

*Third Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10933 Montrose Avenue, Garrett Park	<b>Meeting Date:</b>	10/14/2020
<b>Resource:</b>	Contributing Resource (Garrett Park Historic District)	<b>Report Date:</b>	10/7/2020
<b>Applicant:</b>	Doug Mader, Architect	<b>Public Notice:</b>	9/30/2020
		<b>Tax Credit:</b>	N/A
<b>Review:</b>	3 <sup>rd</sup> Preliminary Consultation	<b>Staff:</b>	Michael Kyne
<b>Case Number:</b>	N/A		
<b>PROPOSAL:</b>	Building alteration		

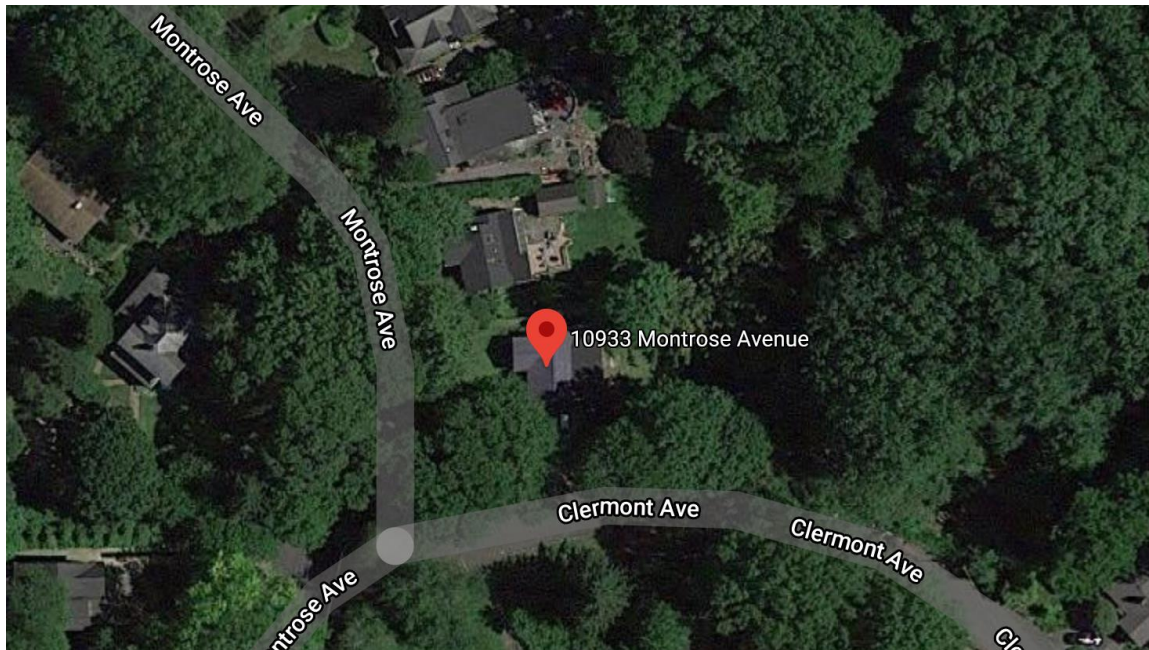
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**STAFF RECOMMENDATION**

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.*

## **BACKGROUND**

The applicant previously appeared before the Commission for preliminary consultations at the July 29, 2020 and September 9, 2020 HPC meetings.<sup>1</sup>

## **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

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

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=fc70ce7d-d290-11ea-b5c3-0050569183fa](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>

Link to September 9, 2020 HPC meeting audio/video transcript:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=e4693bc3-f463-11ea-b6a9-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=e4693bc3-f463-11ea-b6a9-0050569183fa)

Link to September 9, 2020 second preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/09/III.E-10933-Montrose-Avenue-Garrett-Park.pdf>

- (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**

At the September 9, 2020 HPC meeting, the Commission expressed the following:

- The Commission was fully supportive of the proposed rear addition.
- The majority did not support the revised front porch addition, finding it incompatible with the subject property and surrounding streetscape. Specific comments included:
  - Most houses (including those in the precedent photographs submitted by the applicant) in Garrett Park have a single cross gable at the main façade.
  - The submitted precedent front porches all depict a single cross gable without vestibule, and two gables at the front is incompatible with the streetscape.
  - Perhaps the applicant should explore redesigning the existing enclosed front porch, consolidating it with the proposed front porch addition, and extending the single existing cross gable to consume both the existing enclosed front porch and the proposed front porch addition.
  - The proposed front porch addition will eradicate the original façade.
  - As proposed, the front porch addition creates an awkward condition.
  - Perhaps the applicant should look at returning the existing living room/enclosed original front porch to a partially open front porch.
  - One Commissioner stated that the proposed front porch addition, even if designed to be consistent with the front porches in the precedent photographs, is an incompatible alteration, as it creates a false sense of history.
  - One Commissioner voiced support for the double cross gable design but found that the two gables (existing and proposed) should be completely separated to preserve the original gable form.
  - One Commissioner voiced support for the proposed front porch addition without the vestibule, finding that the vestibule creates a domino effect, causing the awkward,

incompatible condition. This Commissioner also voiced support for the single extended cross gable option.

- One Commissioner did voice full support for the proposed front porch addition with only minor revisions, noting that the Garrett Park Historic Preservation Committee fully supported the proposal, and they live in the community.
- There was not enough support (no majority) for an approval of the proposed front porch addition, but the Commission voiced support for a variety of alternatives, with most supporting the single extended cross gable suggestion.
- The applicant needs to return for a third preliminary consultation for the front porch addition; however, because there was full support for the proposed rear addition, the applicant could separate the proposals and submit a HAWP for the rear addition while pursuing the front porch addition separately.

