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

Public Notice: 7/15/2020

Applicant: Doug Mader, Architect

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

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'

DRAFT PRINT
Not for Construction

GARRETT PARK
Garrett Park, MD
Montgomery County

Block 97 Lot 3

ARCHITECTURAL SITE PLAN

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

Douglas Mader, AIA
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Design Development
Architectural Site Plan

dd1 of 8
1 of 8
REAR ADDITION USES MODERN MATERIALS: GLASS WINDOWS, FIBER CEMENT SIDING, COMPOSITE DECKING, PVC TRIM FROM GRADE TO UNDERSIDE OF DECK.

ASPHALT SHINGLE ROOFING

RELOCATED WINDOW AND PAINTED WOOD SHUTTERS.

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

NEW FRONT PORCH BUILT WITH HISTORICALLY ACCURATE FINISHES

EXISTING TO REMAIN

NEW REAR ADDITION BUILT WITH MODERN MATERIALS

CRANAGE ACCESS

LOWERLEVEL

PT WOOD DECK, RAILS AND STAIR

DRAFT PRINT

Not for Construction

RIGHT ELEVATION

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

0 2' 4' 8'

Rear elevation of a house featuring architectural details and notes on materials used. The house has a front porch and a rear addition, with specific instructions on materials and finishes.