Second Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 10933 Montrose Avenue, Garrett Park
Meeting Date: 9/9/2020

Resource: Contributing Resource
(Garrett Park Historic District)
Report Date: 9/2/2020

Applicant: Doug Mader, Architect
Public Notice: 8/26/2020

Review: 2nd Preliminary Consultation
Tax Credit: N/A

Case Number: N/A
Staff: Michael Kyne

PROPOSAL: Building additions and alterations

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based upon the HPC’s comments and return for a third preliminary consultation or with a HAWP application.

ARCHITECTURAL DESCRIPTION

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

Fig. 1: Subject property.
BACKGROUND

The applicant previously appeared before the Commission for a preliminary consultation at the July 29, 2020 HPC meeting.¹

PROPOSAL

The applicant proposes building additions and alterations 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

(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

¹ Link to July 29, 2020 HPC meeting audio/video transcript: http://mncppc.granicus.com/MediaPlayer.php?publish_id=fc70ce7d-d290-11ea-b5c3-0050569183fa
(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**

At the July 29, 2020 HPC meeting, the Commission expressed the following:

- The Commission found the proposed rear addition (as presented in the 2/28/2020 plans and elevations) to be appropriate, in terms of scale, massing, and location.
- One Commissioner noted that they would prefer the first floor of the proposed rear addition to be enclosed, as the applicants stated it was in their most recent revisions; however, the Commissioner noted that they had not seen these revisions, so they could not yet offer full support.
- The Commission found the proposed front additions inappropriate. Specific comments included:
  - The barrel vault ceiling of the proposed front porch is not symmetrical, where it is split by the vestibule.
  - The head height of the barrel vault ceiling of the proposed front porch is too high.
  - The front stairs appear to be arbitrary.
  - Matching the width of existing front porch results in too much mass.
  - If the front door is being reoriented to face Montrose Avenue, it will be inconsistent with the proposed stairs.
  - The proposed front porch is too large and projects too far forward.
  - The proposed front additions should be clearly subordinate to the existing front porch.
  - As proposed, the front additions completely alter the character of the primary elevation.
  - The complexity of the proposed front additions makes them incompatible with the otherwise simple house.
  - The vestibule within the porch results in an incompatible feature, which will detract from the streetscape.
  - One Commissioner noted a preference for better matching double gables at the front (as opposed to the barrel vault ceiling of the proposed front porch).
  - Recommended alternatives included a small roof or canopy over the existing front door.
- The Commission recommended that the applicant return for a second preliminary consultation with the recent rear addition revisions and the recommended changes to the front additions.
The applicant has returned with the following revisions:

- The proposed rear addition will be fully enclosed on both the first and second floor.
- The barrel vault ceiling is no longer proposed for the front porch addition.
- As viewed from the street, the proposed front vestibule addition will no longer split the ceiling of the proposed front porch addition.
  - Instead, the upper portion of the proposed vestibule will extend to fill the entire width of the gable of the proposed front porch.
- Paired columns are proposed in lieu of the previously proposed single columns for the proposed front porch addition.
- Wood railings are proposed for the proposed front porch addition.
- Wider, centered steps with wood handrails are proposed at the front of the proposed front porch addition in lieu of the previously proposed steps, which were minimalistic and offset to the left to be in line with the proposed new front door.
- As revised, the proposed front porch addition will be built on brick piers with lattice screening infill between the piers.
- A 15-lite front door is proposed in lieu of the previously proposed two-panel-four-lite front door.
- Photographs of precedent front porches at other Chevy houses in Garrett Park have been provided.

Staff is generally supportive of the proposed rear addition, as revised. The addition remains in the preferred location entirely at the rear of the historic house, and it will be inset from each rear corner of the historic house, preserving the original outline of the building. Staff continues to find 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. 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 continues to express concerns regarding the proposed front additions. As noted in the July 29, 2020 staff report, the Comprehensive Amendment to the North Bethesda-Garrett Park Master Plan (1992) states that a Contributing Resource within 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.” And;

- “… [Contributing Resources] add to the overall streetscape due to their size, scale, and architectural character.”

Staff remains concerned that the subject property will not continue to contribute to the character of the historic district and streetscape with the proposed front additions. As noted above, the Commission shared staff’s concerns at the July 29, 2020 preliminary consultation, finding the proposed front additions inappropriate for a variety of reasons. While the applicant has made revisions to address some specific concerns, staff finds that the proposed front additions are still too large and complex (especially with the vestibule addition continuing to be proposed within the front porch addition). The proposed front porch addition continues to project too far forward, and it is not clearly subordinate to the existing features at the front of the house. Therefore, staff finds that the proposed front additions continue to alter character-defining features of the subject property and/or surrounding streetscape contrary to Standards #2 and #9.

Staff seeks further guidance from the Commission regarding the appropriateness and compatibility of the proposed front additions, as revised.
STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based upon the HPC’s comments and return for a third preliminary consultation or with a HAWP application.
Design Development

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: 1,809.5 SF
PROPOSED LOT COVERAGE: 1,807 SF
ALLOWED F.A.R.: 3,769 SF
MAX. PROPOSED F.A.R.: 2,992 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

Douglas Mader, AIA
11307 Rokeby Avenue
Garrett Park, MD 20896-0187
(301) 465-1378, DMaderAIA@aol.com

Design Development
10933 Montrose Avenue
Garrett Park, MD 20896
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Job #: 18-16
Drawn by: DDM
Date: 8/19/20

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

Block 97 Lot 3
GARRETT PARK
Garrett Park, MD
Montgomery County

Montrose Avenue

10,053 SF
Lot 3

S 1' 57" 00' E 66.95'

Clermont Avenue

15' 7'

Clermont Front Yard

PROPOSED 15' x 7' REAR ADDITION

1-Story Brick & Frame House #10933

Montrose Front Yard

33.5' ±

30' 0" REAR SETBACK

MINIMUM 15' SIDE STREET SETBACK FOR A CORNER LOT IF THE ADJOINING LOT IS NON-RESIDENTIAL (59-4.4.8.B.2)

NEW ENCLOSED STRUCTURE

NEW ENCLOSED PORCHES MAY PROJECT UP TO 9' INTO FRONT YARDS(S).

NEW SIDEWALKS

ENTRANCE VESTIBULE ENCROACHING NO MORE THAN 10' X 3' INTO MONTROSE AVE AND CLERMONT AVE FRONT SETBACKS.

INFLECTION POINT BETWEEN FRONT STREET (MONTROSE AVE.) AND SIDE STREET (CLERMONT AVE.)
REAR ELEVATION

1/8" = 1'-0"

0 2' 4' 8'

PRESERVATION TREATED WOOD
FRAMED DECK WITH COMPOSITE
DECKING AND PVC TRIM

NEW COVERED PORCHES
NEW REAR ADDITIONS IN MODERN MATERIALS
EXISTING TO REMAIN

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10933 Montrose
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Garrett Park, MD 20896

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

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Job #: 18-16
Drawn by: DDM
Date: 8/19/20
A Sampling of Garrett Park Chevy House Porches

10941 Montrose Avenue

10937 Montrose Avenue
10935 Montrose Avenue

10919 Clermont Avenue