The applicant has returned with the following revisions:

- The length of the proposed rear addition has increased by 5':
  - As previously proposed, the addition was 15' W x 15' L with attached 7'-8" W x 15' L two-story porch to the south (right, as viewed from the public right-of-way of Montrose Avenue).
  - As revised, the addition is 15' W x 20' L with attached 7'-8" W x 20' L two-story porch to the south (right).
- The size of the proposed front porch addition has decreased:
  - As previously proposed, the front porch addition was a total of 15'-4" W x 15'-4" L, including a 8'-10" W x 8'-10" L vestibule.
  - As revised, the front porch addition is 15' W x 6'-10" L.
  - The proposed front porch addition no longer projects forward of the existing enclosed front porch.
- The vestibule is no longer incorporated into/enveloped by the proposed front porch.
  - As revised, the vestibule separates the existing enclosed front porch from the proposed front porch addition.
  - This preserves the outline of the front gable of the existing enclosed front porch.
- Several roof forms have been proposed for the front porch addition, including:
  - A shed roof.
  - A front gable (preferred).
  - A south (right) side gable.

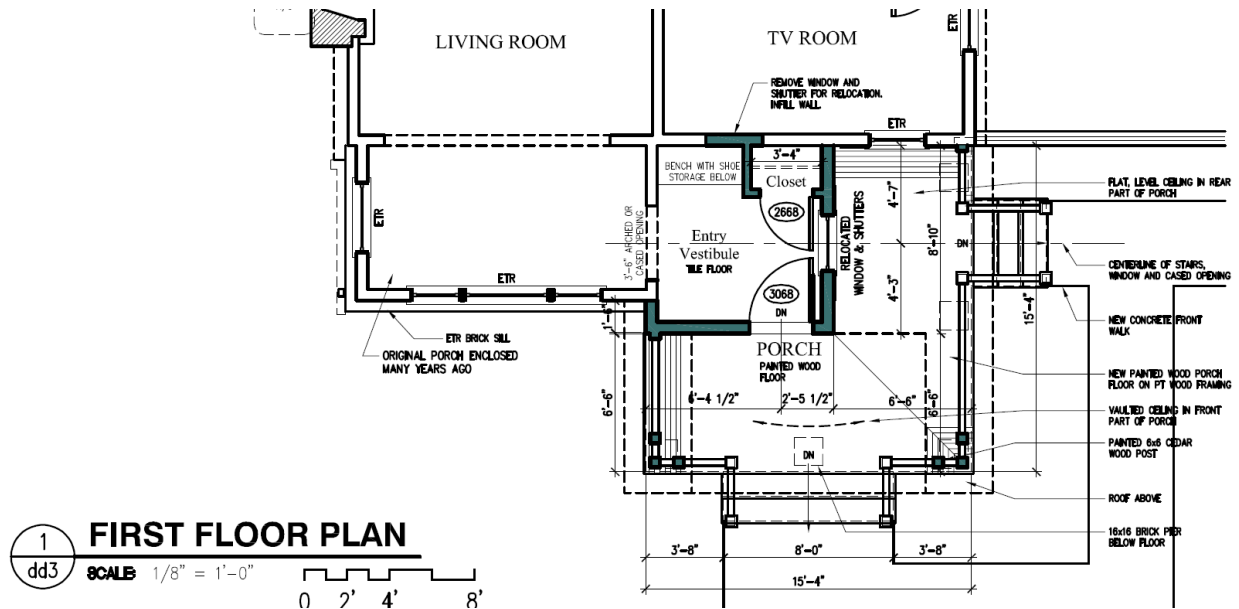


Fig. 2: Previous first floor plan for the proposed front porch addition.

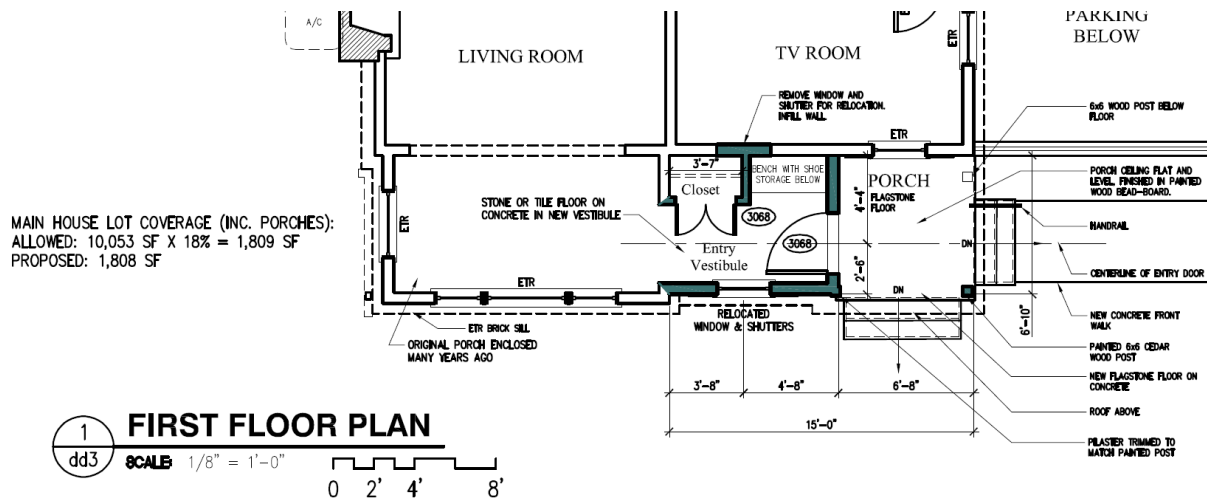


Fig. 3: Current first floor plan for the proposed front porch addition.

