in red.

In *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland* (2001), the Aspin Hill Pet Cemetery is described as follows:

The Aspin Hill Pet Cemetery is one of the largest and earliest pet cemeteries in the country. Richard and Bertha Birney, breeders of Boston terriers, Scotties, and schnauzers, established a boarding kennel here in 1921. The business included care of health care facilities, described in the 1930s as “the only authorized animal hospital south of New York”; and a four-acre pet cemetery. Cemetery records, dating back to 1922, document more than 50,000 animal burials. Notable pets buried in the cemetery include seven dogs that belonged to J. Edgar Hoover; Jiggs, from the *Our Gang* movie series; and Rags, mascot of the First Division in World War I “who risked life and limb in the Meuse-Argonne when he crossed enemy lines to deliver a note to Allied Forces.” President Lyndon Johnson’s dogs were cremated at Aspin Hill and the remains sent to Texas. The site includes a wide variety of gravestones, animal sculptures, and mature landscaping. Also on site are a frame chapel, a gable-roof kennel with decorative brickwork, and a 1930s brick [Tudor Revival dwelling]. The Birneys named their residence and business after a similar kennel in England named Aspin Hill (in contrast to the local neighborhood of Aspen Hill). Renaming the site Aspin Hill Memorial Park, the organization known as People for the Ethical Treatment of Animals (PETA) maintains and operates the cemetery. The site is used for education and animal care.<sup>1</sup>

The burial grounds with elaborate gravestones and statuary are primarily on the western half of the site. In addition to animal burials, there are at least 40 humans buried with or in proximity to their pets. The eastern section of the site consists of the 1930s Tudor Revival dwelling, garage (chapel), kennel, and non-historic sheds.

In 1994, the County Council found that the entire site satisfied three designation criteria per the Montgomery County Code, Chapter 24A-3, and designated the site in the *Master Plan for Historic Preservation*. The Staff Report stated that the property met the following criteria:

**1.A Historical and Cultural Significance. Character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation.**

Pet cemeteries are not a broad cultural trend, but they do have a long and unique history both in the United States and abroad. From ancient times to the present, humans have found a need to relate to animals and these cemeteries are a reflection of the depth of some human/animal relationships. It is estimated that there are no more than 500 pet cemeteries in the United States, and the Aspin Hill Pet Cemetery is a relatively early example.... Pet cemeteries do speak to certain aspects of 20<sup>th</sup> century culture and, in this light, the Aspin Hill Pet Cemetery is worthy of recognition as a reflection of this cultural trend.

**1.D Historical and Cultural Significance. Exemplifies the cultural, economic, social, political or historic heritage of the county and its communities.**

The Aspin Hill Pet Cemetery moved from its original use as a farm to a breeding/boarding kennel to a pet cemetery. This progression of changes – all related to the care of animals – also reflects the changing character of Montgomery County from a rural, agricultural area to a more suburban community with different needs and concerns.

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<sup>1</sup> Clare Lise Kelly, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland* (Silver Spring, MD: M-NCPPC, 2001), 301.

**2.E Architectural and Design Significance. Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.**

The cemetery is an established and familiar visual feature of the Aspen Hill community. The significance of this property to the community is reflected in the efforts made to save the cemetery from development during the 1980s.

The Maryland Historical Trust found the property eligible for the National Register of Historic Places in 1999. P.A.C. Spero & Company reviewed the property under Section 106 as part of the Montgomery-Prince George's Short-Term Congestion Relief project. The consultants found that the property eligible under Criterion A, as an example of the cultural heritage of Montgomery County, and Criterion C, as the house is an example of the Tudor Revival-style.

### **PROPOSAL**

The Montgomery Humane Society Inc. proposes a multiphase redevelopment and campus plan. The environmental setting for this historic site comprises the entire existing parcel (both the burial grounds to the west and the buildings to the east). Any alterations within this boundary, including, but not limited to, circulation networks, new construction, hardscape, tree removal, transportation improvements, site storage, and signage require HAWP approval from the HPC. Given the long-term goals of this project, it is to be expected that several HAWPs would be required.

At this stage of the process, the applicant seeks general direction from the HPC on the following:

- 1) alterations to the site plan (new entrance/egress, relocation of animal and human burials, circulation networks, etc.);
- 2) incorporation of the Tudor-revival dwelling and kennel into a new complex;
- 3) demolition of the former garage/chapel; and,
- 4) alterations within the environmental setting due to other Master Plan guidance.

### **APPLICABLE GUIDELINES**

When reviewing alterations and additions for new construction to an Individually Listed Master Plan Site, decisions are guided by the Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards (Standards). Additional Master Plan direction is included in the newly adopted *Bicycle Master Plan* (2018) contains specific guidance for separated bicycle networks on the north side of Aspen Hill Road and west side of Georgia Avenue.<sup>2</sup> This section on Georgia Avenue would be part of the breezeway network.

#### ***Montgomery County Code, Chapter 24A Historic Resources Preservation***

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an

<sup>2</sup> M-NCPPC, *The Montgomery County Bicycle Master Plan* (December 2018), <https://montgomeryplanning.org/wp-content/uploads/2019/09/Bicycle-Master-Plan-Web-Version.pdf>

historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

***Secretary of the Interior's Standards for Rehabilitation***

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

**Preliminary Plan of Subdivision Process**

The Montgomery County Humane Society has filed a Preliminary Plan of Subdivision for consideration by the Planning Board which encompasses the entire environmental setting. The proposal tentatively will



be heard in December 19, 2019. The application seeks to plat the subject property in the same size and shape as there is no proposal to partition the property. The original application can be reviewed here: [https://mcatlas.org/Development\\_Info/default.aspx?apno=120190100](https://mcatlas.org/Development_Info/default.aspx?apno=120190100)

After Preliminary Plan approval, the applicant will return to the HPC for a HAWP where the commission will provide further feedback to ensure compatibility and compliance with the subject guidelines.

#### Proposal: New Construction/Addition

The applicant proposes to construct two new and related structures within the environmental setting. The first structure is a U-shaped complex that incorporates and connects the historic Tudor-revival dwelling and kennel. The construction of the addition would necessitate the demolition of a former garage/chapel (addressed in a subsequent section of this report). Gable-roof hyphens connect the new construction to the historic buildings and provides a level of differentiation. North of the U-shaped complex, a second detached building will be constructed; this new building is proposed to be a community services building.

Staff finds that overall location, massing, and height of the new construction is compatible with the historic buildings and burial ground. Any proposed additions to the north of the dwelling would have impacted important viewsheds from the intersection of Aspen Hill Road and Georgia Avenue. In addition, the use of hyphens and building heights lower than the ridgeline of the Tudor Revival-styled dwelling allows the house to retain and express its primacy within the site. The setback of the hyphen to the rear of the building provides additional relief from the new construction and permits the house to retain its character defining features. The proposed complex has limited impact to the historic kennel resulting from a transparent hyphen that coordinates with the existing roofline of the kennel. Overall, the historic buildings would be rehabilitated and returned to their previous historic uses (kennels and administrative space), while the new construction allows for the facility to support animal services and the burial ground. The buildings should be reviewed as augmenting the importance of the burial ground as they support our understanding of funerary practices for pets.

The new community services building is outside of the location of known pet or human burials and has limited adverse effects to the overall site due to its footprint and form. Archaeological investigations should be conducted within the limits of disturbance for this building as directed by the staff archaeologist.



Figure 2: Model of the proposed U-shaped building complex and community services building (blue arrow). The red arrow points to the Tudor Revival dwelling and the yellow arrow to the kennel.

