

## **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10912 Montrose, Ave., Garrett Park	<b>Meeting Date:</b>	12/18/2019
<b>Resource:</b>	Outstanding Resource <b>Garrett Park Historic District</b>	<b>Report Date:</b>	12/11/2019
<b>Applicant:</b>	Margaret Sprague	<b>Public Notice:</b>	12/4/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	30/13-19C <b>RETROACTIVE</b>	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Hardscape Alteration [ <b>RETROACTIVE</b> ]		

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### **STAFF RECOMMENDATION:**

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

### **PROJECT DESCRIPTION**

SIGNIFICANCE: Outstanding Resource to the Garrett Park Historic District  
 STYLE: Colonial Revival  
 DATE: 1927



*Figure 1: 10912 Montrose Ave.*

## **PROPOSAL**

The applicant proposes to remove an existing steppingstone path and replaced it with a flagstone path installed over a concrete base.

## **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
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

### **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 removing an existing steppingstone path behind an existing retaining wall and installing a flagstone path set on a concrete base. Staff finds the path is not highly visible from the public right-of-way and recommends approval.

The work discussed in this HAWP has already been completed, however, in instances such as this the HPC is to review it as if the work was only proposed.

In 2015, the applicant received a HAWP for the construction of a wooden driveway, a masonry retaining wall, and a fence along the southern property boundary. Prior to this HAWP the property only had street parking. On the left side of the image below, a path of some type can be seen along the fence line.



*Figure 2: Appearance of the house prior to the installation of the ribbon drive and retaining wall.*

After the re-grading on site, the ribbon drive, and retaining wall the front of the house has the appearance of Fig. 3, below. The retaining wall obscures the view of the walkway to the rear of the property.



*Figure 3: Current configuration of the front yard. Note: this image was taken from Google Streetview, so it is from a taller vantage point than at grade from the right-of-way.*

The applicant proposes to remove the steppingstone path along the south property boundary. Staff finds that this hardscaping is not historically significant, and its removal is compatible with the historic character of the house (per 24A-8(b)(1) and (2)).

The applicant proposes to install a 50' (fifty foot) long by 2' (two feet) wide flagstone path set on a



concrete base. Staff finds that a flagstone path is not out of character for a resource of this type and it is in a location that is not highly visible from the right-of-way. Staff finds that this alteration is will not have a substantial impact on the historic character of the resource and its natural stone surface is a compatible material, consistent with 24A-8(b)(1) and (2) and Standard 2.

This feature will increase the amount of impervious surface on the lot and the applicant appears to have installed a 1" × 4" (one inch by four inch) board retaining wall at grade. Additional drainage solutions may need to be addressed to avoid water pooling.



Figure 4: Existing condition of the path. Note the new lumber boards propped up against the fence.

### **STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), 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;

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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPB-#8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: chicoanhelp@gmail.com

Contact Person: Juan Portales  
Daytime Phone No.: 202-910-6535

Tax Account No: 00057860

Name of Property Owner: Margaret B. Sprague Daytime Phone No.: \_\_\_\_\_  
Address: 10912 Montrose Ave Garret Park, MD 20896  
Street Number City State Zip Code

Contractor: Nelo Contractor Phone No.: 301-704-8716

Contractor Registration No.: 105693

Agent for Owner: Juan Portales Daytime Phone No.: 202-910-6535

## LOCATION OF BUILDING/PERMIT

House Number: 10912 Montrose Ave JP Street Montrose Ave  
Town/City: Garret Park Nearest Cross Street: Strathmore at Montrose  
Lot: 1 Block: 99 Subdivision: 003  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## 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: Walkway

