STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. The pickets on the rear porch and stair railing must be inset from both the handrail and bottom rail, not directly applied as proposed.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Garrett Park Historic District
STYLE: Colonial Revival/Chevy House
DATE: 1923

An important feature of the Garrett Park Historic District is the construction of the "Chevy" Houses in Garrett Park. The development of these modest cottages enticed homebuyers to pay a bit extra to receive a new Chevrolet as part of their house purchase.

BACKGROUND

This HAWP was presented in the summer of 2017 and was determined by the HPC to be incomplete without detailed measured drawings. The applicant resubmits the HAWP with the required drawings (Sec Circle _____). The Town of Garrett Park has reviewed the building permit application for the proposed deck and approved it on April 4, 2017.

In May 2013, the subject property applied for a HAWP for a number of alterations to the house including the removal of the original sleeping porch and the construction of an addition that added 658 ft² to the total footprint of the house. The HAWP for the new construction was approved.
PROPOSAL

The applicant proposed to construct a 10’ × 16’ (ten feet by sixteen feet) deck off the side of the house, connecting to the house at the addition. A new set of French doors will be installed to provide access to the deck.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Garrett Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Outstanding Resource: A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details, and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

Montgomery County Code Chapter 24A

(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:

(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;

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

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**

The current proposal will add a deck to the south side of the 2013 addition to the house at 10903 Kenilworth Ave., in Garrett Park. The deck will be constructed using pressure treated wood and the total footprint of the deck, excluding the stairs will be 10’ × 16’ (ten feet by sixteen feet). French doors with side lites will be installed in place of the tripled six-over-one sash windows.

The deck will be constructed out of wood with concrete footers and conforms to the “Basic Deck Details” outlined by the Department of Permitting Services. The applicant proposed to install a railing with pickets applied to the outside of the top and bottom rails. The HPC typically includes a condition that pickets/balusters be inset between the top and bottom rails for the stair railings and decks that are visible from the public right-of-way. This level of finish is consistent with the historic period and character of this house and Staff recommends that the HPC include this condition for approval.

The proposed deck will connect to the house at the edge of the 2013 addition and will not connect to the historic portion of the house. By installing the deck in this location, it will not destroy historic materials and it will be reversible in a manner that will not impact the historic portion of the house (per Standards 9 & 10 and 24A-8(b)(1)). The use of stained wood is an appropriate material for a clapboard sided house from this time period and complies with Chapter 24A-8(b)(2). Staff believes that the deck and its side loading stairs will create a largely transparent appearance that does not detract from the historic resource.

The applicant’s proposal to construct the deck on the side yard is typically not a recommended practice, however, this proposal is driven by two factors unique to this house. First, the orientation of the house is not square to Kenilworth Ave., so that the rear corner of the house is very close to the minimum setback required by code. The installation of deck off the rear of the house is likely not achievable within the confines of that requirement. The second factor driving the proposal is that a bedroom was added to the rear of the house with family space centrally located (see: Circle ___ from the 2013 HAWP application) and the applicant wants this space to be accessible without having to use bedroom access.

There are two mitigating factors that Staff believes overcome the guidance that recommends porches be constructed at the rear of houses. The first is the slope of the yard. The yard slopes gently down towards the rear of the property. The height of the deck will only be about 18” (eighteen inches) above grade at the front of the house. The railing will still be visible; and will project above grade, but the deck height will only have a minimal impact. The second mitigating factor is that the porch will be approximately 40’ (forty feet) from the edge of the lot. This setback is far enough away that passers-by will see the full south façade of the house and will see the modest nature of the new deck as a small piece of the whole.
While constructing side decks is not a recommended practice, Staff finds that in this instance it is an approvable proposal considering the minimal impact the deck will have on the historic portion of the house and the unique placement of the house on its oddly shaped lot.

**STAFF RECOMMENDATION**

Staff recommends the HPC approve with one (1) conditions the HAWP application:

1. The pickets on the rear porch and stair railing must be inset from both the handrail and bottom rail, not directly applied as proposed.

and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Jason.Paige.26@gmail.com
Contact Person: Jason Paige
Daytime Phone No: 301-219-6159

Tax Account No:

Name of Property Owner: Jason Paige
Daytime Phone No: 301-219-6159

Address: 10903 (PO Box 117) Garrett Park Kenilworth Ave 20891
Street Number: 10903
Street: Garrett Park
City: Kenilworth
State: MD
Zip Code: 20891

Contractor: Aaron Ruderman
Phone No: 240-508-4750
Contractor Registration No:

Agent for Owner:

Location of Building/Structure:

House Number: 10903 (PO Box 117)
Street: Kenilworth Ave
Town/City: Garrett Park
Nearest Cross Street: Strathmore Ave

Lot: 
Block:
Subdivision:

Liner: 
Folder:
Parcel:

Part I - Description of Activity

1A. Check all applicable:
☐ Construct  ☐ Extend  ☐ Alter/Renovate
☐ Add  ☐ SAC  ☐ Slab  ☐ Room Addition  ☐ Renov.
☐ Move  ☐ Install  ☐ Work/Renov.
☐ Restoration  ☐ Repair  ☐ Reve.
☐ Solar  ☐ Silent  ☐ Woodburning Stove  ☐ Single Family
☐ Fence/Wall  ☐ (complete Section 4)  ☐ Other:

1B. Construction cost estimate: $ 500

1C. If this is a remotion of a previously approved active permit, see Permit #: 794933

Part II: Complete for New Construction and Exterior Additions

2A. Type of sewage disposal:  ☐ WCC  ☐ Septic  ☐ Other:

2B. Type of water supply:  ☐ WSC  ☐ Well  ☐ Other:

Part III: 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 property 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 that I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent  4/5/17

Approved: ____________________________

Disapproved: ____________________________

Signature: ____________________________

Date: ____________________________

Application/Permit No: ____________________________

Date Filed: ____________________________

Date Issued: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. **WRITTEN DESCRIPTION OF PROJECT**
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      
      Historic house and addition on the rear of the historic portion of the house. The addition will be constructed on the side of the house, not the historic portion of the house.
      
      See attached justification for construction of the deck for more details.
      
      General description of project and its effect on historic resource(s), the environmental setting, and where applicable, the historic district:
      
      See attached justification.

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, fences, ponds, streams, trash disposal, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**
   You must submit at least 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are acceptable.
   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 resources and the proposed work.
   b. Elevations (facade) with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, contact. 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, 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 8" or larger in diameter (at approximately 1 foot 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.

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 INTO MAILING LABELS.
SUBJECT: JUSTIFICATION TO CONSTRUCT A DECK AT PROPERTY ADDRESS, 10903 KENILWORTH AVENUE, GARRETT PARK, MARYLAND 20896

In 2014, my wife and I purchased a newly-renovated house from a builder at property address, 10903 Kenilworth Avenue, Garrett Park, Maryland 20896. As noted above, the builder completed renovations to the house, including adding an addition to the rear of the house. Since this is a historic house, the purpose of this letter is to request for approval from Montgomery County Historic Area Work Permits to add a deck to the side of the house. On April 7, 2017, the historic town of Garret Park approved the below plans to construct the deck (see the attached Garret Park approval letter and associated building permit). Below is a detailed description of the proposed deck.

The proposed deck will be constructed on the side of the house, facing Strathmore Avenue, and will be attached to the addition (i.e., not attached to the historic portion of the house). Since the master bedroom is located towards the rear of the house, the deck can only be constructed on the side of the house. The proposed size of the deck is 10 feet by 13 feet, with stairs (3 feet wide) from the deck to the ground level. The total blueprint of the deck, including the stairs will be 10 feet by 16 feet. In addition, the proposed deck will include a door on the side of the house to allow entry/exit from the family room. The proposed deck will be constructed using pressure treated wood, and will be stained a light brown color. See the attached drawing (to scale) to see the size, location of the deck in relationship to the house.

Please see the attached permit application requesting for approval.

If you have any questions, please feel free to contact me via email at Jason.paige26@gmail.com or by phone at 301-219-6159.

Jason Paige, Homeowner
10903 Kenilworth Ave.
PO Box 117
Garrett Park, MD 20896
The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

NOTES:
(1) The lot shown hereon does not lie within the limits of the 100 year flood plain, as shown on FIRM Panel No. 240049 0361D
Date of Map: 9-29-2006
Flood Zone: "X"

(2) No property corners found or set unless otherwise noted.

(3) The accuracy of this survey and the apparent setback distances is ±

SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT IS NOT FOR DETERMINING PROPERTY LINES OR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I
April 4, 2017

Dear Mr. Paige,

Your Building Permit Application for a deck on the side of your house at 10903 Kenilworth Avenue, Garrett Park, MD has been approved. The Land Use Committee advised that you must obtain a Montgomery County Historical Work Permit prior to any work taking place.

Please post the Garrett Park Building Permit next to the County Permit when the work is taking place, and advise the Town Office at 301-933-7488, or managerygene@garrettsparkmd.gov when work is complete.

Sincerely,

Gene Swearingen,
Town Manager
BUILDING PERMIT

Permit No.: BP20170404-01 Expires: 04/04/18
Issued To: Jason Paige
Address: 10903 Kenilworth Ave, Garrett Park, 20896
Permit Issued For: Side Deck

By: Gene Sweeney, Town Manager Date 3/15/17

Work is Permitted During Following Hours Only:

Monday - Friday: 7:00 a.m. to 6:00 p.m.
Saturday: 8:00 a.m. to 4:00 p.m.
No Work Allowed on Sunday
By Order of the Garrett Park Town Council

POST NEXT TO MONTGOMERY COUNTY PERMIT
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jason Psas</td>
<td></td>
</tr>
<tr>
<td>10909 Kenilworth Ave</td>
<td></td>
</tr>
<tr>
<td>PO Box 117</td>
<td></td>
</tr>
<tr>
<td>Garrett Park, MD 21840</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Todd &amp; Dawn Harris</td>
</tr>
<tr>
<td>10909 Kenilworth Ave</td>
</tr>
<tr>
<td>Garrett Park, MD 20896</td>
</tr>
</tbody>
</table>

| Kevin and Bridget Giblin                              |
| 4709 Statamore Ave                                     |
| Garrett Park, MD 20896                                 |