Staff remains supportive of the proposed rear addition. Although the length of the addition has increased, it is 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 is generally supportive of the proposed front porch addition, as revised. In retaining the outline of the existing enclosed front porch, the applicants have responded to the Commission's previous concerns regarding the preservation of the original building façade. The proposed front porch no longer projects forward of the existing enclosed front porch. Instead, it is 8" shorter than the existing enclosed front

porch, with the existing being 7'-6" L and the proposed being 6'-10" L. This alleviates staff's concern that the proposed front porch addition is not clearly subordinate to the existing features at the front of the house. Additionally, the applicants have removed the awkward/overly complex condition that was created with the vestibule being incorporated into/enveloped by the proposed front porch.

Staff seeks further guidance from the Commission regarding the following:

- As revised, does the proposed front porch addition continue to alter character-defining features of the subject property and/or surrounding streetscape contrary to *Standards #2* and *#9*, or is it a compatible alteration?
- What is the preferred option for the proposed front porch roof form (shed, front gable, or side gable)?
  - Staff notes that the applicants' preferred option is the front gable; however, the Commission previously stated that two gables at the front is incompatible with the streetscape.

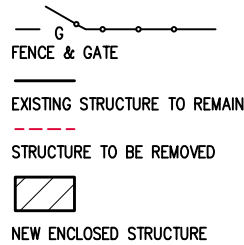
#### **STAFF RECOMMENDATION**

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: 1,809.5 SF

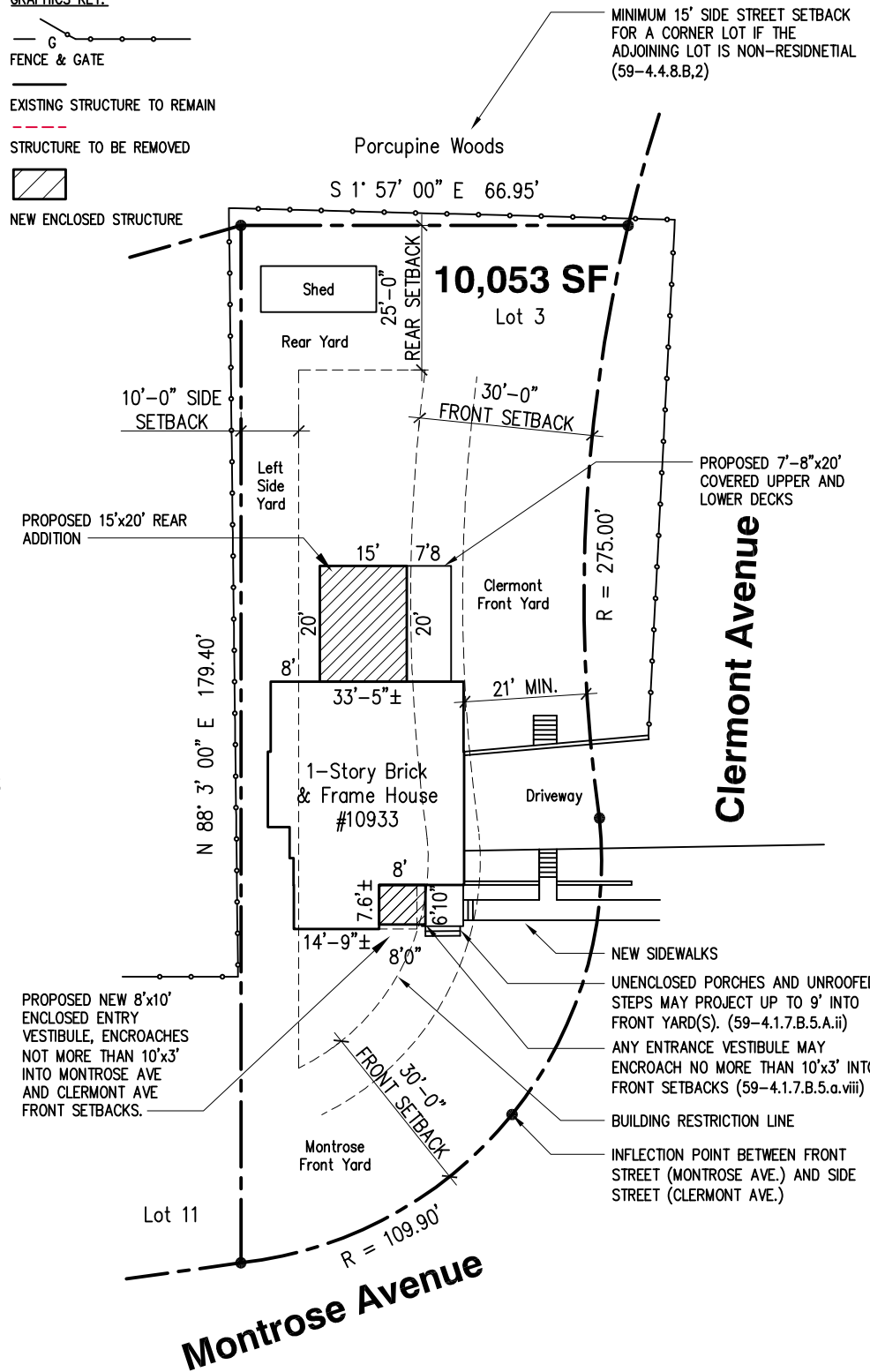
PROPOSED LOT COVERAGE: 1,807 SF

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

**Douglas Mader, AIA**

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**10933 Montrose**

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Design Development  
Architectural  
Site Plan

Job #:

18-16

Drawn by:

DDM

Date:

