

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10933 Montrose Avenue, Garrett Park	Meeting Date:	7/29/2020
Resource:	Contributing Resource (Garrett Park Historic District)	Report Date:	7/22/2020
Applicant:	Doug Mader, Architect	Public Notice:	7/15/2020
		Tax Credit:	N/A
Review:	Preliminary Consultation	Staff:	Michael Kyne
Case Number:	N/A		
PROPOSAL:	Building additions		

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Garrett Park Historic District
DATE: 1922

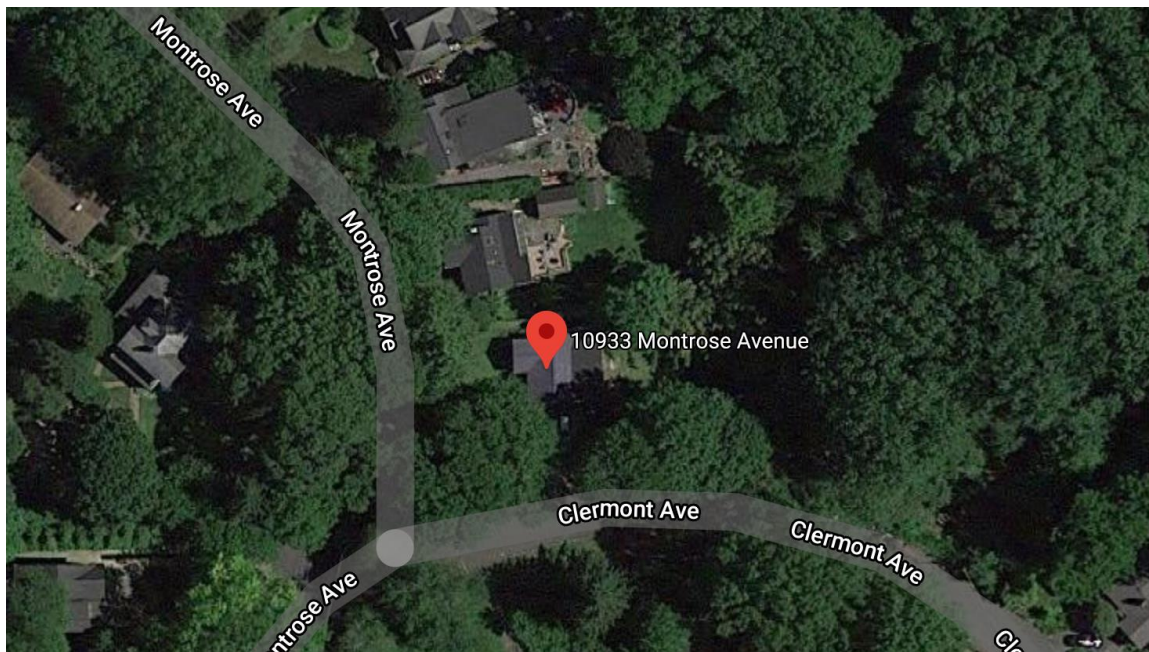


Fig. 1: Subject property.

PROPOSAL

The applicant proposes building additions at the subject property.

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 *Comprehensive Amendment to the North Bethesda-Garrett Park Master Plan (1992)*, *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.

Comprehensive Amendment to the North Bethesda-Garrett Park Master Plan (1992)

Contributing Resource: A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 ensure 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; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (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

- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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 the following work items at the subject property:

- Construction of a 10 x 16 one-story addition on piers at the rear (east) of the house.
 - A deck is proposed at grade at the rear of the house below the proposed addition.
- Construction of a 8 x 10 enclosed vestibule at the front (west) of the house.
- Construction of a 14'-2" x 15'-4" covered porch at the front (west) of the house.

Although the subject property is located on a corner lot and the rear of the house is highly visible from the public right-of-way of Clermont Avenue, staff is fully supportive of the proposed rear addition. The proposed addition is in the preferred location entirely at the rear of the historic house. The proposed addition also has a deep inset from both rear corners of the house, preserving the existing building outline.

Staff finds that the proposed rear addition will not remove or alter character-defining features of the subject property and/or streetscape, in accordance with *Standards #2* and *#9*. Furthermore, per *Standard #10*, the proposed rear addition can be removed in the future, leaving the essential form and integrity of the historic property and its environment unimpaired.

Staff expresses concerns regarding the proposed vestibule and covered porch additions at the front of the house. The Commission typically discourages front additions, as they have the potential to alter the character of the building and the way the building is experienced from the primary public right-of-way. As depicted in the Sanborn Fire Insurance Map below, the existing features at the front of the house, including the one-story enclosed front entrance, have been a part of the house since at least 1950 (this was the earliest Sanborn map available to staff at the time of this writing).

