

30/13-92A 10922 Montrose Avenue  
Garrett Park Historic District

Stove

with

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# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 60333

NAME OF PROPERTY OWNER Barbara Jackson TELEPHONE NO. (301)949-9343  
(Contract/Purchaser) (Include Area Code)

ADDRESS 10922 Montrose Avenue Garrett Park MD 20896  
CITY STATE ZIP

CONTRACTOR Metropolitan Design/Build, Inc. TELEPHONE NO. (301)770-3137  
CONTRACTOR REGISTRATION NUMBER 26224

PLANS PREPARED BY Erie Leibman TELEPHONE NO. (301)270-3037  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 10922 Street Montrose Avenue

Town/City Garrett Park, MD 20896 Election District 04-04

Nearest Cross Street Strathmore

Lot 6, 7 Block 99 Subdivision Garrett Park

Liber TA4 Folio 121 Parcel Plat Book A Plat #24

1A. TYPE OF PERMIT ACTION: (circle one)

Construct  Extend/Add  Alter/Renovate  Repair  Circle One: A/C Slab  Room Addition  
Wreck/Raze  Move  Install  Revocable  Revision  Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove  
Fence/Wall (complete Section 4) Other \_\_\_\_\_

1B. CONSTRUCTION COSTS ESTIMATE \$ 60,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepco

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 (  ) WSSC 02 ( ) Septic

03 ( ) Other \_\_\_\_\_

2B. TYPE OF WATER SUPPLY

01 (  ) WSSC 02 ( ) Well

03 ( ) Other \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line \_\_\_\_\_

2. Entirely on land of owner \_\_\_\_\_

3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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

Signature of owner or authorized agent (agent must have signature notarized on back) Barbara E. Jackson Date 12/12/92

APPROVED  For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date 12-16-92

APPLICATION/PERMIT NO: 9212620062 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10922 Montrose Avenue                      Meeting Date: 12/16/92  
Resource: Garrett Park H. D.                              Review: HAWP  
Case Number: 30/13-92A                                      Tax Credit: No  
Public Notice: 11/30/92                                      Report Date: 12/9/92  
Applicant: Barbara Jackson                                  Staff: Nancy Witherell  
PROPOSAL: addition, reface garage                      RECOMMEND: Approve

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The applicant proposes removing an enclosed porch at the rear of a house determined to contribute to the Garrett Park Historic District. The house is a Four Square with a full front porch. It is clad with asbestos shingles.

Originally an open rear porch, the present rear room was enclosed at a later date and no longer reflects the architectural character of the house. It would be removed in order to construct a one-story addition--extending the width of the house and approximately 14 feet into the rear yard--that would be appropriately placed and scaled for the house. The walls would be clad with vinyl siding, considered by the staff to be appropriate in this context because the wall surfaces to be clad are narrow, thereby minimizing the possibility of vertical seams.

The windows to be installed at the rear are wood, double-hung sash with a 2/2, true-divided-light pane configuration. (The house's windows are 6/2 sash, an unusual configuration.)

In addition, the applicant proposes installing vinyl siding on the garage, currently clad with plywood. The garage sits to the side of the house, at the head of the driveway. The use of vinyl siding is appropriate for this building. The staff would recommend that it be trimmed with corner boards.

STAFF RECOMMENDATION

The staff finds the proposal to be well-designed for the character of the house and the historic district and commends the applicant for selecting true-divided-light wood sash windows for the new addition. The staff finds the cladding of the garage to be an improvement of the historic character of the structure.

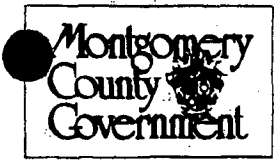
The staff recommends that the Commission approve the proposal as

consistent with the purposes of Chapter 24A, particularly 24A-8(b)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;

and with Standard #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.



