

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
		Tax Credit:	N/A
Review:	2 nd Preliminary Consultation	Staff:	Michael Kyne
Case Number:	N/A		
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

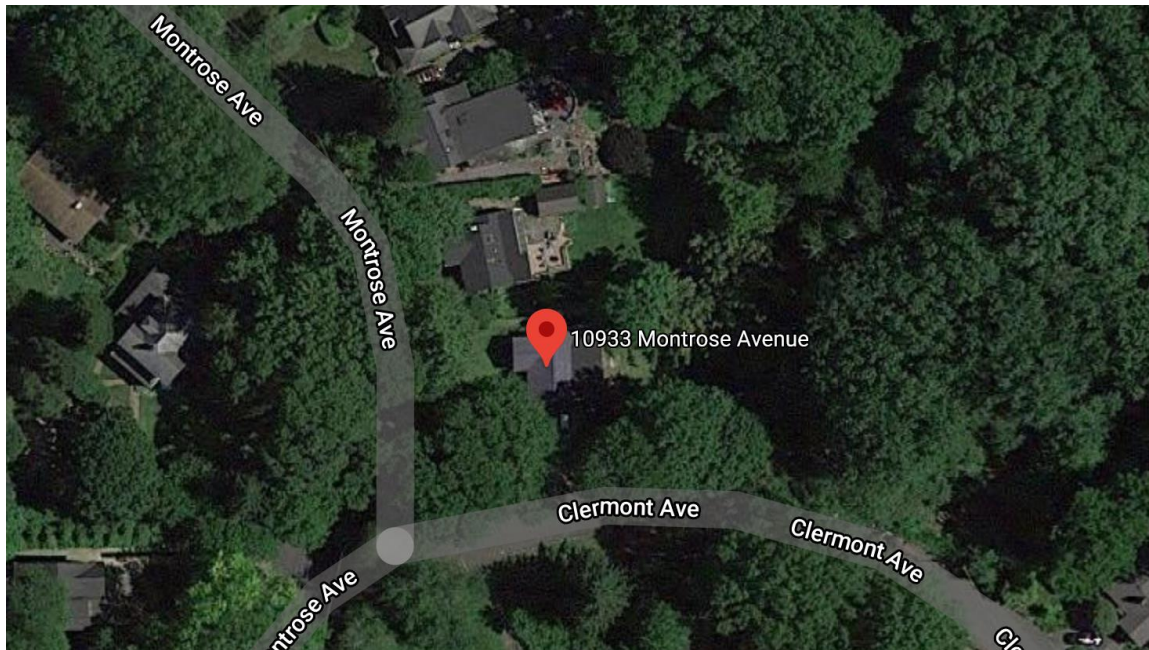


Fig. 1: Subject property.

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-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

¹ Link to July 29, 2020 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=fc70ce7d-d290-11ea-b5c3-0050569183fa

Link to July 29, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/07/II.C-10933-Montrose-Avenue-Garrett-Park.pdf>

- (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 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.