The HPC should consider the following topics:

1. Compatibility of the location, footprint, and massing of the proposed U-shaped complex with respect to the Tudor Revival dwelling, kennel, and the burial grounds.
2. Compatibility of the location, footprint, and massing of the proposed detached building with respect to the Tudor Revival dwelling, kennel, and the burial grounds.
3. Viewsheds of the new construction from Georgia Avenue, Aspen Hill Road, and the burial grounds.

#### Proposal: Circulation Networks

The Aspen Hill Memorial Park's existing circulation consists of the following: 1) paved driveway near the intersection of Georgia Avenue and Aspen Hill Road; 2) gravel entrance and parking area in the northwestern corner of the site; and 3) informal dirt walkways throughout the burial ground. Per Montgomery Planning staff, the retention of the existing driveway as a point of access to the site would create an unsafe and undesirable situation due to its proximity to the intersection.

The applicant proposes to remove the existing points of access and construct new entrance/egress to the Aspen Hill Memorial Park. The entrance would be located to the east of the extant small gravel parking area in the northwest corner of the site (see Figure 2). The drive provides access to the extant parking for individuals visiting the burial grounds and leads to the new parking area for the proposed complex of buildings (including the Tudor-revival styled dwelling and kennel). The driveway will impact a number of pet and human burials, but the new parking lots are outside of the burial ground per archival research. Disturbed burials would be relocated within the cemetery.

Staff finds that the removal of the existing points of entrance/egress and construction of the new driveway will not adversely affect spatial relationships that characterize the property. In addition, while a number of burials and grave markers will be moved, the site will continue to function with its historic use (as a pet cemetery) with minimal overall changes to distinctive features of the site. Therefore, staff supports the proposed alterations to the site plan.

Within the burial ground, the applicant proposes to install new pathways as part of their rehabilitation of the site. The location of the pathways considers archaeological fieldwork performed to date to minimize potential adverse effects. Staff supports the proposed pathways as it will increase accessibility to the burial ground without affecting the historic setting.



Figure 3: Aerial, 2017. The red arrows point to the existing points of access to the site. The blue rectangle is the approximate location of the gravel parking area.

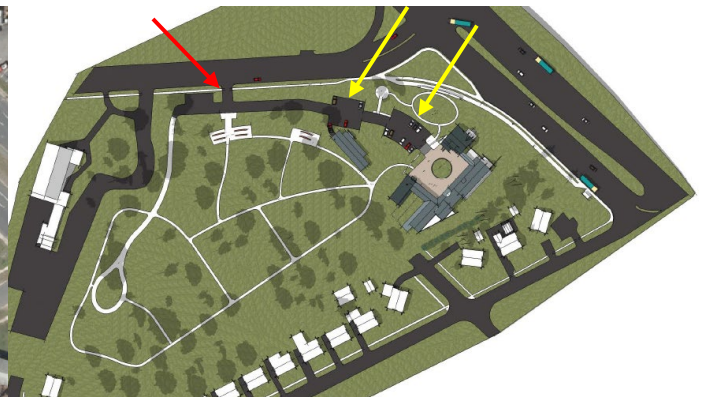


Figure 4: Proposed site plan with new access from Aspen Hill Road (red arrow) and driveway accessing both the existing parking area for the cemetery and proposed parking lots (yellow arrows) for the complex.

The HPC should consider the following topics:

1. Compatibility of the proposed layout of the circulation network within the burial ground.
2. Appropriateness of removing the existing driveway accessing the dwelling.
3. Adverse effects to the historic setting with the addition of a new driveway and relocation of burials and grave markers.
4. Treatment of the relocated grave markers and remains.

Proposal: Demolition of the Outbuilding/Garage

The garage is a one-story wood frame building with multiple additions to accommodate its later uses (such as a chapel) and functions. The building is located between the Tudor-revival style dwelling and the kennel. The proposed U-shaped complex would require its demolition.



*Figure 5: View of the garage (chapel) in 1991 and 2019.*

While the documentation recorded the existence of the outbuilding (chapel), there appears to be no critical analysis of the building's importance to the burial ground as a cultural landscape or its evolution. The circulation network of the site and the building's design suggest that it first served as a wood-frame garage (circa 1930s). Aerial photographs show that a no longer extant driveway accessed the site near the intersection of Georgia Avenue and Aspen Hill Road and terminated at this building. The original garage opening remains evident on the north elevation (façade), but it is infilled with vertical wood siding and a centrally located plywood-infilled, single-leaf door flanked by six-light, wood, casement windows. Numerous additions to the garage have occurred since its construction. There is a substantial shed addition to the east, a smaller shed addition to the west, and a gable addition to the south. Photographs from the previous survey show a no longer extant shed roof porch supported by wood posts (dating to its conversion to other uses) on the north elevation and removed asbestos shingle siding.

The existing documentation noted that the building served as a chapel, but no citation confirms this use or during which period the use may have occurred. In addition, there are no architectural elements that convey its association as a place of worship or contemplation. Even if considered a chapel, the building lacks integrity of association or feeling as no elements of the design continue to express such a use. On the other hand, the resource reflects a garage converted to a utilitarian building for the dwelling (later administration office) and maintenance for the grounds. The numerous property owners haphazardly modified and added to the outbuilding to suit the programmatic needs of the kennel and cemetery. As a result of these changes, the resource lacks integrity of design, workmanship, and materials. These issues are heightened due to a lack of maintenance of the resource in the last thirty years.

The outbuilding should be treated as a non-contributing resource as it fails to augment our understanding of the pet cemetery's historic significance as outlined in the three satisfied designation criteria. The building does not add to our understanding of funerary landscape design and architecture dedicated to the practice of burying animals or the progression of this section of Montgomery County from a rural to suburban community. In addition, the lack of historic integrity of the building diminishes its association with the architecturally significant dwelling.

Therefore, staff supports the demolition of this building.



The HPC should consider the following topics:

1. Proposed demolition of the former garage (chapel).

Proposal: Guidance from other Master Plans

The Bicycle Master Plan calls for the installation of a separated bikeway facilities on the north side of Aspen Hill Road and west side of Georgia Avenue. The facility on the westside of Georgia Avenue would be part of the breezeway network. Achievement of these facilities may require dedications, easements, etc. that may affect resources within the environmental setting. The applicant is coordinating with Montgomery Planning staff and will present additional information at the hearing or at the subsequent preliminary consultation.

**STAFF RECOMMENDATIONS**

Summary of topics to consider:

<p><u>Circulation Networks</u></p> <ol style="list-style-type: none"> <li>1. Appropriateness of removing the existing driveway leading to the dwelling.</li> <li>2. Adverse effects to the historic setting with the addition of a new driveway and relocation of burials and grave markers.</li> <li>3. Compatibility of the proposed layout of the circulation network (pathways) within the burial ground.</li> <li>4. Treatment of the relocated grave markers and remains.</li> </ol>	<p><u>Staff Recommendations:</u></p> <ul style="list-style-type: none"> <li>• Staff supports the removal of the existing driveway as part of the rehabilitation. Its removal would not adversely affect our understanding of the site as a funerary ground for pets characterize the property nor diminish existing spatial relationships.</li> <li>• While the addition of the proposed driveway would require relocation of a number of grave markers and remains, the drive is required to retain the historic use of the site for pet services. In total, the affected area accounts for a minimal amount of the burial grounds.</li> <li>• The applicant should continue to coordinate with the staff archaeologist to ensure compliance with the Guidelines for Burial Sites for human remains.</li> <li>• All grave markers should be retained and relocated within the site as the resources are character defining features of the site. The relocation of the markers should be further detailed as part of a future HAWP application.</li> <li>• Provide additional details (site plan, landscape plans, number of burials affected, etc.) that further analyze the site.</li> </ul>
<p><u>New Construction/Addition</u></p> <ol style="list-style-type: none"> <li>1. Compatibility of the location, footprint, and massing of the proposed U-shaped complex with respect to the Tudor Revival dwelling, kennel, and the burial grounds.</li> <li>2. Compatibility of the location, footprint, and massing of the proposed detached building with</li> </ol>	<p><u>Staff Recommendations:</u></p> <ul style="list-style-type: none"> <li>• Staff finds that overall location, massing, and height of the new construction is compatible with the historic buildings and burial ground.</li> <li>• Staff agrees that the use of a hyphen allows the dwelling and the kennel to retain its character defining features and primacy within the site.</li> <li>• Staff will review the design, materials, and form of the addition at subsequent HPC meetings.</li> </ul>