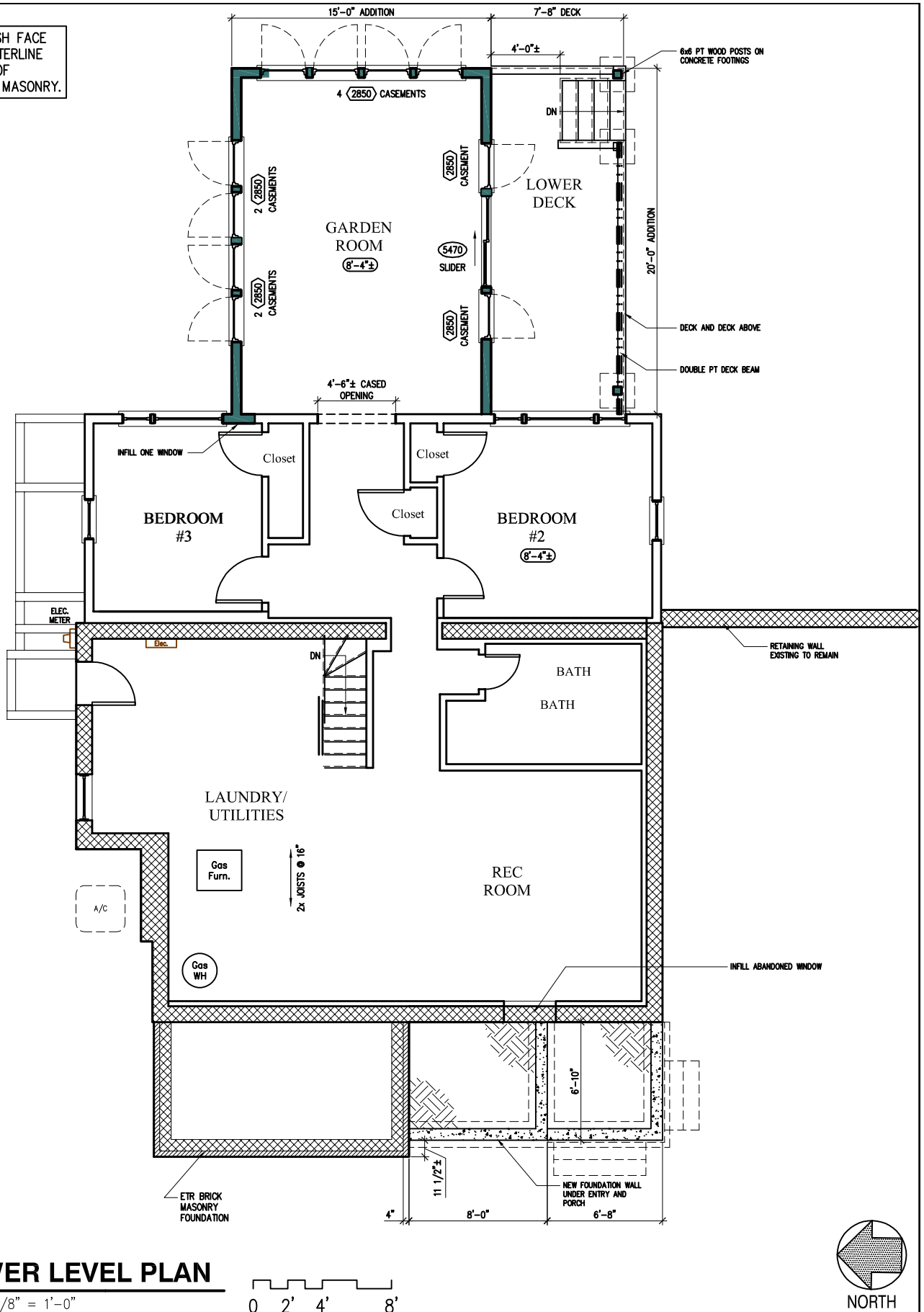
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**dd1**

