

2nd Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	13730 Georgia Avenue, Silver Spring	Meeting Date:	12/4/2019
Resource:	Individually Listed Master Plan Site Aspin Hill Pet Cemetery (M:27-17)	Report Date:	11/27/2019
Applicant:	Montgomery Humane Society Inc.	Public Notice:	11/20/2019
Review:	2 nd Preliminary Consultation	Staff:	Rebecca Ballo
Proposal:	Campus planning, site and building alterations, rehabilitation, and new construction		

RECOMMENDATION

Staff recommends that the applicant revise the proposal based on feedback from staff and the HPC and return for a third 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.¹

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 estimate 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 20th 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.

¹ 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.

The applicant came to the HPC for an initial Preliminary Consultation on October 9, 2019.² At that hearing, the HPC and staff gave feedback on the items listed below. For ease of discussion, the items have been separated into categories denoting items where the HPC expressed broad support/agreement; items that the HPC did not support, and items needing additional information.

Support/Agreement

- The U-shaped form of the new construction linking the historic house and kennel;
- Massing of the new buildings is generally compatible;
- There is broad support for a new circulation network with associated pathways;
- HPC accepts the staff recommendation supporting the demolition of the former chapel/garage and would approve this as a separate/future HAWP application.

Did Not Support

- Site Planning: 1) Reconsider the location of the columbariums and the separation between the cemetery/contemplative spaces and the more active spaces; 2) Study the position of the community services building in relation to the overall site plan; 3) reconsider material of walkways (stay away from concrete or consider color);
- New/U-Shaped Building: 1) issue with hyphen (roof slope) - retain eave and limit roof movement; 2) design of buildings needs refinement, particularly the elevations facing courtyard

²The link to the October 9th meeting can be found here:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=3309a394-f68f-11e9-9542-0050569183fa

(massing and materials); 3) study elevations and massing, gables of the new building are in competition with the historic dwelling; 4) remove the stone paneling; 5) consider design elements that are less formal than the high-styled Tudor inspirations shown in the packet.

Additional Information Required

- Need more details on the materials and specifications overall;
- Need more details regarding bike path's interaction with property and potential retaining wall;
- Need a landscape/arborist plan to evaluate tree removal, locations of burial sites, other significant landscape/funerary objects;
- Design of the walkways, their locations, and materials will be important to study to determine compatibility.

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.³ 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 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

³ M-NCPPC, *The Montgomery County Bicycle Master Plan* (December 2018), <https://montgomeryplanning.org/wp-content/uploads/2019/09/Bicycle-Master-Plan-Web-Version.pdf>

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 application seeks to plat the subject property in the same size and shape as there is no proposal to partition the property. The application had been scheduled preliminarily for consideration in December 2019, however, it will not be heard until early 2020. There is no new Planning Board date scheduled as of the publication date of this report. The original application can be reviewed here:

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: October 2019 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.



Figure 3: December 2019 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.

As with the proposal presented in October, 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 Aspin 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 Aspin 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.

The HPC should consider the following topics for this preliminary:

1. Overall site plan and proposed location of the new community services building;
2. Any comments about design or location of the new paths and grading adjacent to Georgia Avenue;
3. Comments on the appropriateness of the revised design for the U-shaped, new construction.

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.

Multiple section drawings through the proposed pathways have been provided with this application. It does not appear that any retaining walls are required or anticipated. The applicant is proposing a new fence, monument sign, and for a portion of the path improvements to be located within the Environmental Setting.

STAFF RECOMMENDATIONS

Summary of topics to consider:

<p><u>Circulation Networks</u></p> <ol style="list-style-type: none"> 1. Appropriateness of removing the existing driveway leading to the dwelling. 2. Adverse effects to the historic setting with the addition of a new driveway and relocation of burials and grave markers. 3. Compatibility of the proposed layout of the circulation network (pathways) within the burial ground. 4. Treatment of the relocated grave markers and remains. 	<p><u>Staff Recommendations:</u></p> <ul style="list-style-type: none"> • 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. • 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. • The applicant should continue to coordinate with the staff archaeologist to ensure compliance with the Guidelines for Burial Sites for human remains. • 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.
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	<ul style="list-style-type: none"> • Provide additional details (site plan, landscape plans, number of burials affected, etc.) that further analyze the site.
<u>New Construction/Addition</u> <ol style="list-style-type: none"> 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. 4. Preliminary feedback on the design, fenestration, and style of the new construction. 	<u>Staff Recommendations:</u> <ul style="list-style-type: none"> • Staff finds that overall location, massing, and height of the new construction is compatible with the historic buildings and burial ground. • 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. • Staff will review the design, materials, and form of the addition at subsequent HPC meetings. • NEW: The new schematic design of the additions have been scaled back, stone removed, and have increased the use of glass and modern materials to juxtapose the new construction with the historic buildings. • NEW: Examine the role of certain connecting pieces in the new construction (silo? ramps?) and whether this creates an overall balanced design. Note that additional advice on the design will be forthcoming when there are scaled elevation to review at the next prelim/HAWP. • NEW: It is unclear how the location of the community services has been shifted. The overall massing, siting, and design of this building requires additional analysis. Scaled elevations at a subsequent hearing will aid this review.
<u>Demolition of the Chapel/Garage</u> <ol style="list-style-type: none"> 1. Proposed demolition of the former garage (chapel). 	<ul style="list-style-type: none"> • 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.

Staff recommends that the applicant revise the design based on the feedback from the HPC and submit additional information for a third preliminary consultation or a HAWP.

**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: 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

11/13/2019

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	
13 01321147	Isreal & M M Abarca		3807 Wendy Ln	Silver Spring	MD	20906	3807 Wendy Ln			Lot 5 / 3	
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
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](#)





