

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10922 Montrose, Ave., Garrett Park	Meeting Date:	11/13/2019
Resource:	Outstanding Resource Garrett Park Historic District	Report Date:	11/6/2019
Applicant:	William Rienstra & Barbara Jackson	Public Notice:	10/30/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	30/13-19A	Staff:	Dan Bruechert
Proposal:	Building Addition		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Garrett Park Historic District
 STYLE: Craftsman
 DATE: 1908



Figure 1: 10922 Montrose Ave.

PROPOSAL

The applicant proposes to construct a one-story addition to the left of the house.

APPLICABLE GUIDELINES:

When reviewing alterations and additions for 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 amendments for *Comprehensive Amendment to the North Bethesda-Garrett Park Master Plan (1992)*, 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 historic of the district, and/or it must be especially unique within the context of the district.

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 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; 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;
- (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

Secretary of the Interior's Standards for Rehabilitation

1. 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.

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

The applicant proposes to construct a one-story addition to the house that will project off the existing non-historic addition. The addition will contain a bathroom and bedroom. While side projecting additions are generally disfavored, Staff finds a number of mitigating factors and recommends approval of this HAWP.



Figure 2: Front elevation of 10922 Montrose Rd. showing the first terrace. The addition will project in the location of the wood picket fence to the left of the house.

The existing house is an American Foursquare covered in asbestos shingles with two-over-two windows throughout, and a hipped roof porch. The house has a significant setback from the street and the foundation level is approximately 10' (ten feet) above street grade. In 1995, a one-story rear addition was added to the house with architectural details to match the historic design. This addition was one of the first HAWPs reviewed in the Garrett Park Historic District. To the right of the house is the driveway and detached garage.

The applicant proposes to construct a left-side projecting, one-story addition in a design that matches the architectural details of the rear addition with its paneled siding, two-over-two wood windows, and low-pitched roof with exposed rafter tails. The roof of the proposed addition has a projecting gable with a lower ridge height, and a pyramidal roof at the edge. The height of the pyramidal roof will match the height of the rear addition's hipped roof. This addition will be setback from the side lot line by 13' (thirteen feet). Staff finds that the design and materials of the addition are consistent with 1995 addition and are compatible with the historic house and the surrounding district.

Typically, the HPC requires additions to historic houses to be built to the rear so that the historic resource retains its integrity and its prominence on the site. Staff finds there are a number of site-specific issues that would make a rear addition infeasible. Because of this infeasibility Staff reasons there are two potential outcomes; either not allow any further construction on the site, or to consider a side-projecting addition. Staff finds five justifications that, when evaluated cumulatively, support approval of a side-projecting addition to the subject property.

First, the grade of the site rises significantly from the street. The submitted topographical map shows that the site rises approximately 10' (ten feet) from the street to the house. The grade then rises an additional 6' (six feet) from the house to the rear lot. Staff finds that the construction of a rear addition would require the removal of a significant amount of fill and is too close to the garage to allow for construction to the rear.

Second, Staff finds that even though the side addition is entirely beyond the wall plane of the historic house, the foursquare plan will still be clearly visible and readable from the public right-of-way with the new addition. The use of what is in effect a narrow hyphen on the addition before widening, creates a clear separation of the historic configuration to the new construction, per Standard 9.

Third, Staff finds that the rise in grade up from the street will lessen the visual impact the addition has from the public right-of-way. As mentioned before and shown in Fig. 2 (above), there is a significant rise from the street. This rise coupled with the 68' (sixty-eight foot) setback from the street will lessen the addition's visual impact when viewed from the public right-of-way, per 24A-8(b)(2).

Fourth, the proposed construction would be entirely reversible without any impact on the historic resource. Because the addition is being attached to the 1995 building addition, its removal could be accomplished without affecting the house's historic integrity as required by Standard 10.

Fifth, the proposed addition is being constructed to provide space for a first-floor bathroom and bedroom, which will provide the owners with a fully accessible space. Because of the limited mobility of the owners, Staff surmises that the HPC could determine that denying this HAWP would contravene 24A-8(b)(5) by depriving the owners of a reasonable use of the property.

As Staff has already identified the architectural details and materials of the proposed construction are compatible; and Staff finds that a side-projecting addition is acceptable in this instance, Staff recommends approval of the HAWP under Chapter 24A-(b)(2) and (5) and Standards 9 and 10.

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, as modified by the condition, is consistent with and compatible in character with the Garrett Park Historic District and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Email: jhains@hainsarch.com Contact Person: JEFFREY HAINS
Daytime Phone No.: 301.642.9336
Tax Account No.: _____
Name of Property Owner: WILLIAM RIENSTRA Daytime Phone No.: 301.962.0614
Address: 10922 MONTROSE AVE GARRETT PARK MD 20896-0378
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: JEFFREY HAINS Daytime Phone No.: 301.642.9336

LOCATION OF BUILDING/PROJECT

House Number: 10922 Street: MONTROSE AVE
Town/City: GARRETT PARK Nearest Cross Street: CLERMONT AVE
Lot: P6#P7 Block: 99 Subdivision: GARRETT PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PROJECT/ACTIVITY

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☒ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 150,000

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

PART TWO: UTILITIES FOR NEW CONSTRUCTION AND EXISTING UTILITIES

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

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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

Owner's mailing address WILLIAM RIENSTRA BARBARA JACKSON P.O. Box 378 10922 MONTROSE AVE GARRETT PARK, MD 20896	Owner's Agent's mailing address JEFFREY HAINS HAINS ARCHITECTS 5608 POLLARD RD. BETHESDA, MD. 20816
Adjacent and confronting Property Owners mailing addresses	
10918 MONTROSE AVE SUSAN BROCATO P.O. BOX 104 GARRETT PARK, MD. 20896	10926 MONTROSE AVE MARTHA SEIGEL ROBERT LEMAR P.O. BOX 69 GARRETT PARK, MD. 20896
10923 MONTROSE AVE BARBARA COLLIER JONATHAN PAUL CAROL BALLENTINE P.O. BOX 191 GARRETT PARK, MD 20896	10925 KENILWORTH AVE PERRY CHAPMAN P.O. BOX 85 GARRETT PARK, MD 20896

**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:

SEE ATTACHED

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

SEE ATTACHED

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.

Description of Project

BRIEF HISTORY:

The Residence at 10922 Montrose Ave is located within the Garrett Park historic district. Garrett Park, founded by Henry Copp in 1886, is one of the earliest railroad communities and named after B & PO railroad founder Robert Garrett.

Garrett Park features a broad range of turn of century architectural styles including Victorian, Bungalow and Craftsman styles including Sears mail order homes.

10922 Montrose Ave home was built in 1908 and considered an outstanding resource. The four-square Craftsman style house features large front porch with ionic columns, exposed rafter tails, 2 over 2 sash windows on main floor and 6 over two at second floor. Hip roof form is typical of the Craftsman style. Original siding likely to be wood lap siding but currently skinned in asbestos cement siding.

1995 ADDITION:

In 1995 a one story addition (95 Addition) was constructed off the back of the original house. This addition is 12.5' deep x the width of the house; was built with the side walls flush with original house side walls. To demark the original structure and 95 addition a vertical trim board was set at the implied corner of original structure.

PROPOSED ADDITION: One Level Living

The owners wish to construct a one story bedroom suite addition at the main floor level. Currently 10922 Montrose Ave has three bedrooms and two full baths, all on the second floor. There is a half bath on main floor.