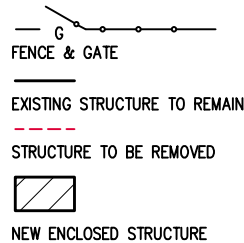
STAFF RECOMMENDATION

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

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: 1,809.5 SF

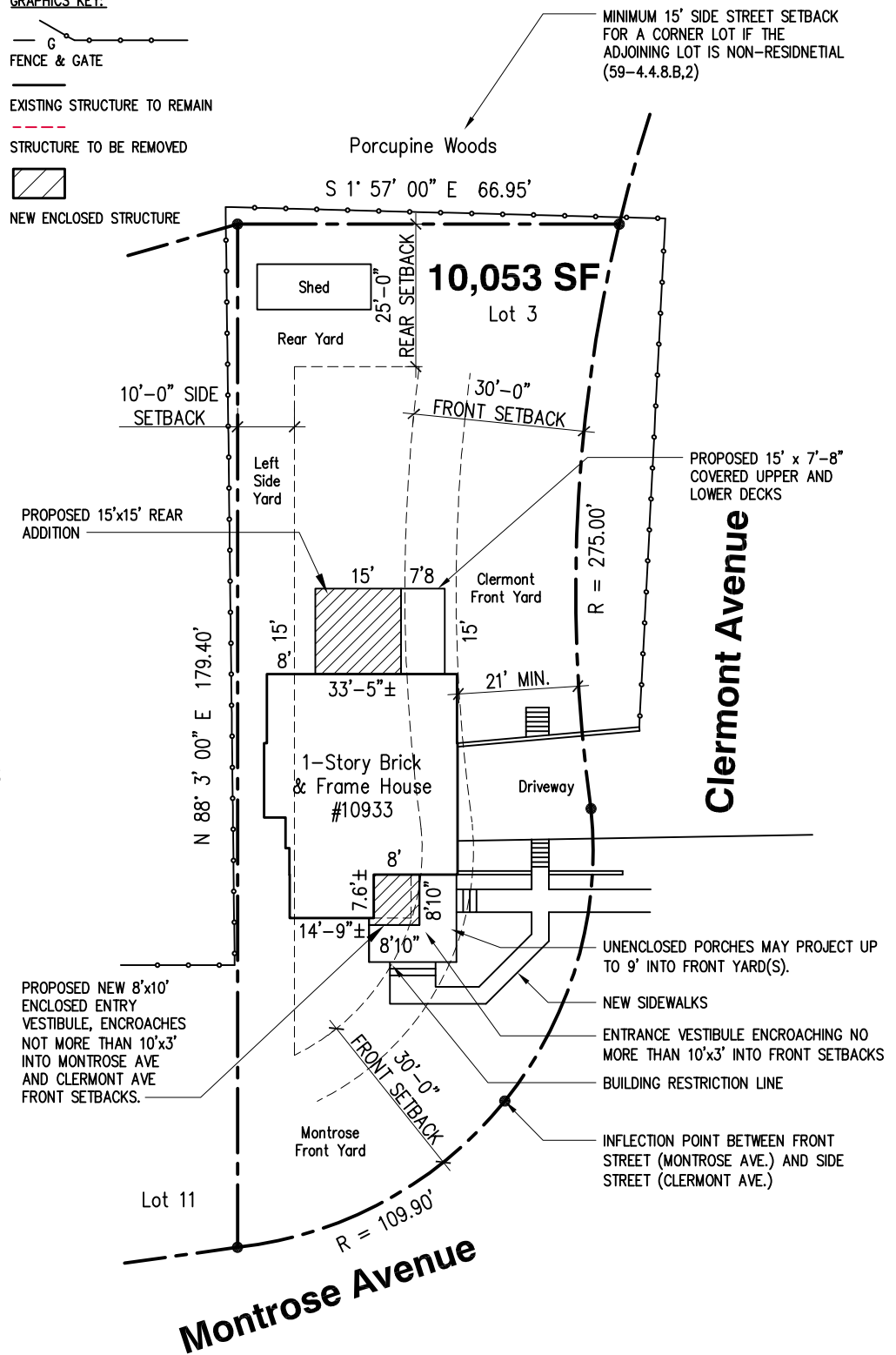
PROPOSED LOT COVERAGE: 1,807 SF

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.



Block 97 Lot 3

GARRETT PARK

Garrett Park, MD
Montgomery County

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'

0 15' 30'



NORTH

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10933 Montrose

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Design Development
Architectural
Site Plan

Job #:

18-16

Drawn by:

DDM

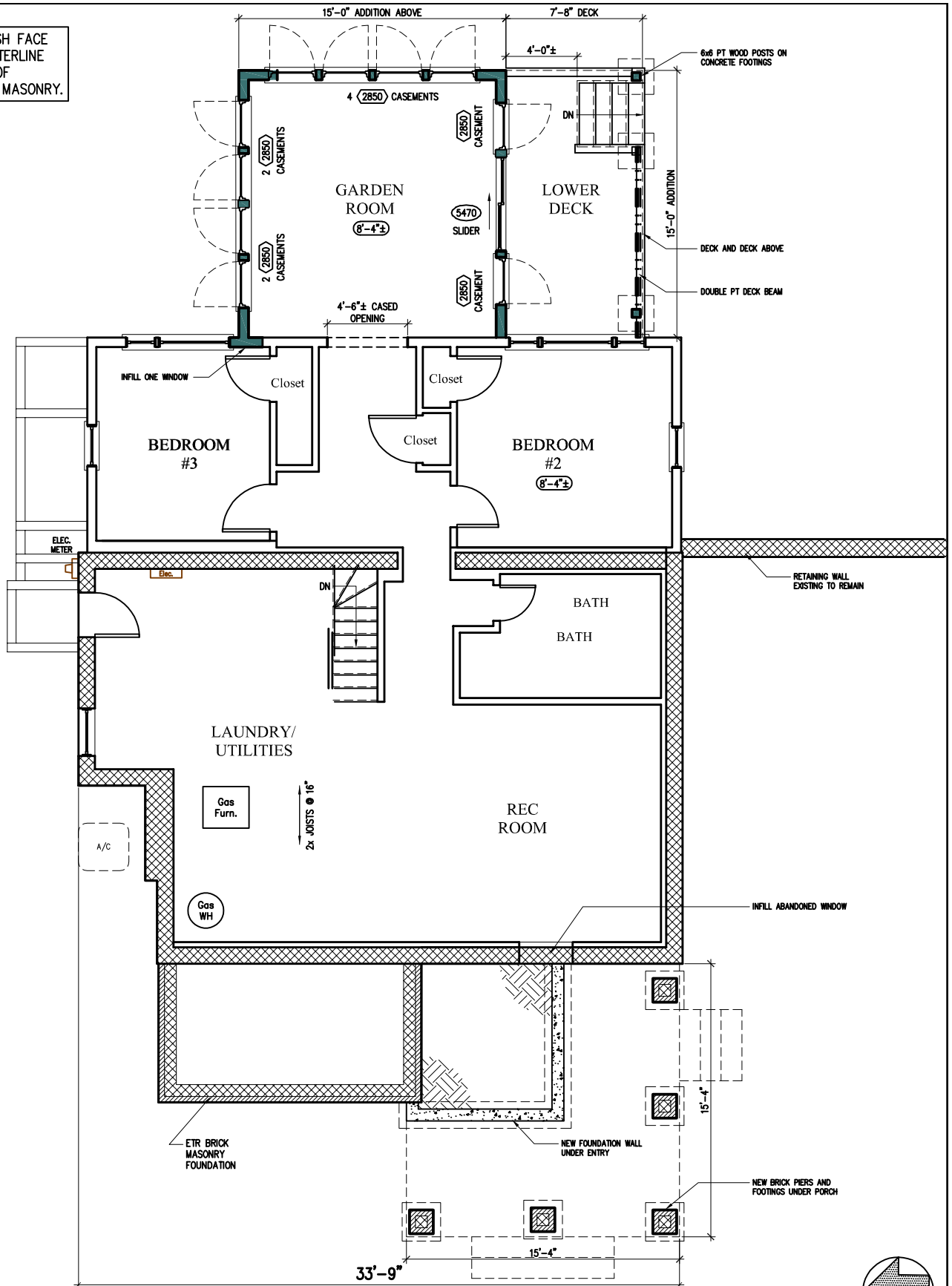
Date:

8/19/2017

dd1

1 of 8

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



1
dd2

LOWER LEVEL PLAN

SCALE 1/8" = 1'-0"

0 2' 4' 8'



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Design Development
Lower Level Plan