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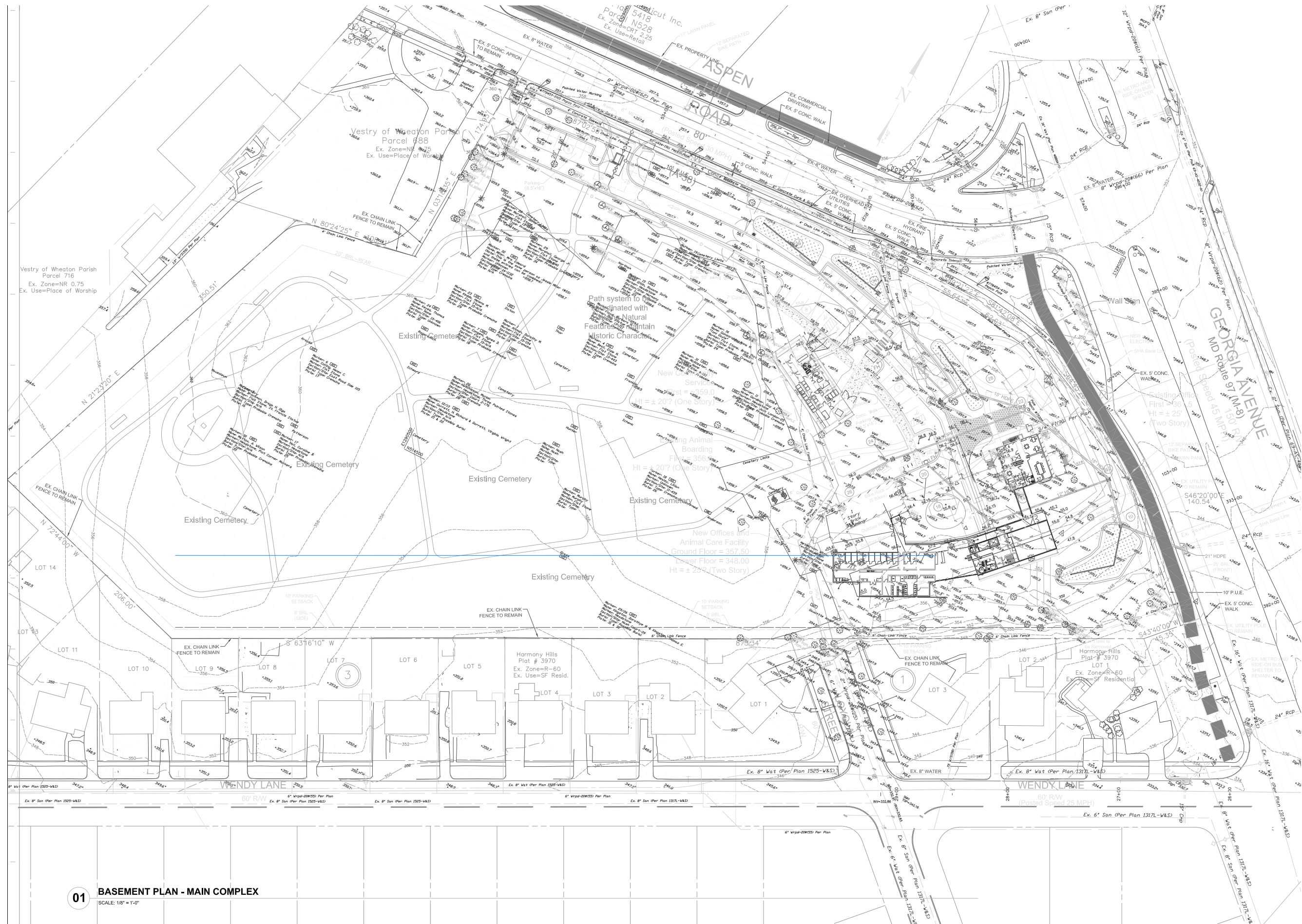
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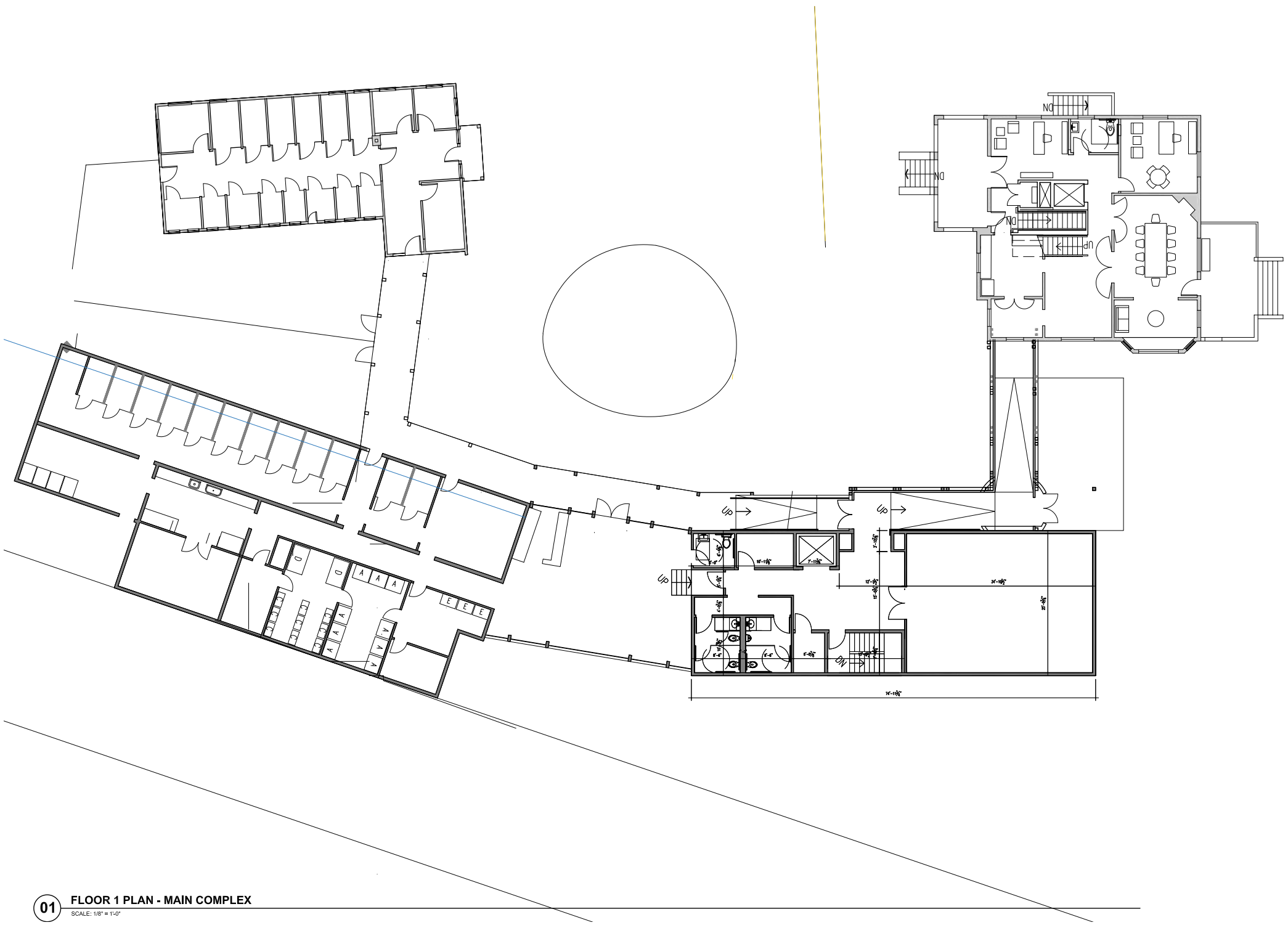
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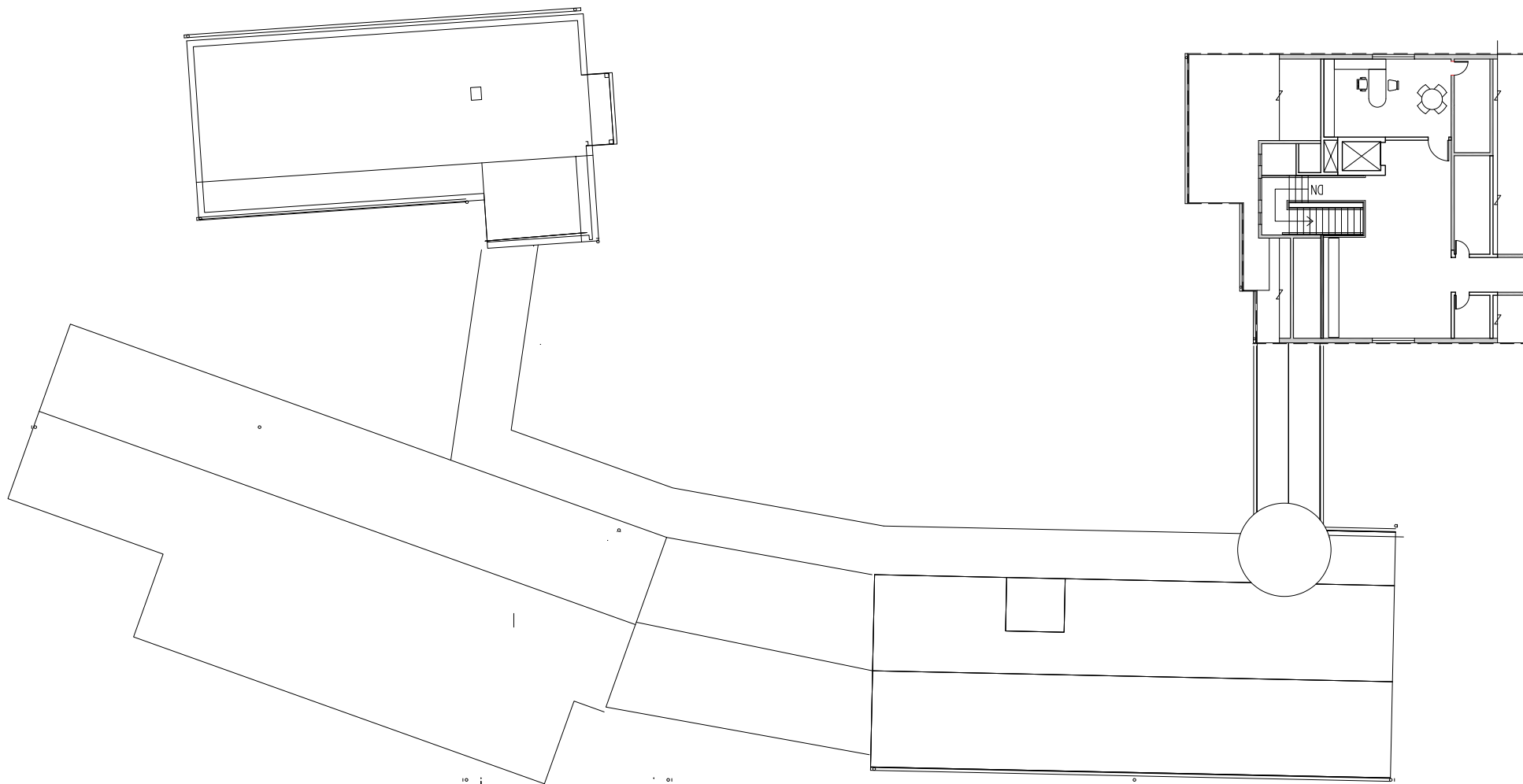


