

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10922 Montrose, Ave., Garrett Park	Meeting Date:	1/10/2024
Resource:	Outstanding Resource Garrett Park Historic District	Report Date:	1/03/2024
Applicant:	Barbara Jackson	Public Notice:	12/27/23
Review:	HAWP	Tax Credit:	n/a
Permit Number:	1047944	Staff:	Chris Berger
Proposal:	Generator installation		

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Commission (HPC) **approve** the HAWP application with final approval of all details delegated to staff.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Garrett Park Historic District
STYLE: Craftsman
DATE: 1908

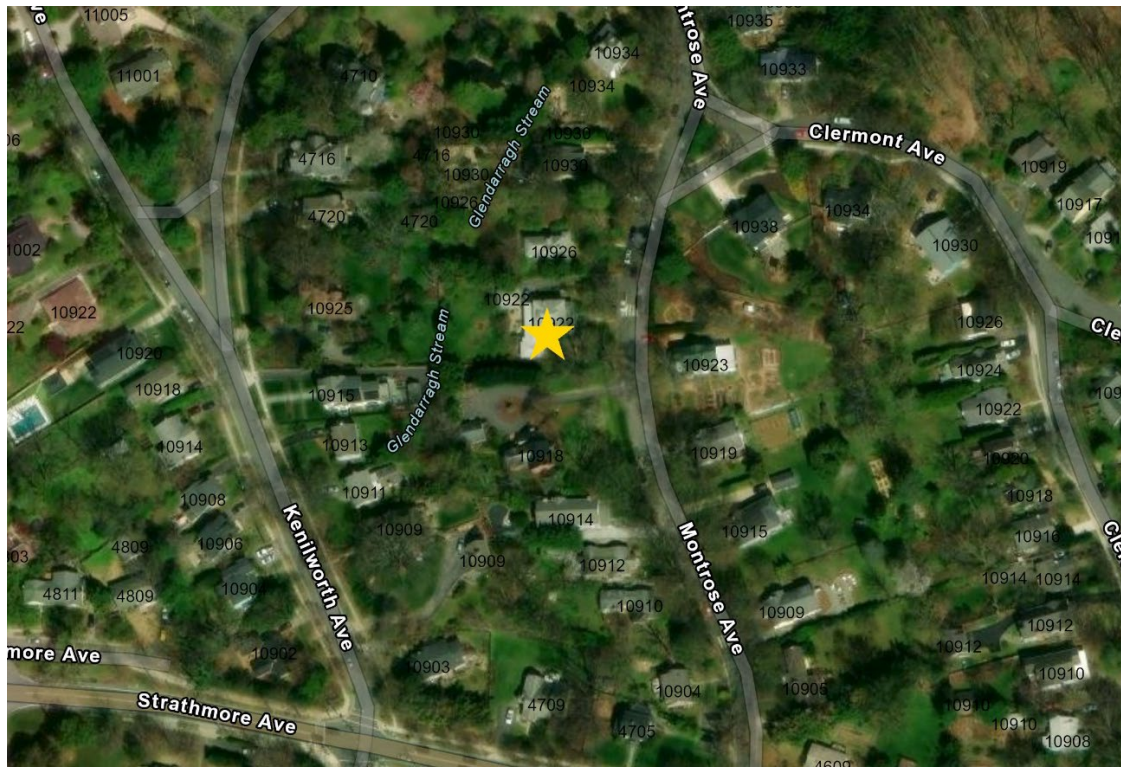


Figure 1: The residence at 10922 Montrose Ave. in the Garrett Park Historic District is indicated with a star.

PROPOSAL

The applicant proposes to install a generator in the side yard along the south elevation.