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					Woodburning Stc	Other

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Barbara E. Jackson \_\_\_\_\_ 12/2/92  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 9212020062 FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

I. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The house is a good example of the period —  
a two story Colonial Revival, 4-Square  
circa 1908

No trees will be affected

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Single story extension of study and kitchen on rear of property, will not be seen from street and is a significant improvement upon the existing porch enclosure that it will replace. The room addition is designed in terms of massing, style, and detail to be as compatible with the existing structure as possible. It also picks up on the symmetry and axiality of the design of the house.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The proposed design of the work is as compatible with existing home as possible.

- b. the relationship of this design to the existing resource(s):

Similar wood trim and double-hung clad wood windows as well as hip-roof.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

It picks up on the symmetry and axiality of the house design.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Barbara Collier, Jonathan Paul & Carol Ballentine  
 Address 10923 Montrose Ave.  
 City/Zip Garrett Park MD 20896
2. Name Martha Seigel  
 Address 10926 Montrose Ave.  
 City/Zip Garrett Park MD 20896



3. Name Sally Buck Rawlings (owner of 10918 Montrose Ave)  
Address 7910 Brink Rd  
City/Zip Laytonsville, MD 20879
4. Name John & Mary Pugh  
Address 10925 Kenilworth Ave.  
City/Zip Garrett Park MD 20896
5. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_
6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_
7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_
8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E



Front of 10922 from Southeast



Front of 10922 from Northeast

8



Front of 10922 from East



Rear of 10922 from West

(4)