<p>respect to the Tudor Revival dwelling, kennel, and the burial grounds.</p> <p>3. Viewsheds of the new construction from Georgia Avenue, Aspen Hill Road, and the burial grounds.</p> <p>4. Preliminary feedback on the design, fenestration, and style of the new construction.</p>	
<p><u>Demolition of the Chapel/Garage</u></p> <p>1. Proposed demolition of the former garage (chapel).</p>	<ul style="list-style-type: none"> <li>Staff supports the demolition of this building as it does not add to our understanding of funerary landscape design and architecture dedicated to the practice of burying animals or the progression of this section of Montgomery County from a rural to suburban community. In addition, the building lacks integrity.</li> </ul>

Staff recommends that the applicant revise the design based on the feedback from the HPC and submit additional information for a second preliminary consultation. Staff requested the following materials be submitted: 1) existing site plan; 2) proposed site plan; 3) site plan overlaid with the approximate location of burials (pet and human if available) within areas affected by construction; 4) architectural elevations for the U-shaped complex and the community services building; and 5) design options for transportation components (Bicycle Master Plan) and other site improvements adjacent to or within the environmental setting. Other site design elements such as the proposed columbarium walls, landscape plans, tree removals, will be reviewed at a later date.



**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: gromero@gbrarch.com Contact Person: Gabriel Romero  
 Tax Account No.: 00951987 Daytime Phone No.: 703-836-9775  
 Name of Property Owner: Montgomery County Humane Society, Inc Daytime Phone No.: 240-252-2555  
 Address: 601 Rockville South Stonestreet Avenue 20850  
Street Number City Street Zip Code  
 Contractor: TBD Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: Gabriel Romero Daytime Phone No.: 703-836-9775

## LOCATION OF BUILDING/PREMISE

House Number: 13730 Street: Georgia Avenue  
 Town/City: Silver Spring Nearest Cross Street: Aspen Hill Road  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Liber: 34247 Folio: 703 Parcel: 719

## 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: New MCHS Campus

1B. Construction cost estimate: \$ 10 Million

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

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

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_  
 2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: \_\_\_\_\_

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

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

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

Signature of owner or authorized agent

9/18/2019

Date

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

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

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



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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Refer to attached Description of existing structures and environmental setting

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

Refer to attached General Description of the Project and its effects on the historic resources

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

# **MONTGOMERY COUNTY HUMANE SOCIETY CAMPUS AT ASPEN HILL MEMORIAL PARK**

## **DESCRIPTION OF EXISTING STRUCTURES AND ENVIRONMENTAL SETTING**

The Campus Plan for the Montgomery County Humane Society (MCHS) headquarters is located in the historic Aspen Hill Memorial Park in Montgomery County, MD. There are three main elements which are historic. The Pet cemetery and two historic properties are listed with the Maryland Historic Trust.

The Aspen Hill Pet cemetery was established in the early 1920s and it is one of the first pet cemeteries in the US. It quickly became a tourist attraction and currently has more than 50,000 animals, and some pet owners, buried there. There are some prominent “dogs” buried there. The cemetery has large mature trees and the gravesites have stone markings, animal figures, flowers and numerous religious symbols and artifacts.

The main historic building is an excellent example of Tudor Revival Architecture and was originally built in the 1930s. It served originally as a residence and the front of the house faces Georgia Avenue. The building is a two and half story frame building with a basement. The house exterior has many memorable features, including brick and ashlar stone enhancing the exterior walls, front entrance and chimney. The front windows have diamond pane casements. The rear of the house presents an arcaded brick porch and a three window shed dormer on the roof of the house. The historic kennel is a low pitched roof structure with a split ridge that lets light and air into the building. The front entry of the kennel has a shed roof supported by square columns exhibiting well detailed carpentry work.

## **GENERAL DESCRIPTION OF THE PROJECT AND ITS EFFECT ON THE HISTORIC RESOURCES**

The three historic elements at Aspen Hill Pet Cemetery will be fully restored. The historic pet cemetery will be fully restored with new interpretive paths and columbaria added to enhance the historic cemetery and landscape grounds. The new paths are laid out in an English landscape fashion and based on the archeological work already performed at the cemetery. The two historic buildings will be restored on the exterior and the interiors rehabilitated to serve the new MCHS campus. The two historic properties, and new buildings that house other programmatic elements for MCHS, are arranged around an open landscaped courtyard. The courtyard establishes a harmonic cohesive setting, that is organized around the historic buildings and is respectful both of the historic buildings and the new setting. In order to create the courtyard, an existing outbuilding, located between the main house and the kennel, will be demolished.

The new structures around the courtyard are modern in design using the vernacular aesthetic of Maryland rural architecture but are also very respectful of the historic buildings and their historic view shed. The new 16,000 sf headquarters will serve MCHS to serve its mission to provide adoption, pet education and a community services clinic at the site. It will also be open for a number of community events and will provide an inviting park setting accessible to the public. One additional building is also planned for the MCHS campus. The new one story wood frame building will provide animal services for the community including a veterinary clinic and a new pet crematory.

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

**Owner's mailing address**

Montgomery County  
Humane Society, Inc.  
601 S. Stonestreet Avenue  
Rockville, MD 20850

**Owner's Agent's mailing address**

GBR Architects, LLC  
500 Montgomery Street, Suite 200  
Alexandria, VA 22314

**Adjacent and confronting Property Owners mailing addresses**

See attached pages following this sheet

ASPIN HILL PET CEMETERY - MONTGOMERY COUNTY HUMANE SOCIETY 13730 GEORGIA AVENUE, SILVER SPRING											
Account	Name	Name2	Address1	City	State	Zip	Situs	Parcel	Lot / Block		
ADJOINING / CONFRONTING											
13 00982454	Vestry of Wheaton Parish c/o Rev. Sarah Lammimg	St. Mary Madealene Episcopal Church	3820 Aspen Hill Rd.	Wheaton	MD	20906	3820 Aspen Hill Rd.	P716/688			
13 01320746	Karen Wang et al		13607 Athania St.	Silver Spring	MD	20906	13607 Athania St.				
13 01321661	Johnnye Washington		3819 Wendy Ln	Silver Spring	MD	20906	3819 Wendy Ln		Lot 14 / 3		
13 01319315	Giuseppe Basile		8811 Damascus Rd.	Damascus	MD	20872	3817 Wendy Ln		Lot 10 / 3		
13 01321318	Sylvia Ellis et al		3815 Wendy Ln	Silver Spring	MD	20906	3815 Wendy Ln		Lot 9 / 3		
13 01319554	Neil Bacchus et al		11311 Morning Gate Dr.	Rockville	MD	20852	3813 Wendy Ln		Lot 8 / 3		
13 01320416	Hoan-Vu Tran-Ho	Thi Le Lam	3811 Wendy Ln	Silver Spring	MD	20906	3811 Wendy Ln		Lot 7 / 3		
13 01320176	Richard & Toni Cain		3809 Wendy Ln	Silver Spring	MD	20906	3809 Wendy Ln		Lot 6 / 3		
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13 01320267	Joaquin Fuentes et al		3805 Wendy Ln	Silver Spring	MD	20906	3805 Wendy Ln		Lot 4 / 3		
13 01318958	Pimpa Khomsatyapongvut et al	c/o S Komsatayapongvudhi	3803 Wendy Ln	Silver Spring	MD	20906	3803 Wendy Ln		Lot 3 / 3		
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13 01321865	Andre Zida	Florence Zongo	3703 Wendy Ln.	Silver Spring	MD	20906	3703 Wendy Ln.		Lot 3 / 1		



