

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10903 Kenilworth Ave., Garrett Park	Meeting Date:	3/28/18
Resource:	Outstanding Resource Garrett Park Historic District	Report Date:	3/21/18
Applicant:	Jason Paige	Public Notice:	3/14/18
Review:	HAWP	Tax Credit:	N/A
Case Number:	HPC Case No. 30/13-18A	Staff:	Dan Bruechert
Proposal:	Side Deck and door installation		

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 (See 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Jason.Paige26@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) Barrett Park Kenilworth Ave 20891e
Street Number City Street Zip Code
 Contractor: Adon Ruderman Phone No.: 240-508-4960
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10903 (PO Box 117) Street Kenilworth Ave
 Town/City: Barrett Park Nearest Cross Street Strathmore Ave
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Rtze
- 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: \$ 5500

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature]
 Signature of owner or authorized agent

4/5/17
 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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**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 w/ addition on the rear of the historic portion of the house - completed 2014. The deck will be constructed on the side of the house, connected to the addition of the house (i.e. not the historic portion of the house).

See attached justification for to construct the deck for more details.

b. General description of project and its effect on the 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 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.

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.



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.

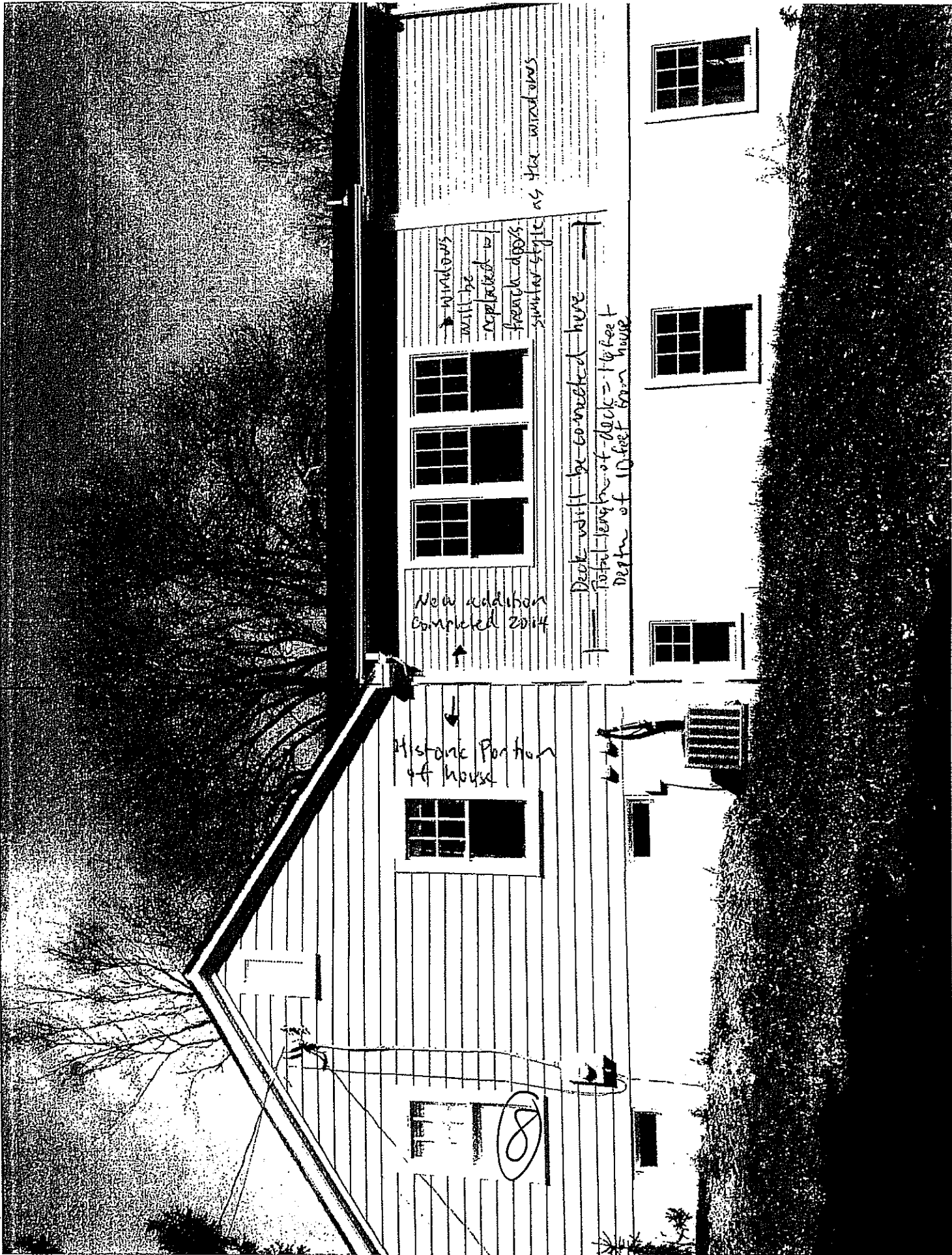
Please see the attached permit application requesting for approval.