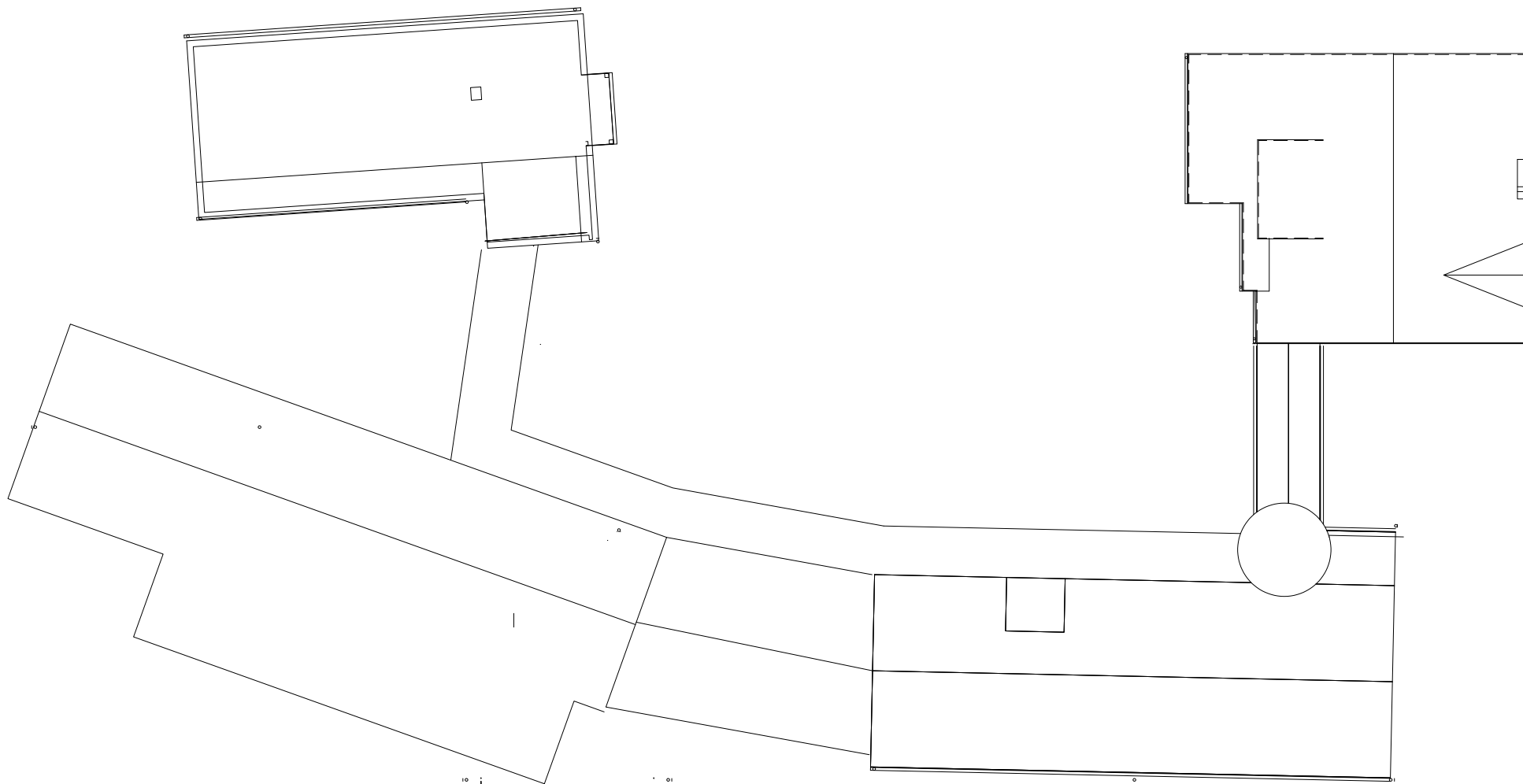


01 BASEMENT PLAN - MAIN COMPLEX
SCALE: 1/8" = 1'-0"









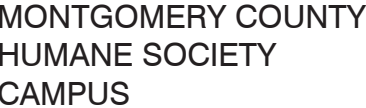
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ROOF PLAN - MAIN COMPLEX

SCALE: 1/8" = 1'-0"

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01 FLOOR PLAN - COMMUNITY SERVICES BUILDING
SCALE: 1/4" = 1'-0"



○ NORTH ELEVATION
Scale: 1/8" : 1'- 0"



○ EAST ELEVATION
Scale: 1/8" : 1'- 0"



○ SOUTH ELEVATION
Scale: 1/8" : 1'- 0"



○ WEST ELEVATION
Scale: 1/8" : 1'- 0"

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BUILDING SECTION THROUGH COURTYARD
Scale: 1/8" : 1'- 0"



BUILDING SECTION THROUGH COURTYARD
Scale: 1/8" : 1'- 0"



BUILDING SECTION THROUGH COURTYARD
Scale: 1/8" : 1'- 0"



SIGN/ COLUMBARIUM FRONT ELEVATION
Scale: 1/8" : 1'- 0"



SIGN/ COLUMBARIUM BACK ELEVATION
Scale: 1/8" : 1'- 0"

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○ COMMUNITY SERVICES BUILDING - NORTH ELEVATION
Scale: 1/8" : 1'- 0"



○ COMMUNITY SERVICES BUILDING - WEST ELEVATION
Scale: 1/8" : 1'- 0"



○ COMMUNITY SERVICES BUILDING - EAST ELEVATION
Scale: 1/8" : 1'- 0"



○ COMMUNITY SERVICES BUILDING - SOUTH ELEVATION
Scale: 1/8" : 1'- 0"

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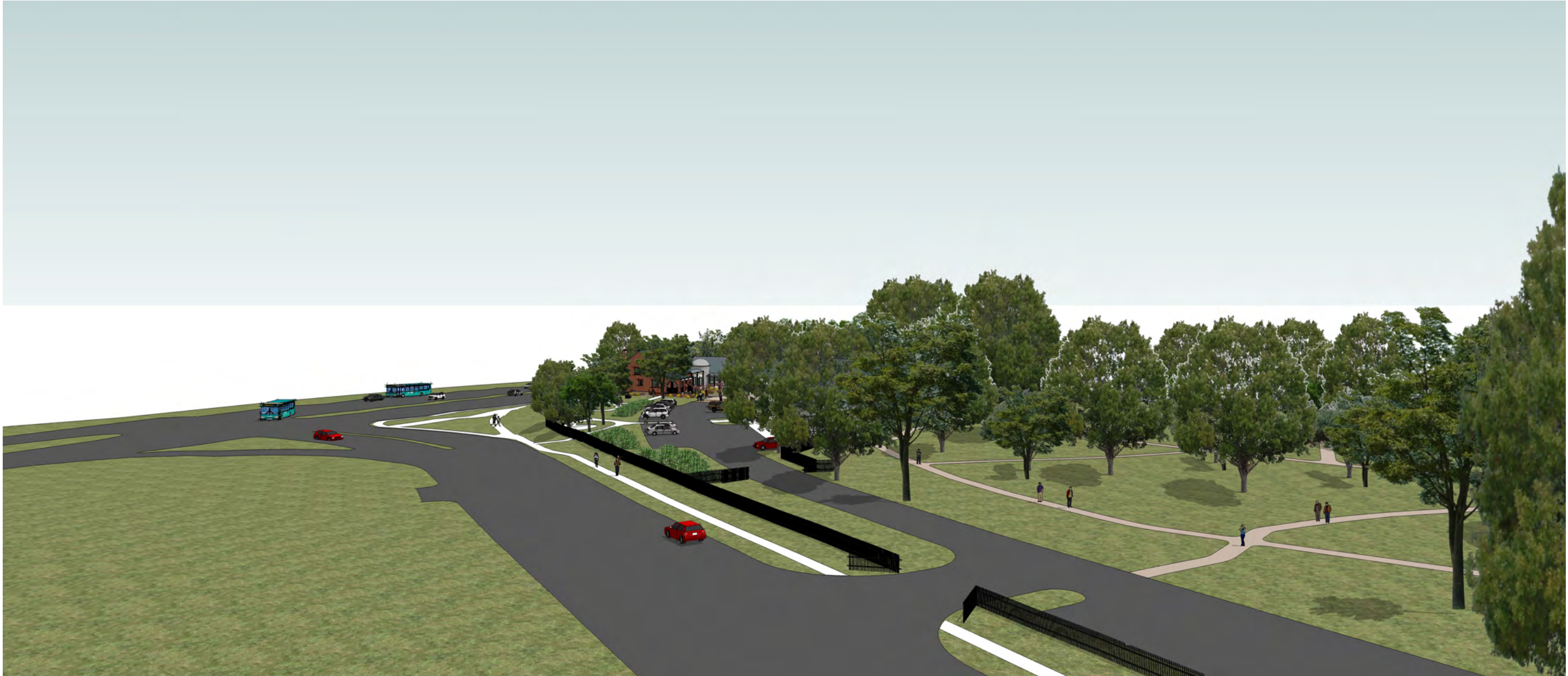


