

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10701 Keswick Street, Garrett Park	Meeting Date:	9/21/2022
Resource:	Master Plan Site #30/13-1 <i>(Truitt-Richter House)</i>	Report Date:	9/14/2022
Applicant:	Charles Andrews & Elin Quigley	Public Notice:	9/7/2022
Review:	HAWP	Tax Credit:	N/A
Permit Number:	512967 REVISION		
PROPOSAL:	New door and landing		
Staff:	Michael Kyne		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #30/13-1, *Truitt-Richter House*
 STYLE: Colonial Revival influences
 DATE: 1894

Excerpt from *Places from the Past*:

In 1894, Owen K. and E. V. Truitt built this Colonial Revival-influenced residence in Garrett Park. Like the Norris-Bissett House, this residence is built on a modest, 1½-story scale. Later owner Alexander Richter, architect, designed, in the 1950s, several residences in the Richterville subdivision he created on Weymouth Street.

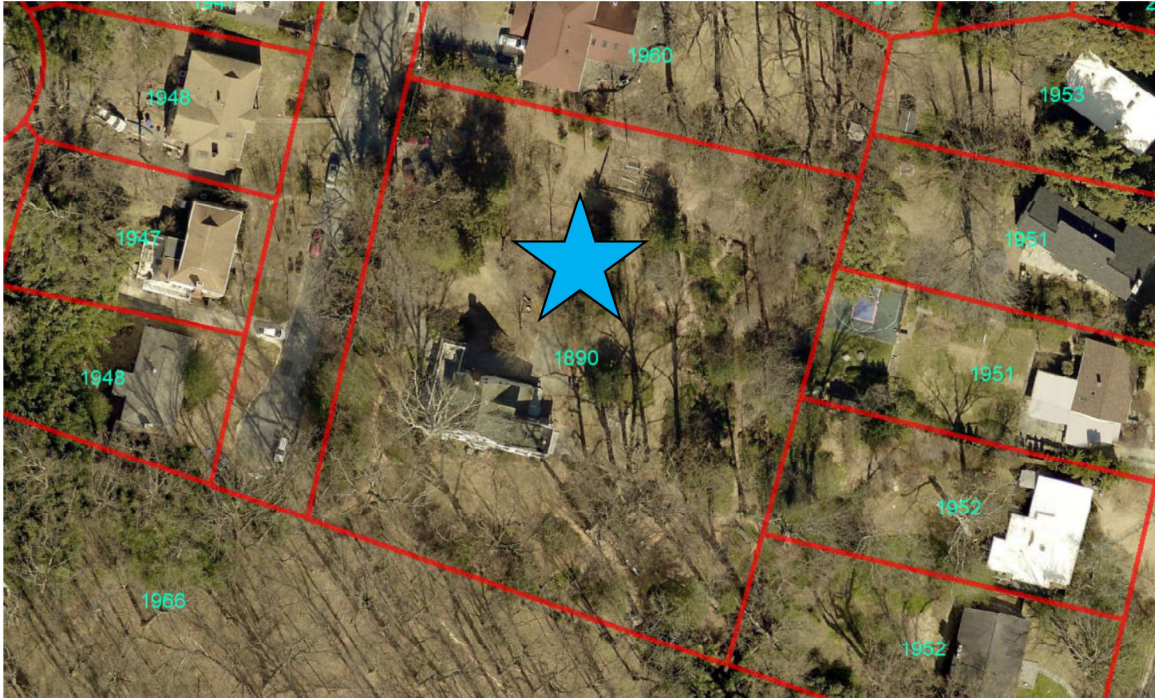


Fig. 1: Subject property, east side of Keswick Street.

PROPOSAL:

The applicant proposes revisions to a previously approved door and landing at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at Master Plan Sites, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *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.

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.

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.

STAFF DISCUSSION:

The subject property is the c. 1894 Colonial Revival influenced *Truitt-Richter House* Master Plan Site. In June 2009, the HPC approved a HAWP to convert a non-original 9-lite casement window on the rear/left side of the house to a door. The approved door was 9-lite, three-panel wood door. The approval also included a landing and single step to grade.¹

The applicant proposes to revise the previously approved IIAWP. As revised, the proposed door will be a 9-lite, single panel wood door, and the landing will include two steps to grade. New black wrought iron handrails are also proposed at either side of the steps.

Staff fully supports the applicant’s proposal, finding that the revised proposal is generally consistent with the previous approval. Per the 2009 staff report, the location of the proposed work was previously altered and/or enclosed, the lite divisions of the door will have a similar appearance to the window being converted, and the location of the proposed work is not highly visible from the public right-of-way. Staff finds that the proposal will not remove or alter features, spaces, or materials that characterize the subject property, per *Standards* #2 and #9.

