

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4600 Waverly Avenue, Garrett Park	Meeting Date:	6/14/2023
Resource:	Outstanding Resource (Garrett Park Historic District)	Report Date:	6/7/2023
Applicant:	Town of Garrett Park	Public Notice:	5/31/2023
Review:	HAWP	Tax Credit:	n/a
Permit Number:	1030378 and #1031684	Staff:	Dan Bruechert
Proposal:	Security Cameras and Door Replacement		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Garrett Park Historic District
DATE: 1894
STYLE: Queen Anne



Figure 1: The subject property.

PROPOSAL

The applicant proposes install four security cameras at the subject property and replace a pair of wood doors.

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 (Sector Plan)*, *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.

Garrett Park Historic District

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details, and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

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 insure 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 Interior's Standards for Rehabilitation

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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, "Penn Place," was constructed in the late 19th century as a Queen Anne residence with an L-shaped plan. It now houses several government functions and includes a restaurant on the second floor. The applicant proposes work in two areas: 1) installing four security cameras, and 2) replacing two wood doors in the 2002 addition with new metal doors in a matching configuration. Staff finds the changes will not have a substantial impact on the character of the resource or surrounding district and recommends the HPC approve the HAWP.

Security Camera Installation

The subject property has experienced several instances of vandalism recently. It is immediately adjacent to the MARC commuter rail station and is not occupied at all hours or days. To protect the building, the applicant proposes to install four security cameras at the subject property. The security cameras measure approximately 4 ¾" × 3 ½" (four and three-quarter inches by three and a half inches) and will be screwed into the building exterior. All wiring will be run internally, so there will not be a visible conduit.

Staff finds the proposed security cameras are so small they will have little-to-no visible impact on the character of the property, they do not obscure any significant architectural details, and they can be removed without any damage or change to the historic building materials. Additionally, Staff finds that this type of security camera is so ubiquitous on commercial properties that it will visually recede and not detract from the historic character or surrounding historic district. Staff recommends the HPC approve the security cameras under 24A-8(b)(2) and (3).

Door Replacement

In 2002, a rear addition was constructed at the subject property to expand its use as a Town office. On the right elevation, there are a pair of wood doors that provide access to the Post Office (*Figure 2, below*). The doors have warped so severely that they no longer close properly. The applicant proposes to remove the existing wood doors and replace them with metal doors that match the size and configuration with an automatic opener to satisfy ADA requirements. The metal doors will be painted to match the existing building trim.

Staff finds the existing doors are not historic and are severely damaged and may be removed. While Staff would prefer to see the existing doors replaced with wood, Staff understands the need for a durable, functional door that includes an automatic opener. Because the doors are being installed in a non-historic addition, Staff finds the proposed replacement doors will not detract from the building's historic character and improve access. Staff recommends the HPC approve the replacement doors under 24A-8(b)(2) and (6).



Figure 2: The subject property, the doors to be removed are circled in yellow.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), (3), and (6) 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 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 dan.bruechert@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:

Name: Town of Garrett Park
Address: 4600 Waverly Avenue, 3rd Floor
Daytime Phone: 301-933-7488

E-mail: kayla.buker@garrettparkmd.gov
City: Garrett Park Zip: 20896
Tax Account No.: 52-6012503

AGENT/CONTACT (If applicable):

Name: Kayla Buker, Assistant Town Manager
Address: 4600 Waverly Avenue, 3rd Floor
Daytime Phone: 301-933-7488

E-mail: kayla.buker@garrettparkmd.gov
City: Garrett Park Zip: 20896
Contractor Registration No.: _____

Inventory No. M-30-13

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

Garrett Park Historic District

Is the Property Located within an Historic District? Yes/District Name _____
 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: 4600 Street: Waverly Avenue
Town/City: Garrett Park Nearest Cross Street: Rokeby Avenue
Lot: 1 Block: 97 Subdivision: 0003 Parcel: 127763

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 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 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>Security Cameras</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.

Kayla Buker

05/05/2023

Signature of owner or authorized agent

Date

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

Owner's mailing address
Town of Garrett Park
P.O. Box 84
Garrett Park MD 20896

Owner's Agent's mailing address
Town of Garrett Park
P.O. Box 84
Garrett Park MD 20896

Adjacent and confronting Property Owners mailing addresses

4601 Waverly Avenue
P.O. Box 54
Garrett Park MD 20896

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

Since it was built in the late 1800s, Penn Place has served the residents of Garrett Park and neighbors in a variety of ways. Considered an "outstanding resource" in the Historic District, this building currently houses the Black Market Bistro and the Garrett Park Post Office, as well as the Garrett Park Town Offices. All three occupants draw visitors throughout the day, leading to a high volume of traffic every day of the week. Adjacent to the building are train tracks and nearby is the Garrett-Waverly neighborhood park.