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

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PHOTO TAKEN FROM SIDE OF HOUSE (STRATFORD AVE)



New Addition
Completed 2014

Historic Portion
of House

Windows
will be
replaced w/
French doors
similar style
as the windows

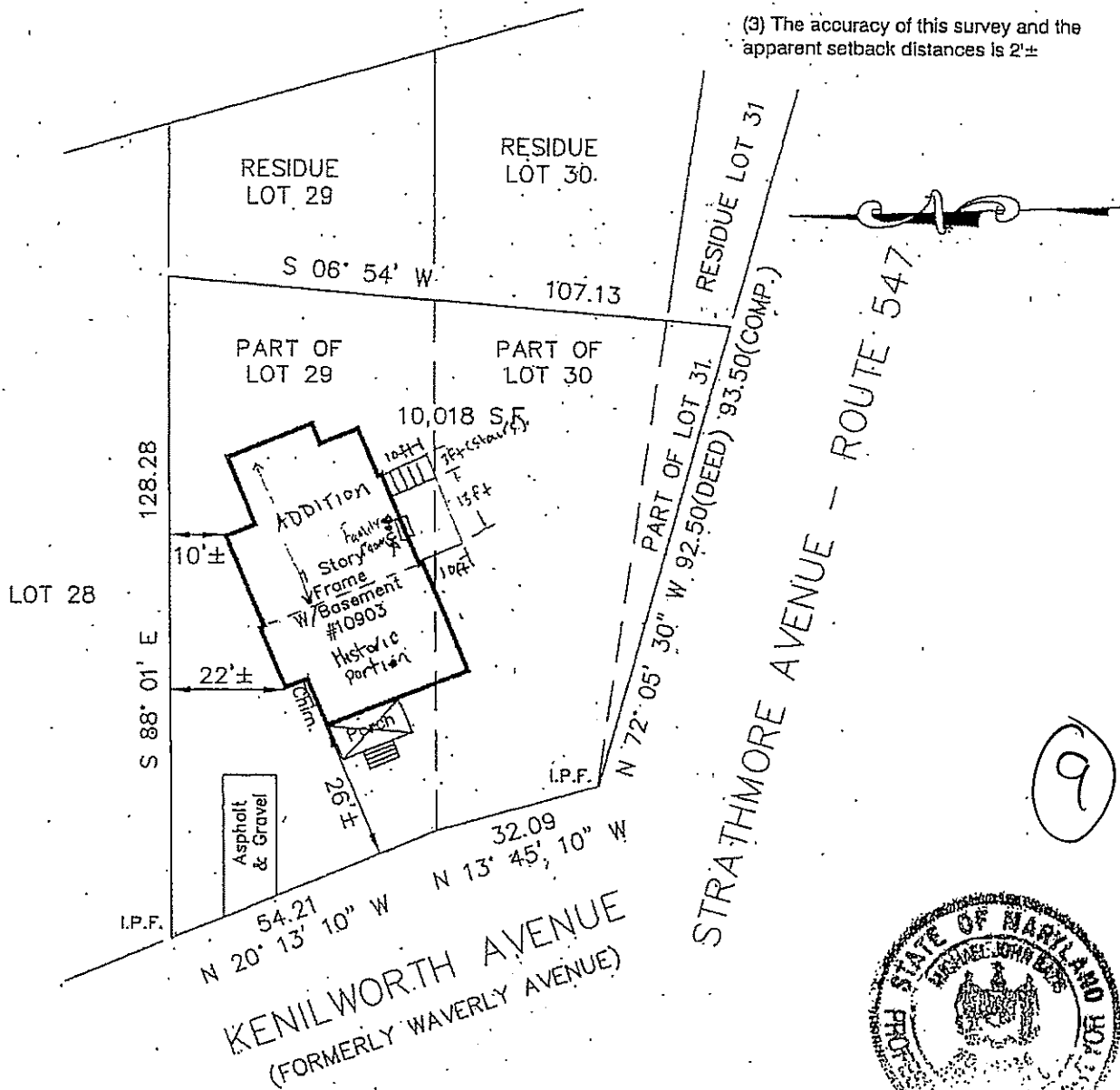
Deck will be connected here
Total length of deck = 14 feet
Depth of 10 feet from house