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-8(b), (1), (2), and with the *Secretary of the Interior’s Standards for Rehabilitation* #2 and #9, as outlined above.

¹ Link to June 2009 staff report:
https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640010/Box082/30-13-1_Garrett%20Park%20Historic%20District_10701%20Keswick%20St_06-17-2009.pdf

STAFF RECOMMENDATION:

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

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

and with the general condition that the applicant shall present an electronic set 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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



Andrews-Quigley House
Existing View
7/5/2022

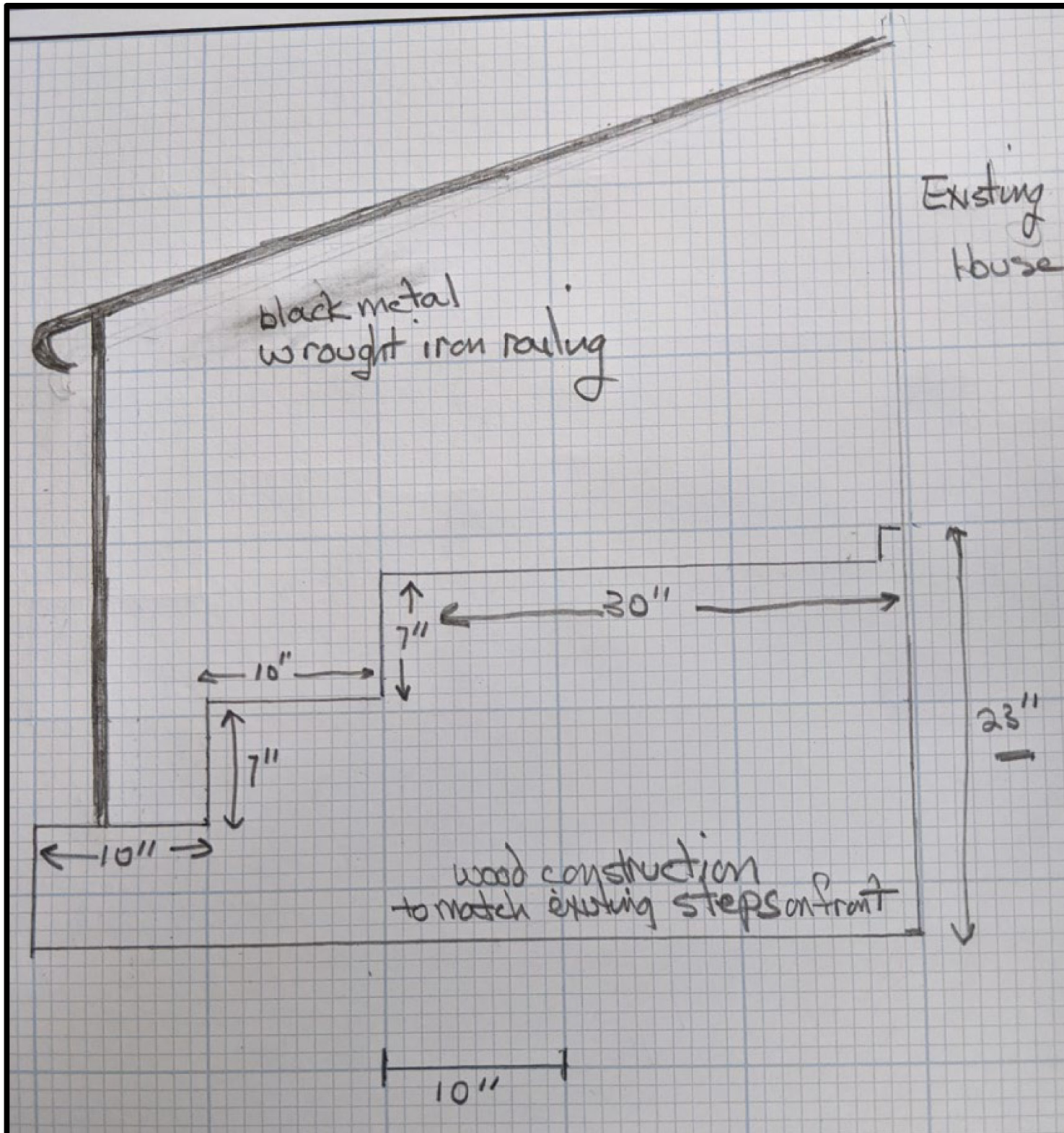
True Divided
Light Windows



72"

Andrews-Quigley House
Schematic of New Door
and Landing

7/5/2022



Andrews-Quigley
House
Landing Dimensions

7/2/2022