ASPIN HILL PET CEMETERY - MONTGOMERY COUNTY HUMANE SOCIETY 13730 GEORGIA AVENUE, SILVER SPRING									
Account	Name	Name2	Address1	City	State	Zip	Situs	Parcel	Lot / Block
13 01319372	Marco Ochoa		13700 Georgia Ave.	Silver Spring	MD	20906	13700 Georgia Ave.		Lot 2 / 1
13 00959595	Aspen Manor Shopping Center LLC		7200 Wisconsin Ave., Ste 1100	Bethesda	MD	20906	13621 Georgia Ave.	N674	Lot 1 / 1
13 03094106	Gate of Heaven Cemetery Inc.	Archdiocese of Washington	13801 Georgia Ave.	Silver Spring	MD	20906	13801 Georgia Ave.	N400	
13 00961383	13800 Georgia Ave. LLC		13800 Georgia Ave.	Silver Spring	MD	20906	13800 Georgia Ave.	N612	
13 03126511	L D G Inc.		8601 Georgia Ave. #200	Silver Spring	MD	20910	13830 Georgia Ave.	N528	
ATTENDEES AT CITIZEN PRESUBMITTAL MEETING FOR PRELIMINARY PLAN HELD 9/25									
	Wilma C. Jones		4807 Camelot St.	Rockville	MD	20853			
	Tina Simmons	Dennis Green	6412 Forest Hill Ln.	Laurel	MD	20707			
	Glenn Wallace		9 Meadowcroft Ct.	Montgomery	MD	20886			
	Judy Fink		4102 Frankfort Dr.	Rockville	MD	20853			
	Jane Dean		3900 Isbell St.	Silver Spring	MD	20906			
	Abe Birch		8817 Goshen Mill Ct.	Gaithersburg	MD	20882			
	Rena Samuel		14317 Briarwood Terrace	Rockville	MD	20853			
	Joanna Nasios		4207 Aspen Hill Rd.	Rockville	MD	20853			
	Iftikhar Ahmad		13800 Georgia Ave.	Silver Spring	MD	20906			
	Phyllis Levine		4405 Kalmia St.	Rockville	MD	20853			
	Thomas Hardman		13921 Parkland Dr.	Rockville	MD	20853			
	Shirley Tao		13607 Athania St.	Silver Spring	MD	20906			

**Existing Property Condition Photographs** (duplicate as needed)



Detail:     Main House Front elevation    



Detail:     Main House Front view



**Existing Property Condition Photographs** (duplicate as needed)



Detail: Main House - South Elevation



Detail: Main House - East Elevation (rear view)



**Existing Property Condition Photographs** (duplicate as needed)



Detail: [Kennel East Elevation](#)



Detail: [Kennel South Elevation](#)



**Existing Property Condition Photographs** (duplicate as needed)



Detail: [Kennel North Elevation](#)



Detail: [Kennel West Elevation](#)



**Existing Property Condition Photographs** (duplicate as needed)



Detail: [Pet Cemetery view](#)



Detail: [Pet Cemetery views](#)



**Existing Property Condition Photographs** (duplicate as needed)



Detail: [Pet Cemetery view](#)



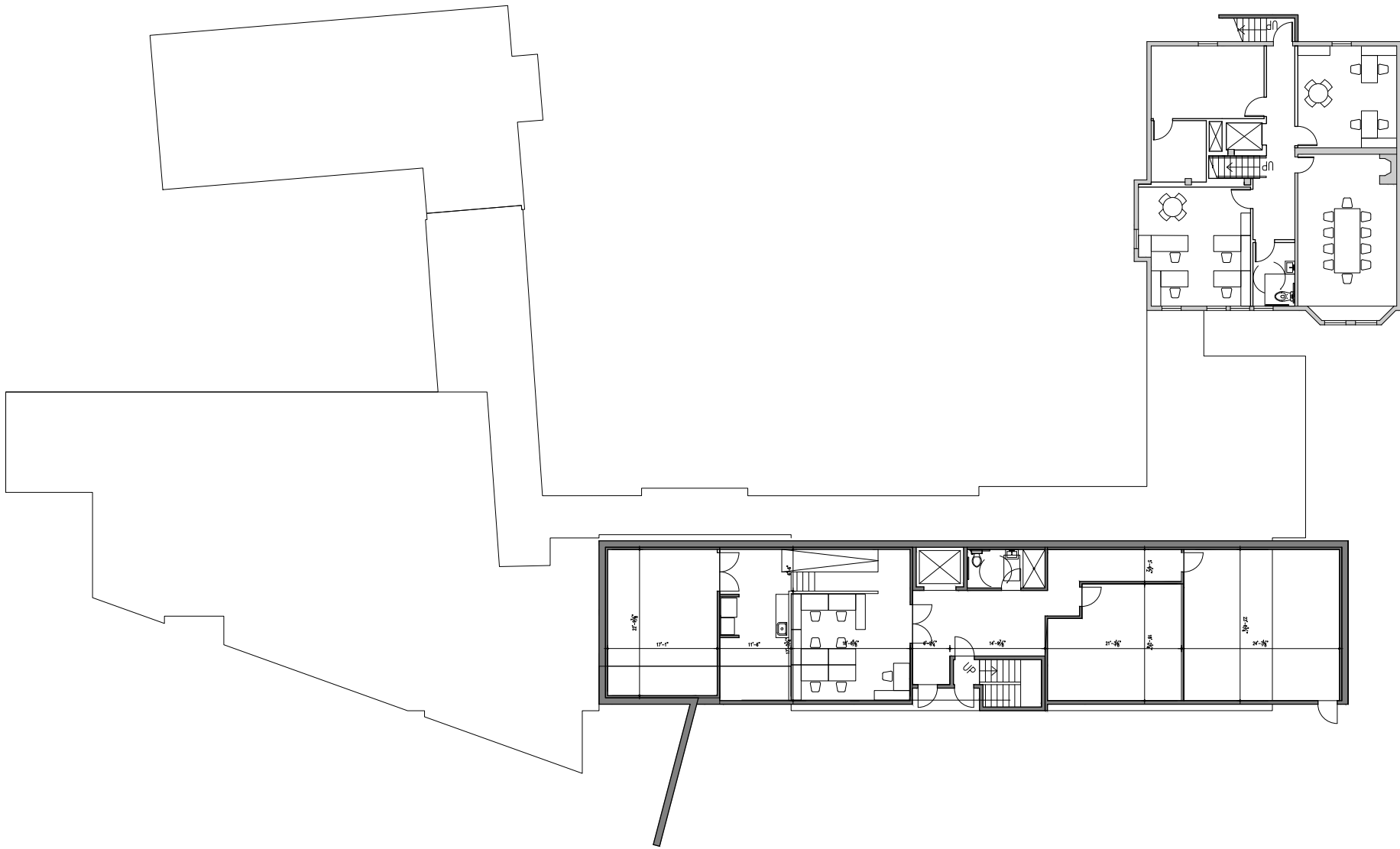
Detail: [Pet Cemetery gravestone detail](#)