APPLICABLE GUIDELINES:

When reviewing alterations and additions for 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 historic preservation review guidelines in the approved and adopted amendments for *Comprehensive Amendment to the North Bethesda-Garrett Park Master Plan (1992)*, the *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

Outstanding Resource: 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 historic of the district, and/or it must be especially unique within the context of the district.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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;

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will 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 two-story, frame construction, four-square house with Craftsman details. The HPC approved an addition in 2019 with [HAWP Case 30/13-19A](#) and revisions to the addition in 2020 with HAWP #893930. The lot is approximately one-half acre in size and is characterized by terracing with a graduated rise from street level. The site terracing coupled with the curve in Montrose Avenue makes visibility of the site minimal from the right-of-way.

The applicant proposes the installation of a generator in the side yard along the south elevation. It will measure 48 inches long, 25 inches wide, and 29 inches tall and rest on a gravel base. The generator will be in line with three existing air conditioning condensing units and be parallel to the south elevation of the house. It will be set back approximately 60 feet from the right of way. According to the applicant, the view of the generator from the right of way will be screened by a large rhododendron bush. She noted that some lilac bushes will be removed to accommodate the generator.

The Town of Garrett Park Historic Preservation Committee approved the generator's installation earlier this year.



Figure 2: This 2019 photo shows the front elevation of 10922 Montrose Ave. The proposed generator location is indicated with an arrow and will be minimally visible from the right of way.



Figure 3: The existing view of 10922 Montrose Ave. from the right of way. The proposed generator location is indicated with a red arrow.



Figure 4: The proposed generator location is indicated with stakes in this photo.

STAFF RECOMMENDATION:

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

and with the *Secretary of the Interior's Standards for Rehabilitation #1, 9, and 10*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 HPC, shall be approved by HPC staff or brought back to the HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HC 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 chris.berger@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# 1047944
DATE ASSIGNED _____

APPLICANT:

Name: Barbara Jackson
Address: 10922 Montrose Ave.
Daytime Phone: 240-731-7043

E-mail: bejr@msn.com
City: Garrett Park Zip: 20896
Tax Account No.: 00060333

AGENT/CONTACT (If applicable):

Name: Long Electric LLC
Address: 6317 Quinn Rd.
Daytime Phone: 301-662-1920

E-mail: www.long-electric.com
City: Frederick Zip: 21701
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: Garrett Park Nearest Cross Street: Strathmore Ave.
Lot: P6 Block: 99 Subdivision: 003 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 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> </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.

Barbara E Jackson _____ 11/30/2023 _____
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
Barbara Jackson
PO Box 378
Garrett Park, MD 20896

Owner's Agent's mailing address
Long Electric LLC
9019 Baltimore Rd.
Frederick, MD 21704

Adjacent and confronting Property Owners mailing addresses

Susan Brocato
PO Box 104
10918 Montrose Ave.
Garrett Park, MD 20896

Martha Seigel & Robert LeMar
PO Box 69
10926 Montrose Ave.
Garrett Park, MD 20896

Barbara Collier, Jonathan Paul & Carol
Ballentine
PO Box 191
10923 Montrose Ave.
Garrett Park, MD 20896

Perry Chapman
PO Box 85
10925 Kenilworth Ave.
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:

The residence at 10922 Montrose Ave. is located within the Garrett Park Historic District. It was built in 1908 and considered an Outstanding resource.

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

The owner seeks a HAWP for the addition of a whole house generator in the side yard of the residence. The generator will be located adjacent to the south side of the original 1908 residence, well back from the front face of the house; as such, it will not impair the view of the full east-facing front of the original structure.

The generator will sit more than 100 feet from the roadway, substantially elevated above street level, and behind a significant amount of vegetation. The generator is less than 3 feet high; its visual impact is thus essentially nil from any public area in front of the property.

Work Item 1: Whole House Genera

Description of Current Condition:

There are two existing air conditioning units as well as a mini-split located along the south side of the house, out of view from the street.