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

The Town of Garrett Park seeks a Historic Area Work Permit (HAWP) for the installation of four exterior security cameras on Penn Place at 4600 Waverly Avenue. The property is home to or in close proximity to several places that generate a high volume of foot traffic-- and in turn, makes Penn Place a potential target of vandalism. Over the past several years, repeated vandalism has been an issue at the MARC Station that shares a parking lot with Penn Place. The Town of Garrett Park and the Town Council is concerned that the vandals may turn their attention to Penn Place in the future.

The Town of Garrett Park seeks to install two cameras on the side of Penn Place that confronts Garrett-Waverly Park. The entrance to the Garrett Park Post Office is also on this side and is one of two major points of entry.

Additionally, the Town of Garrett Park seeks to install two cameras on the side of Penn Place that confronts the Garrett Park Marc Station and railroad tracks. Due to the vandalism history at the Marc Station, the Town wishes to have cameras covering the approach from the Station to Penn Place.

The Town's contractor will not use conduit on the exterior and will instead wire the project through the interior. Every effort will be made to minimize the visual impact of the cameras.

Work Item 1: Security Cameras

Description of Current Condition:
Penn Place currently has no security cameras and is vulnerable to damage via vandalism with no opportunity to identify any perpetrators.

Proposed Work:
Install four exterior security cameras to harden the building's security.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

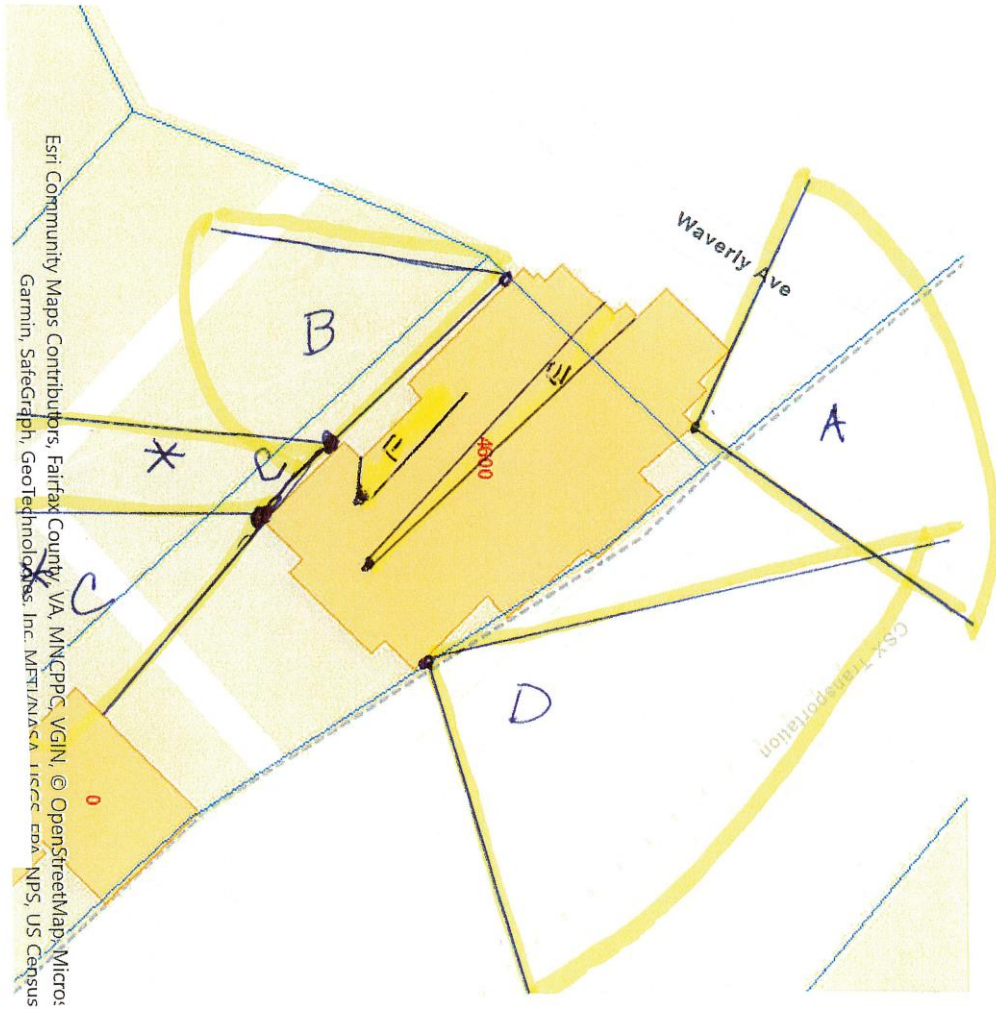
Work Item 3: _____

Description of Current Condition:

Proposed Work:

**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	*	*	*	*	*		*





APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ 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 _____
__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. No

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. No

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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

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

Date

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

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

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

**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	*	*	*	*	*		*