1B. Construction cost estimate: \$ 2400

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

11-06-19

Date

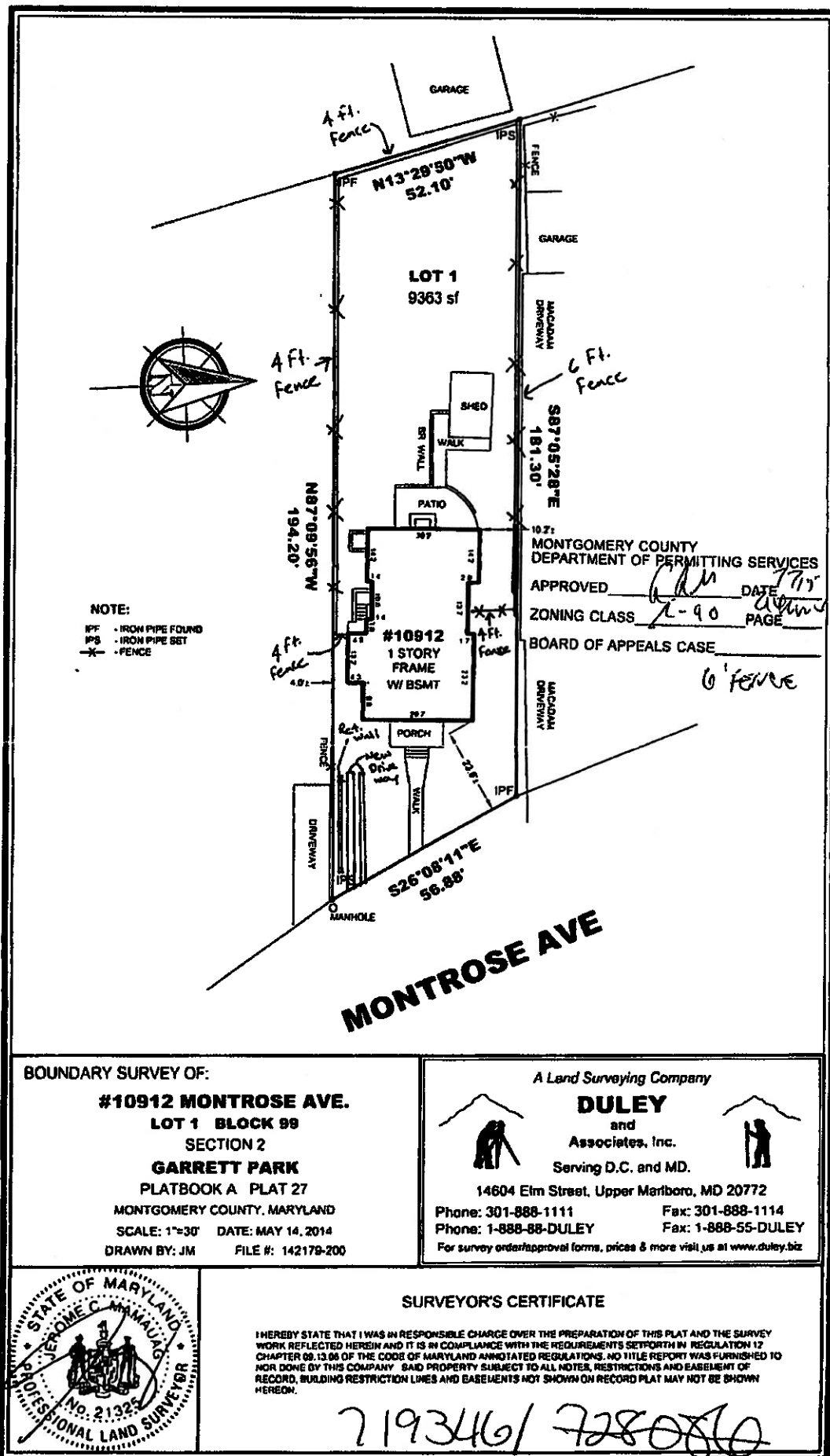
Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

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]