01 BASEMENT PLAN - MAIN COMPLEX

**MCHS**  
601 S. Stonestreet Avenue  
Rockville, MD 20850  
(240-252-2555) v  
(240-547-4308) f

**GBR Architects, LLC**  
Architecture  
500 Montgomery Street, Suite 200  
Alexandria, VA 22314  
703 836 9775 v  
www.gbrarch.com

**MHG**  
Civil Engineering  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
phone number: 301.670.0840  
www.mhgpa.com

**Street Traffic Studies, Ltd.**  
Traffic Engineering  
400 Crain Highway, N.W.  
Glen Burnie, MD 21061  
410.590.5500 v

**Consultant**  
discipline  
address  
phone number v  
fax number f  
contact

Issue:	Description:	Date:
1	Issue	00-00-00

Drawing Title:  
BASEMENT PLAN  
MAIN COMPLEX

Drawing Scale:

Project No.:  
17012

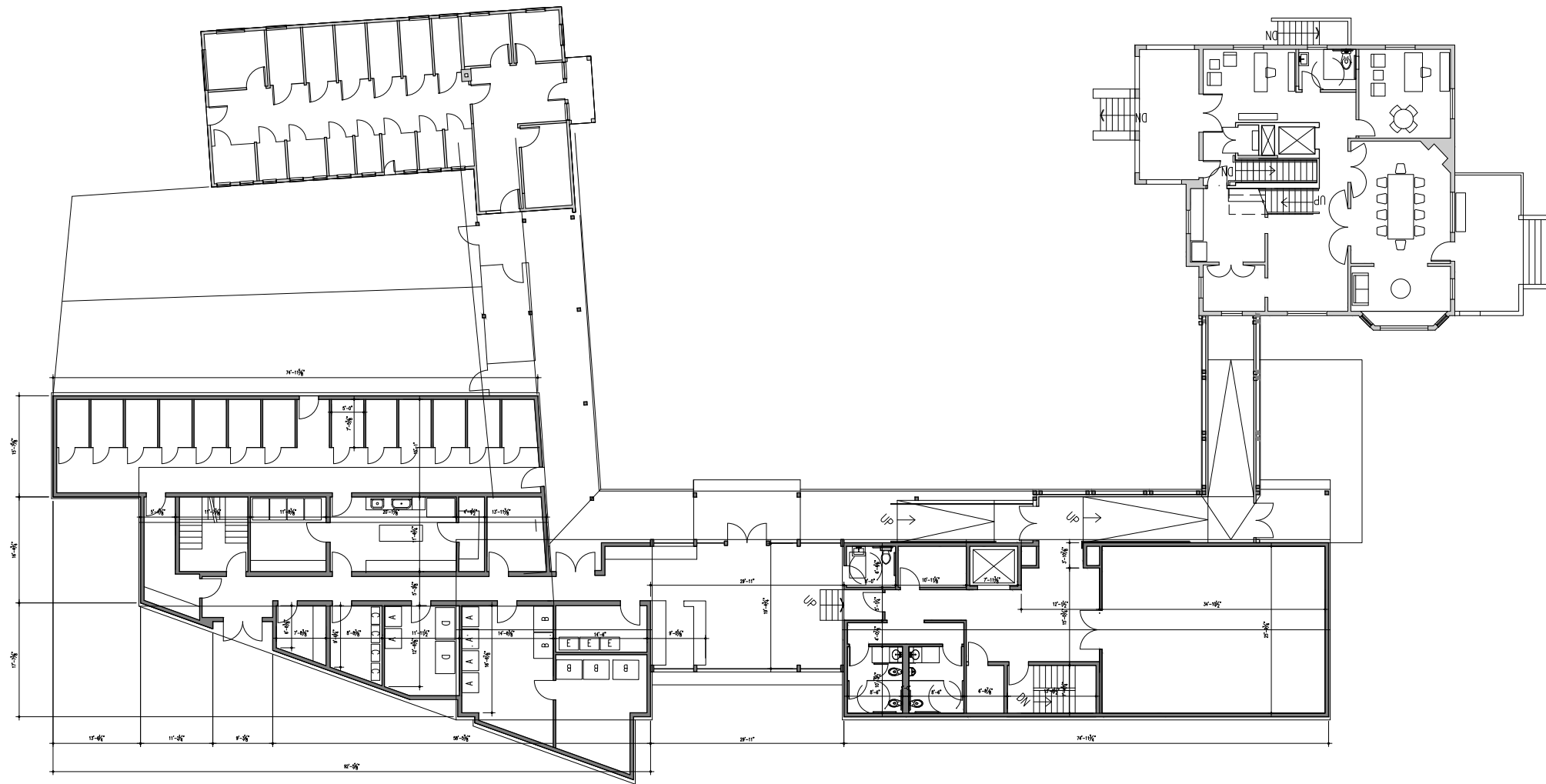
Date:  
09.18.2019

Drawing No.:  
**A01.02**



MONTGOMERY COUNTY  
HUMANE SOCIETY  
CAMPUS

**GBR** | Architects



01 FLOOR 1 PLAN - MAIN COMPLEX

**MCHS**  
601 S. Stonestreet Avenue  
Rockville, MD 20850  
(240-252-2555) v  
(240-547-4308) f

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Glen Burnie, MD 21061  
410.590.5500 v

**Consultant**  
discipline  
address  
address  
phone number v  
fax number f  
contact

Issue:	Description:	Date:
1	Issue	00-00-00

Drawing Title:  
FLOOR 1 PLAN  
MAIN COMPLEX

Drawing Scale:

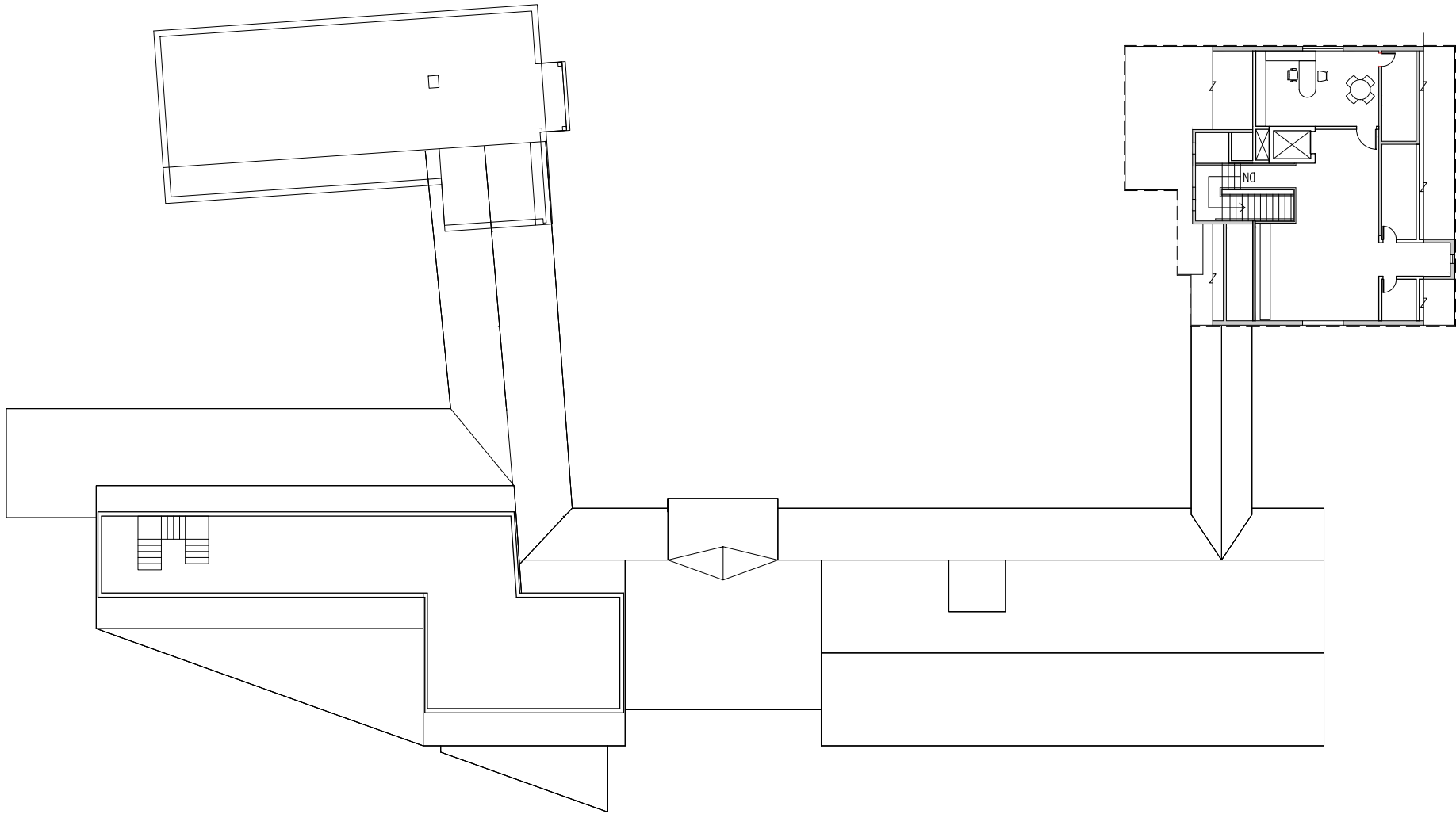
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Date: 09.18.2019

