

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10939 Montrose Avenue, Garrett Park	Meeting Date:	8/18/2021
Resource:	Non-Contributing/Out-of-Period Resource (Garrett Park Historic District)	Report Date:	8/11/2021
Applicant:	Andrea Rose	Public Notice:	8/4/2021
Review:	HAWP	Tax Credit:	N/A
Permit Number:	961031	Staff:	Michael Kyne
PROPOSAL:	Hardscape and porch alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing/Out-of-Period Resource within the Garrett Park Historic District
DATE: 1993



Fig. 1: Subject property.

PROPOSAL

The applicant proposes hardscape and porch 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)

Non-Contributing or out-of-period resource: A resource which is an intrusion in the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape, but is out of the districts primary historical and architectural context.

Montgomery County Code; Chapter 24A-8

- (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 applicable *Standards* are as follows:

- 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.
- 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 subject property is a c. 1993 Non-Contributing/Out-of-Period Resource within the Garrett Park Historic District. The property fronts on Montrose Avenue to the west. The applicant proposes the following work items at the subject property:

Front Porch Alterations

- The existing deteriorated wooden steps will be replaced with new semi-circular stone steps.
 - There are two existing steps, while three new steps are proposed.
- Black metal handrails will be installed on both sides of the new steps.
- The existing deteriorated wooden porch floorboards will be replaced with new Trex floorboards.
- One deteriorated wooden porch column will be replaced in-kind.
 - Azek trim and molding will be added to the bases of the existing wood columns.
- The existing wooden porch railing will be repaired and/or replaced in-kind.

Front Walkway

- The existing flagstone walkway at the front/west side of the property will be replaced with a new 6' wide flagstone walkway on concrete base in the same general configuration.
 - A flare will be added at the end of the walkway, where it meets the existing driveway.
 - A 6" high stone border will be added at the edge of the new walkway to protect an existing Japanese Lace Maple.

Staff supports the applicant's proposal, finding that the proposed alterations to this Non-Contributing/Out-of-Period Resource will not detract from the character-defining features of the historic district or surrounding streetscape, in accordance with *Standards #2 and #9*. Per *Standard #10*, the proposed alterations can also be removed in the future without impairing the integrity of the historic district or surrounding streetscape.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*;

and with the general condition that the applicant shall present **permit drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Permit application # 961031

Name: Andrea Rose

E-mail: rosesearch@gmail.com

Address: 10939 Montrose Avenue, PO Box 14

City: Garrett Park Zip: 20896

Daytime Phone: 202-669-4327

Tax Account No.: 00057528

AGENT/CONTACT (if applicable):

Name: N/A

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name Garrett Park
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 10939 Street: Montrose Avenue

Town/City: Garrett Park Nearest Cross Street: Waverly Avenue

Lot: 9 Block: 97 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|---|---|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>Front steps</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Andrea Rose

7/24/2021

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Single family home in Garrett Park's historic zone. House was built in 1992 and is not a historic house.

Description of Work Proposed: Please give an overview of the work to be undertaken:

(1) Front steps - replace/change material and design

- * current steps are made of wood and are rotting and uneven/unsafe
- * change material from wood to stone
- * change from two steps to three to improve accessibility
- * change shape from rectangle to semi-circle (to match decorative shingles on top front of house)
- * add metal handrails
- * contractor for step construction will be Pires Construction
- * contractor for metal handrails installation tbd

(2) Front walkway - replace/slight change to existing design

- * replace existing flagstone with new flagstone
- * add flare at driveway to improve accessibility
- * improve border around Japanese lace maple tree with six-inch stone wall to match step risers
- * contractor for front walkway will be Pires Construction

(3) Front porch - repair/partial material change

- * current floorboards and support columns are made of wood
- * floorboards and one support column are rotting and in need of replacement for structural safety
- * change floorboards from wood to composite wood (Trex) in similar color
- * replace one wood support column with new wood support column
- * general maintenance and repair of deck railings

Work Item 1: **Front steps**

Description of Current Condition: Existing wooden steps are rotting and uneven; safety and aesthetic concerns. No handrails.

Proposed Work: * current steps are made of wood and are rotting and uneven/unsafe
* change material from wood to stone
* change from two steps to three to improve accessibility
* change shape from rectangle to semi-circle (to match decorative shingles on top front of house)
* add metal handrails
* contractor for step construction will be Pires Construction
* contractor for metal handrails installation tbd

Work Item 2: **Front walkway**

Description of Current Condition: Stones are uneven with large gaps and breaks; safety and aesthetic concerns. Right angle connection to driveway.

Proposed Work: Front walkway - replace/slight change to existing design

* replace existing flagstone with new flagstone
* add flare at driveway to improve accessibility
* improve border around Japanese lace maple tree with six-inch stone wall to match step risers
* contractor for front walkway will be Pires Construction

Work Item 3: **Front porch**

Description of Current Condition: Rotting wooden floorboards and one rotting support column; rails in need of general maintenance.