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:  
9/16/20

**dd2**  
2 of 8

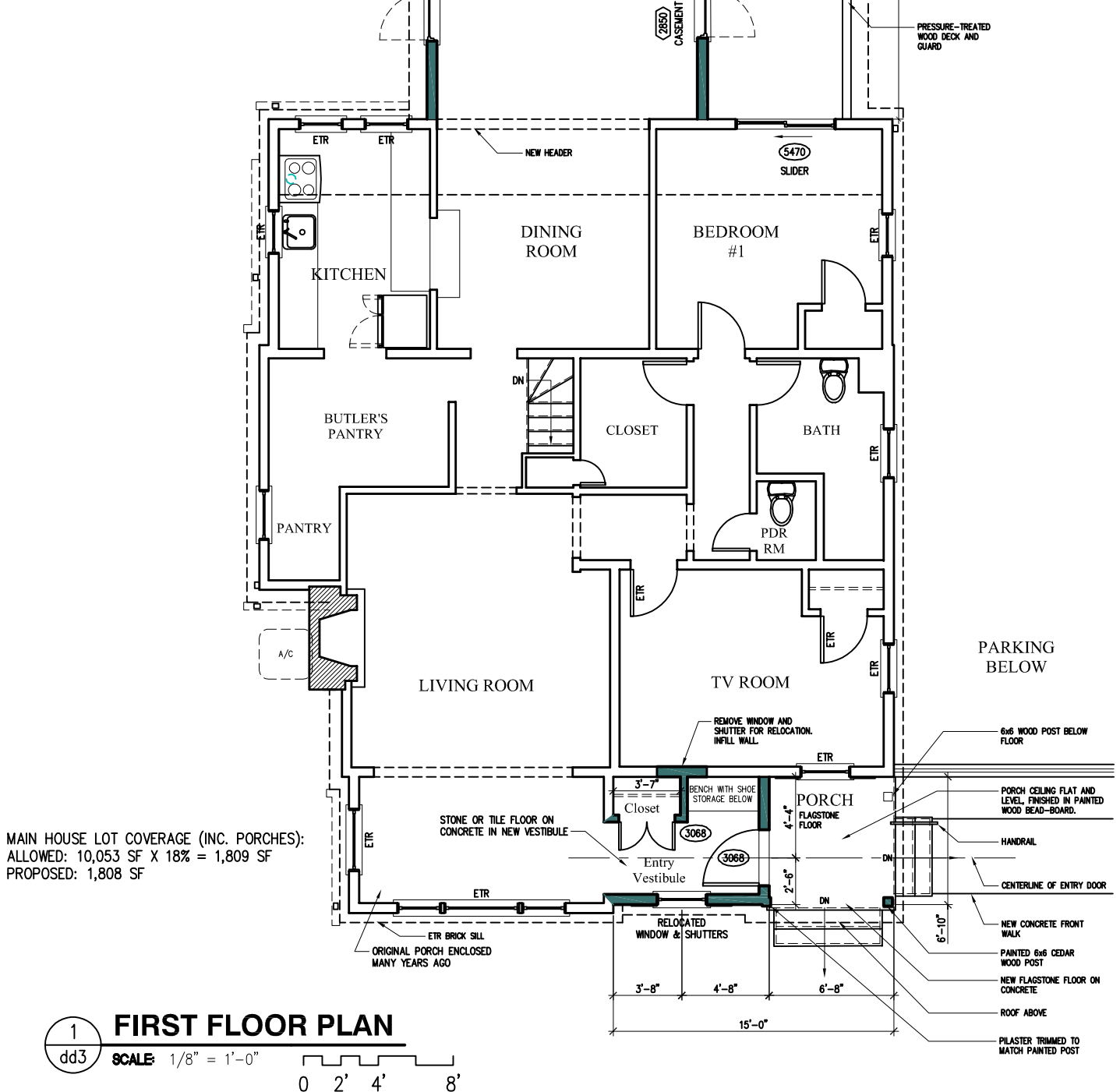
## AREA BREAKDOWN

FLOOR	INTERIOR		SUB-TOTAL	EXTERIOR		TOTAL
	FINISHED	ADDITION		PORCH	DECK	
1st FLR	1,254 SF	357 SF	1,611 SF	44 SF	153 SF	1,808 SF*
LOWER L	1,145 SF	300 SF	1,445 SF	0	153 SF	1,598 SF
TOTAL	2,399 SF	657 SF	3,056 SF	44 SF	306 SF	3,406 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

PROPOSED FAR IS 1,808/10,053 = 0.180. LOWER LEVEL IS NOT COUNTED TOWARD FLOOR AREA RATIO.



## FIRST FLOOR PLAN

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Design Development  
First Floor Plan

Job #:

18-16

Drawn by:

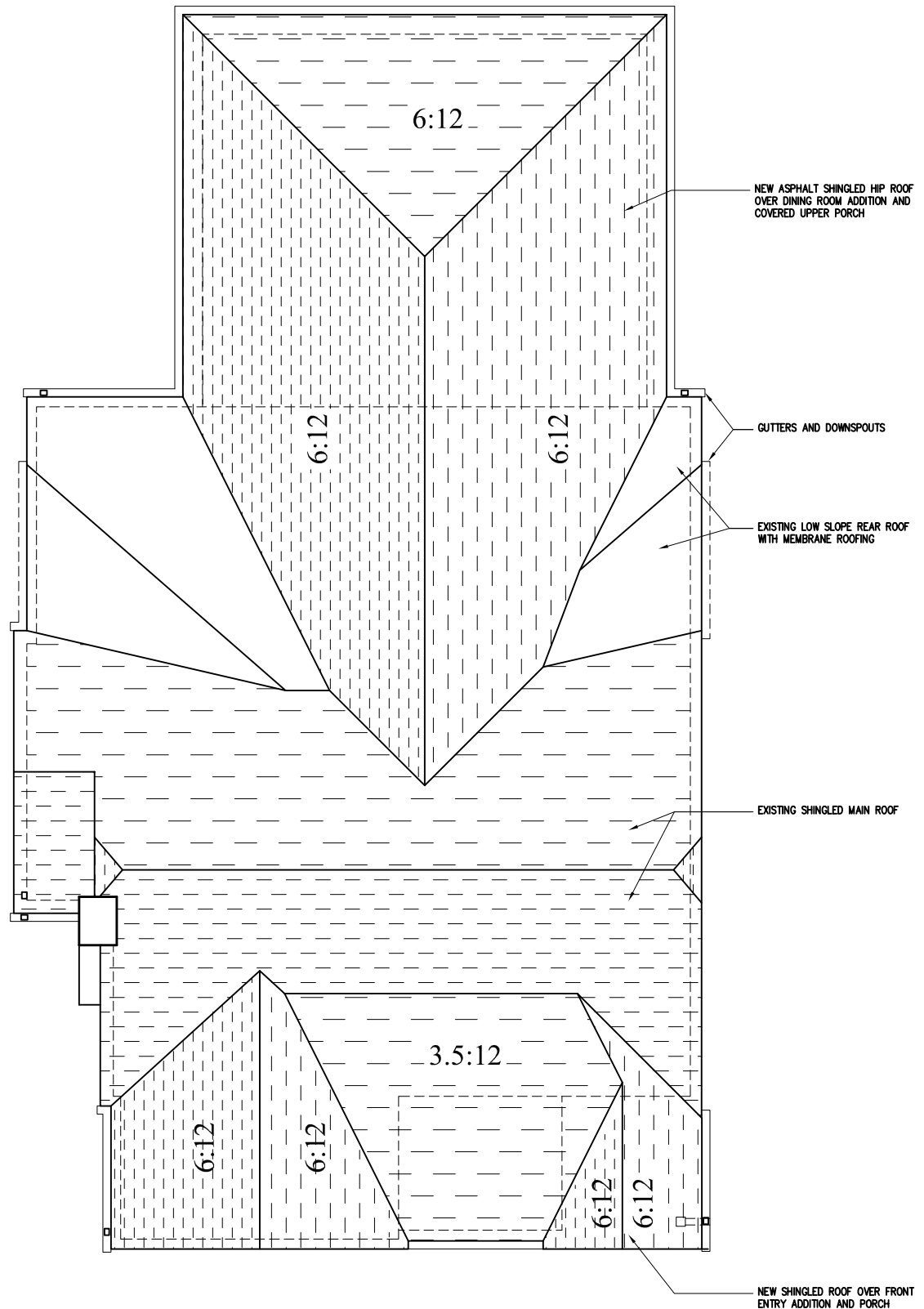
DDM

Date:

9/16/20

**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:

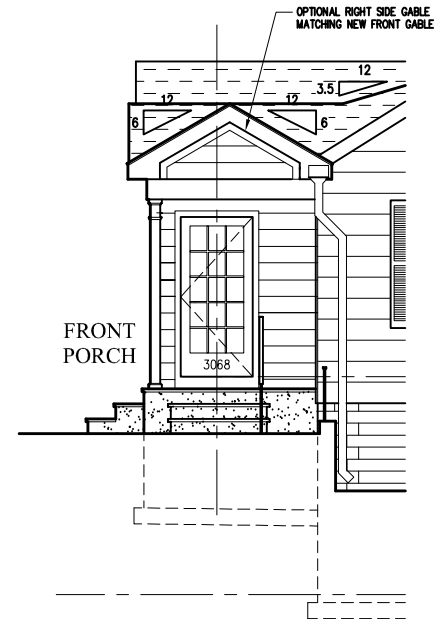
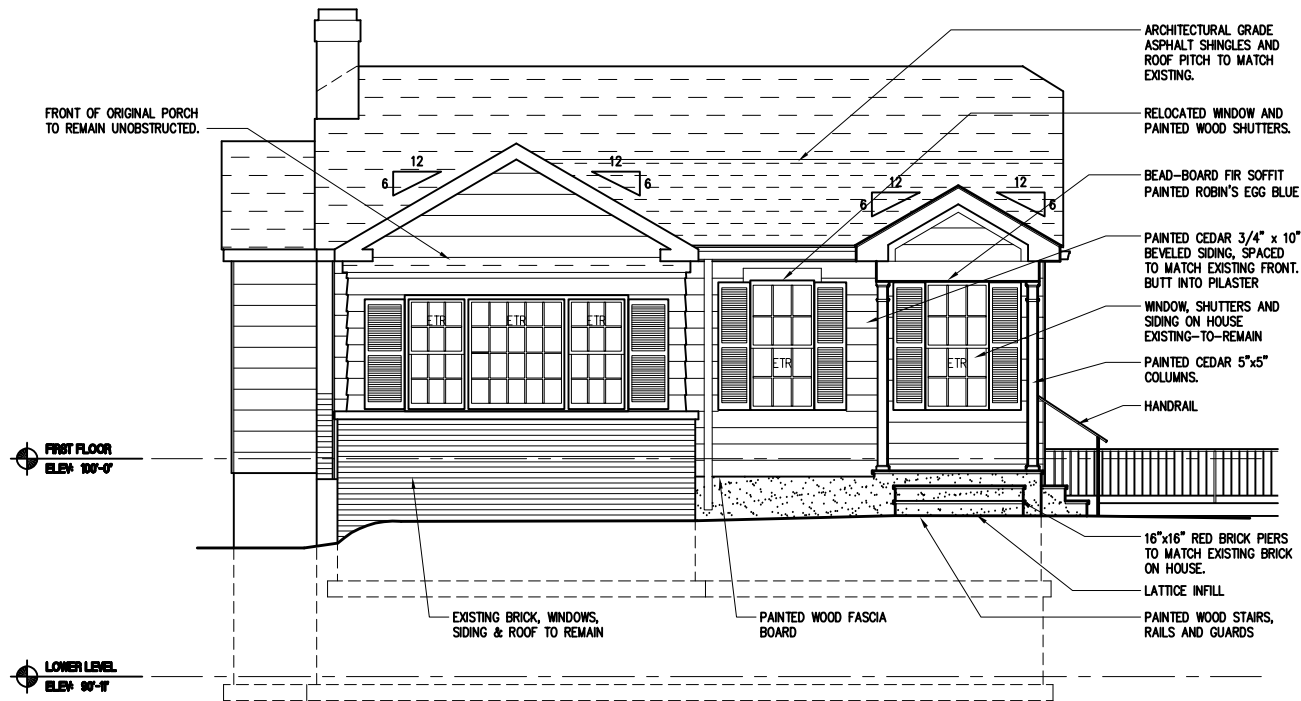
DDM

Date:

9/16/2011

**dd4**

4 of 8



1 **FRONT ELEVATION**  
dd5

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

0 2' 4' 8'

2 **OPT. SIDE GABLE**  
dd5

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

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

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Revisions:

**dd5**

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12



1 RIGHT ELEVATION  
dd6

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

0 2' 4' 8'