The owner's current medical conditions make climbing stairs difficult. Advancing age related medical issues will certainly make climbing stairs even more difficult, if impossible, in the future.

A main floor bedroom addition will provide one level living and allow owner's to remain in the Garrett Park home they have lived in for 40 years.

SITE & PLACEMENT:

Placement of the addition on this site is limited due to physical site topography and the placement of 95 addition.

The original house grade raises structure approximately 5 feet above the street and levels off to create a platform on which the house sits. Grade then rises up steeply 4 feet at the rear of house toward the west (rear yard) before leveling off.

To the north side, an existing driveway and garage access would not allow sufficient room for an addition to be place there.

To the west (rear face) an exposed aggregate concrete terrace directly off the 95 addition is surrounded by stone retaining walls. The retaining walls retains approximately 4.5 feet of grade change from the terrace to the back area of the property.

Description of Project

Access from the 95 addition to garage and driveway are from the terrace. Views from the 95 addition breakfast room and den would be blocked.

Thus building to the west is impractical preventing access to other amenities.

The east...or front face of property would not be an appropriate location.

The south side is the propose location for the new addition due to its 38 foot side yard, a level area to accommodate an addition and joins appropriately to the den of 95 addition.

As such the proposed addition will extend from the 95 addition south side with dimension of 12.5' deep x 25'long overall.

ADDITION DESIGN:

Proposed addition features extension of 95 Addition hipped roof, 2 over 2 sash windows with flat board painted trim and vertical oriented bead board siding. The bead board siding creating a texture and orientation contrast with main house siding.

IMPACT ON HISTORIC RESOURCE:

The design of the one story addition will have minimal impact on the historic resource:

- Street Impact: the proposed addition, located to the rear of historic resource, sets back 68 feet from front property line and 5 feet above Montrose Ave street level. Therefore a minute visual presence from street and historic resource.
- Historic Resource maintains dominate view from the street level.
- Historic Resource footprint is maintained with proposed addition extended from the 95 Addition.
- Scale, roof form and details of addition compatible with historic resource.



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Jackson - Rienstra Residence
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Garrett Park, MD

EXISTING SITE PLAN

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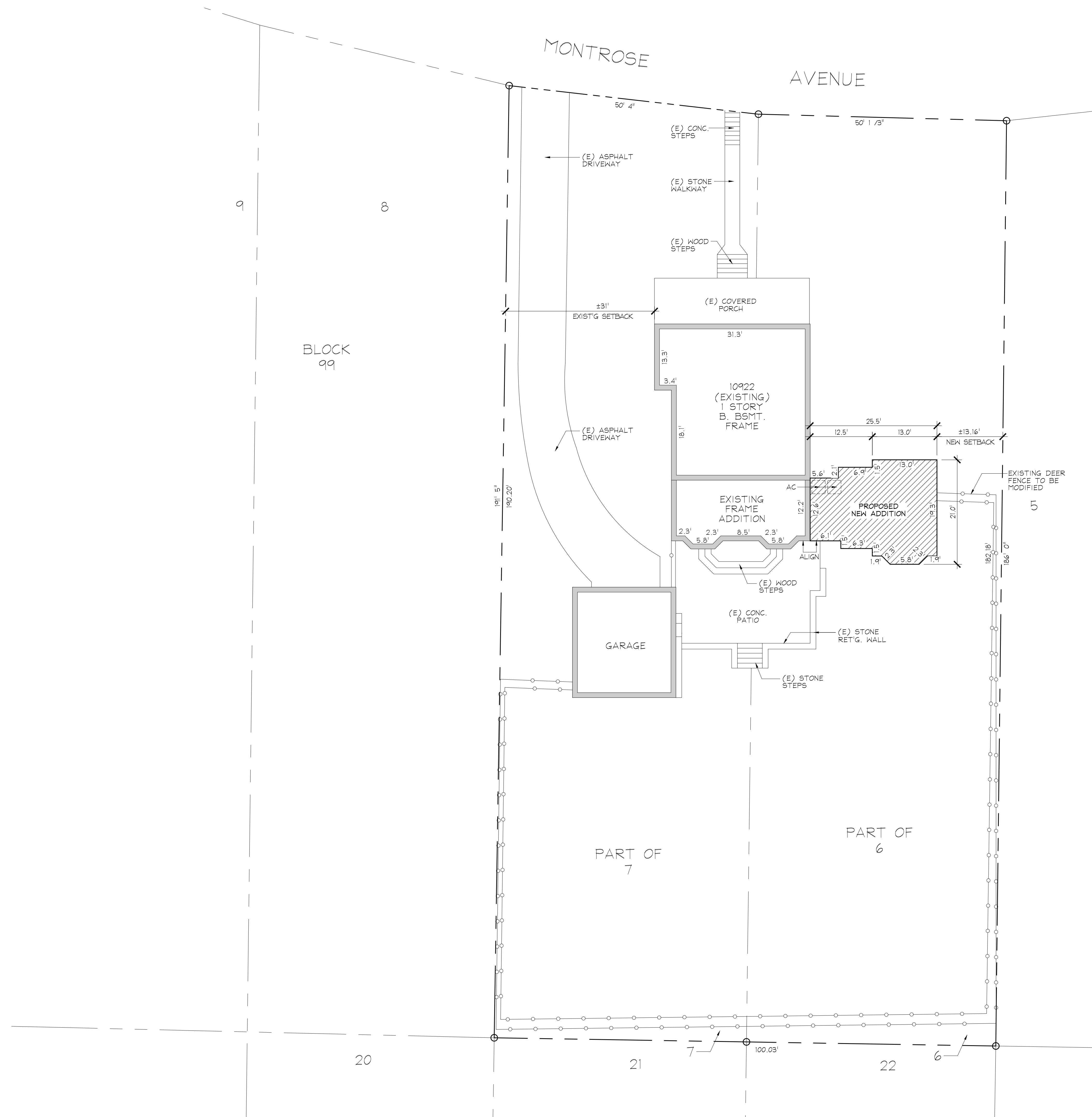
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EXPIRATION DATE: 5/18/2019

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PRINTING LOG	
DATE	PURPOSE
10-01-19	SD DRAWINGS
10-23-19	ISSUED FOR HAWP