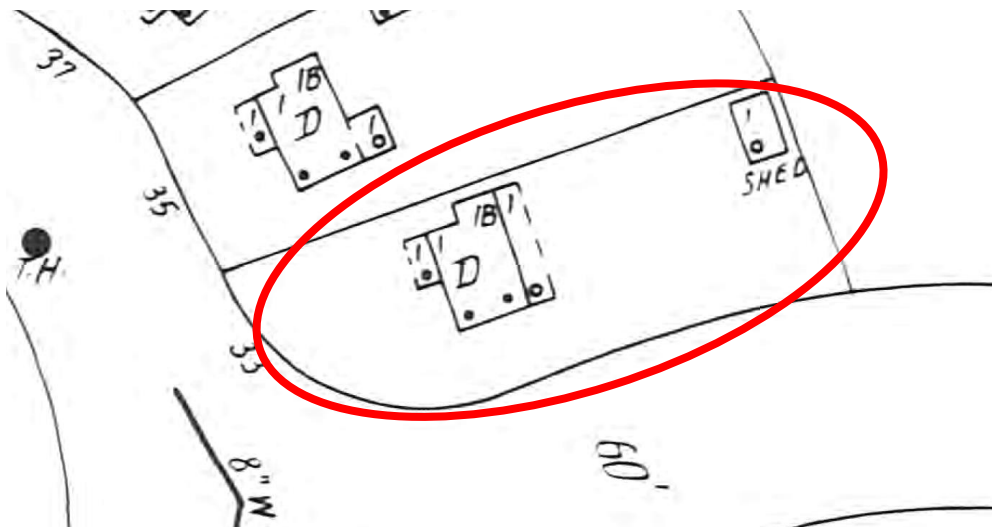


Fig. 2: 1950 Sanborn Fire Insurance Map, with the subject property circled in red.

As noted in the *Comprehensive Amendment to the North Bethesda-Garrett Park Master Plan (1992)*, a Contributing Resource in the Garrett Park Historic District is a property "...which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance." The *Amendment* goes on to say that "Contributing resources add to the overall streetscape due to their size, scale, and architectural character."

Staff asks for the Commission's guidance regarding the proposed front additions as they relate to the *Amendment*. Specifically, staff seeks the Commission's input as to whether the subject property will continue to contribute to the character of the historic district and streetscape with the proposed front additions. Further, staff asks the Commission to consider whether the proposed front additions will alter character-defining features of the subject property and/or surrounding streetscape, contrary to *Standards #2 and #9*.

Regarding materials, the submitted elevations indicate that the proposed covered front porch will be constructed from wood. The proposed materials for the rear addition include clad windows, fiber cement siding, composite decking, and PVC trim. The deck below the addition will be constructed from wood. Staff is generally supportive of the proposed materials but finds that full specifications should be submitted with the formal HAWP application to ensure appropriateness and compatibility.

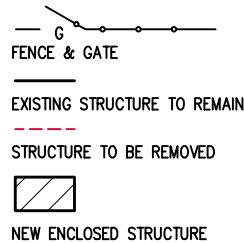
STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.

Design Development

dd1 of 8 Arch. Site Plan
dd2 of 8 Lower Level Plan
dd3 of 8 First Floor Rear
dd4 of 8 Roof Plan
dd5 of 8 Front Elevation
dd6 of 8 Right Elevation
dd7 of 8 Rear Elevation
dd8 of 8 Left Elevation

GRAPHICS KEY:



For Homeowners Ajay Bhatt
& Reena Advani

ZONE: R-90 OVERLAY FOR GARRETT PARK,
SINGLE FAMILY RESIDENTIAL

MIN. FRONT YARD SETBACK = 30'

SIDE STREET SETBACK = 15'

MIN. SIDE YARD = 10' MIN.

REAR YARD = 25' MINIMUM

MAX COVERAGE = 18% = 1,809 SF

MAX STORIES = 2 1/2 STORIES

MAX HEIGHT = 30 FT TO MIDPOINT

MAX F.A.R.: 0.375 = 3,770 ALLOWED

PROJECT IS A MODEST THIRD OR FOURTH
RENOVATION AND ADDITION TO A 1920s
GARRETT PARK 'CHEVY' HOUSE. PROPERTY IS
IN THE HISTORIC DISTRICT SO EXTERIOR
CHANGES MUST BE APPROVED BY BOTH THE
TOWN AND COUNTY HISTORIC PRESERVATION
COMMISSIONS.

ALLOWED LOT COVERAGE: 1,809 SF

PROPOSED LOT COVERAGE: 1,627 SF

ALLOWED F.A.R.: 3,770 SF

MAX. PROPOSED F.A.R.: 2,803 SF

THE PURPOSE OF THIS DRAWINGS IS TO
DOCUMENT OUR UNDERSTANDING OF
APPLICABLE ZONING PARAMETERS TO HAVE
THOSE UNDERSTANDINGS CONFIRMED BY THE
TOWN SETBACK ADVISORY COMMITTEE.
PROPOSED CHANGES ARE SHOWN ONLY
CONCEPTUALLY.

SITE INFORMATION TAKEN FROM PLAT OF
BOUNDARY SURVEY DONE IN 2017 BY
SNIDER & ASSOCIATES, CURRENT TAX
RECORDS, AND FIELD OBSERVATIONS.