Proposed Work:

The proposed generator would be in line with these units, behind a large rhododendron on the south side of the house. Some lilac bushes that are in decline will need to be removed to create a small space for the generator.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

Email from: NancyWaltz

to: Kevin Manarolla 10/18/2023

**Statement of the
Town of Garrett Park Historic Preservation Committee**

The applicants, owners of 10922 Montrose Avenue in Garrett Park, seek a Historic Area Work Permit (HAWP) for addition of a whole house generator in the side yard at the residence, an "outstanding" resource within the Garrett Park Historic District (Atlas #30/13; pp. 214-218 of the North Bethesda/Garrett Park Master Plan <http://montgomeryplanning.org/wp-content/uploads/2016/09/NorthBethesda-GarrettParkMasterPlan1992ocr300.pdf>).

The Garrett Park Historic Preservation Committee *strongly supports the grant of the HAWP for this project.* In reaching its conclusion, the Committee considered the following:

The generator will be located adjacent to the south side of the original 1908 residence, well back from the front face of the house; as such, it will not impair the view of the full east-facing front of the original structure.

As with a prior application for a HAWP at this location (Case No. 30/13-19A), the Committee is also influenced by the fact that the generator will sit more than 100 feet from the roadway, substantially elevated above street level,^[1] and behind a significant amount of vegetation. The generator is less than 3' high; its visual impact is thus essentially nil from any public area in front of the property.

The picture above shows the view from the street at 10922 Montrose.

Finally, the Committee is influenced by two public policy considerations: the generator is necessary for health considerations of the current residents, and the installation is easily reversible without any impact on the historic structure.

If you have questions about the Committee or this letter, please do not hesitate to contact me or Stephen Paczkowski, the Committee's Liaison with the Garrett Park Town Council.

On behalf of the Committee,

Nancy Walz, Chair
Garrett Park Historic Preservation Committee

cc: Councilmember Stephen Paczkowski
Councilstephen@garrettparkmd.gov

[1] The grade of Montrose Avenue in front of 10922 slopes considerably lower from north to south (right to left as you face the front of the house). Thus, because the generator will be situated well back on the lot and on the left (south) side of the house, it becomes effectively invisible from the street because of the upward angle of view.



12/5/2023 12:27

INFORMATION - APPLICATION# 1047944

Application Type HISTORIC
Application Type Description HISTORIC AREA WORK PERMIT
Primary Applicant Barbara
Primary Applicant Last Name Jackson
Address Location 10922 MONTROSE AVE GARRETT PARK MD 20896
 Application is Open.
 Current milestone is Process Application.
 Current unpaid amount of \$0.00.

Job Description

Status Dates

Processed 10/23/2023 16:06
by WEB DPS
Issued
by
Final
by
Temp COO
by
COO
by
Expires

Job Description

Work Type ADD
Work Type Description ADD
Occupancy Type Description
Priority Description
A/P Name
Square Footage 0.00
of Plans 0
of Pages 0
Declared Valuation 0.00
Calculated Valuation 0.00
Actual Valuation 0.00
 Comments
 I wish to install a whole house Generac generator on the south side of the original 1908 residence, well back from the front face of the house and basically out of sight due to the elevation above the street and evergreen shrubs.

Application Details

(Tab Not Loaded)

Reviews

(Tab Not Loaded)

Inspections

(Tab Not Loaded)