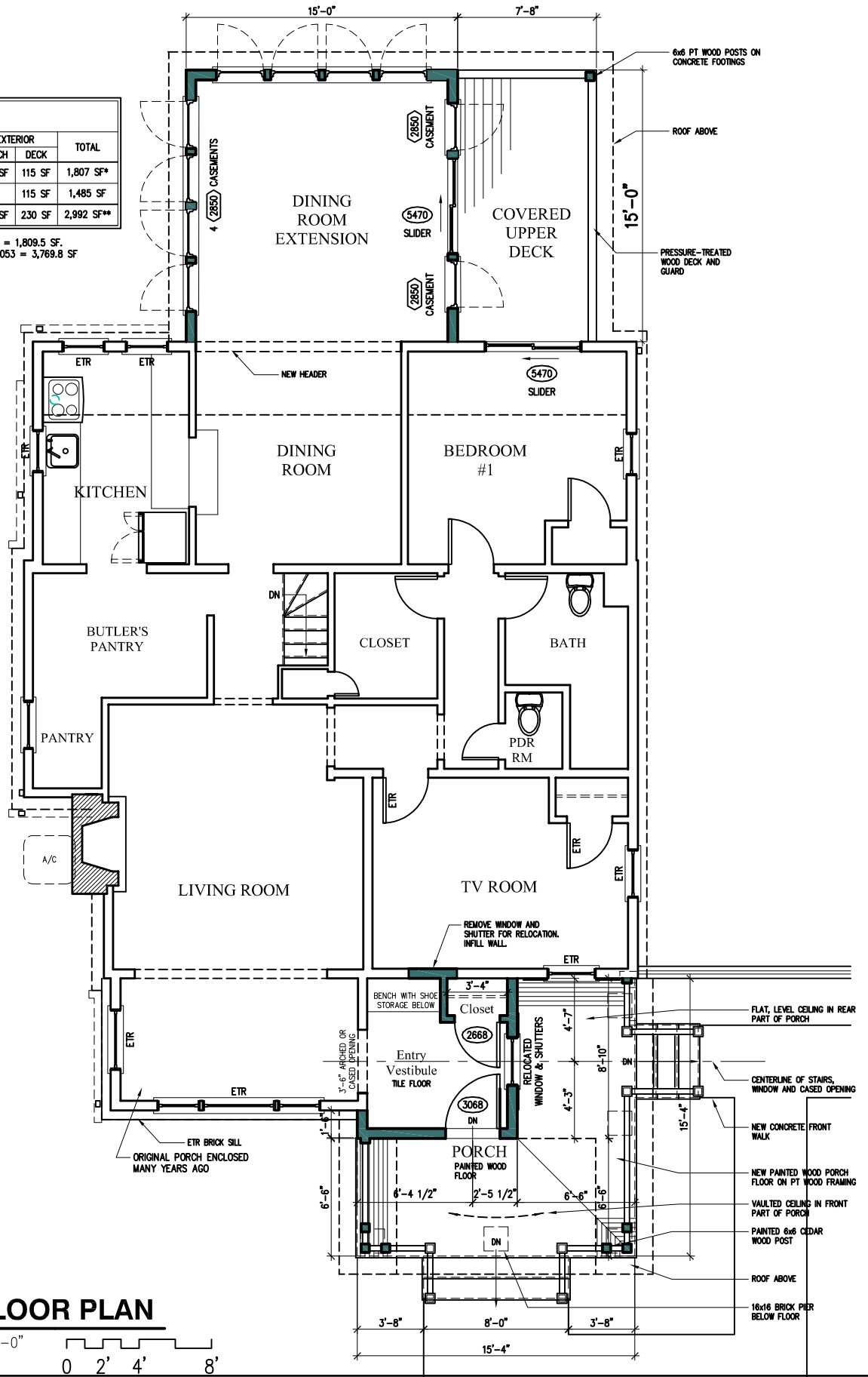
Job #: 18-16
Drawn by: DDM
Date: 7/20/20

dd2
2 of 8

AREA BREAKDOWN

FLOOR	INTERIOR		SUB-TOTAL	EXTERIOR		TOTAL
	FINISHED	ADDITION		PORCH	DECK	
1st FLR	1,254 SF	309 SF	1,563 SF	129 SF	115 SF	1,807 SF*
LOWER L	1,145 SF	225 SF	1,370 SF	0	115 SF	1,485 SF
TOTAL	2,399 SF	534 SF	2,933 SF	129 SF	230 SF	2,992 SF**