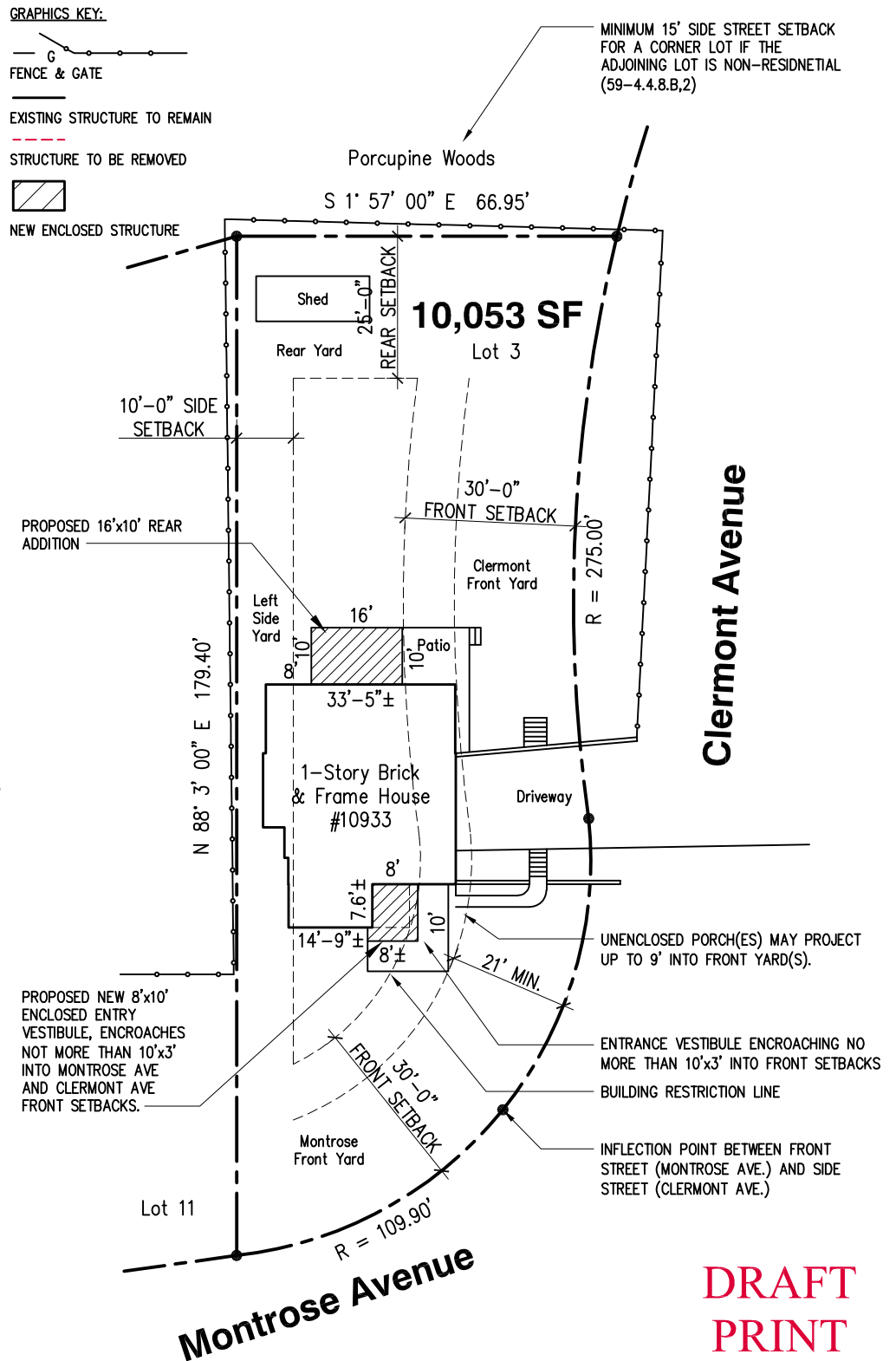
ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'

0 15' 30'



NORTH



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Not for Construction

Block 97 Lot 3
GARRETT PARK

Garrett Park, MD
Montgomery County

Douglas Mader, AIA

11307 Rokeby Avenue
Garrett Park, MD 20896-0187
(301) 466-1378, DMaderAIA@aol.com

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Design Development
Architectural
Site Plan

Job #:

18-16

Drawn by:

DDM

Date:

2/28/2018

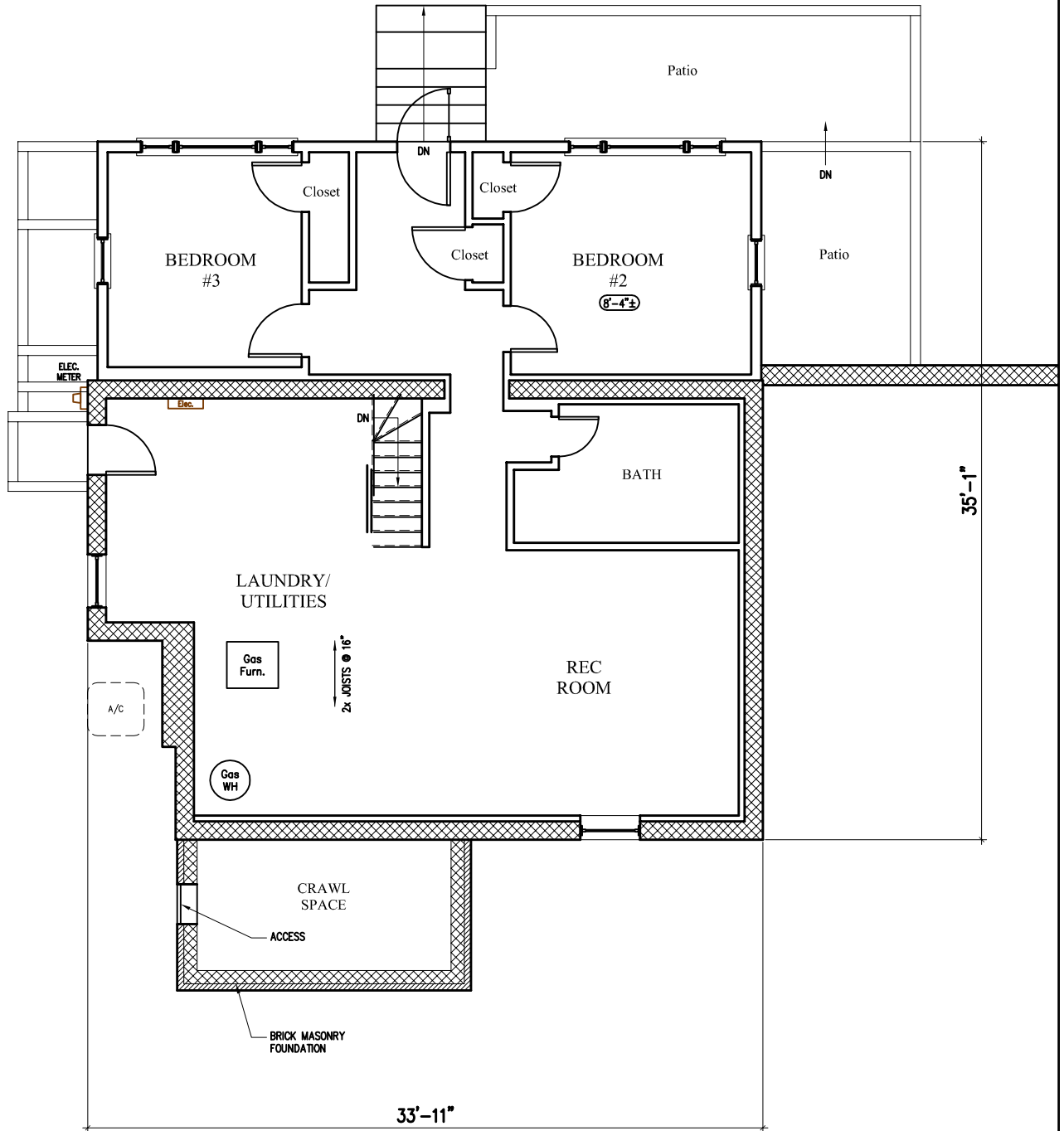
dd1

1 of 8

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DIMENSIONS ARE TO FINISH FACE OF
INTERIOR WALLS, CENTERLINE OF
WINDOWS AND FACE OF EXTERIOR
SHEATHING OR MASONRY.



1
ec1

LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"

0 2' 4' 8'



NORTH

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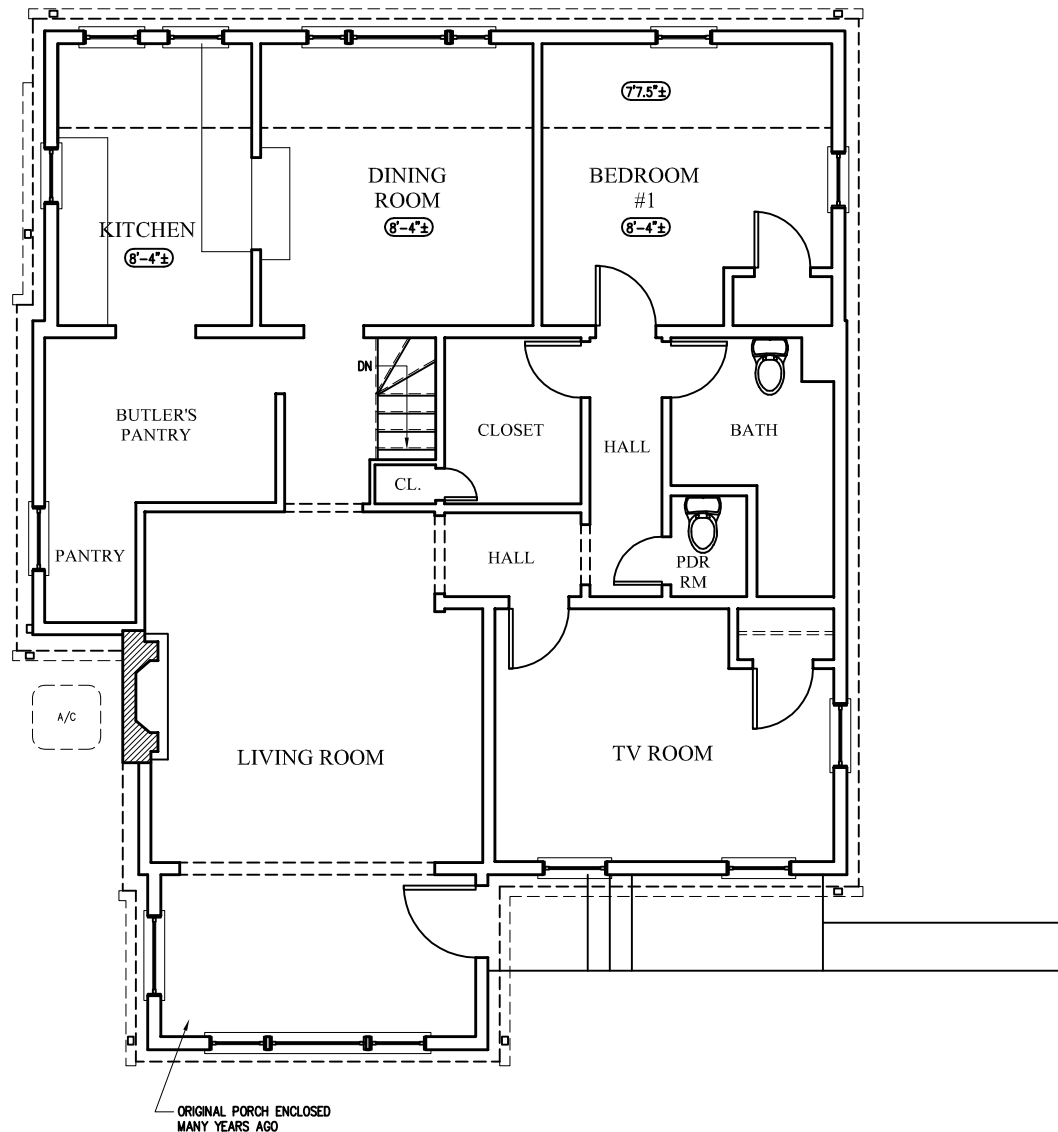
Existing Conditions
Lower Level Plan

Job #: 18-16
Drawn by: DDM
Date: 1/7/2020

ec1
1 of 6

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2 FIRST FLOOR PLAN
A1

SCALE: 1/8" = 1'-0"