Proj. No.: 1907

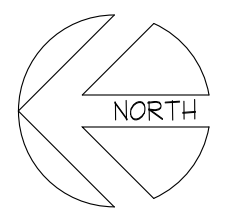
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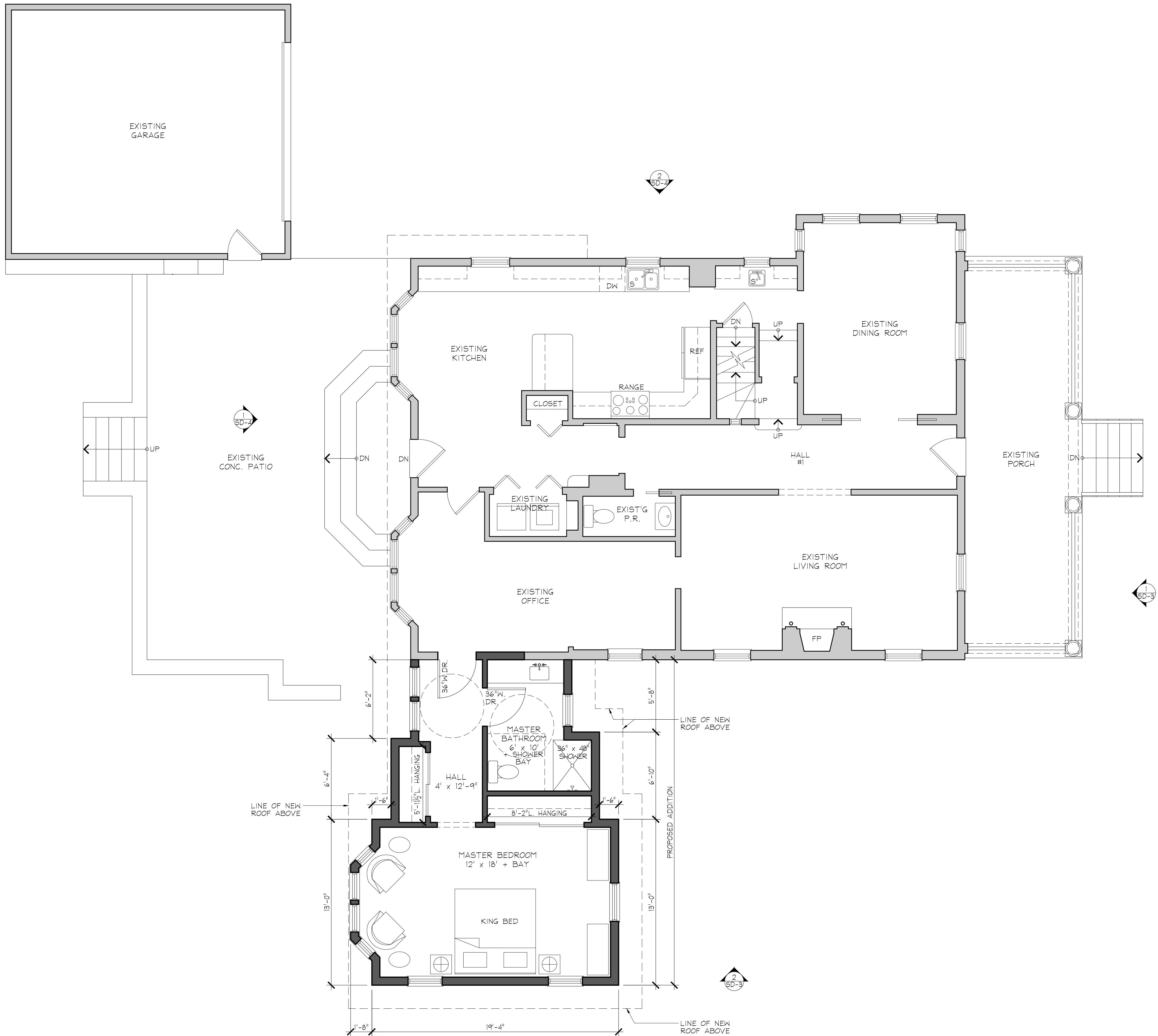
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CS PROPOSED SITE PLAN
1" = 10'-0"

GRAPHIC SCALE

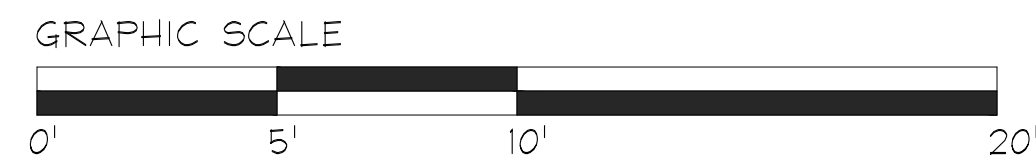
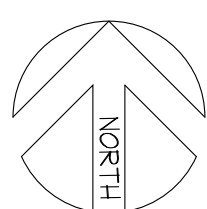
0' 10' 20'



SITE PLAN DRAWN BY HAINS ARCHITECTS
(2019), BASED ON A SITE PLAN SURVEY BY
LANDTECH ASSOCIATES, INC.
7907 BALTIMORE AVENUE, SUITE 214
COLLEGE PARK, MD. 20740



1
SD-1
1/4" = 1'-0"
PROPOSED FIRST FLOOR PLAN



FLOOR PLAN WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW 2X4 STUD WALL
	NEW 2X6 STUD WALL WITH STUCCO
	EXISTING DOOR
	NEW DOOR

HAINS
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PROPOSED FIRST FLOOR PLAN