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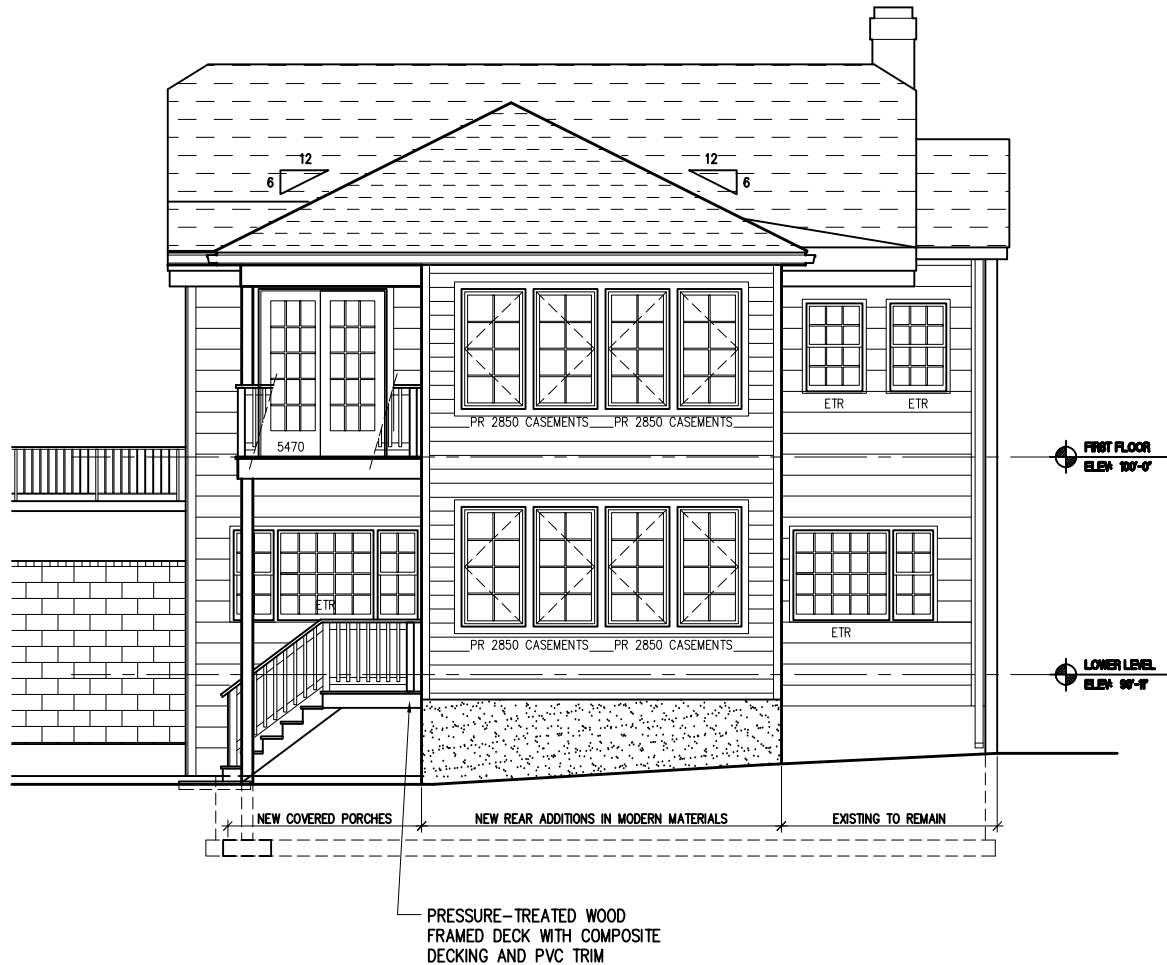
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Design Development  
Right Elevation, 1/8"=1'

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**dd6**

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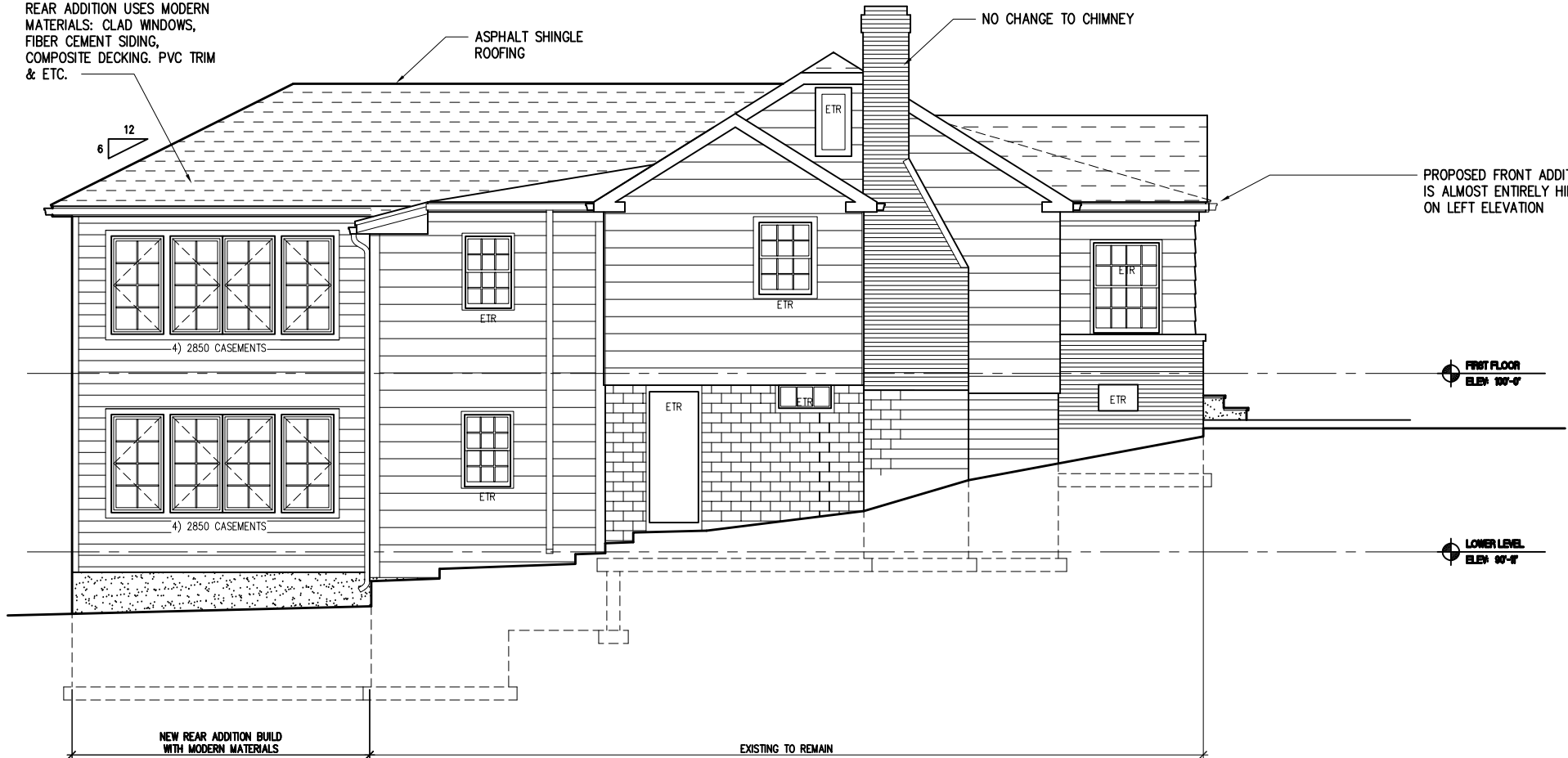
**dd7**  
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REAR ADDITION USES MODERN MATERIALS: CLAD WINDOWS, FIBER CEMENT SIDING, COMPOSITE DECKING, PVC TRIM & ETC.