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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 2'±



SURVEYOR'S CERTIFICATE

LOCATION DRAWING
PART OF LOTS 29, 30, & 31
PLAT OF SECTION 99
GARRETT PARK
MONTGOMERY COUNTY, MARYLAND

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 FOR 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



Town of Garrett Park

Incorporated 1898

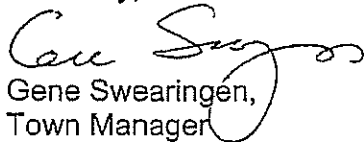
April 4, 2017

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 managergene@garrettparkmd.gov when work is complete.

Sincerely,


Gene Swearingen,
Town Manager

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Town of Garrett Park

Town Office

PO Box 84: Penn Place, 4600 Waverly Avenue
Garrett Park, MD 20896-0084

Tel: 301 933-7488 Fax: 301 933-8932
Email: managergene@garrettparkmd.gov

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 Swearingen Date 3/15/17
Town Manager

Work is Permitted During Following Hours Only:

Monday - Friday: 7:00 a.m. to 6:00 p.m.

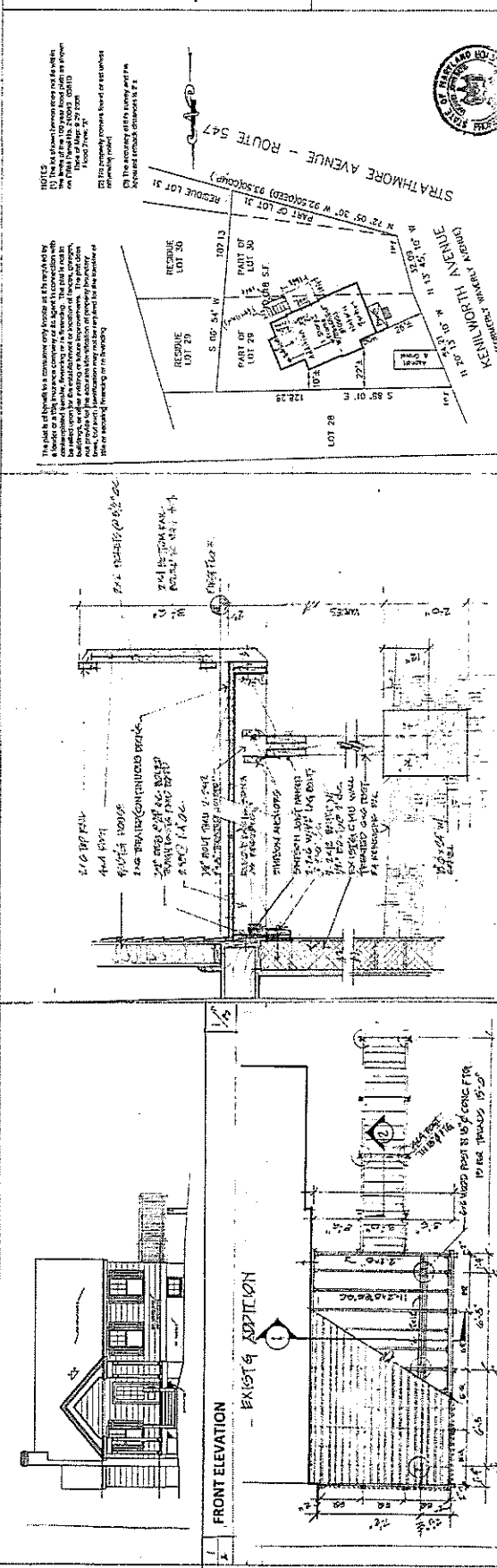
Saturday: 8:00 a.m. to 4:00 p.m.