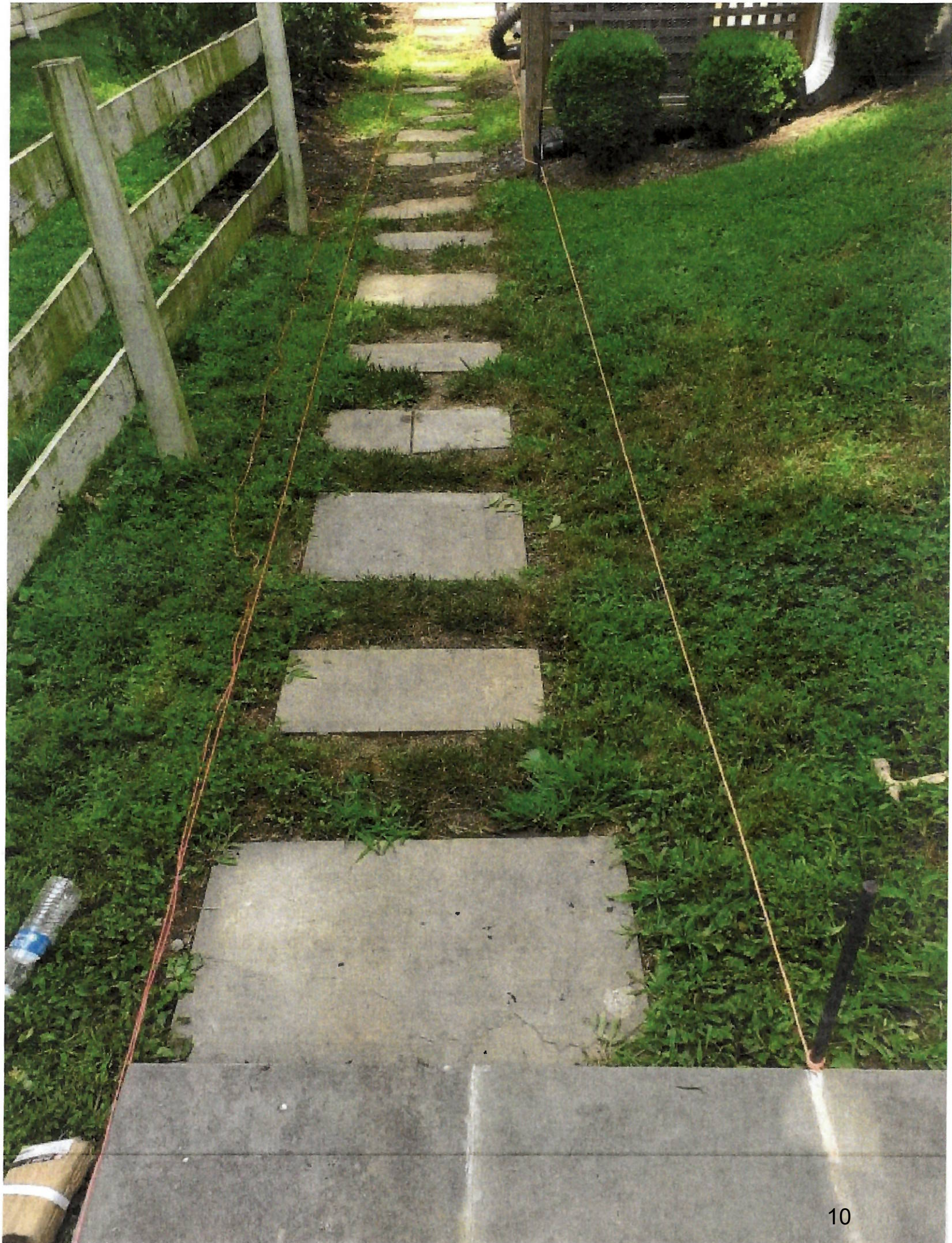
<b>Owner's mailing address</b> 10912 Montrose Ave Garret Park, MD 20896	<b>Owner's Agent's mailing address</b> 6216 Quebec St Berwyn Heights, MD 20740
<b>Adjacent and confronting Property Owners mailing addresses</b>	
10910 Montrose Ave Garret Park, MD 20896	10914 Montrose Ave Garret Park, MD 20896