0 2' 4' 8'



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Existing Conditions
First Floor Plan

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Drawn by: DDM
Date: 1/7/2020

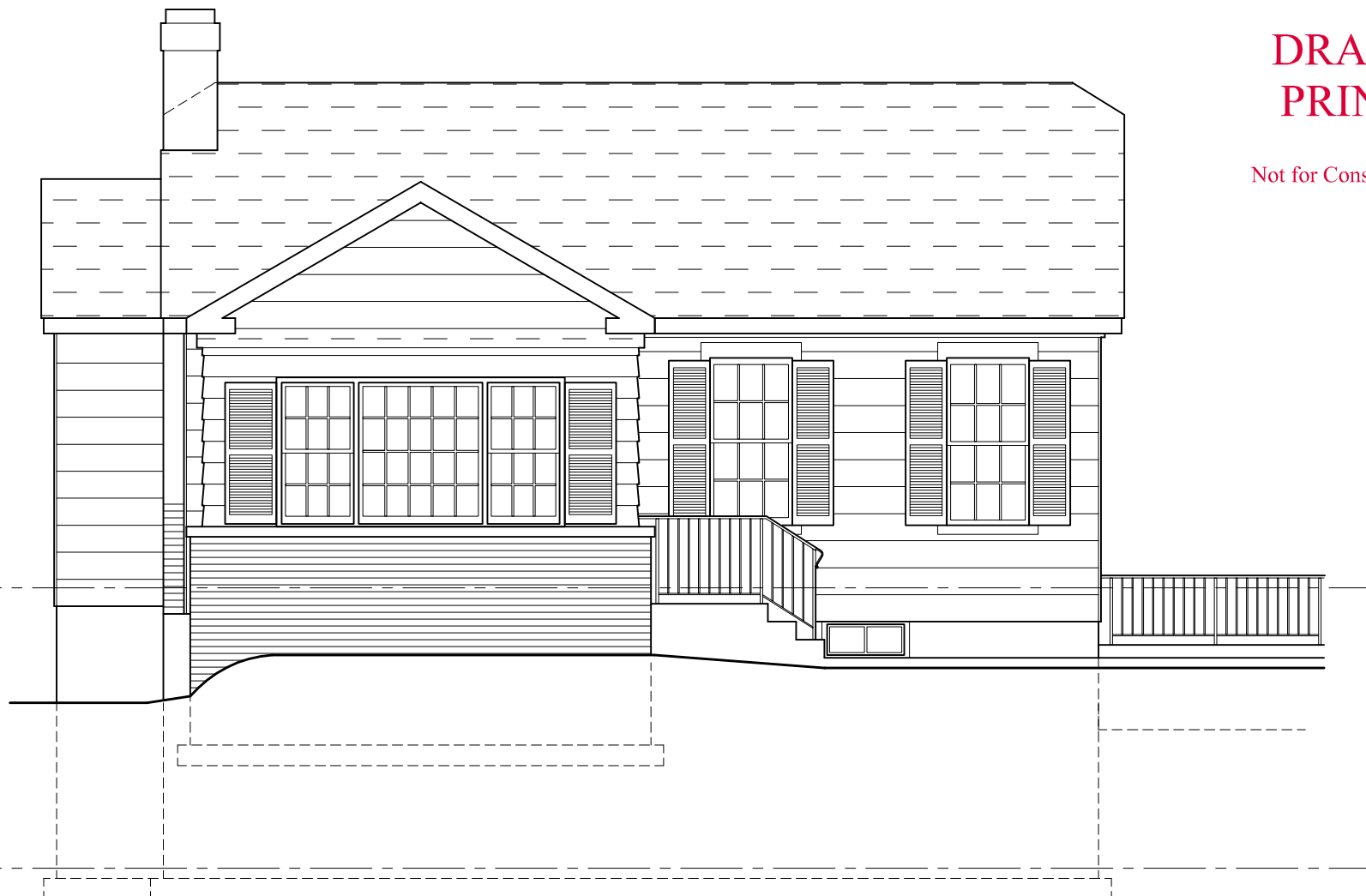
ec2
2 of 6

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FIRST FLOOR
ELEV: 100'-0"

LOWER LEVEL
ELEV: 90'-11"



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Existing Conditions
Front Elevation, 3/16"=1'

Job #:	18-15	Revisions:
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Date:	1/7/2020	

ec3

3 of 6

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Existing Conditions
Right Elevation, 3/16"=1'

Job #:	18-15	Revisions:
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ec4

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Existing Conditions
Rear Elevation, 3/16"=1'

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Existing Conditions
Left Elevation, 3/16"=1'