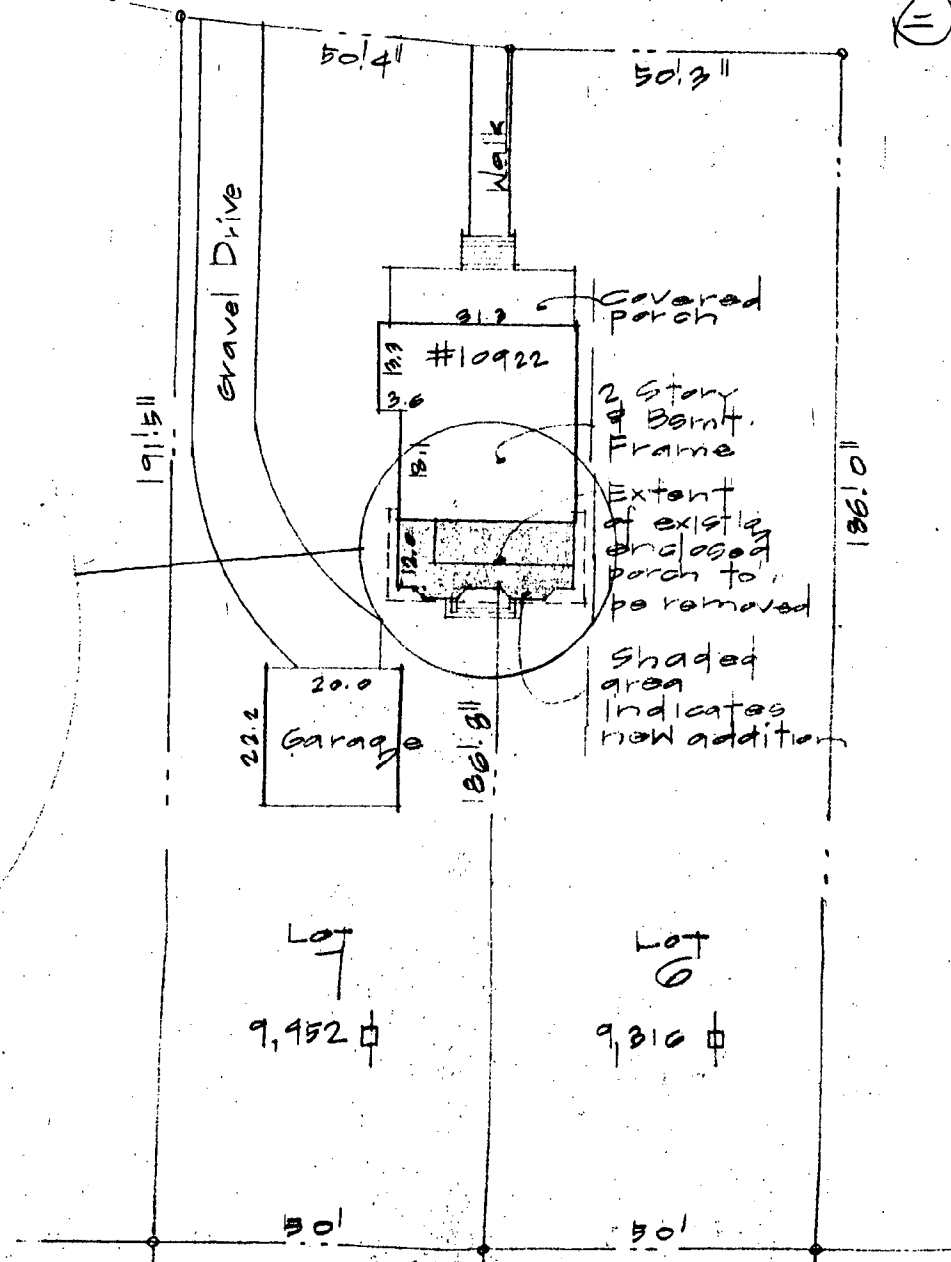
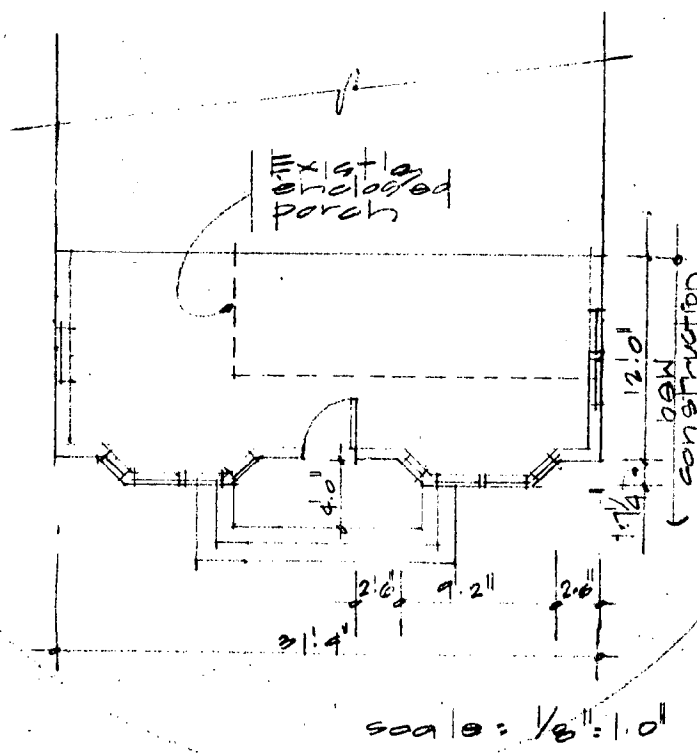
Rear of 10922 from North



Rear of 10922 from South

MONTROSE AVENUE

(1)



20062

SITE PLAN  
N.T.S.

