MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 10915 Kenilworth Ave., Garrett Park  Meeting Date: 9/6/2017
Resource: Non-Contributing Resource  Report Date: 8/30/2017
(Garrett Park Historic District)
Applicant: Patrick Keating  Public Notice: 8/23/2017
(Luke Olson, Architect)
Review: HAWP  Tax Credit: No
Case Number: 30/13-17C  Staff: Michael Kyne

PROPOSAL: Hardscaping, fencing, and other alterations

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Garrett Park Historic District
DATE: 1964

BACKGROUND

The applicant previously appeared before the Commission at the February 8, 2017 HPC meeting for a preliminary consultation regarding the demolition of the c. 1964 non-contributing resource and construction of a new house. The Commission approved the applicant’s proposal at the April 19, 2017 HPC meeting.

PROPOSAL

The applicant proposes the following work items at the subject property:

- A revision to the previously approved retaining walls in the front yard, going from curved walls to tiered straight walls.
- Revisions to the previously approved driveway, with a newly proposed Belgian block apron and a paver basketball court replacing the previously approved parking pad at the rear.
- A bluestone paver patio at the rear, with built-in grill, water feature, and garden walls (3’ maximum height).
- A 8’-6” high pergola on the right side of the rear patio.
- A 6’-2” high wooden vertical board fence with operable driveway gates at the rear and rear/sides of the property.
APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(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.

Secretary of the Interior’s Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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**

Staff supports the applicant’s proposal, finding the following:

- The proposed retaining wall and driveway revisions are compatible with the Garrett Park Historic District and generally consistent with the Commission’s previous approval. The proposed revisions will have a negligible impact on the Garret Park Historic District.
- The proposed bluestone paver patio and associated features are at the rear of the subject property, where they will be minimally visible from the public right-of-way, at best, and will not detract from the Garrett Park Historic District.
- The proposed 6’-2” high wooden fence is generally consistent with the Commission’s accepted requirements for fences at historic sites and within historic districts (a maximum height of 6’-6” behind the rear plane of the historic massing, and a maximum height of 4’ in front of the rear plane of the historic house). As shown in the submitted site plans and on Circles 18-19, the proposed fence will continue at 6’-2” high in front of the rear plane of the house; however, staff notes the following circumstances specific to this case, which mitigate the fences potential to impact the Garrett Park Historic District:
  - The house is new construction, which was approved by the Commission at the April 19, 2017 HPC meeting.
  - The house has a large setback from Kenilworth Avenue, and, due to its location, the proposed fence is unlikely to detract from the perceived openness of the streetscape.
- The proposed fence design is generally compatible with the contemporary style of the previously approved new construction, and, due to its location and materials, the proposed fence is unlikely to detract from the surrounding historic district.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation outlined above.

**STAFF RECOMMENDATION**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;
and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: keatingpk@ad.com
Contact Person: Pat Keating
Daytime Phone No.: (301) 947-1706

Tax Account No.: ________

Name of Property Owner: PATRICK KEATING
Daytime Phone No.: (301) 947-1706

Address: PO BOX 61 GARRETT PARK MD 20896

Contractor: T.B.D.
Contractor Registration No.: ________
Agent for Owner: LUXE OLYMPIC ARCHITECTS
Daytime Phone No.: 240-333-2401

LOCATION OF BUILDING/PREMISES

House Number: 10915
Street: KEWELL WORTH AVE

Town/City: GARRETT PARK Nearest Cross Street: STRATHMORE AVE
Lot: 46 Block: 99 Subdivision: GARRETT PARK

DATE OF THE CURRENT FACTION AND USE:

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Remodel ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Remove ☐ Solar ☐ Fireplace ☐ Woodstove ☐ Single Family
☐ Exterior ☐ Repair ☐ Kennelable
☐ Fence/Wall (complete Section 4) ☐ Other: PATIO/UNUSABLE/STRAW COURT

1B. Construction cost estimate: $40,000

1C. If this is a revision of a previously approved permit, see Permit # 30/13-17A

PART TWO: PART TWO: COMMENT ON NEW CONSTRUCTION AND ALTERATIONS

2A. Type of sewage disposal: 01 WSC 02 Septic 03 Other:

2B. Type of water supply: 01 WSC 02 Well 03 Other:

PART THREE: COMMENT ON FENCE/RETAINING WALL

3A. Height 6 feet 2 inches FENCE & RETAINING WALLS OF UNITS NOT TO EXCEED 3'-0"

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

☐ particle line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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

Signature of owner or authorized agent

Date 08-07-17

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:

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

SEE REVERSE SIDE FOR INSTRUCTIONS

809299
1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      - Existing non-contributing structure to be demolished and replaced with new 2-story single family house & detached garage previously approved (# 30/13-17).
      - Previous permission included front pavered walls, rear pavered pad & privacy fence.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      - Removal to change of front pavered walls & laundry.
      - Conversion of rear pavered pad to paved sport court.
      - Additional details for property fence 6' high.
      - New rear gate 7'/ outdoor grill & pergola, trellis & smart garden walls (max 3'6" high).