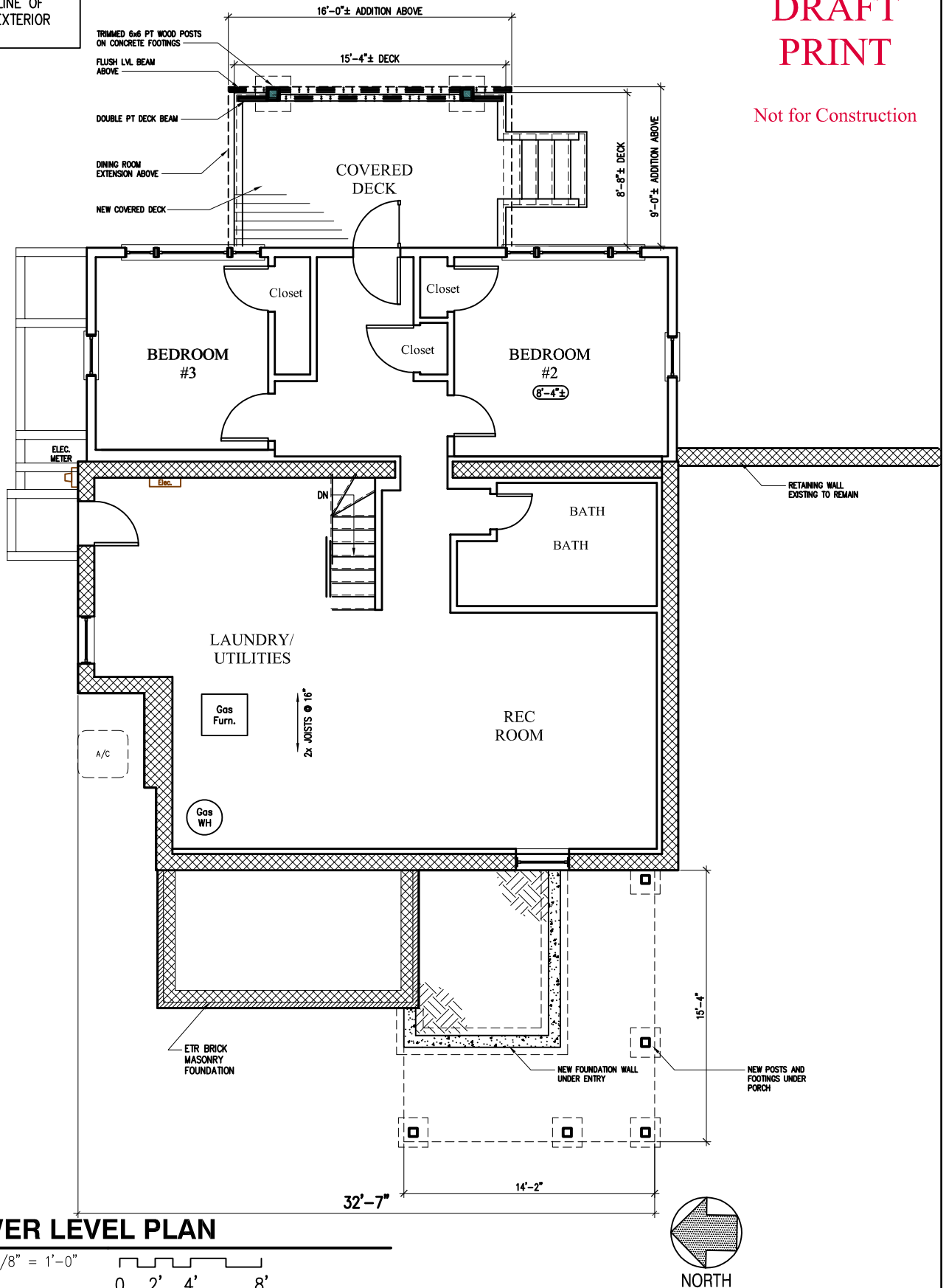
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Drawn by:	DDM	
Date:	1/7/2020	

ec6
6 of 6

DIMENSIONS ARE TO FINISH FACE OF INTERIOR WALLS, CENTERLINE OF WINDOWS AND FACE OF EXTERIOR SHEATHING OR MASONRY.

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1
ec1 **LOWER LEVEL PLAN**

SCALE: 1/8" = 1'-0"

0 2' 4' 8'



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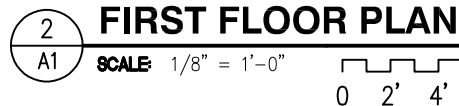
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Design Development
Lower Level Plan

Job #: 18-16
Drawn by: DDM
Date: 2/28/2020

dd2
2 of 8

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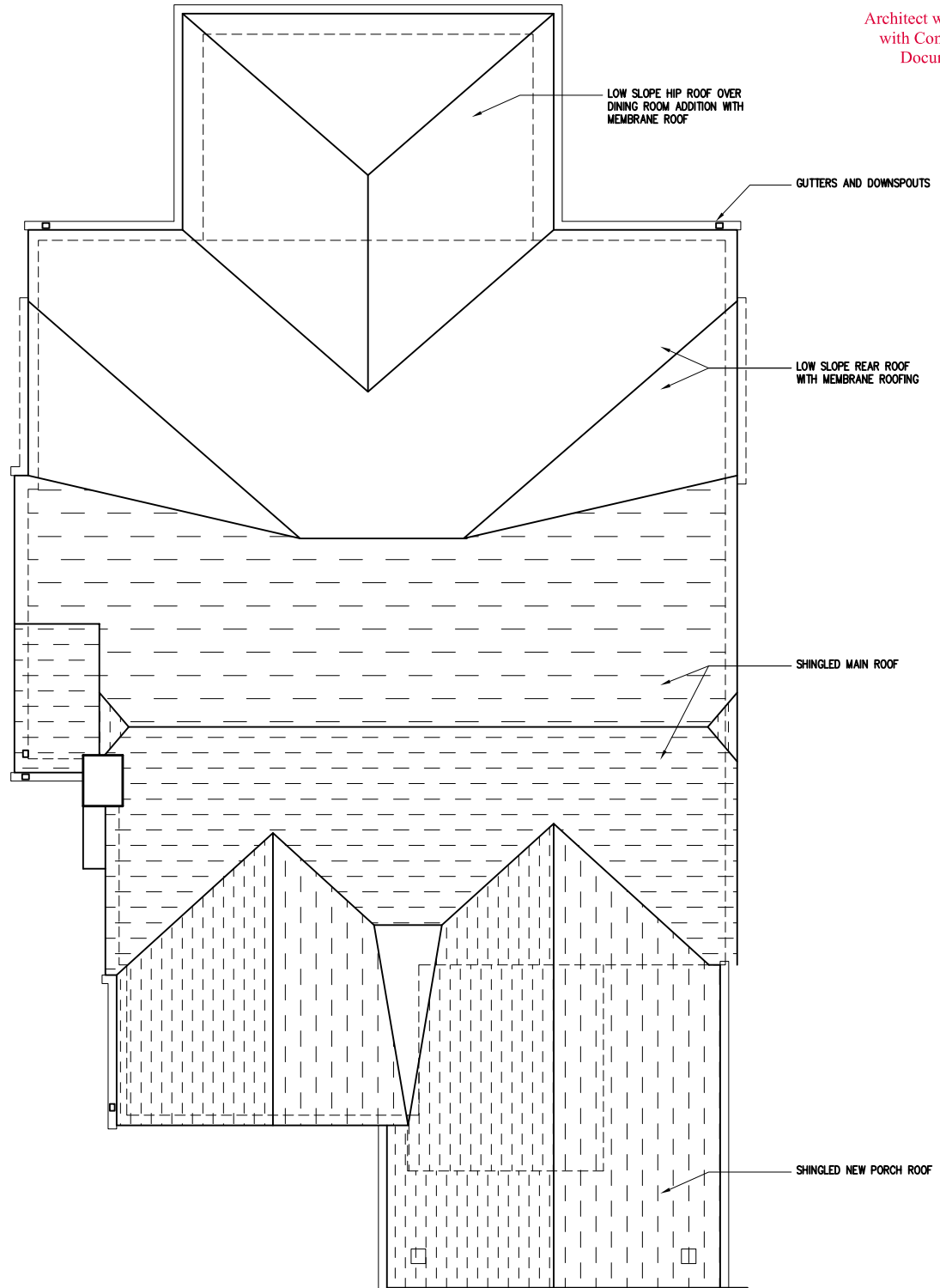
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Job #:	18-16
Drawn by:	DDM
Date:	2/28/20