ASPHALT SHINGLE ROOFING

NO CHANGE TO CHIMNEY

PROPOSED FRONT ADDITION IS ALMOST ENTIRELY HIDDEN ON LEFT ELEVATION



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

0 2' 4' 8'

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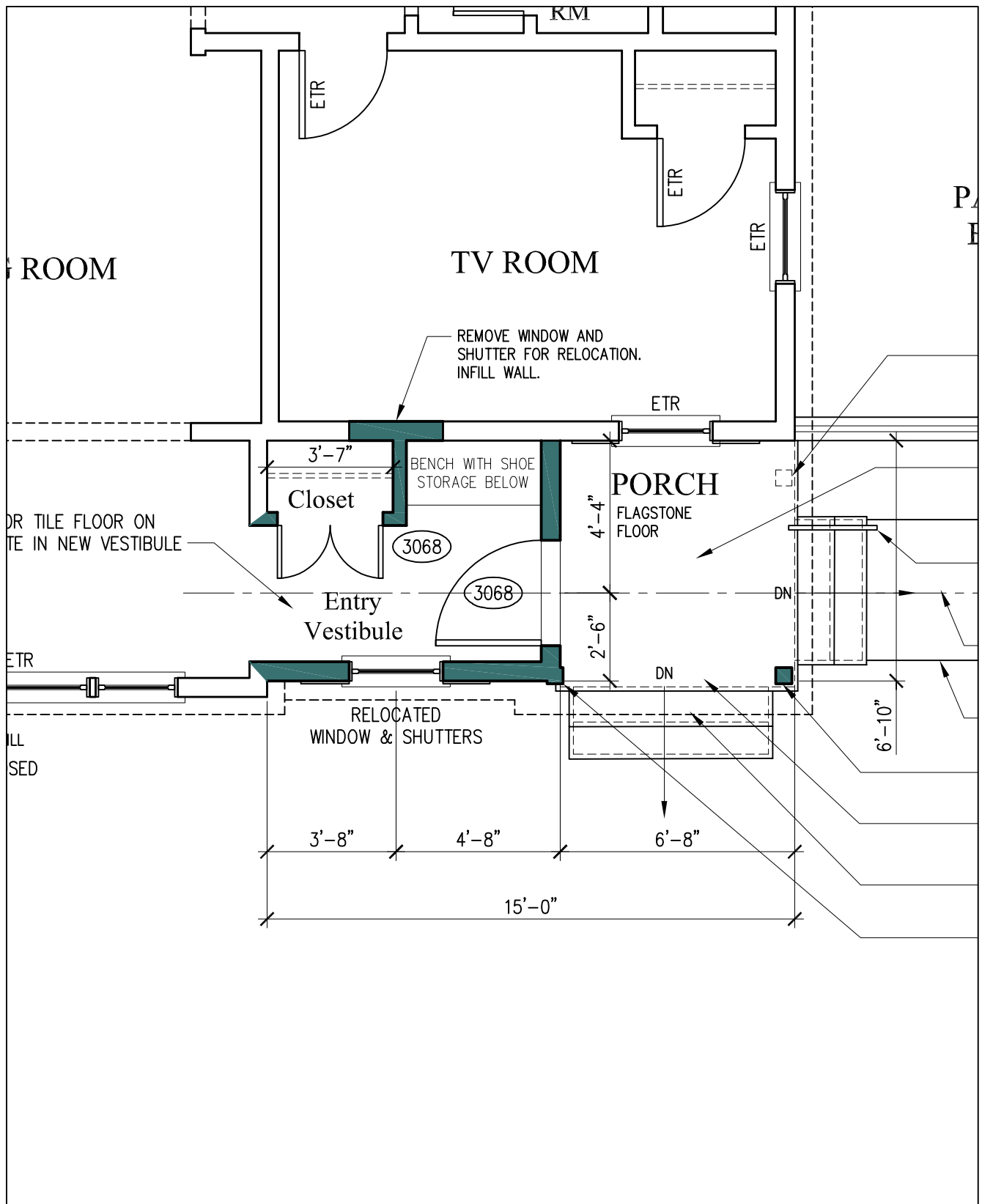
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Design Development  
Left Elevation, 1/8"=1'

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8 of 8



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HPC Tweaking  
Parial First Floor  
Porch & Entry

Job # 18-16  
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**Sk1**  
1 of 1