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fencess, ponde, 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 features 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 resources, including details of the affected portions. All labels should be placed on the front of photographs.
   b. Clearly label photographic prints of the resources 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 drip line 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/roadway from the parcel in question.

PLEASE PRINT IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
LIST OF TREES PROPOSED TO BE REMOVED
- 11" DOGWOOD
- 21" PINE
- 40" TREE
- 12" MAPLE
- 6'1" TAP Sycamore
- 7'2" TAP DOGWOOD
- 23" CHERRY

LEGEND

- = EXISTING TREE TO REMAIN
- = PROPOSED REMOVAL OF EXISTING TREES
- = ITEMS TO BE REMOVED
- = PROPERTY LINE

LOT COVERAGE
MONTGOMERY COUNTY
LOT AREA = 10,440 SF
COVERAGE = 1,635.8 = 15.62% 25.5% (2,676 SF) ALLOWED

GARRETT PARK LOT AREA = 10,440 SF
COVERAGE = 1,635 + 264 = 1,999 = 19.19% 20% (2,080 SF) ALLOWED

GARRETT PARK MAIN BLD AREA
18% (1,862.2 SF) ALLOWED
17.4% (1,833 SF) PROPOSED

FAR
MAIN BLDG = 5,244 SF + 264 SF GARAGE = 5,508 SF OR 33.4%
37.5% (3,937 SF) ALLOWED
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>SHEET</th>
<th>TITLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>L-000</td>
<td>LAYOUT PLAN</td>
</tr>
<tr>
<td>L-200</td>
<td>DIMENSION PLAN</td>
</tr>
<tr>
<td>L-300</td>
<td>GRADEING &amp; DRAINAGE PLAN</td>
</tr>
<tr>
<td>L-400</td>
<td>PLANTING PLAN</td>
</tr>
<tr>
<td>L-500</td>
<td>LIGHTING PLAN</td>
</tr>
<tr>
<td>L-600</td>
<td>CONSTRUCTION DETAILS</td>
</tr>
<tr>
<td>L-601</td>
<td>CONSTRUCTION DETAILS</td>
</tr>
<tr>
<td>L-602</td>
<td>CONSTRUCTION DETAILS</td>
</tr>
<tr>
<td>L-800</td>
<td>CONSTRUCTION SPECIFICATIONS</td>
</tr>
</tbody>
</table>

## LEGEND

- **Existing Tree to Remove**
- **Existing Tree to Remain**
- **Proposed Tree**
- **Existing Shrub to Remove**
- **Proposed Planting Masses**
- **Plant Key**
- **Property Line**
- **Spot Elevation**
- **Existing Fencing**
- **Proposed Fencing**
- **Existing Topography**
- **Proposed Topography**
- **Limit of Disturbance**
- **Silt Fence**
- **Tree Protection Fencing**

## SITE MAP

---

**JENNIFER HORN**

**LANDSCAPE ARCHITECTURE**

---

**JHMA**
Approximate location where fence will return to house
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAT KERRIGAN</td>
<td>LUCIE OLSON</td>
</tr>
<tr>
<td>PO Box 61</td>
<td>GYUL ARCHITECTS</td>
</tr>
<tr>
<td>GARRETT PARK, MD 20896</td>
<td>7735 OLD GEORGETOWN RD STE 710</td>
</tr>
<tr>
<td></td>
<td>BETHESDA, MD 20814</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazel Chapman</td>
</tr>
<tr>
<td>Po Box 85</td>
</tr>
<tr>
<td>Garrett Park, MD 20896</td>
</tr>
<tr>
<td>(10925 KENILWORTH)</td>
</tr>
<tr>
<td>Michael Casassa</td>
</tr>
<tr>
<td>10914 Kenilworth Ave</td>
</tr>
<tr>
<td>Garrett Park, MD 20896</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Patrick &amp; Jessica Jordan</td>
</tr>
<tr>
<td>10913 Kenilworth Ave</td>
</tr>
<tr>
<td>Garrett Park, MD 20896</td>
</tr>
<tr>
<td>(10925 Kenilworth Ave)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Barbara Jackson &amp; William Rieska</td>
</tr>
<tr>
<td>PO Box 378</td>
</tr>
<tr>
<td>Garrett Park, MD 20896</td>
</tr>
<tr>
<td>(10922 Montrasse Ave)</td>
</tr>
</tbody>
</table>