Proposed Work: * current floorboards and support columns are made of wood
* floorboards and one support column are rotting and in need of replacement for structural safety
* change floorboards from wood to composite wood (Trex) in similar color
* replace one wood support column with new wood support column
* general maintenance and repair of deck railings

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Andrea Rose P.O. Box 14 Garrett Park, MD 20896	Owner's Agent's mailing address NA
Adjacent and confronting Property Owners mailing addresses	
Bennett and Kathy Chamberlin Po Box 112 Garrett Park, MD 20896 (adjacent)	
Chris Wright and Victoria Vrana P.O. Box 473 Garrett Park, MD 20896 (adjacent)	
Anne Atlee Po Box 134 Garrett Park, MD 20896 (confronting)	

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

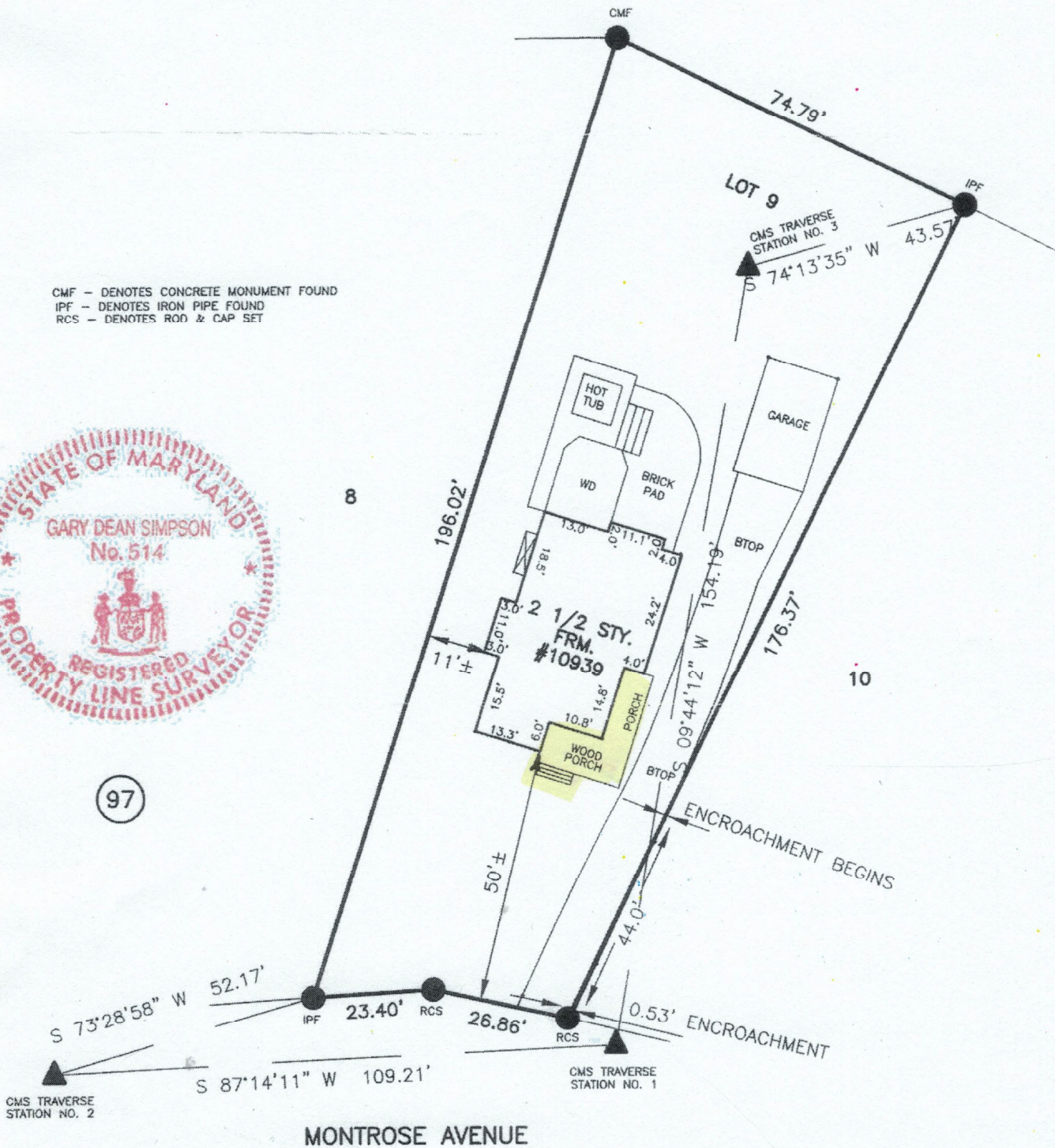
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

LOT 9 BLOCK 97
MONTGOMERY COUNTY, MARYLAND

CMF - DENOTES CONCRETE MONUMENT FOUND
IPF - DENOTES IRON PIPE FOUND
RCS - DENOTES ROD & CAP SET



97



PROPERTY ADDRESS: 10939 MONTROSE AVENUE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240049 0175 C AS REVISED 08/01/84