Drawing No.:  
**A01.03**



MONTGOMERY COUNTY  
HUMANE SOCIETY  
CAMPUS

**GBR** | Architects



01 FLOOR 2 PLAN - MAIN COMPLEX

**MCHS**  
601 S. Stonestreet Avenue  
Rockville, MD 20850  
(240-252-2555) v  
(240-547-4308) f

**GBR Architects, LLC**  
Architecture  
500 Montgomery Street, Suite 200  
Alexandria, VA 22314  
703 836 9775 v  
www.gbrarch.com

**MHG**  
Civil Engineering  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
phone number: 301.670.0840  
www.mhgsa.com

**Street Traffic Studies, Ltd.**  
Traffic Engineering  
400 Crain Highway, N.W.  
Glen Burnie, MD 21061  
410.590.5500 v

**Consultant**  
discipline  
address  
address  
phone number v  
fax number f  
contact

Issue:	Description:	Date:
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Drawing Title:  
FLOOR 2 PLAN  
MAIN COMPLEX

Drawing Scale:

Project No.:  
17012

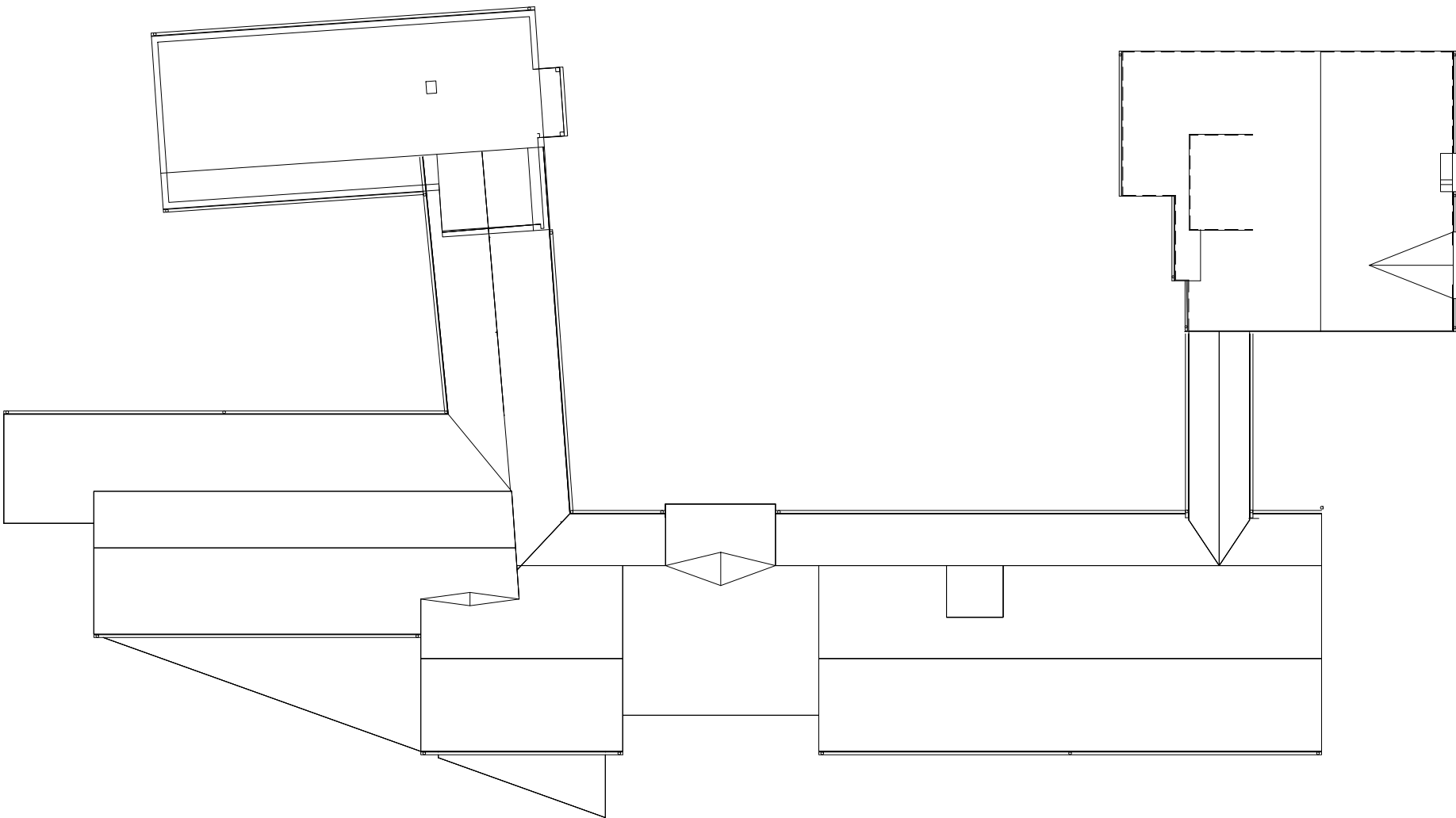
Date:  
09.18.2019

Drawing No.:  
**A01.04**



MONTGOMERY COUNTY  
HUMANE SOCIETY  
CAMPUS

**GBR** | Architects



01 ROOF PLAN - MAIN COMPLEX

**MCHS**  
601 S. Stonestreet Avenue  
Rockville, MD 20850  
(240-252-2555) v  
(240-547-4308) f

**GBR Architects, LLC**  
Architecture  
500 Montgomery Street, Suite 200  
Alexandria, VA 22314  
703 836 9775 v  
www.gbrarch.com

**MHG**  
Civil Engineering  
9220 Wightman Road, Suite 120  
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phone number: 301.670.0840  
www.mhgsa.com

**Street Traffic Studies, Ltd.**  
Traffic Engineering  
400 Crain Highway, N.W.  
Glen Burnie, MD 21061  
410.590.5500 v

**Consultant**  
discipline  
address  
address  
phone number v  
fax number f  
contact

Issue:	Description:	Date:
1	Issue	00-00-00

Drawing Title:  
ROOF PLAN  
MAIN COMPLEX

Drawing Scale:

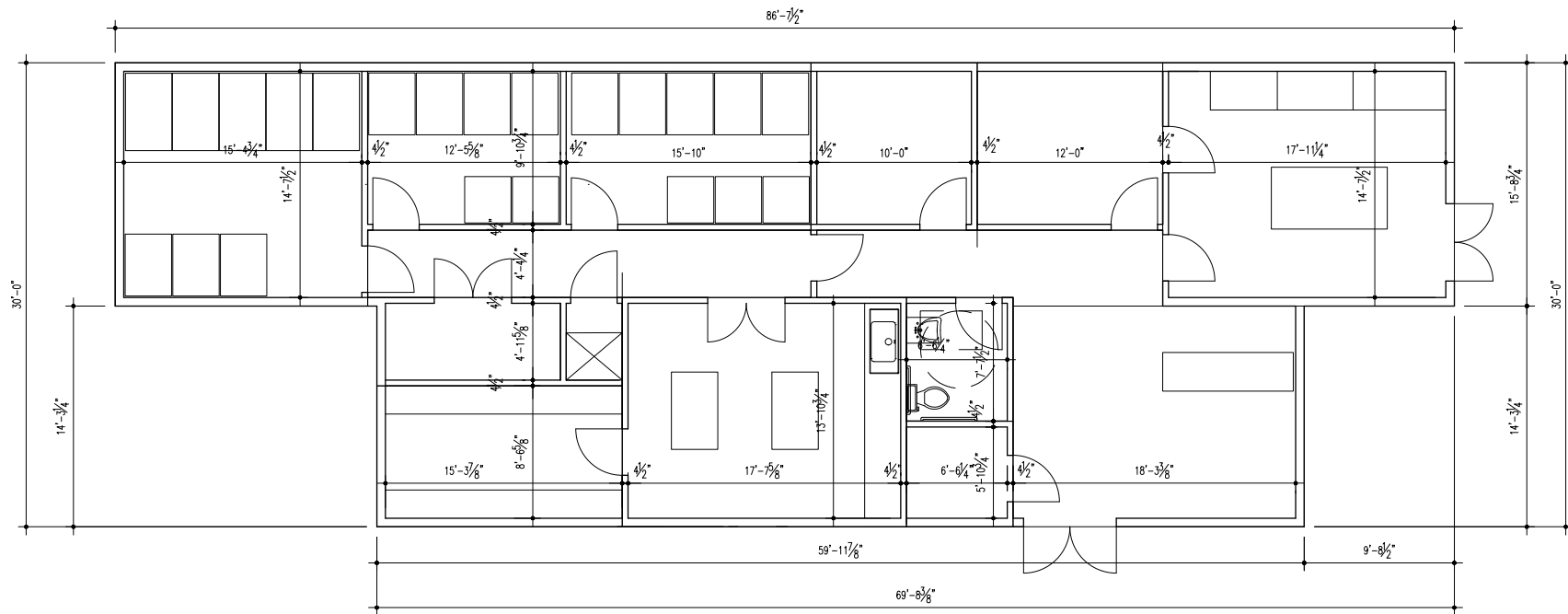
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17012  
Date:  
09.18.2019

Drawing No.:  
**A01.05**



MONTGOMERY COUNTY  
HUMANE SOCIETY  
CAMPUS

**GBR** | Architects



**MCHS**  
601 S. Stonestreet Avenue  
Rockville, MD 20850  
(240-252-2555) v  
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Traffic Engineering  
400 Crain Highway, N.W.  
Glen Burnie, MD 21061  
410.590.5500 v

**Consultant**  
discipline  
address  
address  
phone number v  
fax number f  
contact

Issue:	Description:	Date:
1	Issue	00-00-00

Drawing Title:  
FLOOR PLAN  
COMMUNITY  
SERVICES  
BUILDING

Drawing Scale:

Project No.:  
17012

Date:  
09.18.2019

Drawing No.:

**A01.06**

MONTGOMERY COUNTY  
HUMANE SOCIETY  
CAMPUS

**GBR** | Architects





NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

MONTGOMERY COUNTY  
HUMANE SOCIETY  
CAMPUS

**GBR** | Architects





BUILDING SECTION THROUGH COURTYARD



BUILDING SECTION THROUGH COURTYARD



BUILDING SECTION THROUGH COURTYARD



SIGN/ COLUMBARIUM FRONT ELEVATION



SIGN/ COLUMBARIUM BACK ELEVATION

MONTGOMERY COUNTY  
HUMANE SOCIETY  
CAMPUS

**GBR** | Architects





○ COMMUNITY SERVICES BUILDING - NORTH ELEVATION



○ COMMUNITY SERVICES BUILDING - WEST ELEVATION



○ COMMUNITY SERVICES BUILDING - EAST ELEVATION



○ COMMUNITY SERVICES BUILDING - SOUTH ELEVATION

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CAMPUS

**GBR** | Architects











**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400****APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Email: gromero@gbrarch.com Contact Person: Gabriel Romero  
Tax Account No.: 00951987 Daytime Phone No.: 703-836-9775  
Name of Property Owner: Montgomery County Humane Society, Inc Daytime Phone No.: 240-252-2555  
Address: 601 Rockville South Stonestreet Avenue 20850  
Street Number City Street Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Gabriel Romero Daytime Phone No.: 703-836-9775

**LOCATION OF BUILDING/PREMISE**

House Number: 13730 Street: Georgia Avenue  
Town/City: Silver Spring Nearest Cross Street: Aspen Hill Road  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: 34247 Folio: 703 Parcel: 719

**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: \$ \_\_\_\_\_

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

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

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_  
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: \_\_\_\_\_

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

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

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

Signature of owner or authorized agent

9/16/2019

Date

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

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

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

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

The existing outbuilding (shed) appears to have first served as a wood-frame garage (circa 1930s). The outbuilding was reached by a no longer extant driveway near the intersection of Georgia Avenue and Aspen Hill Road. An original garage opening remains evident on the north elevation (façade), but it is infilled with vertical wood siding and a centrally located plywood-infilled, single-leaf door flanked by six-light, wood, casement windows. Numerous additions to the garage have occurred since its construction. There is a substantial shed addition to the east, a smaller shed addition to the west, and a gable addition to the south.

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

The outbuilding is a non-contributing resource as it does not provide any understanding of the pet cemetery's historic significance as outlined in the satisfied designation criteria listed with MHT. The building does not add to an understanding of funerary landscape design and architecture and the lack of historic integrity of the building diminishes its association with the architecturally significant dwelling. Therefore, we request the HPC approve demolition of the outbuilding as proposed by MCHS in order to complete its intended redevelopment plan for the site.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.



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

**Owner's mailing address**

Montgomery County  
Humane Society, Inc.  
601 S. Stonestreet Avenue  
Rockville, MD 20850