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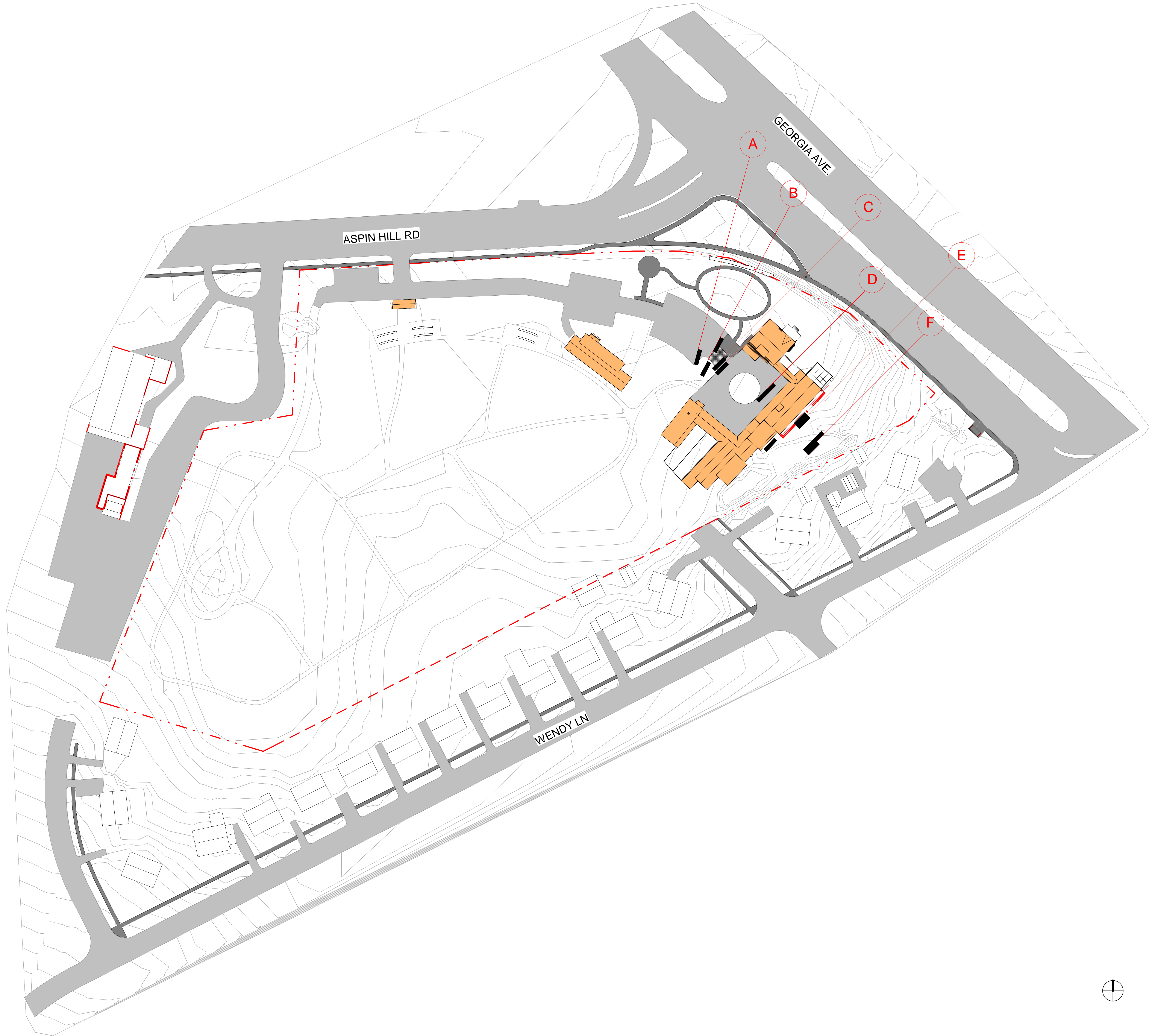
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① EXISTING SITE PLAN
1" = 50'-0"

EXISTING SITE PLAN

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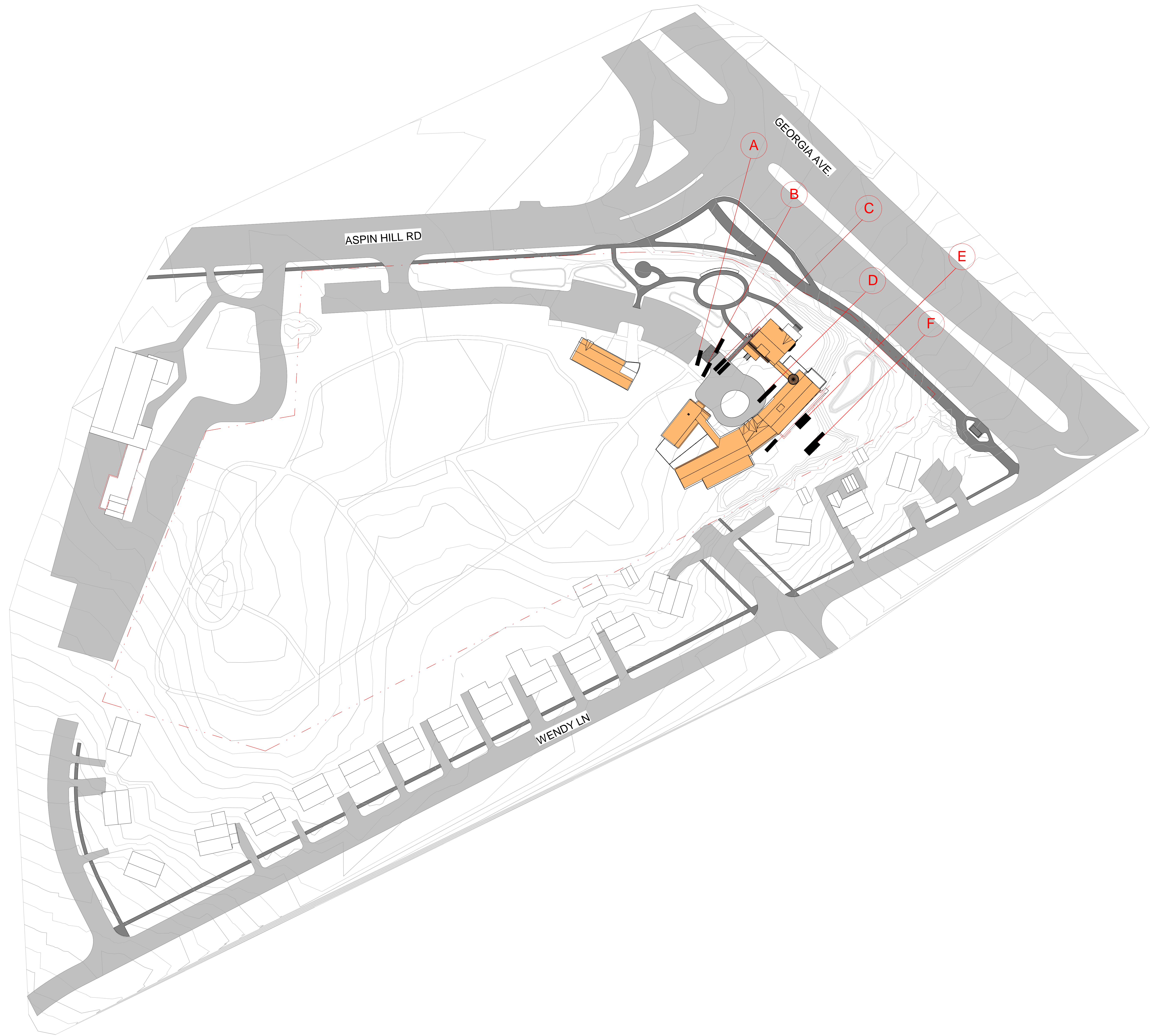
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date | 09/24/19