* MAXIMUM LOT COVERAGE IS 18% x 10,053 SF = 1,809.5 SF.
 ** MAXIMUM FLOOR AREA RATIO IS 0.375 x 10,053 = 3,769.8 SF



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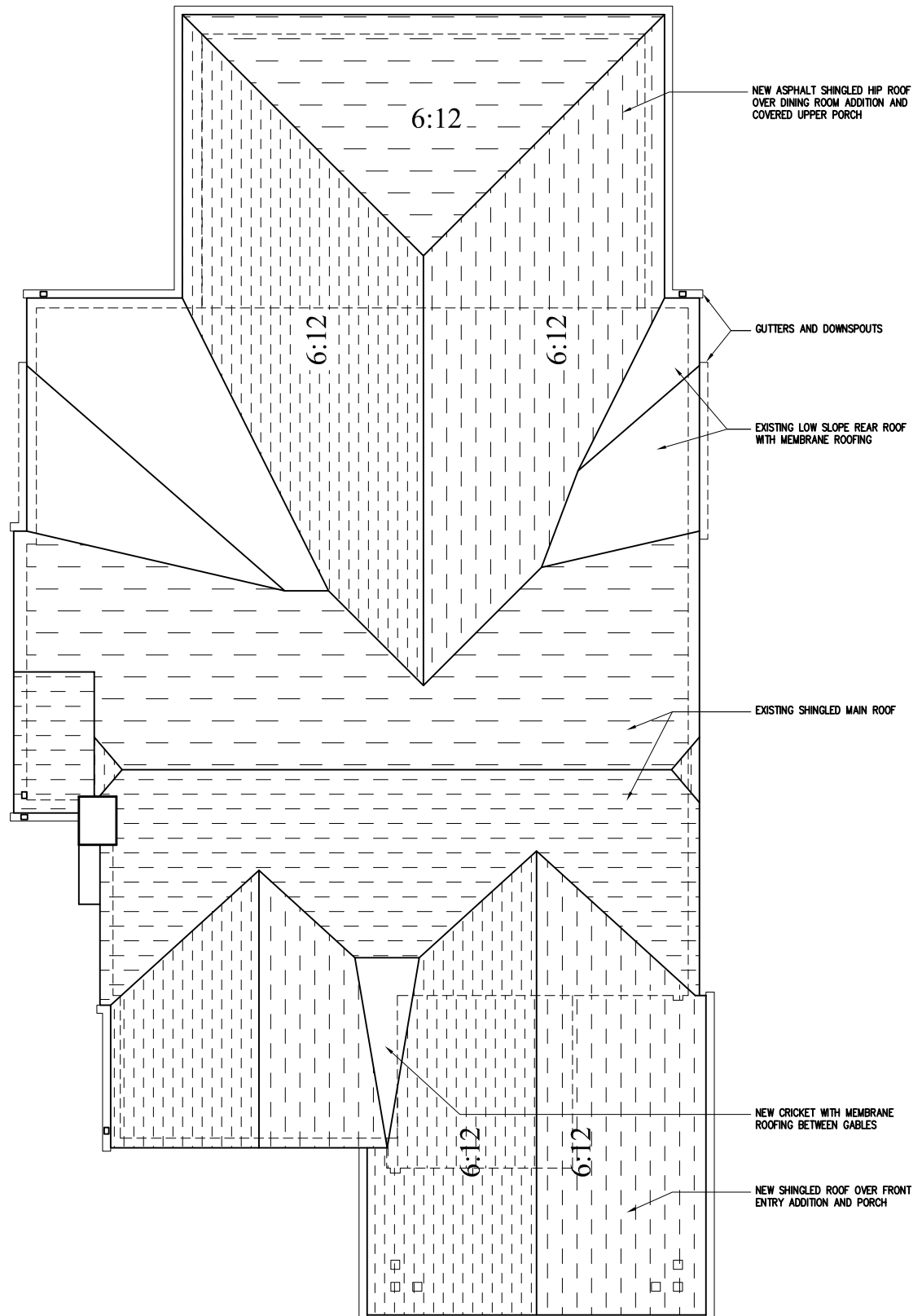
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Design Development
First Floor Plan

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dd3
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1
dd4

ROOF PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



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Design Development
Roof Plan