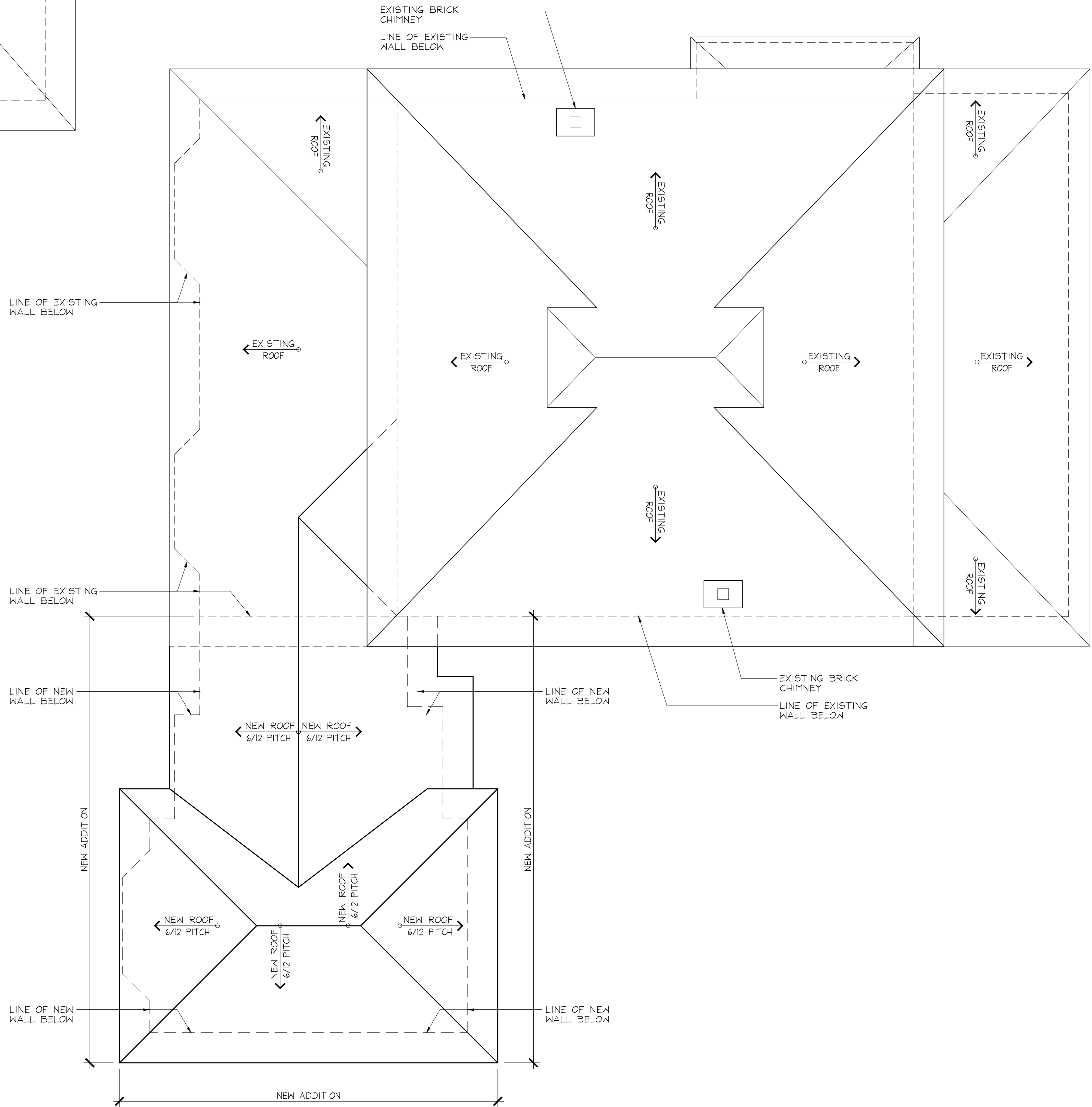
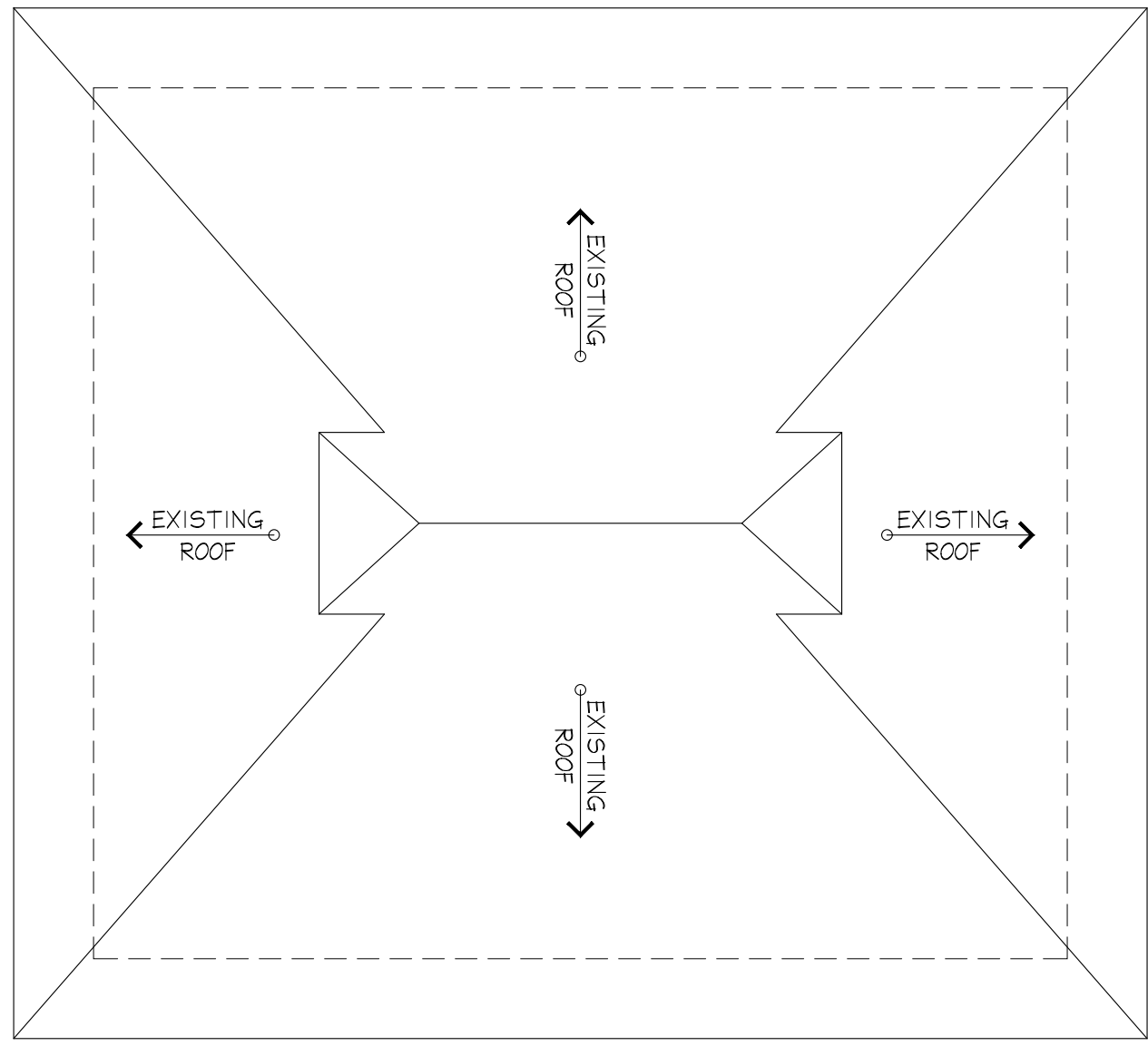
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REVISIONS	
No	Date

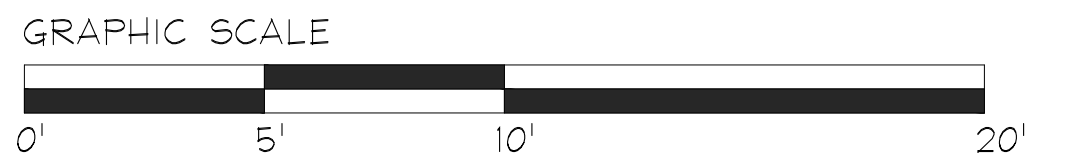
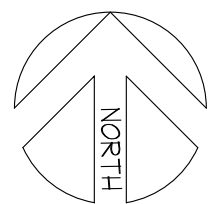
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SD-1



1
SD-2
PROPOSED FIRST ROOF PLAN
1/4" = 1'-0"



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PROPOSED ROOF PLAN

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10-23-19	ISSUED FOR HAMP

Proj. No.: 1907

SD-2



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PROPOSED EXTERIOR ELEVATIONS

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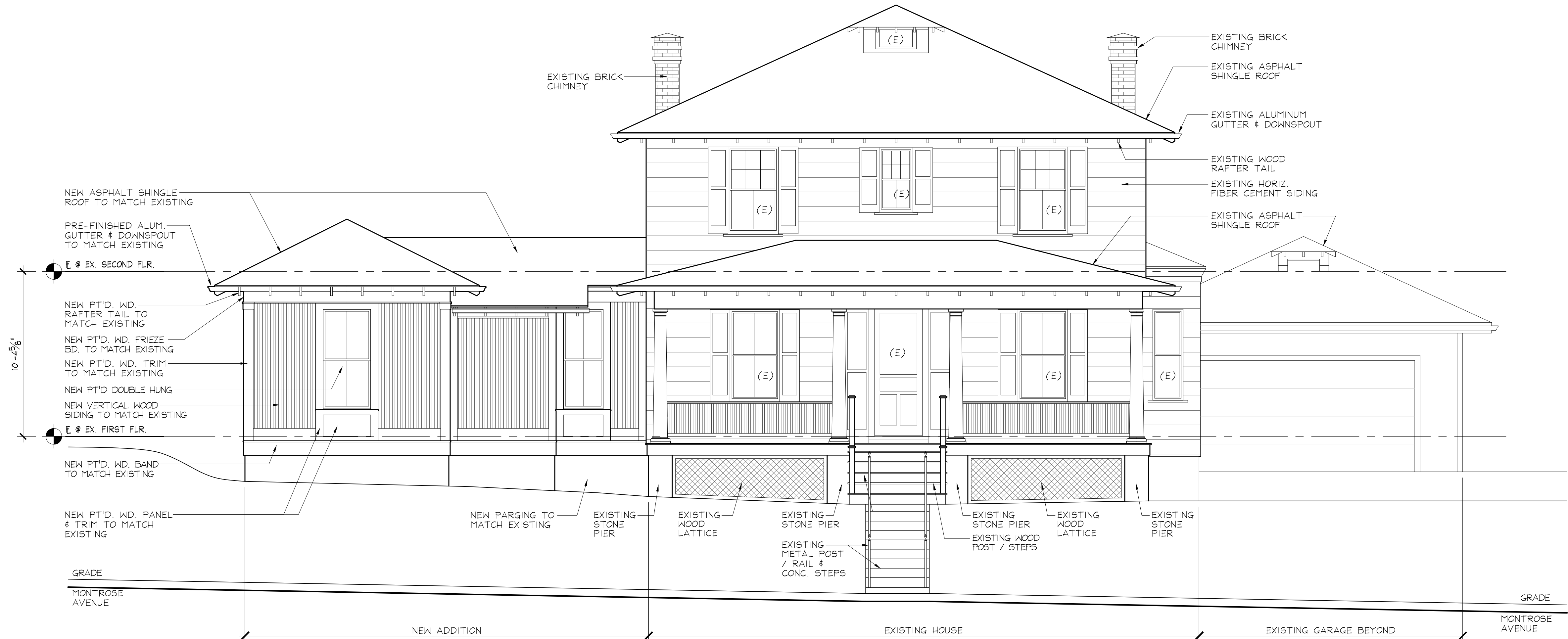
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10-23-19	ISSUED FOR HAMP