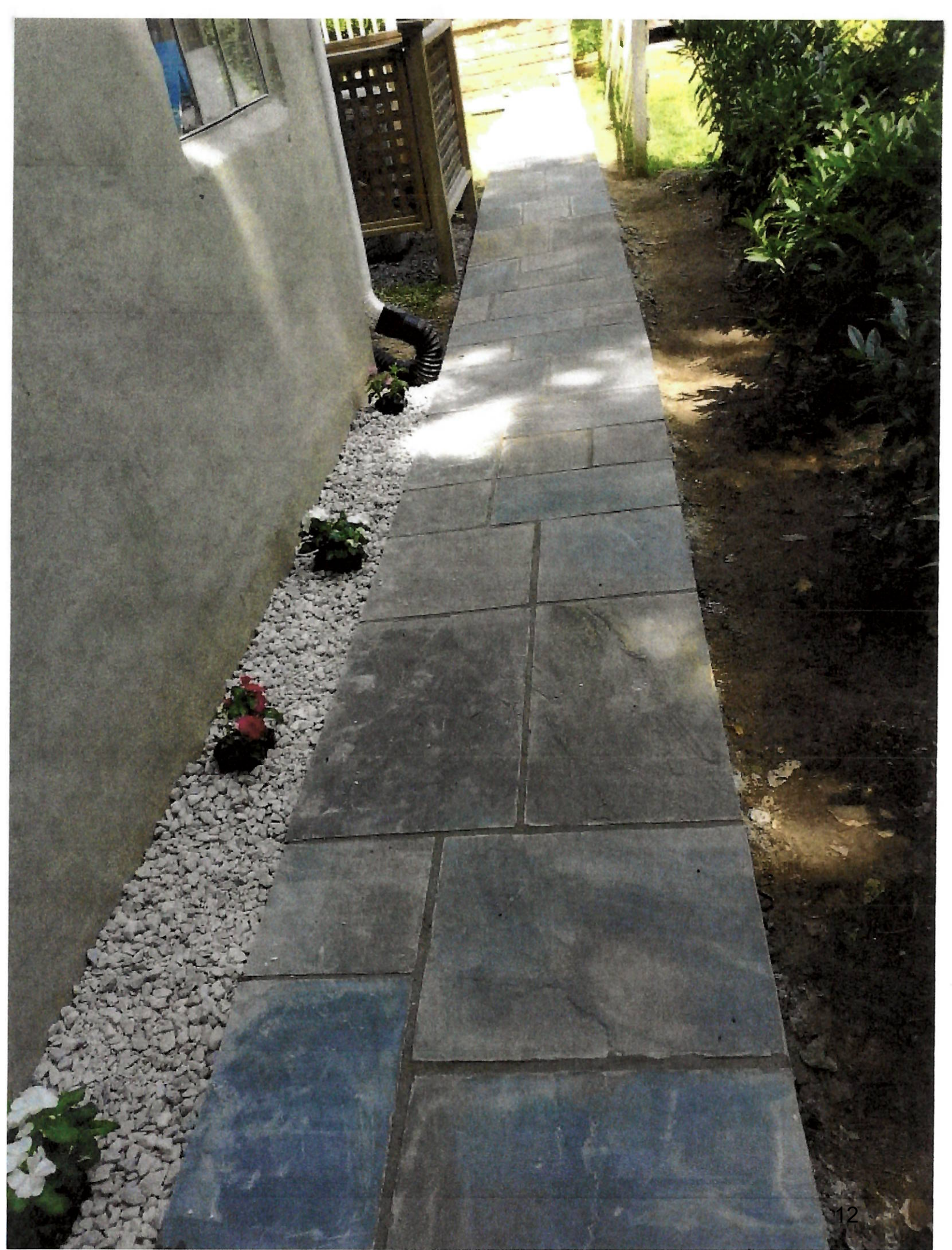
















# Maryland

## DEPARTMENT OF LABOR

### Results for Active Licensed Home Improvement: 1

The following results do not include current licensees who are on inactive status.

Name	Trade Name	Address	City	State	Zip	Expiration	Category	Reg. #	Suffix
RICARDO HERRERA	NETO CONTRACTOR LLC	05-132368 6216 QUEBEC STREET	BERWYN HEIGHTS	MD	20740	2021-05-05	CONTRACTOR/SALESMAN	105693	N/A

[\[NEW SEARCH FOR ACTIVE LICENSED INDIVIDUALS\]](#)

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[\[Home\]](#) [\[Return to Licensing Queries\]](#)

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You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

Search Result for MONTGOMERY COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)

Tax Exempt: None

Exempt Class: None

Special Tax Recapture: None

Account Identifier:

District - 04 Account Number - 00057860

Owner Information

Owner Name:	SPRAGUE SHAW JR			Use:	RESIDENTIAL	
Mailing Address:	SPRAGUE MARGARET B			Principal Residence:	YES	
	10912 MONTROSE AVE			Deed Reference:	/46780/ 00001	
	GARRETT PARK MD 20896-					

Location &amp; Structure Information

Premises Address:	10912 MONTROSE AVE			Legal Description:		
	GARRET PARK 20896-0000			GARRETT PARK		
Map:	Grid:	Parcel:	Neighborhood:	Block:	Lot:	Assessment Year:
HQ21	0000	0000	4340003.16	99	1	2018
Special Tax Areas:	None			Town:	GARRETT PARK	
				Ad Valorem:	None	
				Tax Class:	26	

Primary Structure Built	Above Grade Living Area			Property Land Area		
1925	1,510 SF			9,397 SF		
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage
1	YES	STANDARD UNIT	FRAME/	4	3 full	1 Detached
Last Notice of Major Improvements						

Value Information

Base Value			Phase-in Assessments		
Value			As of		
As of			07/01/2019		
As of			07/01/2020		
Land:	416,300				
Improvements	214,400				
Total:	630,700				
Preferential Land:	0				
			663,167		679,400
					0