dd3
3 of 8

Approved
Design

Architect will proceed
with Construction
Documents.



1
A2 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



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Design Development
Roof Plan

Job #: 18-16

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Date: 2/28/2015

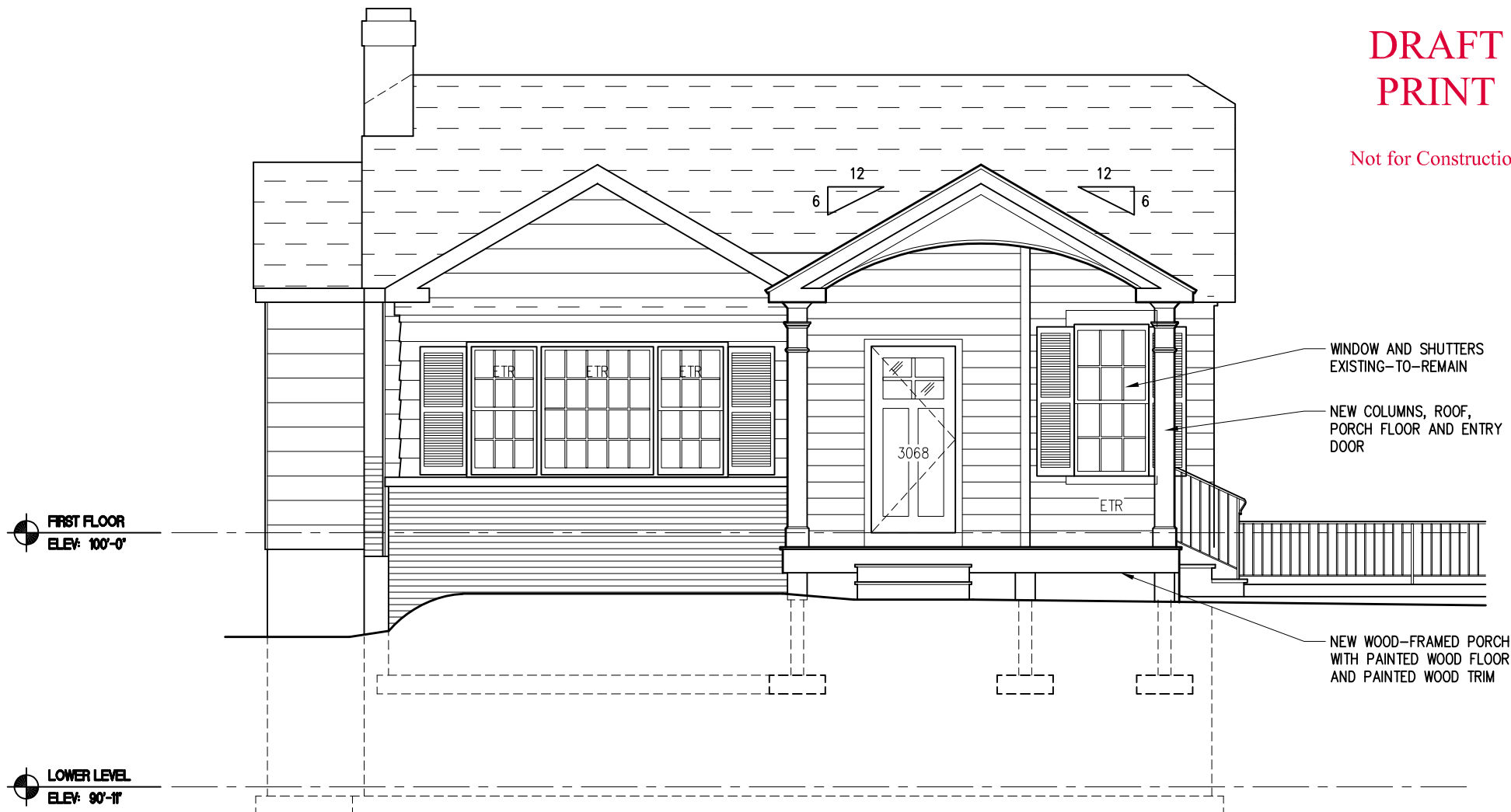
dd4

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15

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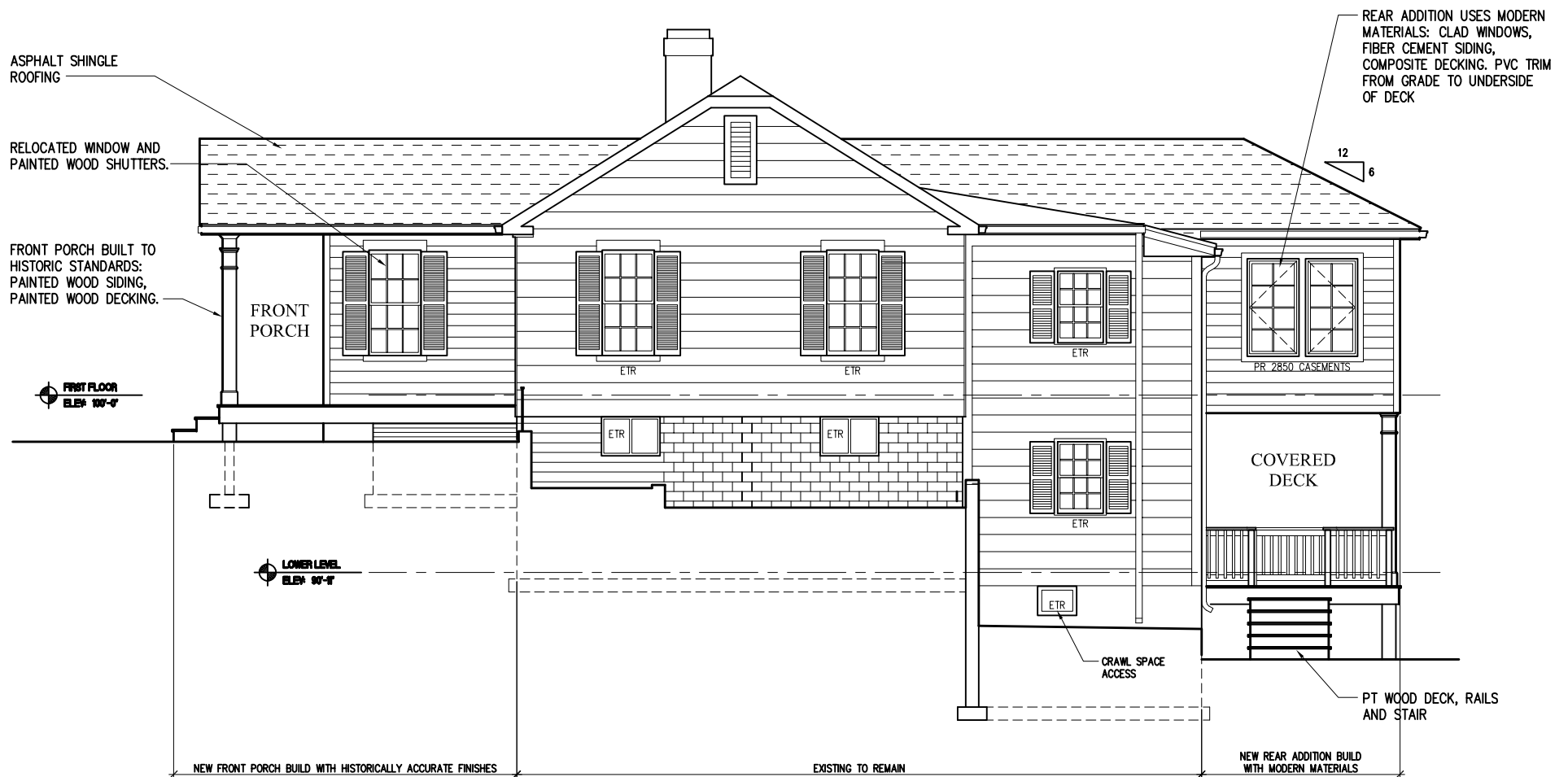
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Design Development
Front Elevation, 3/16"=1'

Job #:	18-16	Revisions:
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Date:	2/28/20	

dd5

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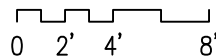
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RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



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Design Development
Right Elevation, 1/8"=1'

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Rear Elevation, 3/16"=1'

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dd7

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18

REAR ADDITION USES MODERN MATERIALS: CLAD WINDOWS, FIBER CEMENT SIDING, COMPOSITE DECKING, PVC TRIM FROM GRADE TO UNDERSIDE OF DECK

ASPHALT SHINGLE ROOFING

NO CHANGE TO CHIMNEY

ASPHALT SHINGLE ROOFING

12
6

PR 2850 CASEMENTS

ETR

ETR

ETR

FRONT PORCH

FRONT PORCH BUILT TO HISTORIC STANDARDS: PAINTED WOOD SIDING, PAINTED WOOD DECKING.

FIRST FLOOR
ELEV. 100'-0"

PT WOOD DECK AND GUARD

COVERED DECK

ETR

ETR

ETR

ETR

LOWER LEVEL
ELEV. 90'-0"

NEW REAR ADDITION BUILD WITH MODERN MATERIALS

EXISTING TO REMAIN

NEW FRONT PORCH BUILD WITH HISTORICALLY ACCURATE FINISHES

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Design Development
Left Elevation, 1/8"=1'

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dd8
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