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Alexandria, VA 22134
703.836.9775

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① NEW PROPOSED SITE
1" = 50'-0"

NEW PROPOSED SITE PLAN MONTGOMERY COUNTY HUMANE SOCIETY CAMPUS

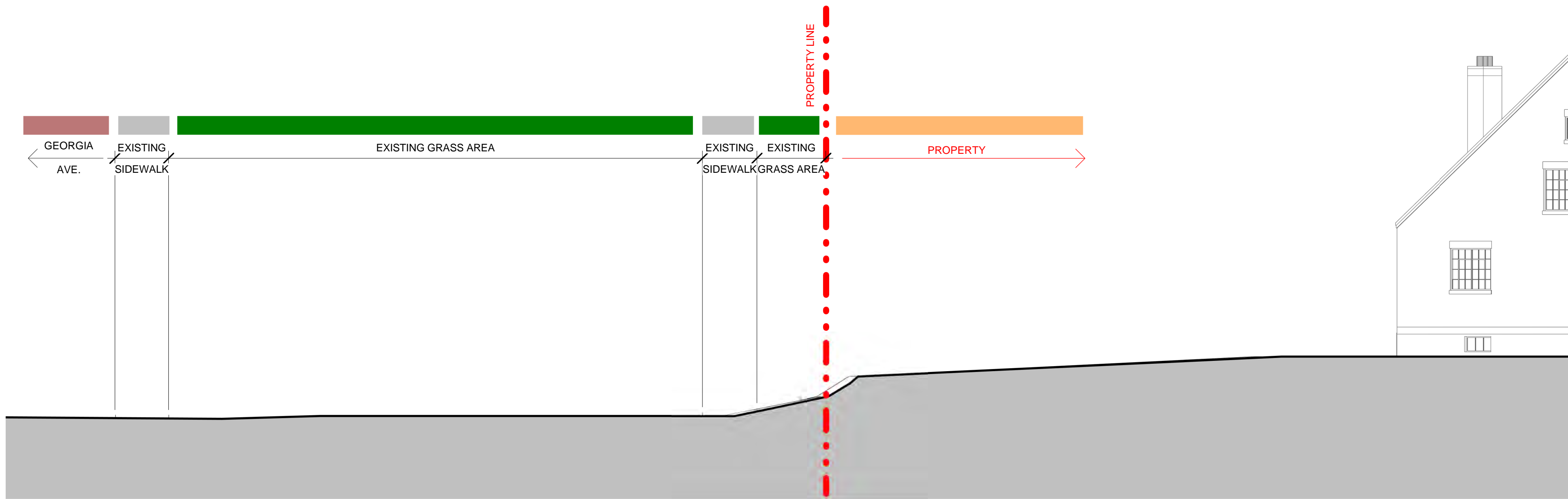
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SILVER SPRING, MD 20906

date | 09/24/19

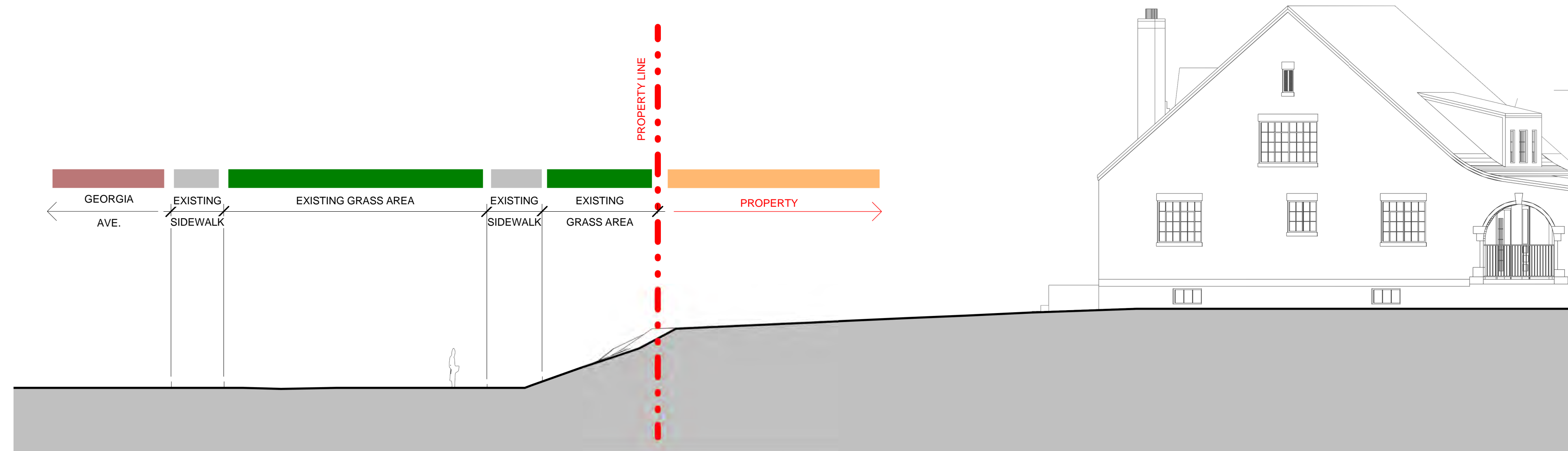
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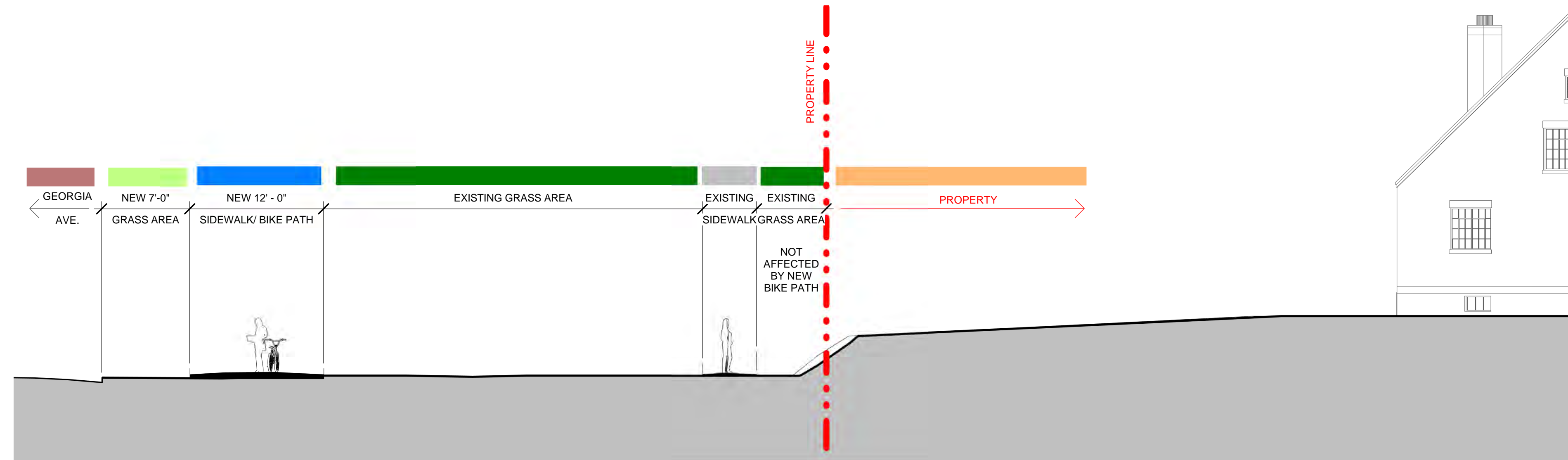
© 2019 GBR Architects, LLC.