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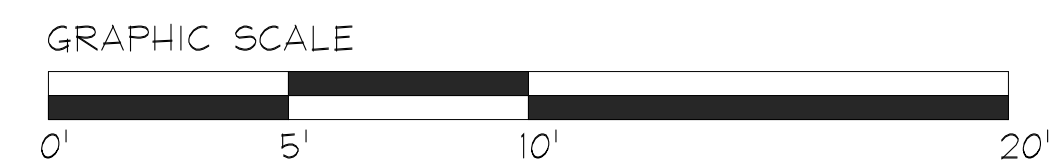
SD-3



1
SD-3 1/4" = 1'-0"
PROPOSED FRONT (EAST) ELEVATION



2
SD-3 1/4" = 1'-0"
PROPOSED SOUTH SIDE ELEVATION





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PROPOSED EXTERIOR ELEVATIONS

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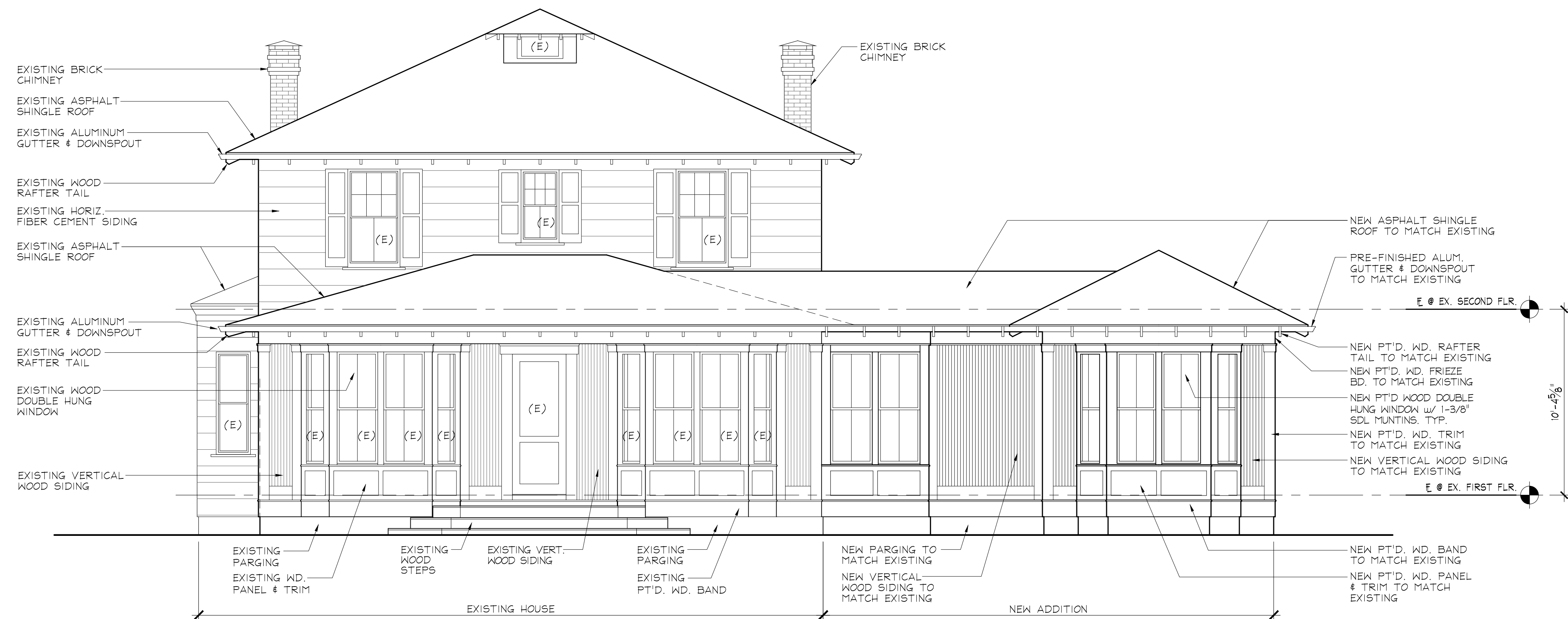
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DATE	PURPOSE
01-19	SD DRAWINGS
02-23-19	ISSUED FOR HAWP

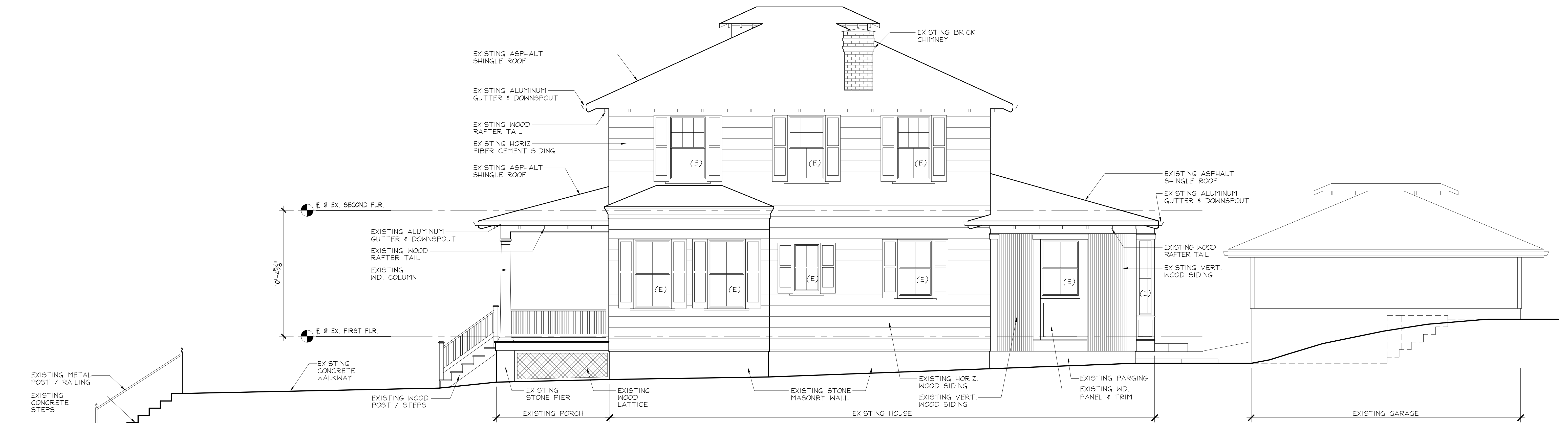
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SD-4

