

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10914 Montrose Avenue, Garrett Park	Meeting Date:	4/6/2022
Resource:	Non-Contributing Resource (Garrett Park Historic District)	Report Date:	3/30/2022
Applicant:	Andrew Prevost	Public Notice:	3/23/2022
Review:	HAWP	Tax Credit:	N/A
Permit Number:	986189	Staff:	Dan Bruechert
Proposal:	RETROACTIVE - Hardscape alteration		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. The applicant needs to obtain any permits from the Town of Garrett Park or the County required for the work in the right-of-way.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Garrett Park Historic District
STYLE: Queen Anne/traditional
DATE: 1990



Figure 1: The subject property is near the intersection of Montrose Ave. and Strathmore Ave.

PROPOSAL

The applicant proposes to install a new paver driveway and a section of pavers adjacent to the street to avoid parking on the lawn.

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 district's primary historical and architectural context.

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.

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:

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.
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.

STAFF DISCUSSION

The subject property is a large two-and-a-half-story Queen Anne with a front gable roof. The applicant proposes to remove the existing asphalt driveway and install a new paver driveway and a section of pavers along Montrose Avenue to allow cars to park on a solid surface. The work has been completed, so the applicant is seeking approval for this work retroactively. A reminder to the HPC, that while the work is complete, it is to be evaluated as if no work has been undertaken.

The existing driveway is constructed using smooth asphalt. The applicant proposes to install a block paver driveway in the same dimensions as the asphalt driveway and a section of pavers adjacent to the street to avoid parked cars on the front lawn. Staff finds the work is consistent with 24A-8(b)(2) and (d) recommends the HPC approve the HAWP.

Staff finds that the dimensions of the proposed driveway match the asphalt drive, so there will not be an increase in the amount of paving on the driveway. Staff additionally finds that a textured surface is compatible with the surrounding streetscape which includes a variety of materials including gravel, textured concrete, concrete ribbons, and block pavers. If not for the after-the-fact nature of this HAWP, staff would have approved this HAWP out at the Staff level.

Staff also recognizes that on-street parking in Garrett Park can be challenging, as roads in this part of the district do not include sidewalks, and many of the roads are much narrower than is typical in suburban development. This means that in order to let traffic flow, cars partially park on the lawn of properties which destroys the grass and creates mud and erosion of turf that can wash away in storms. To respond to this, the applicant installed a section of pavers that match the driveway, measuring approximately 2' × 15' (two feet wide by fifteen feet) along the edge of the road (see below).



Figure 2: The proposed strip of pavers along the front lawn.

Staff finds that this strip of paving will not significantly impact the character of the District and will go a long way to prevent additional damage to the front lawn and creating runoff. Staff recommends the HPC approve the new strip of paving.

Staff has an outstanding question as to whether the proposed strip of paving is within the Town's right-of-way and if the paving violates the Town's land use or public right-of-way limitations. The Town restrictions should not impact the HPC's evaluation of the appropriateness of the work and Staff recommends the HPC include a condition for approval that the applicant obtains any required Town or County permits for work in the right-of-way. If Staff receives additional information before the HPC meeting, Staff will provide updates before the April 6, 2022 HPC meeting.

STAFF RECOMMENDATION

Staff recommends that the Commission **approves with one (1) condition** the HAWP application;

1. The applicant needs to obtain any permits from the Town of Garrett Park or the County required for the work in the right-of-way;
under the Criteria for Issuance in Chapter 24A-8(b)(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 the **3 permit sets of 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 986189
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Andrew Prevost
Address: 10914 Montrose Ave
Daytime Phone: 3015121082

E-mail: prevostandrew@gmail.com
City: Garrett Park Zip: 20896
Tax Account No.: _____

AGENT/CONTACT (If applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ 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:

☐ New Construction
☐ Addition
☐ Demolition
☐ Grading/Excavation

☐ Deck/Porch
☐ Fence
☐ Hardscape/Landscape
☐ Roof

☐ Shed/Garage/Accessory Structure
☐ Solar
☐ Tree removal/planting
☐ Window/Door
☒ Other: Driveway

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.

Signature of owner or authorized agent

3/11/2022
Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address
 10914 Montrose Ave
 PO BOX 160
 Garrett Park, MD 20896

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Susan Brocato
 10916 Montrose Ave
 PO BOX 104
 Garrett Park, MD 20896

Spencer and Amanda Allen
 10912 Montrose Ave
 PO BOX 312
 Garrett Park, MD 20896

Hamilton and Betty Fout
 10915 Montrose Ave
 PO BOX 82
 Garrett Park, MD 20896

Adjacent and Confronting Properties:

Garrett Park, MD 20896

10918 Montrose Avenue

10912 Montrose Avenue

10909 Kenilworth Avenue

10915 Montrose Avenue

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

10914 Montrose is a residential house built in 1991 in Garrett Park. It's a 3 story house with small yard / acreage. Professional landscaping keeping in mind the historic nature of the neighborhood. One detached garage at the end of a long driveway.