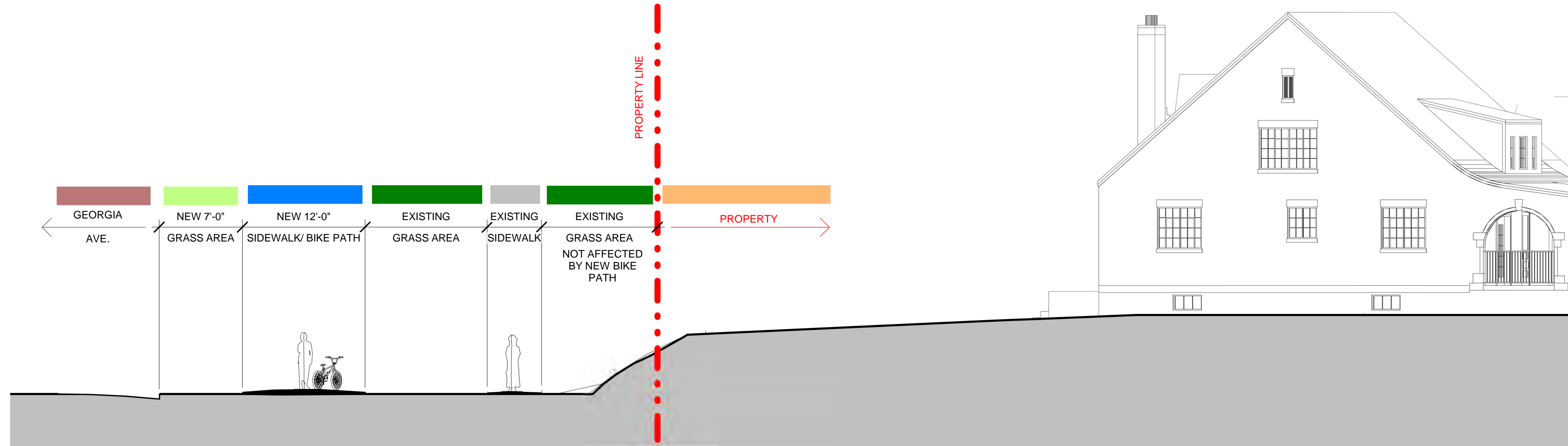
① SECTION A - EXISTING
1/8" = 1'-0"











③ SECTION B - EXISTING
1/8" = 1'-0"



② SECTION A - OPTION 1
1/8" = 1'-0"



④ SECTION B - OPTION 1
1/8" = 1'-0"

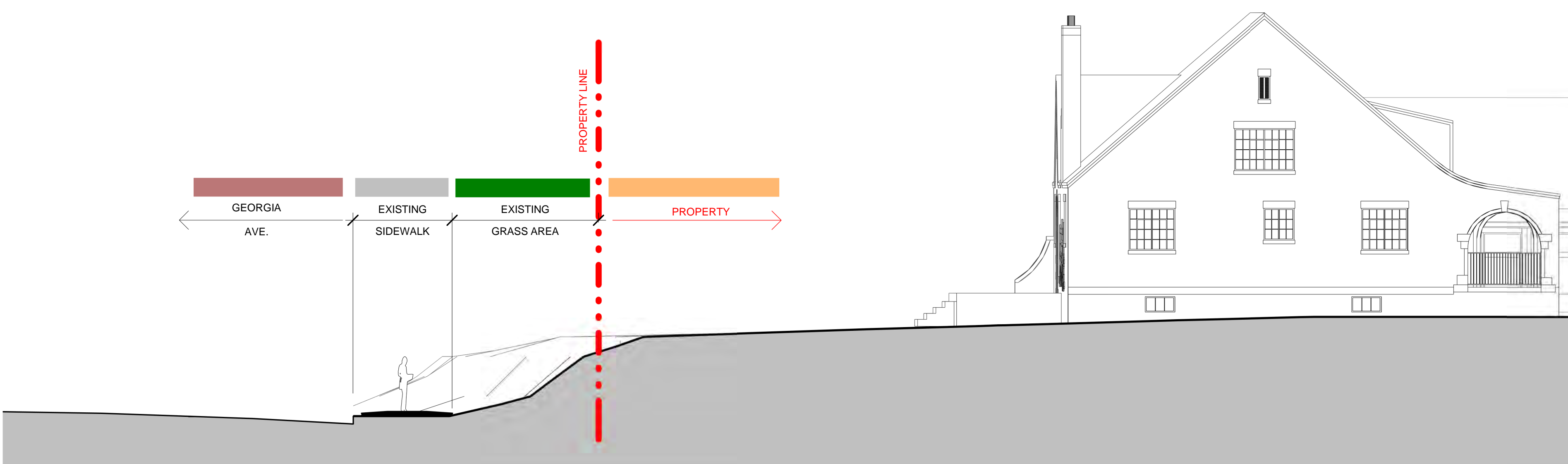
	EXISTING GRASS AREA		GEORGIA AVE.		NEW 8'-0" EASEMENT
	EXISTING SIDEWALK		7'-0" GRASS AREA		DEDICATED ZONE
			12'-0" COMBINED SIDEWALK & BIKE PATH		PROPERTY