CERTIFICATE
I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

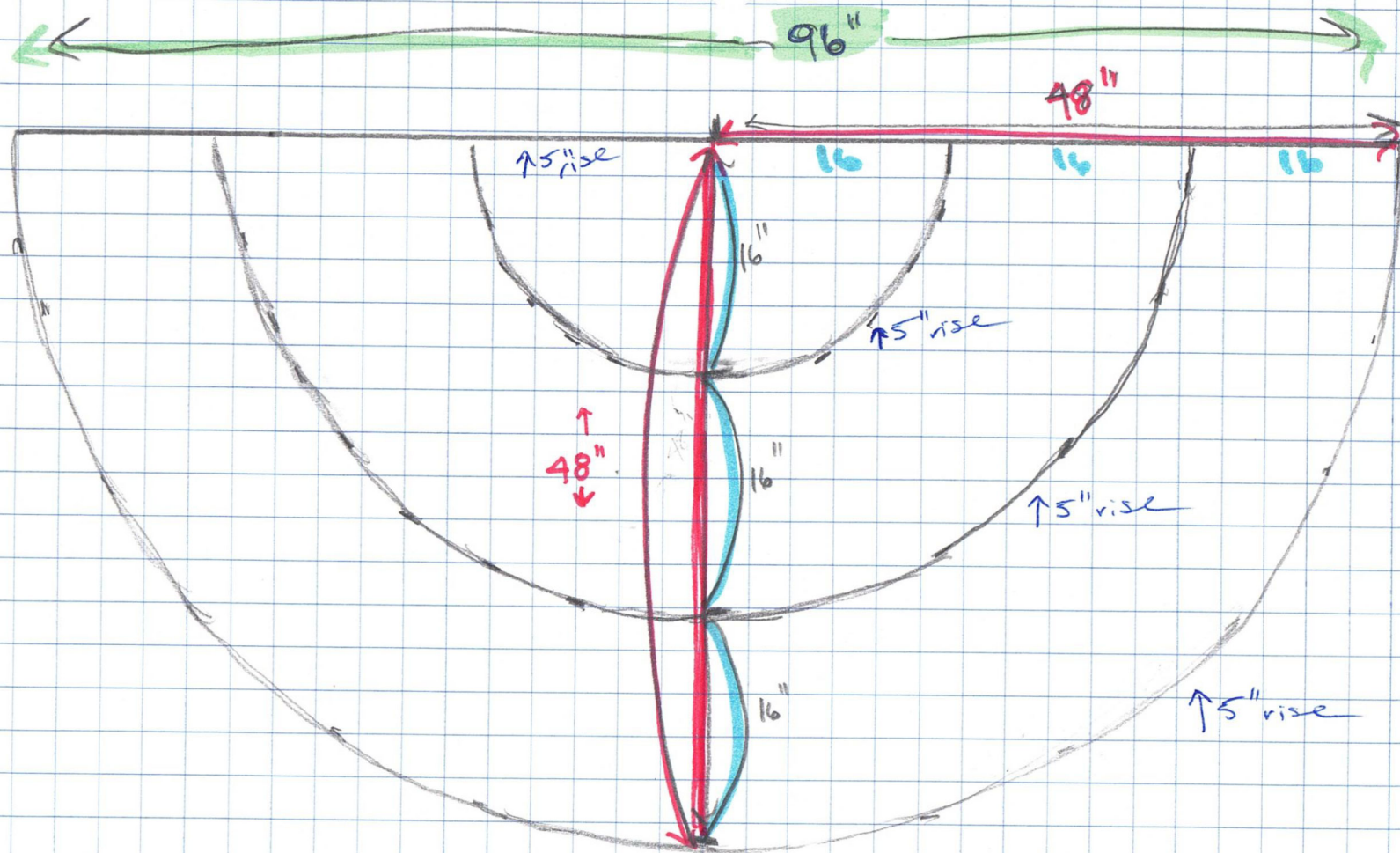
REFERENCES
PLAT BK. A
PLAT NO. 27



CENTRAL MARYLAND SURVEYORS, INC.
2813 PATUXENT RIVER ROAD, DAVIDSONVILLE, MD. 21035
PHONE (410) 798-9700 FAX (410) 798-7905

10

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Office: 301-590-1070 Fax:301-977-3928

Date	Estimate #
7/2/2021	3419

Name / Address
Andrea Rose 10939 Montrose Ave. Garrett Park, MD 20896

EUROSKILL CONSTRUCTION

PROPOSAL

July 25, 2021

Andrea Rose
10939 Montrose Avenue
Garrett Park, MD 20896

- Remove existing floor on the porch area and haul all waste
- Create two temporary posts and replace existing post matching as closely as possible
- Remove rotten railing and picket and replace matching existing materials
- Power wash post, railing and ceiling board and paint
- Install new porch flooring using trex select materials (grey color)
- Install molding on all posts on the bottom (azek vinyl, does not rot)

Total cost & material: \$8,350

1st payment of 35% due before start of the project \$2,922.50

2nd payment of 35% due midway through the project \$2,922.50

Final payment due 30% due after the project is complete \$2,505

SIGNATURE OF OWNER: _____

SIGNATURE OF CONTRACTOR: _____

Jan Polansky
14213 Woodcrest Drive
Rockville, MD 20853

PHONE (240) 505-6047
FAX (301) 603-8827
E-MAIL janpolansky77@gmail.com



