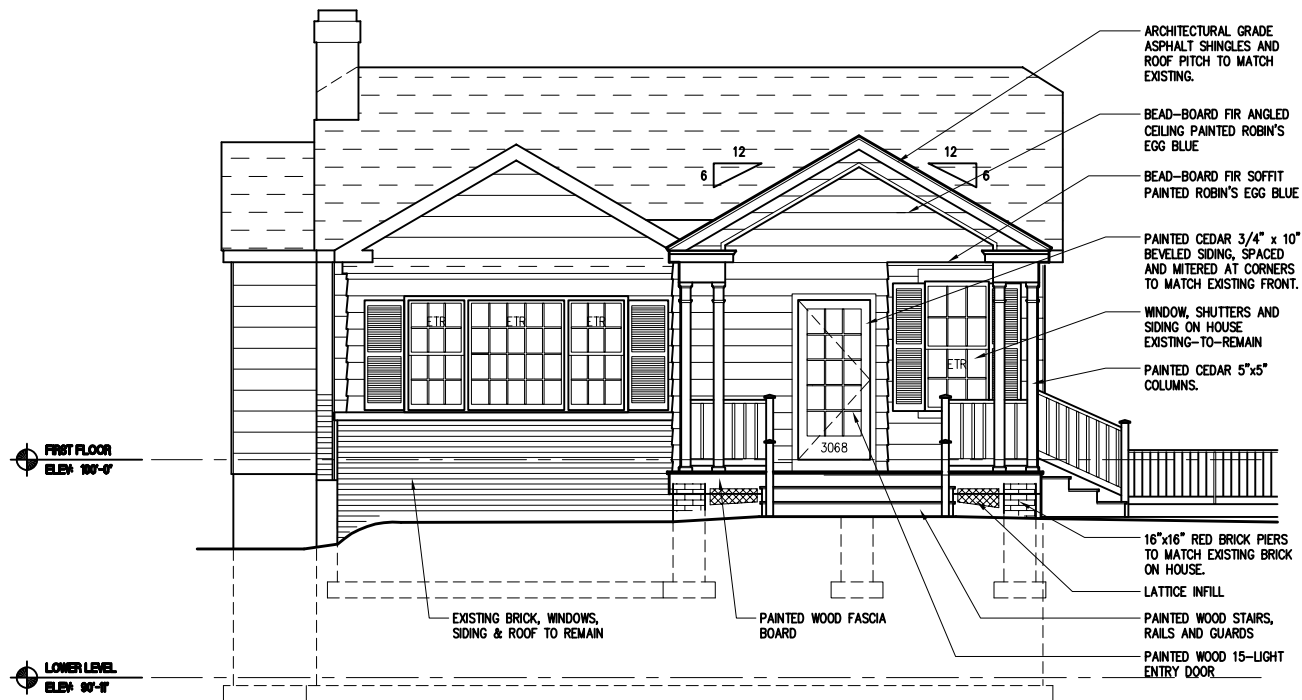
Job #: 18-16

Drawn by: DDM

Date: 7/20/20

dd4

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FIRST FLOOR
ELEV. 100'-0"

LOWER LEVEL
ELEV. 90'-0"

EXISTING BRICK, WINDOWS,
SIDING & ROOF TO REMAIN

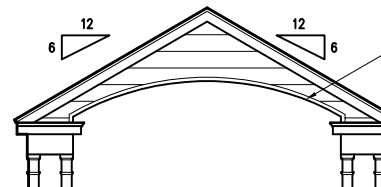
PAINTED WOOD FASCIA
BOARD

16"x16" RED BRICK PIERS
TO MATCH EXISTING BRICK
ON HOUSE.

LATTICE INFILL

PAINTED WOOD STAIRS,
RAILS AND GUARDS

PAINTED WOOD 15-LIGHT
ENTRY DOOR



THE ARCHITECT AND HOMEOWNERS WOULD LIKE TO
KNOW IF THEY HAVE THE OPTION OF DOING AN
ARCHED CEILING IN THE FRONT PART OF THE PORCH
TO DIFFERENTIATE IT FROM HISTORIC PRECEDENTS,
INCLUDING BOTH ADJACENT NEIGHBORS (10935
MONTROSE AND 10919 CLERMONT).

1 **FRONT ELEVATION**
dd5 SCALE: 1/8" = 1'-0"

0 2' 4' 8'

2 **ALTERNATE CEILING**
dd5 SCALE: 1/8" = 1'-0"