SECTIONS A&B

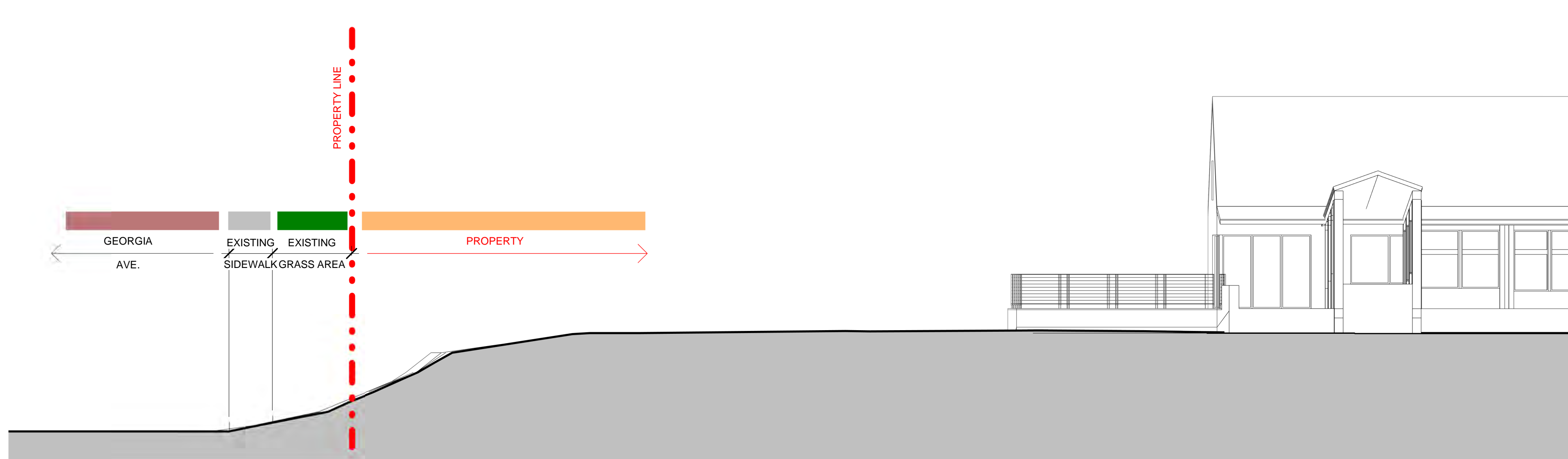
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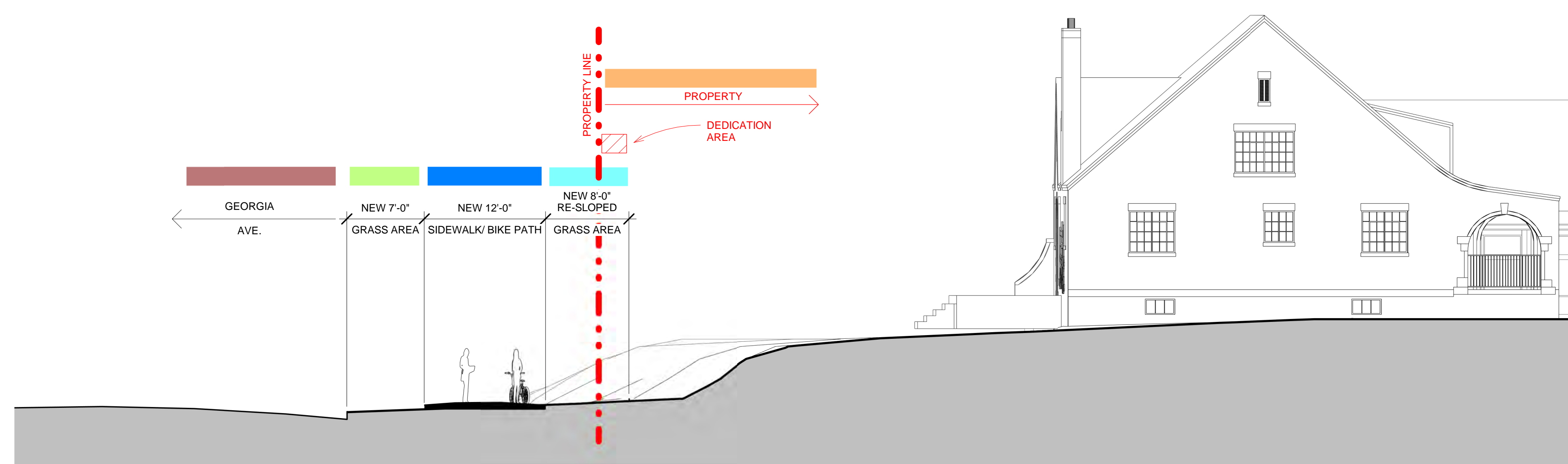
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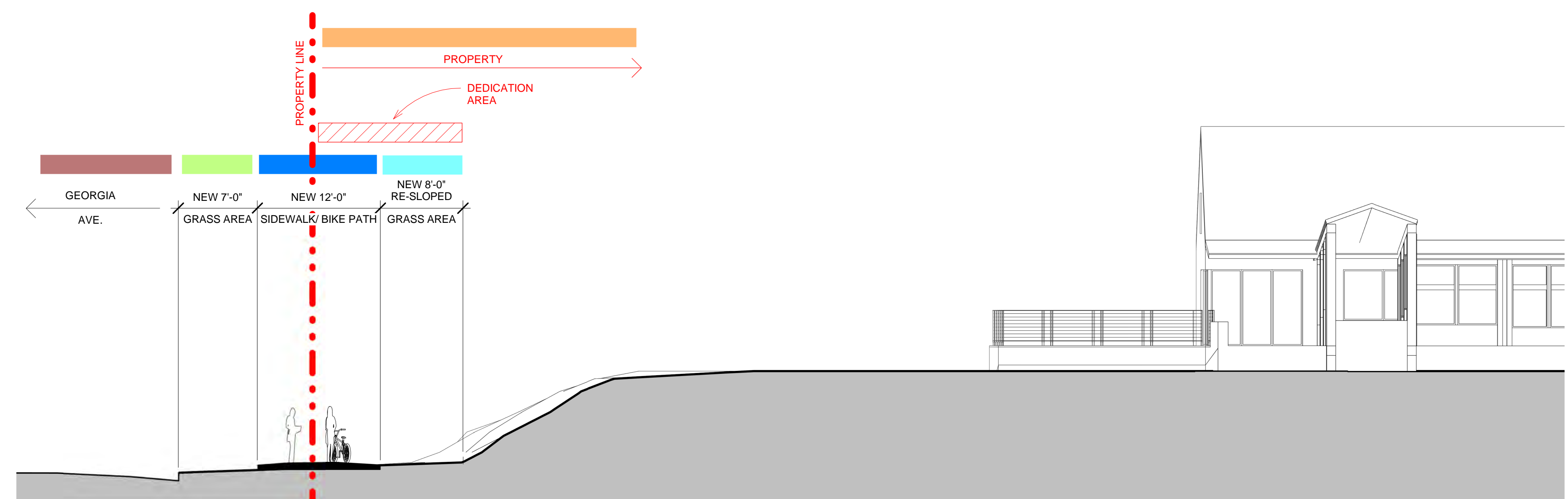
① SECTION C - EXISTING
1/8" = 1'-0"



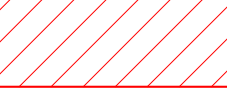
③ SECTION D - EXISTING
1/8" = 1'-0"



② SECTION C - OPTION 1
1/8" = 1'-0"

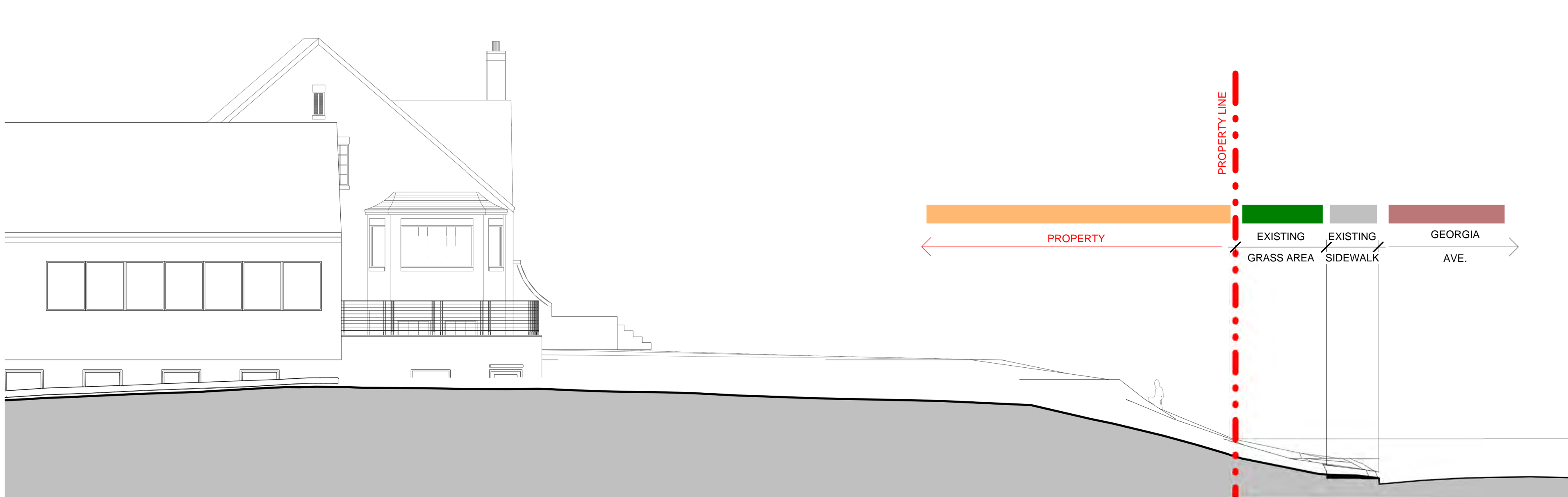


④ SECTION D - OPTION 1
1/8" = 1'-0"