Reinstra

Jason Long <jmlong0611@icloud.com>

Wed 12/27/2023 9:19 AM

To: Jason Long <jmlong0611@hotmail.com>



Sent from my iPhone



36"
off
AC Unit

Gone
off
Window

Home Standby Generators

SPECIFICATIONS (LP/NG)	10/9 kW	14/14 kW	18/17 kW	22/19.5 kW		24/21 kW
Generator Only Model	7171	7223	7226	7042		7209
Generator / 100 Amp Select Circuit Switch Model	7172	7224	-	-		-
Generator / 200 Amp Service Rated Load Shedding Smart Switch Package Model	-	7225	7228	7043		-
Generator/PWRview Automatic Transfer Switch - 200 Amp Model	-	-	-	-		7210
Voltage (Single Phase)			120 / 240			
Amps @ 240V LPG	41.7	58.3	75.0	91.7		100
Amps @ 240V NG	37.5	58.3	70.8	81.3		87.5
Engine/Alternator RPM			3600 / 3600			
Engine			Generac G-Force			
Engine Displacement	460cc		816cc	999cc		
Fuel Consumption @ 1/2 Load - NG cu. ft/hr	101	195	169	228*	203	203
Fuel Consumption @ Full Load - NG cu. ft/hr	127	256	247	327*	306	306
Fuel Consumption @ 1/2 Load - LPG cu. ft/hr (gal/hr)	36 (0.97)	65 (1.81)	62 (1.70)	92 (2.53)*		92 (2.53)
Fuel Consumption @ Full Load - LPG cu. ft/hr (gal/hr)	54 (1.48)	112 (3.07)	110 (3.02)	142 (3.90)*		142 (3.90)
Quiet-Test Mode			Yes			
db(A) at Exercise	57		55	57		57
db(A) at Normal Operating Load	61		65	67		67
Enclosure			Aluminum			
Enclosure Color			Bisque			
Warranty			5-Year Limited			
Dimensions - L" x W" x H" in. (mm)			48 x 25 x 29 (1218 x 638 x 727)			
Weight (lb)	338	385	420	466*	445	455
Mobile Link Wireless Connectivity			Yes			
PWRview Home Energy Management			-		Yes	

*7042-2 & 7043-2 specifications



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201902144 REV 10/20

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Section 3 Site Selection and Preparation