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

Current driveway made of old asphalt. Eye sore to say the least. We are going to replace the asphalt with a professional contractor doing the work to demo the driveway and replace with beautiful historic driveway pavers that are more in line with most of the custom driveways of the neighborhood.

We will also improve the side of the street /yard by placing a small amount of pavers to accommodate a parking space that doesn't destroy the landscaping and keeps the mud and mud water from washing all down the street. Normally to accommodate street parking with a narrow street, we would need to park somewhat on the landscaping and grass of the yard that would then get all tore up when it rained.

No trees or landscaping needed to be changed, the driveway restoration was all done within the current square footage of the current driveway. It's the exact same size as the original driveway.

We also (see pictures) upgraded the landscaping there the new parking space is by laying down new sod and making it look great so no more mud would flush down the road when it rains.

Work Item 1: <u>Driveway</u>	
Description of Current Condition: Completed	Proposed Work: Completed

Work Item 2: <u>Parking Space</u>	
Description of Current Condition: Completed	Proposed Work: Completed

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

Old World Stone LLC

20420 Watkins Meadow Dr. Germantown, MD 20876
Office/Fax (301) 515-1285 www.oldworldstonellc.com

Estimate

Date	Estimate #
10/25/2021	2219



MHIC License
#72038

Name / Address
Andrew Prevost 10914 Montrose Avenue Garrett Park, MD prevostandrew@gmail.com

Payment Terms: 1/3 upon commencement 2/3 upon completion (within 30 days)

Description	Total
To provide materials and labor to install approximately 2,000 square feet of pavers on driveway. Old World Stone to remove asphalt driveway and use existing sub base with a 1" setting bed of sand. Old World Stone to install approximately 12" concrete and turn down slab on sides of driveway for maximum strength. Regular mason sand will be swept into joints. If homeowner would like to upgrade to GatorMax polymeric sand this will be an extra charge for material only. All debris to be put in dumpster. \$20 per foot x 2000 feet	40,000.00
Price for approximately two (2) dumpsters to haul away debris	1,500.00
To provide materials and labor to install approximately 160 linear feet of 6" colonial wall (page 92) with a 3" colonial cap (page 113). Pennsylvania blue color approximately 18" in height from neighbor's side driveway. Old World stone to remove railroad ties, excavate and install wall with construction adhesive. Weep holes/filter fabric #57 gravel for drainage	12,000.00
Signature & Date	Total

The foregoing terms, specifications and conditions are satisfactory and hereby agreed to. Old World Stone is authorized to work as specified and payment will be made as outlined above. Upon signing this agreement, the homeowner/business represents and warrants that he or she is the owner or the authorized agent of the aforesaid premises and that he or she has read the agreement.

Old World Stone LLC

20420 Watkins Meadow Dr. Germantown, MD 20876
Office/Fax (301) 515-1285 www.oldworldstonellc.com

Estimate

Date	Estimate #
10/25/2021	2219



MHIC License
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Name / Address
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Payment Terms: 1/3 upon commencement 2/3 upon completion (within 30 days)
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Description	Total
<p>Notes:</p> <p>Pavers selected:</p> <p>Page 47 in Nicolock book - Stone Ridge Oceanic Color with 3 sizes (A, B & C) and the border stone ridge Pennsylvania blue color for border using size A. Homeowner to approve sample prior to any orders being placed as this is a non returnable item. Random pattern to be used as shown on page 163 of Nicolock book</p> <p>Plants on left hand side of driveway will more than likely be damaged during excavation - OWS not responsible for damage of plants</p> <p>Dumpsters will need to be parked on street as well as staging area for the material</p> <p>Window well may need to be raised 2 courses of brick to pick up corner of driveway to allow water to flow away from home - this will be an extra charge.</p> <p>OWS to use existing sub-base underneath driveway for the base of the paver with a 1" setting bed of sand with turn down slabs of concrete</p> <p>Depending where pipes are daylighted, neighbor's lawn may be damaged due to excavation. Old World Stone not responsible for potential damage to neighbor's lawn however seed/straw can be thrown down for an extra charge.</p> <p>If OWS damages neighbor's grass during building of retaining wall, OWS is not responsible</p> <p>Daylight pipe to be discussed in field - will be an extra charge</p>	
_____ Signature & Date	Total \$53,500.00

The foregoing terms, specifications and conditions are satisfactory and hereby agreed to. Old World Stone is authorized to work as specified and payment will be made as outlined above. Upon signing this agreement, the homeowner/business represents and warrants that he or she is the owner or the authorized agent of the aforesaid premises and that he or she has read the agreement.



From: Andrew Prevost prevostandrew@gmail.com &
Subject:
Date: March 11, 2022 at 10:53 AM
To: prevostandrew@gmail.com