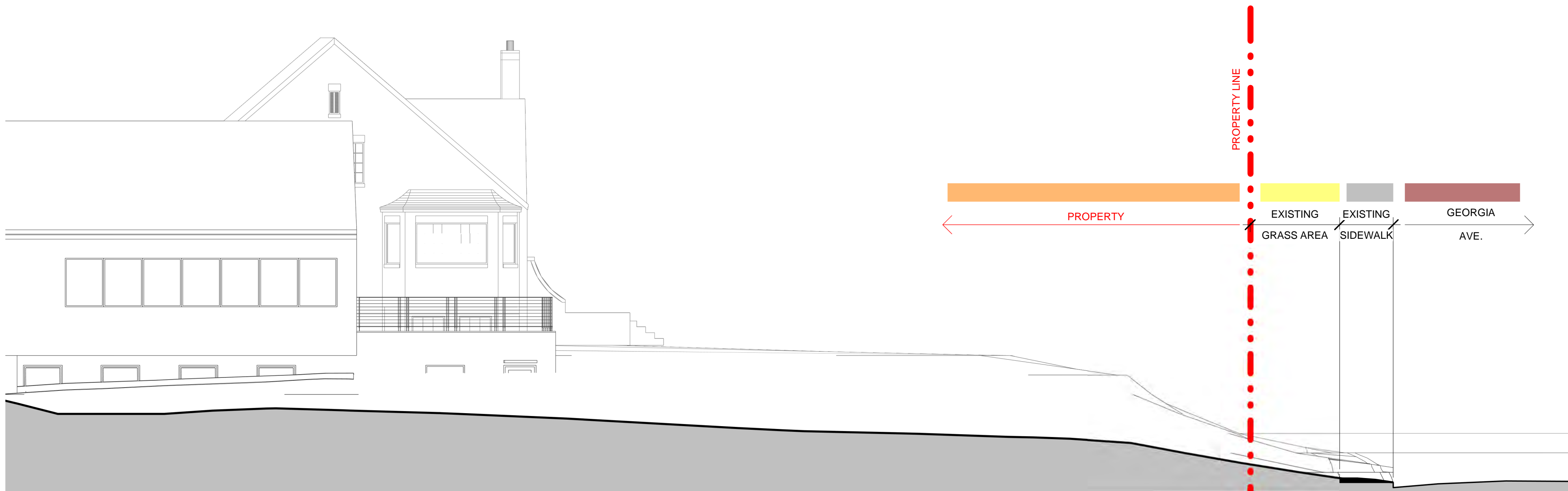
	EXISTING GRASS AREA		GEORGIA AVE.		NEW 8'-0" EASEMENT
	EXISTING SIDEWALK		7'-0" GRASS AREA		DEDICATED ZONE
			12'-0" COMBINED SIDEWALK & BIKE PATH		PROPERTY

SECTIONS C&D
MONTGOMERY COUNTY HUMANE SOCIETY CAMPUS

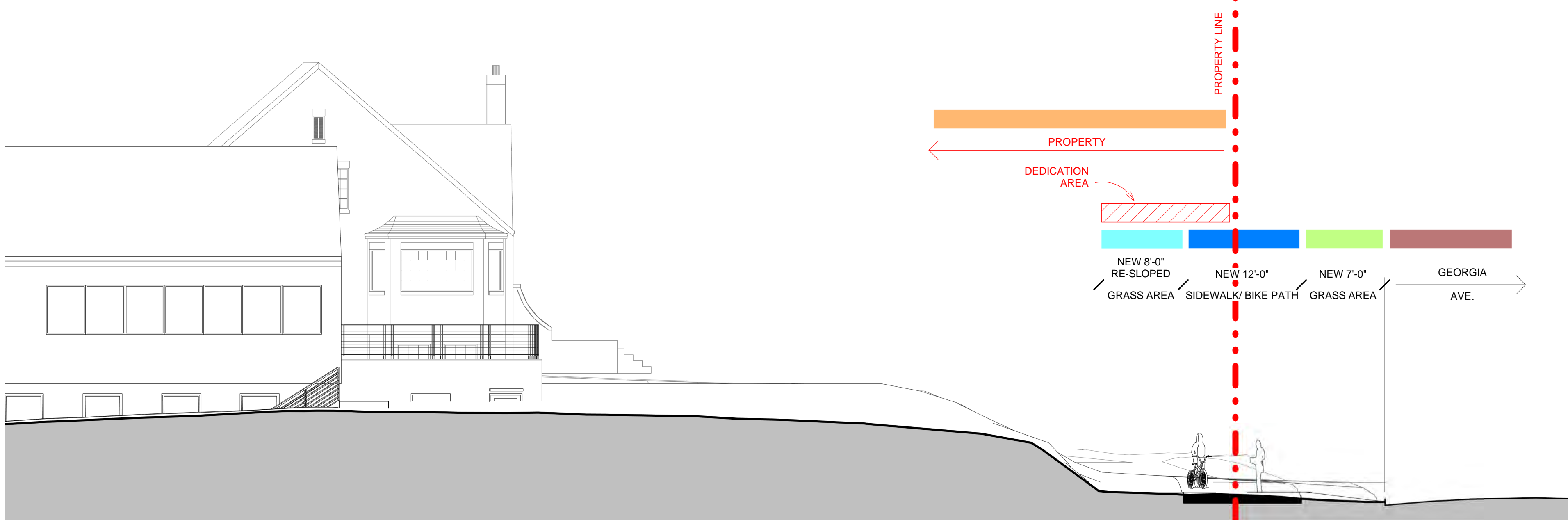
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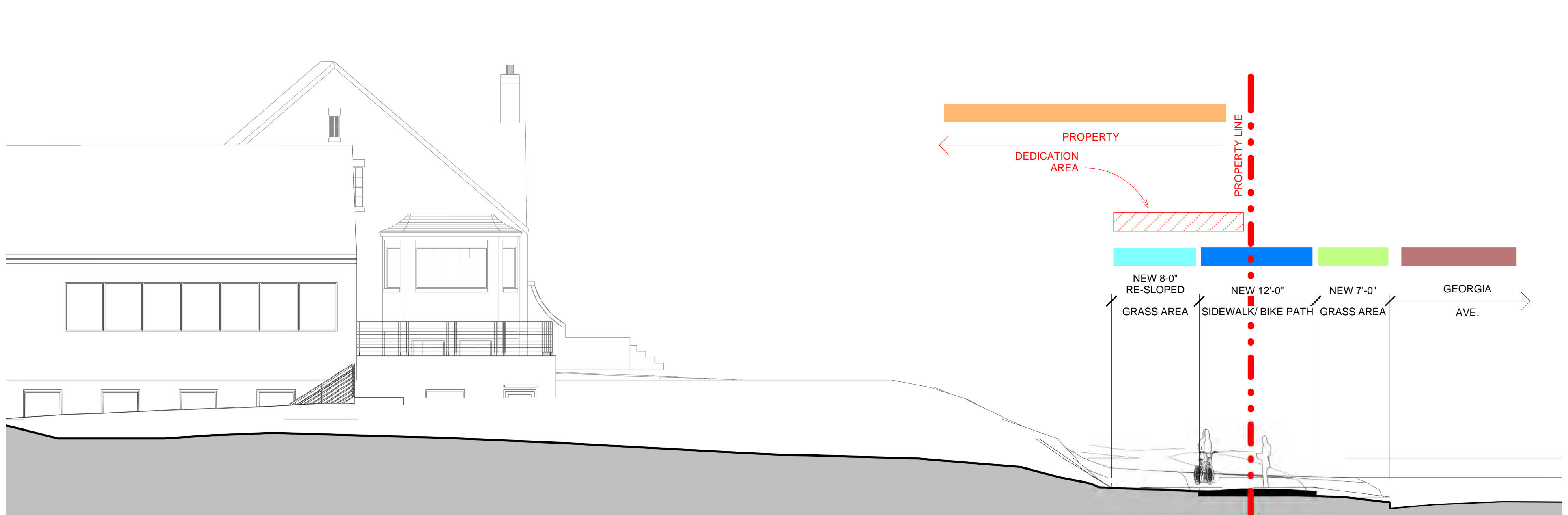
① SECTION E - EXISTING
1/8" = 1'-0"








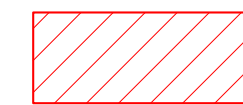


③ SECTION F - EXISTING
1/8" = 1'-0"



② SECTION E - OPTION 1
1/8" = 1'-0"



④ SECTION F - OPTION 1
1/8" = 1'-0"

	EXISTING GRASS AREA		GEORGIA AVE.		NEW 8'-0" EASEMENT
	EXISTING SIDEWALK		7'-0" GRASS AREA		DEDICATED ZONE
			12'-0" COMBINED SIDEWALK & BIKE PATH		PROPERTY

SECTIONS E&F

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