15

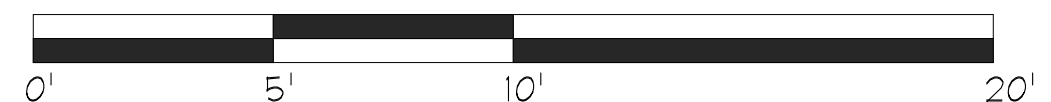


1
SD-4 PROPOSED REAR (WEST) ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTH SIDE ELEVATION
SD-4 1/4" = 1'-0"

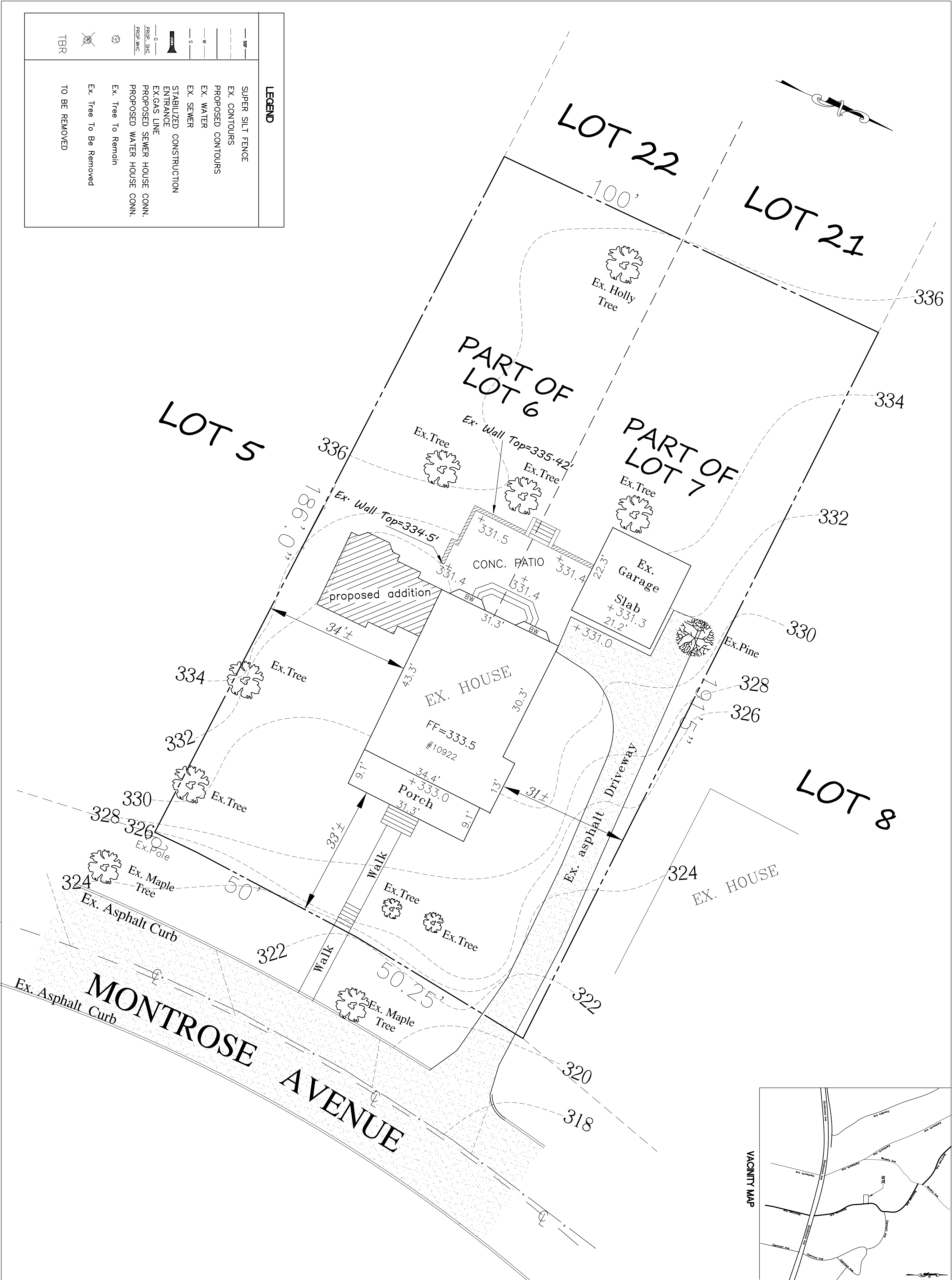
GRAPHIC SCALE



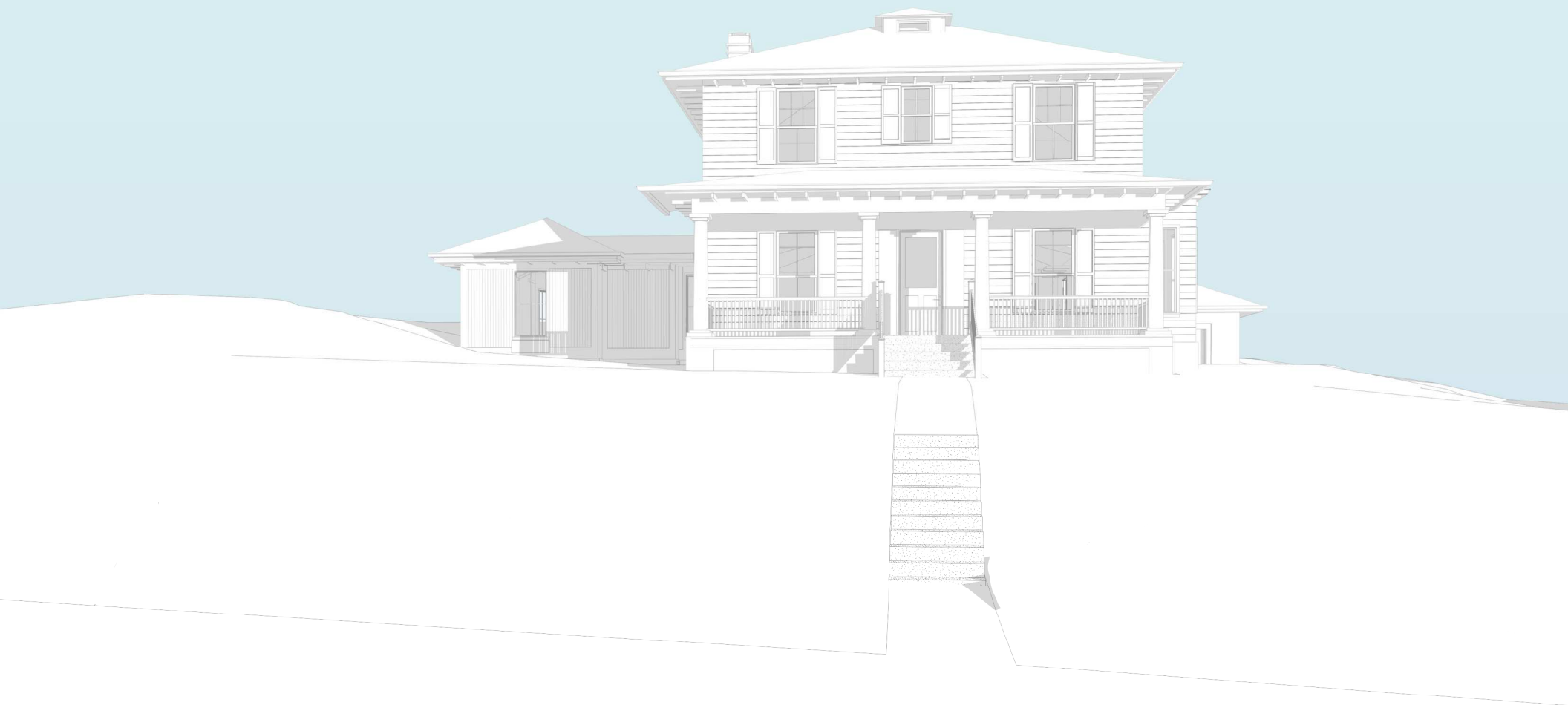
Plot Date: 09.26.19