**Owner's Agent's mailing address**

GBR Architects, LLC  
500 Montgomery Street, Suite 200  
Alexandria, VA 22314

**Adjacent and confronting Property Owners mailing addresses**

See attached pages following this sheet

ASPIN HILL PET CEMETERY - MONTGOMERY COUNTY HUMANE SOCIETY 13730 GEORGIA AVENUE, SILVER SPRING									
Account	Name	Name2	Address1	City	State	Zip	Situs	Parcel	Lot / Block
ADJOINING / CONFRONTING									
13 00982454	Vestry of Wheaton Parish c/o Rev. Sarah Lammimg	St. Mary Madealene Episcopal Church	3820 Aspen Hill Rd.	Wheaton	MD	20906	3820 Aspen Hill Rd.	P716/688	
13 01320746	Karen Wang et al		13607 Athania St.	Silver Spring	MD	20906	13607 Athania St.		
13 01321661	Johnnye Washington		3819 Wendy Ln	Silver Spring	MD	20906	3819 Wendy Ln		Lot 14 / 3
13 01319315	Giuseppe Basile		8811 Damascus Rd.	Damascus	MD	20872	3817 Wendy Ln		Lot 10 / 3
13 01321318	Sylvia Ellis et al		3815 Wendy Ln	Silver Spring	MD	20906	3815 Wendy Ln		Lot 9 / 3
13 01319554	Neil Bacchus et al		11311 Morning Gate Dr.	Rockville	MD	20852	3813 Wendy Ln		Lot 8 / 3
13 01320416	Hoan-Vu Tran-Ho	Thi Le Lam	3811 Wendy Ln	Silver Spring	MD	20906	3811 Wendy Ln		Lot 7 / 3
13 01320176	Richard & Toni Cain		3809 Wendy Ln	Silver Spring	MD	20906	3809 Wendy Ln		Lot 6 / 3
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13 01320267	Joaquin Fuentes et al		3805 Wendy Ln	Silver Spring	MD	20906	3805 Wendy Ln		Lot 4 / 3
13 01318958	Pimpa Khomsatyapongvut et al	c/o S Komsatayapongvudhi	3803 Wendy Ln	Silver Spring	MD	20906	3803 Wendy Ln		Lot 3 / 3
13 01321284	Jubita Centeno	William Moreno	13608 Loyola St.	Silver Spring	MD	20906	13608 Loyola St.		Lot 2 / 3
13 01319918	Mateo & Dora Romero		13607 Loyola St.	Silver Spring	MD	20906	13607 Loyola St.		Lot 1 / 3
13 01321865	Andre Zida	Florence Zongo	3703 Wendy Ln.	Silver Spring	MD	20906	3703 Wendy Ln.		Lot 3 / 1



ASPIN HILL PET CEMETERY - MONTGOMERY COUNTY HUMANE SOCIETY 13730 GEORGIA AVENUE, SILVER SPRING									
Account	Name	Name2	Address1	City	State	Zip	Situs	Parcel	Lot / Block
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13 00959595	Aspen Manor Shopping Center LLC		7200 Wisconsin Ave., Ste 1100	Bethesda	MD	20906	13621 Georgia Ave.	N674	Lot 1 / 1
13 03094106	Gate of Heaven Cemetery Inc.	Archdiocese of Washington	13801 Georgia Ave.	Silver Spring	MD	20906	13801 Georgia Ave.	N400	
13 00961383	13800 Georgia Ave. LLC		13800 Georgia Ave.	Silver Spring	MD	20906	13800 Georgia Ave.	N612	
13 03126511	L D G Inc.		8601 Georgia Ave. #200	Silver Spring	MD	20910	13830 Georgia Ave.	N528	
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	Tina Simmons	Dennis Green	6412 Forest Hill Ln.	Laurel	MD	20707			
	Glenn Wallace		9 Meadowcroft Ct.	Montgomery	MD	20886			
	Judy Fink		4102 Frankfort Dr.	Rockville	MD	20853			
	Jane Dean		3900 Isbell St.	Silver Spring	MD	20906			
	Abe Birch		8817 Goshen Mill Ct.	Gaithersburg	MD	20882			
	Rena Samuel		14317 Briarwood Terrace	Rockville	MD	20853			
	Joanna Nasios		4207 Aspen Hill Rd.	Rockville	MD	20853			
	Iftikhar Ahmad		13800 Georgia Ave.	Silver Spring	MD	20906			
	Phyllis Levine		4405 Kalmia St.	Rockville	MD	20853			
	Thomas Hardman		13921 Parkland Dr.	Rockville	MD	20853			
	Shirley Tao		13607 Athania St.	Silver Spring	MD	20906			

**Existing Property Condition Photographs** (duplicate as needed)



Detail: Shed North elevation (garage opening)



Detail: Shed West elevation (garage opening)



**Existing Property Condition Photographs** (duplicate as needed)

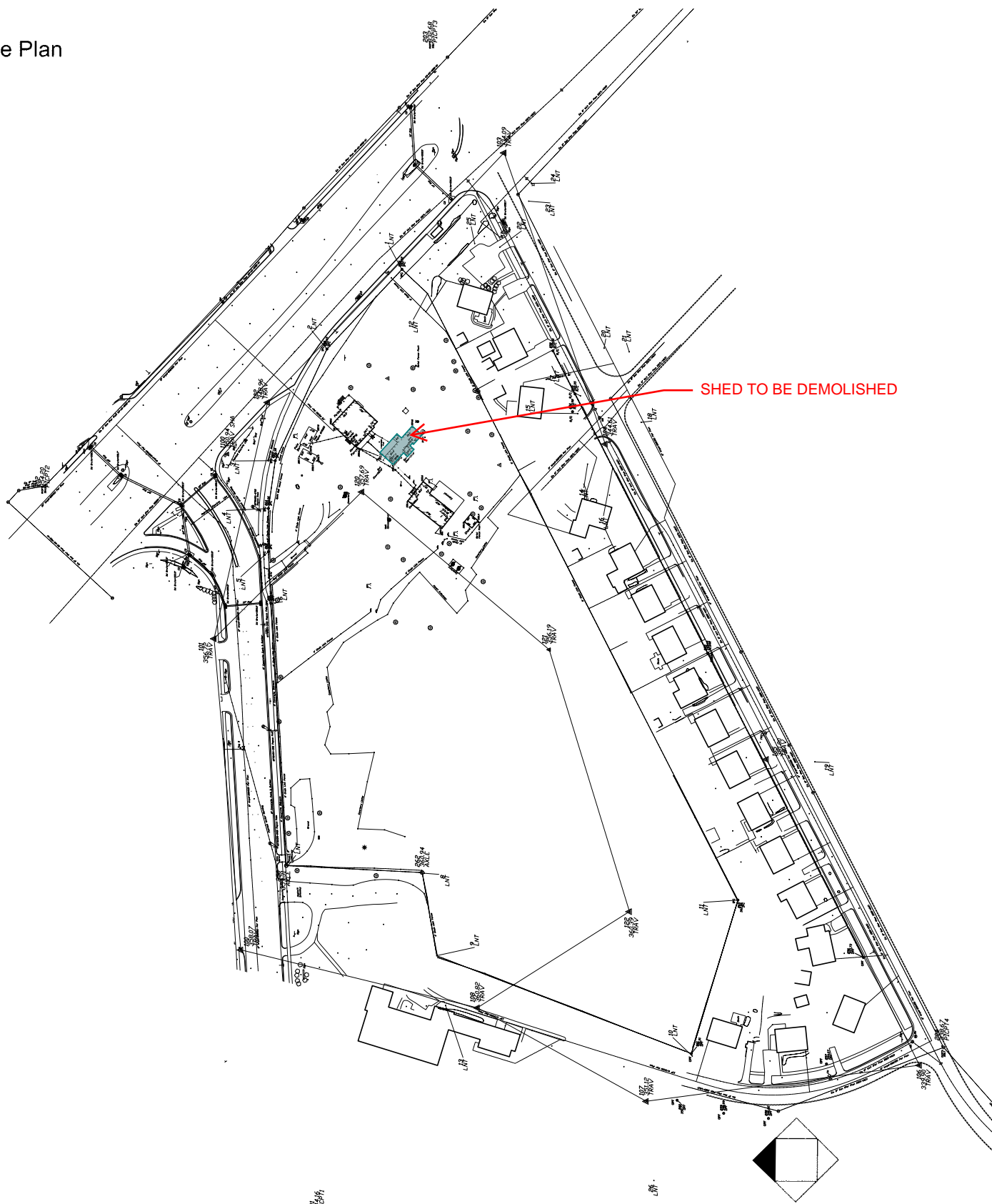


Detail: Shed South elevation



Detail: Shed East elevation

Site Plan



Shade portion to indicate North