3.1 — Site Selection

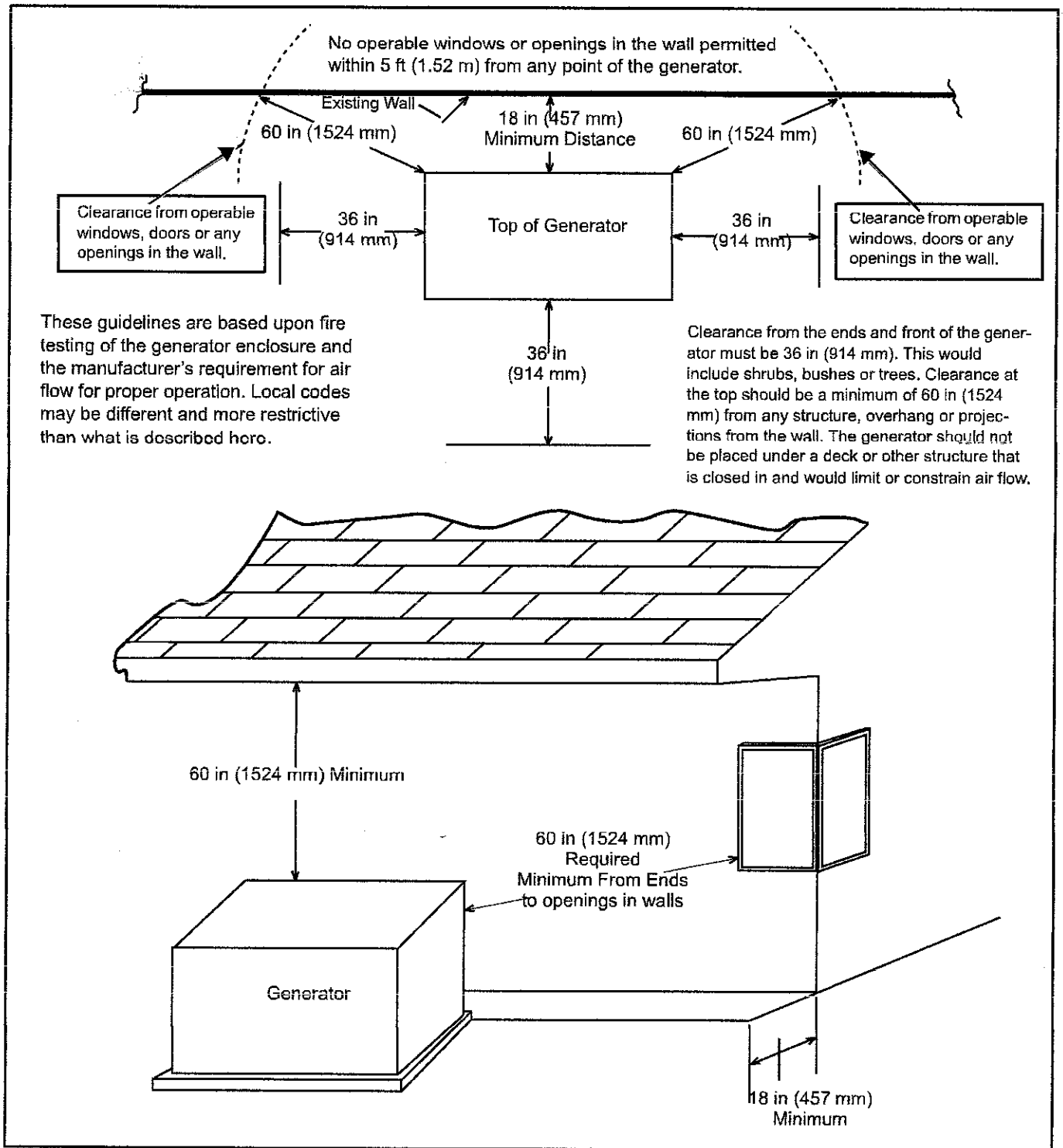


Figure 3-1. Installation Guidelines

L = 48"
W = 25"
H = 29"

Estimate

Date	Estimate #
9/18/2023	5115 a

Name / Address
William Rienstra 10922 Montrose Avenue Garrett Park, Md. 20896

JOB SITE
10922

Item	Description	Qty	Rate	Total
22 KW whole hou...	Long will supply and install one 22 kw Generac generator with one 200 amp whole house transfer switch. (Model # 7043) Long will supply gas and electrical permits. Long will supply all electrical work and gas work unless other wise noted. The generator will be installed on a gravel pad . Included in the basic price is 30 ft of electric line, 30 ft of gas line, one battery, start up, proper testing of the unit and training of the unit upon completion . Any additional services needed are listed below along with lead times and payment schedule .	1	11,500.00	11,500.00
10 Year Warranty	10 Year Warranty at no cost . \$ 1,035 value . Promo through Generac only . 8/28/23- 10/8/2023 must be started by 12/ 17/23	1	0.00	0.00
Maintenance Agre...	First year service at no additional cost . (340 \$ value)	1	0.00	0.00
generator rewire m...	Replace the wire from the meter can to the ATS switch .	1	250.00	250.00
Gas meter split ne...	There will be a gas meter split or upgrade needed which will be a direct charge to the customers gas bill.(\$ approx 400)	1	0.00	0.00
50 amp DLM	Digital load module / load shedding module (needed to prevent over loading of the generator)	2	200.00	400.00
60 amp DLM	Digital load module/ load shedding module (needed to prevent over loading of the generator)	1	250.00	250.00
Misc. info	Owner to remove the bushes in the way of the placement of the generator .	1	0.00	0.00
Additional gas line	Additional gas line needed above the 30 ft included in the basic price . (19 \$ per ft)	20	19.00	380.00
Generator Placem...	The generator will be placed on the right side front corner of the house with proper clearances in place . (Generator must have 3 ft of clearance around the unit , and must be 5 ft from any window or door) The generator placement is pending the county's approval.	1	0.00	0.00
Generator coverage	This unit will cover the complete house in the event of a power failure .	1	0.00	0.00
surge Protector	Surge protector for 200 amp panel , Whole house protection . Required by code	1	400.00	400.00

Thank you very much

Total

LONG ELECTRIC LLC
9019 BALTIMORE RD
FREDERICK, MD 21704

Rep	JL
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Signature