Author
JH

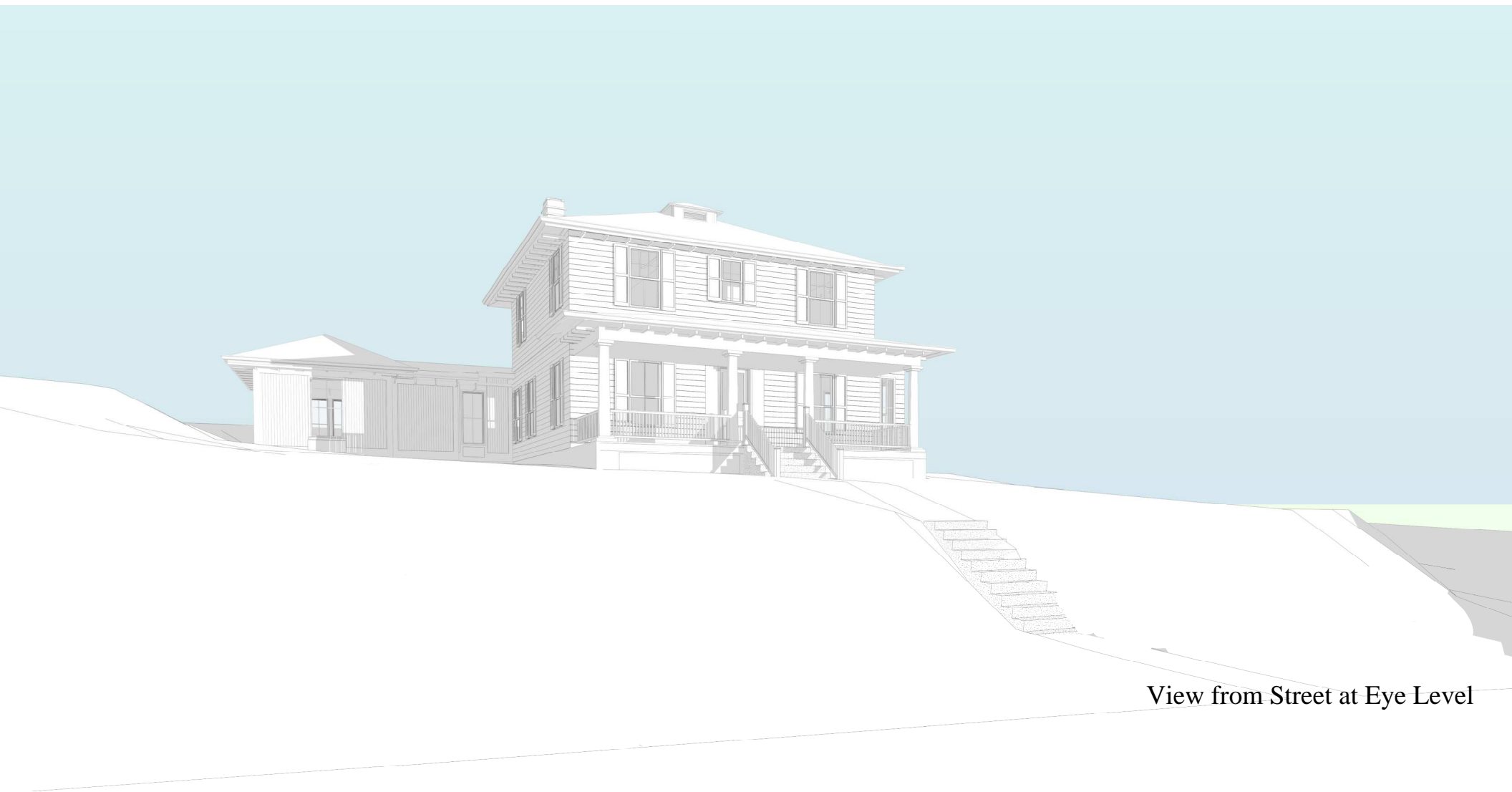
LEGEND	
	SUPER SILT FENCE
	EX. CONTOURS
	PROPOSED CONTOURS
	EX. WATER
	EX. SEWER
	STABILIZED CONSTRUCTION ENTRANCE
	EX. GAS LINE
	PROPOSED SEWER HOUSE CONN.
	PROPOSED WATER HOUSE CONN.
	Ex. Tree To Remain
	Ex. Tree To Be Removed
	TBR



