HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10912 Montrose, Ave., Garrett Park  
Meeting Date: 12/18/2019

Resource: Outstanding Resource  
Garrett Park Historic District  
Report Date: 12/11/2019

Applicant: Margaret Sprague  
Public Notice: 12/4/2019

Review: HAWP  
Tax Credit: n/a

Case Number: 30/13-19C RETROACTIVE  
Staff: Dan Bruechert

Proposal: Hardscape Alteration [RETROACTIVE]

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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

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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.](image)

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 then at grade from the right-of-way.](image)

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 to schedule a follow-up site visit
**Historic Preservation Commission**

**301/663-3400**

**Application for Historic Area Work Permit**

**Contact**: Email: Chriscarrhulp@gmail.com  
**Contact Person**: Juan Portales  
**Daytime Phone No.**: 202-910-6535

**Tax Account No.**: 025760

**Name of Property Owner**: Margaret & Speake  
**Daytime Phone No.**: 202-910-6535

**Address**: 10912 Montrose Ave, Garrett Park, MD 20896

**Contractor**: Nelo Contractor  
**Phone No.**: 301-704-8776

**Contractor Registration No.**: 105879

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

**Location of Altered Areas**

**House Number**: 10912 Montrose Ave  
**Street**: Montrose Ave

**Town/City**: Garrett Park  
**Nearest Cross Street**: Strathmore at Montrose

**Lot No.**: 1  
**Block**: 99  
**Subdivision**: 003

### Part One: Type of Project/Alteration

**Check All Applicable:***

- [ ] Construct  
- [ ] Extend  
- [x] Alter/Remodel  
- [ ] A/C  
- [ ] Slab  
- [ ] Room Addition  
- [ ] Porch  
- [ ] Deck  
- [ ] Shed  
- [ ] Move  
- [ ] Install  
- [ ] Wreck/Reuse  
- [ ] Solar  
- [ ] Fireplace  
- [ ] Woodburning Stove  
- [ ] Single Family  
- [ ] Revision  
- [ ] Repair  
- [ ] Renovate  
- [ ] Fence/Wall (complete Section 4)  
- [x] Other: Walkway

**1B. Construction cost estimate**: $2400

**1C. If this is a revision of a previously approved permit, see Form #**

### Part Two: Complete for New Construction and Alterations

**2A. Type of sewage disposal**: 01 [ ] WSSC  
[ ] Septic  
[ ] Other: ____________________________

**2B. Type of water supply**: 01 [ ] WSSC  
[ ] Well  
[ ] Other: ____________________________

### Part Three: Complete Only For Fence/Renewing 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  
- [X] 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 the condition for the issuance of this permit.

**Signature of owner or authorized agent**: ____________________________  
**Date**: 11-06-19

**Approved**: ____________________________  
**For Chairperson, Historic Preservation Commission**

**Disapproved**: ____________________________  
**Signature**: ____________________________  
**Date**: ____________________________

**Application/permit No.**: ____________________________  
**Date Filed**: ____________________________  
**Date Issued**: ____________________________

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

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>10912 Montrose Ave</td>
<td>6216 Quebec St</td>
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<tr>
<td>Garret Park, MD 20896</td>
<td>Berwyn Heights, MD 20740</td>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>10910 Montrose Ave</td>
</tr>
<tr>
<td>Garret Park, MD 20896</td>
</tr>
</tbody>
</table>
BOUNDARY SURVEY OF:

#10912 MONTROSE AVE.
LOT 1 BLOCK 99
SECTION 2
GARRETT PARK
PLATBOOK A PLAT 27
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30' DATE: MAY 14, 2014
DRAWN BY: JM RLE #: 142178-200

A Land Surveying Company
DULEY
and
Associates, Inc.
Serving D.C. and MD.
14604 Elm Street, Upper Marlboro, MD 20772
Phone: 301-888-1111 Fax: 301-888-1114
Phone: 1-888-88-DULEY Fax: 1-888-55-DULEY
For survey report/approval forms, prices & more visit us at www.duley.biz

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS PLAT AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS DEPENDING ON REGULATION 12 CHAPTEER 09. 1286 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. NO TITLE REPORT WAS SUBMITTED TO ME DONE BY THIS COMPANY. REAL PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS NOT SHOWN ON RECORD PLAT MAY NOT BE SHOWN HEREIN.

219346/7280860
Results for Active Licensed Home Improvement: 1

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

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

[NEW SEARCH FOR ACTIVE LICENSED INDIVIDUALS]

[Home] [Return to Licensing Queries]