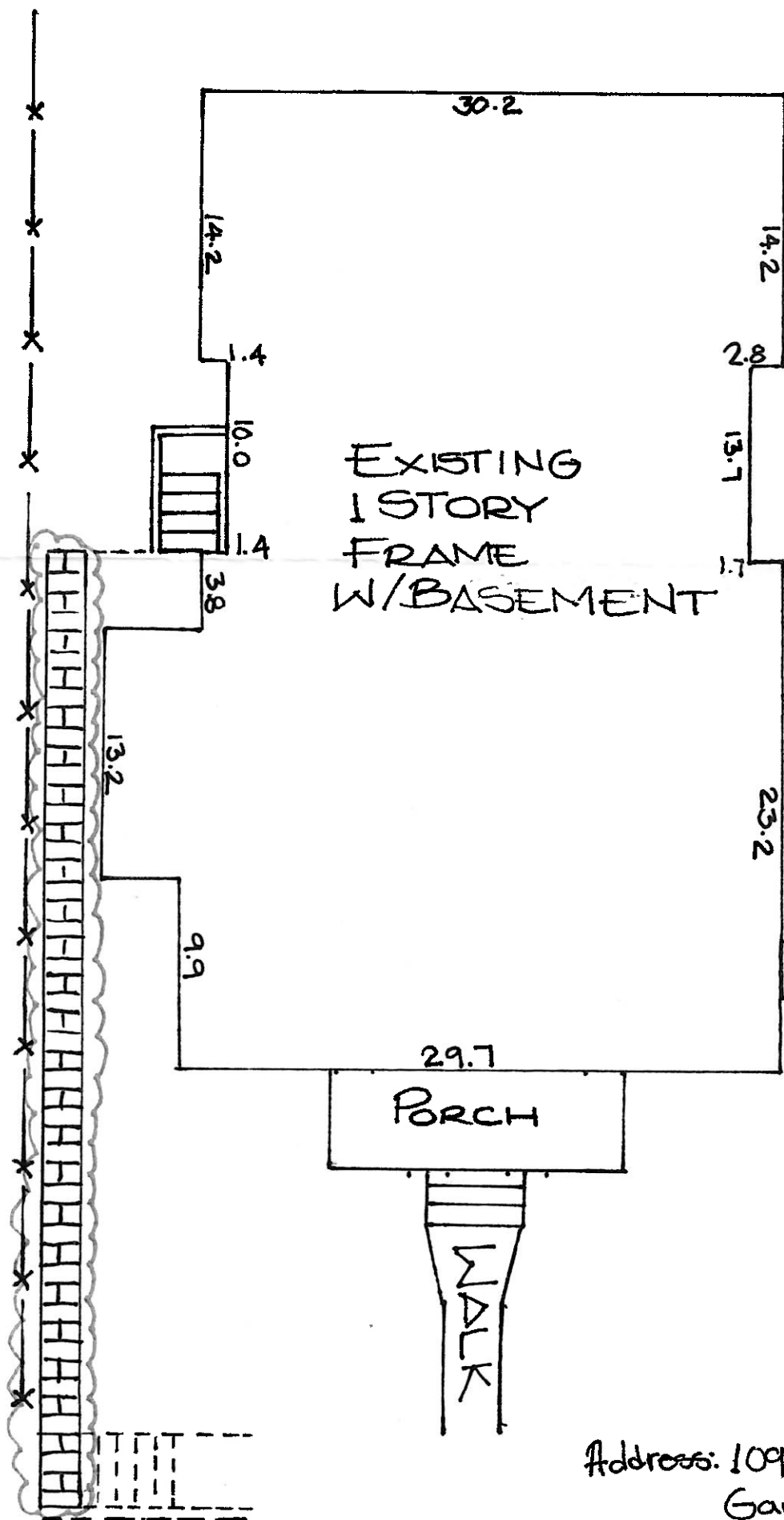
Transfer Information

Seller: ABDULKADER JAWAD & RITA	Date: 05/16/2013	Price: \$750,000
Type: ARMS LENGTH IMPROVED	Deed1: /46780/ 00001	Deed2:
Seller: WHITE, DANA O	Date: 03/30/2005	Price: \$464,900
Type: NON-ARMS LENGTH OTHER	Deed1: /29555/ 00610	Deed2:
Seller: JAMES J & B H WAGNER	Date: 05/19/1997	Price: \$183,600
Type: ARMS LENGTH IMPROVED	Deed1: /14881/ 00265	Deed2:

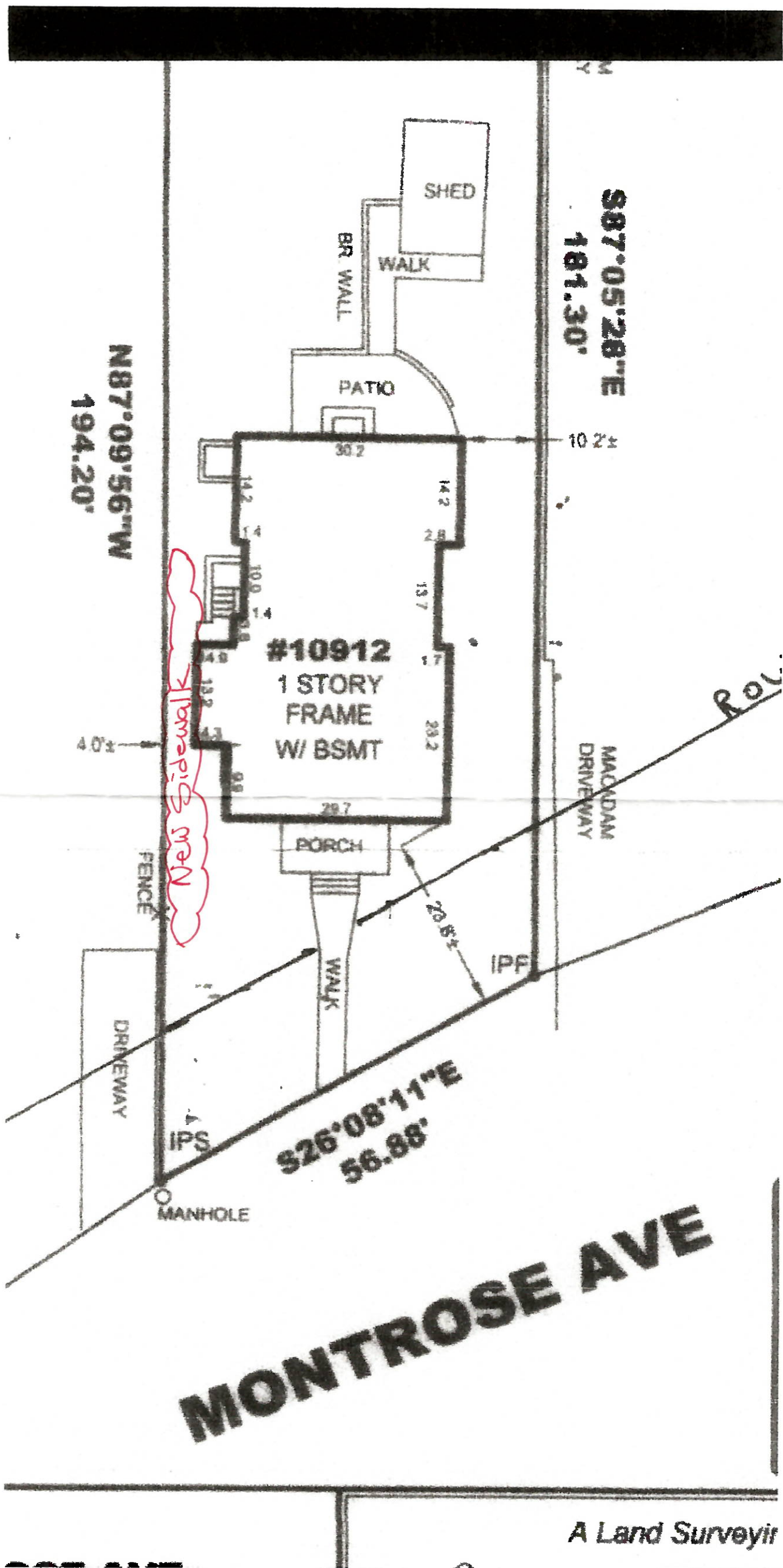
Partial Exempt Assessments:

County:	07/01/2019	07/01/2020
State:	0.00	
Municipal:	0.00	
	0.00	0.00
	0.00	0.00
	0.00	0.00

New Sidewalk  
50' L x 2' W



Address: 10912 Montrose Ave  
Garrett Park, MD



A Land Surveyor