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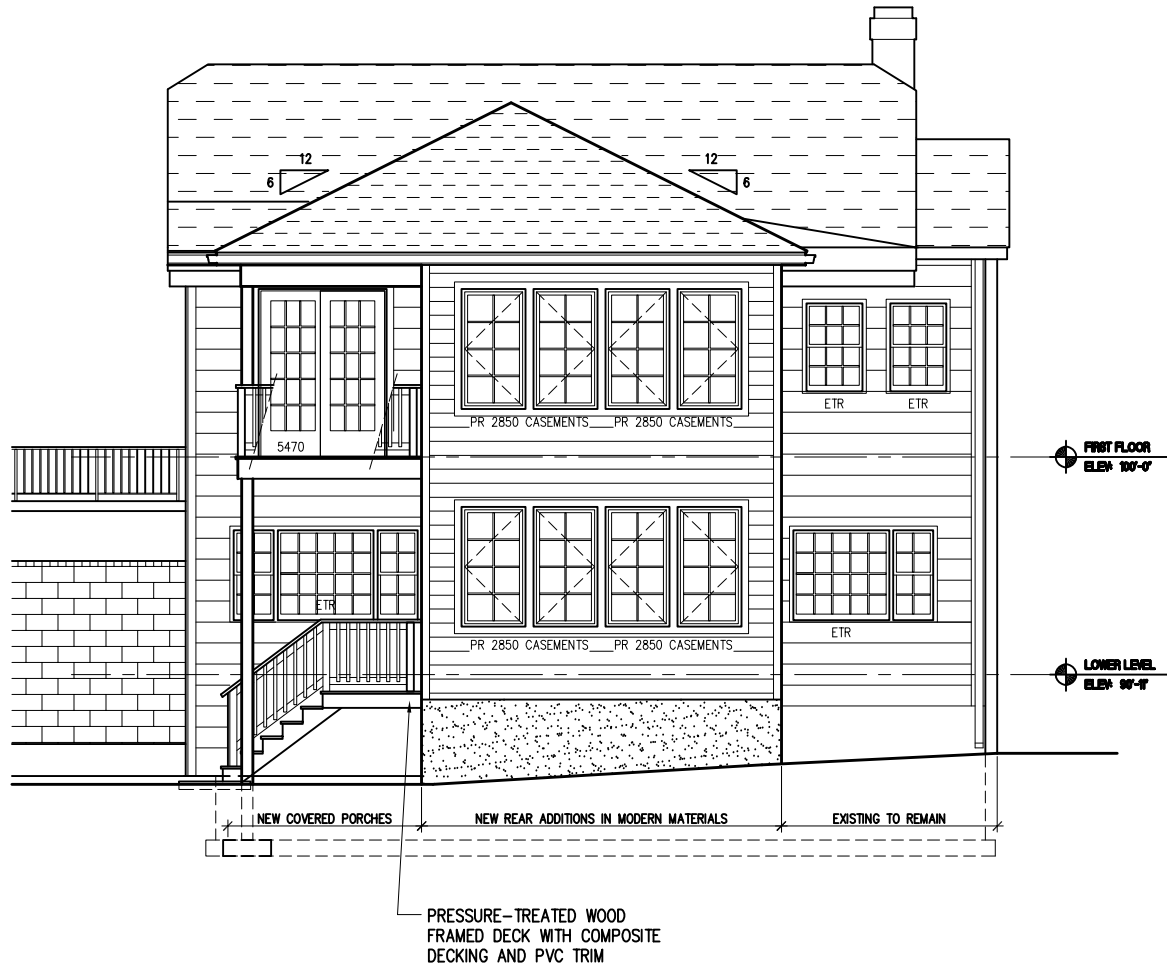
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Design Development
Front Elevation, 3/16"=1'

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dd5
5 of 8



1
dd7

REAR ELEVATION

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

0 2' 4' 8'

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

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Revisions:

dd7
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REAR ADDITION USES MODERN MATERIALS: CLAD WINDOWS, FIBER CEMENT SIDING, COMPOSITE DECKING, PVC TRIM & ETC.

ASPHALT SHINGLE ROOFING

NO CHANGE TO CHIMNEY

ASPHALT SHINGLE ROOFING

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

FIRST FLOOR
ELEV. 100'-0"

LOWER LEVEL
ELEV. 99'-0"

NEW REAR ADDITION BUILD
WITH MODERN MATERIALS

EXISTING TO REMAIN

NEW FRONT PORCH BUILD WITH
HISTORICALLY ACCURATE FINISHES

1
dd8 **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"

0 2' 4' 8'

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

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Date:	8/19/20	

dd8
8 of 8

A Sampling of Garrett Park Chevy House Porches



10941 Montrose Avenue



10937 Montrose Avenue



10935 Montrose Avenue



10919 Clermont Avenue



10930 Clermont Avenue



10915 Clermont Avenue



10926 Clermont Avenue



4517 Clermont Place



10905 Clermont Avenue



10903 Clermont Avenue



11111 Rokeby Avenue



4705 Argyle Avenue



10909 Montrose Avenue



10933 Montrose Avenue