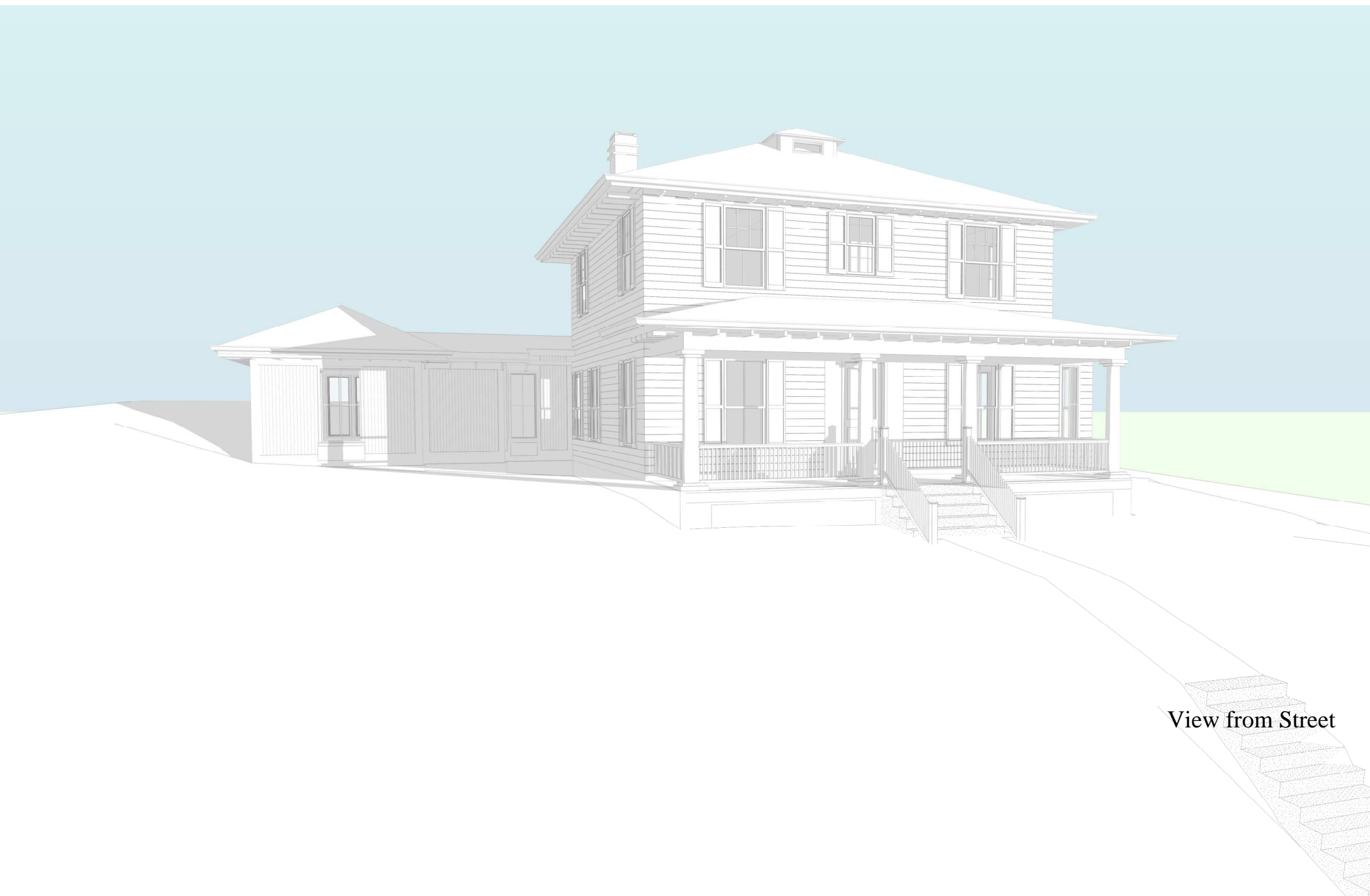
PROJECT NAME 10922 MONTROSE AVENUE GARRETT PARK LOT P6 and P7 BLOCK 99 GARRETT PARK 6873/672 MONTGOMERY COUNTY, MARYLAND		DRAWING TITLE : Boundary and Topography Plan		Drawn : Approved : In Charge : Scale : Date :	
REVISION :		Job No. : Project Manager : Project Architect :		1" = 10' 10-22-19	
		TOTAL ENGINEERING SERVICES PLANNERS, ENGINEERS, SURVEYORS P.O. BOX 10123 SILVER SPRING, MD 20914 TEL:(301) 515 1514 FAX:(301) 515 5589		1 OF 1 Topo	



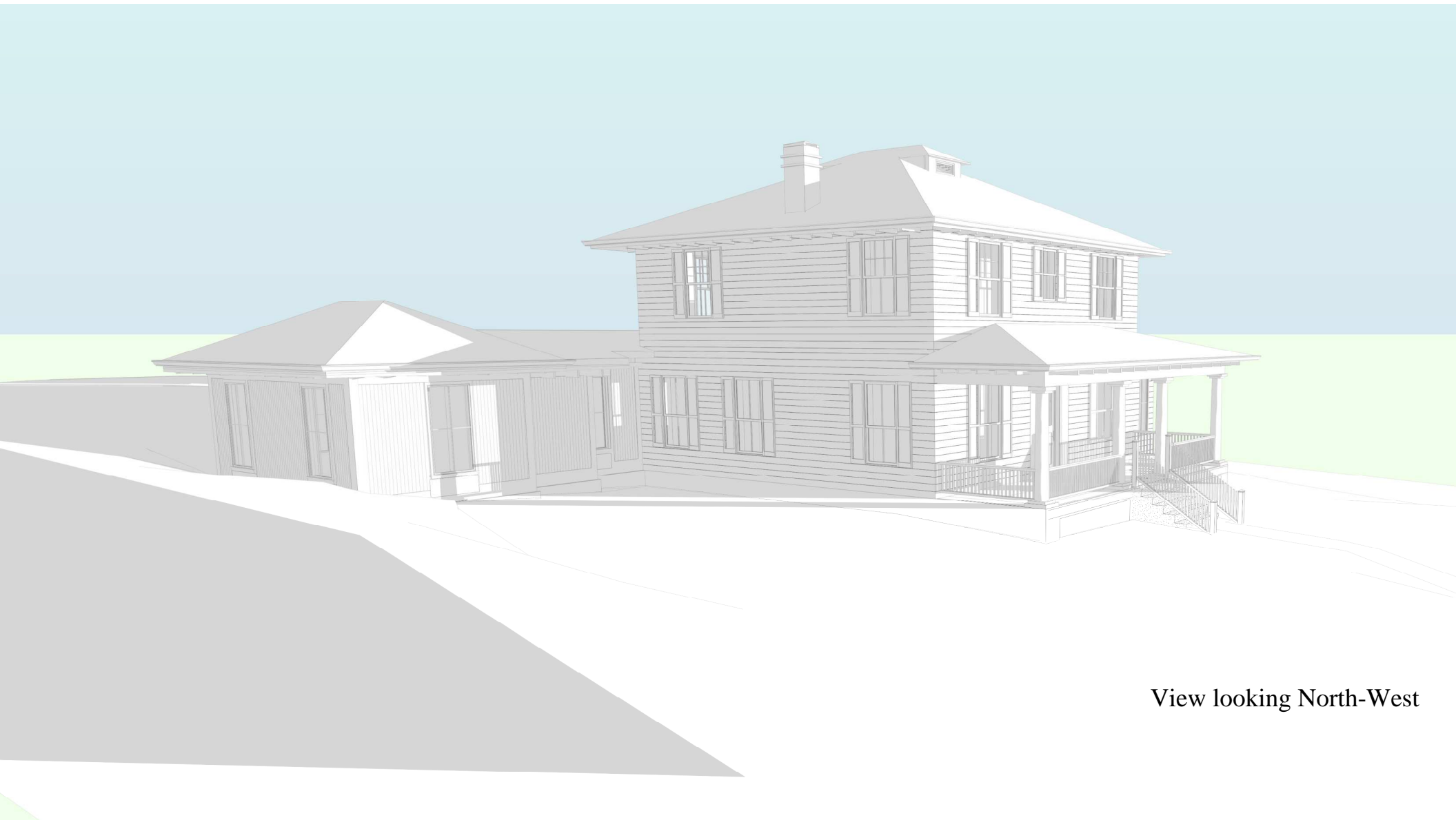
View from Street at Eye Level



View from Street at Eye Level



View from Street



View looking North-West



Aerial View from Rear



FRONT VIEW FROM STREET LEVEL



FRONT VIEW FROM STREET



SOUTH SIDE VIEW SHOWING
95 ADDITION TO HISTORIC RESOURCE



SOUTH-WEST (REAR) VIEW OF 95 ADDITION TO HISTORIC RESOURCE



SOUTH SIDE VIEW SHOWING 95 ADDITION TO
HISTORIC RESOURCE CORNER CONDITION



VIEW OF WEST (REAR) ELEVATION





VIEW OF REAR TERRACE



VIEW FROM TERRACE LOOKING SOUTH



DETAILS OF 95 ADDITION BAY WINDOW