No Work Allowed on Sunday

By Order of the Garrett Park Town Council

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

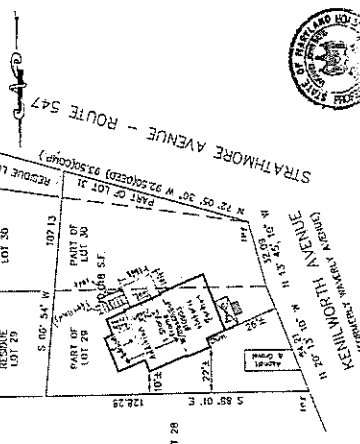
Owner's mailing address	Owner's Agent's mailing address
Jason Paase 10909 Kenilworth Ave Po Box 117 Barnett Park, MD 20896	
Adjacent and confronting Property Owners mailing addresses	
Todd + Dawn Harris 10909 Kenilworth Ave Barnett Park, MD 20896	
Kevin and Bridget Giblin 4709 Statmore Ave Barnett Park, MD 20896	



PROPOSED WOOD DECK
 PAIGE RESIDENCE
 GARRETT PARK MARYLAND

ALMY ARCHITECTS
 11006 KENILWORTH AVE.
 GARRETT PARK, MARYLAND

NOTES:
 1) THE 65' DECK IS TO BE CONSTRUCTED ON THE EXISTING CONCRETE FOUNDATION. THE DECK IS TO BE FINISHED WITH 2" x 6" T&G WOOD. THE DECK IS TO BE FINISHED WITH 2" x 6" T&G WOOD. THE DECK IS TO BE FINISHED WITH 2" x 6" T&G WOOD.



LOCATION DRAWING
 PART OF LOTS 29, 30, & 31
 PLAT OF SECTION 69
 GARRETT PARK
 MONTGOMERY COUNTY, MARYLAND

SECTION
 1/4" = 1'-0"

SECTION
 1/4" = 1'-0"

DECK PLAN
 1/4" = 1'-0"

DATE 6-14-10

A-1

NOTES

STAIR DETAIL
 1/4" = 1'-0"

RIGHT SIDE ELEVATION
 1/4" = 1'-0"

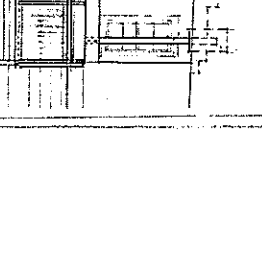
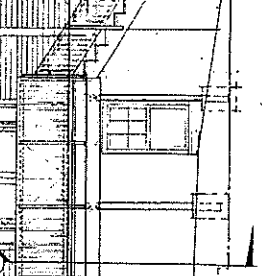
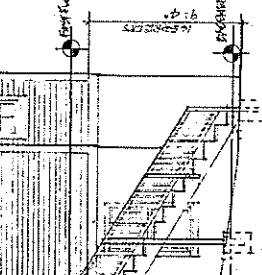
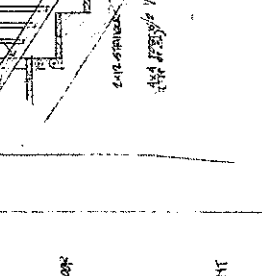
REVISIONS

NO.	DATE	DESCRIPTION
1	6-14-10	ISSUED FOR PERMITS

NO.	DATE	DESCRIPTION
2		NEW DOORS
3		WINDY SECTION
4		WOOD FRAMING
5		WOOD ELEVATION
6		WINDY SECTION
7		WOOD FRAMING
8		WOOD ELEVATION

SCOPE
 This deck has been designed in accordance with the Montgomery County "Basic Deck Detail" and in accordance with the 2018 IRC International Residential Code. All work to be performed in accordance with Code, the workmanship in the County, and in a workmanlike manner.
 The contractor is to apply for all permits, call for all inspections, and obtain all approvals required to construct the work shown on these drawings.
 The Contractor is to include in his price all materials, labor, and taxes required to build a complete deck, stairs, and doors as shown on these drawings. The Contractor is to include in his price all materials, labor, and taxes required to build a complete deck, stairs, and doors as shown on these drawings. The Contractor is to include in his price all materials, labor, and taxes required to build a complete deck, stairs, and doors as shown on these drawings.

STAIR DETAIL
 1/4" = 1'-0"



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