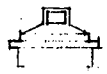


BLOCK 99  
PLAT No: 24  
PLAT BOOK A

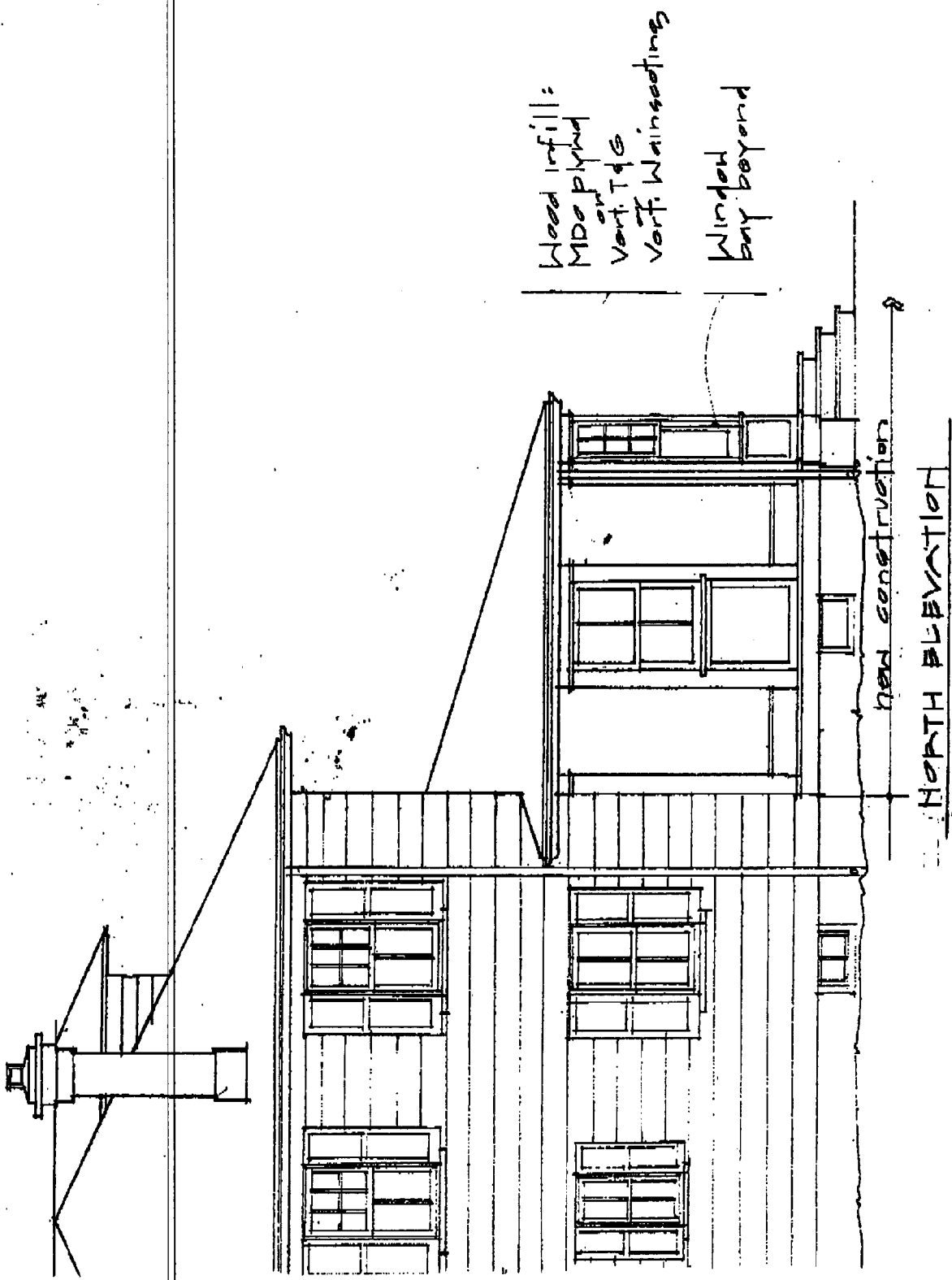


new construction

NORTH ELEVATION



13



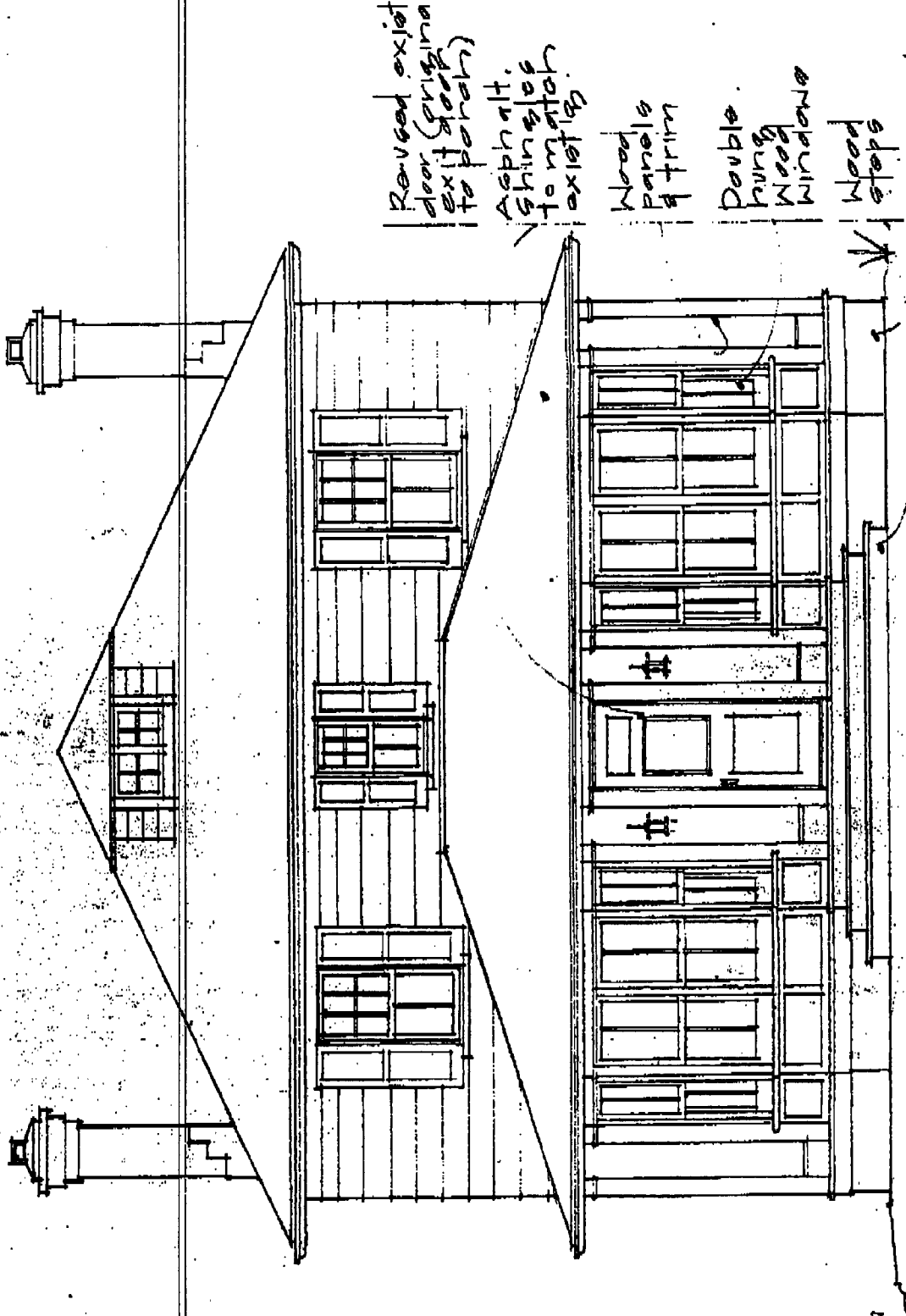
Wood Infill:  
 MDO Plywood  
 on T&G  
 Vert. Wainscotting

Window  
 bay beyond

new construction

NORTH ELEVATION

(1)



Revised exit door (original exit door to porch)

Asphalt. Shingles to match existing.

Wood panels & trim

Double hung Wood Windows

Wood steps

Stuccoed foundation

WEST (REAR) ELEVATION  
Scale: 1/4" = 1'-0"





existing  
 (1)  
 new  
 construction

New construction

SOUTH ELEVATION

10/1  
 20

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**