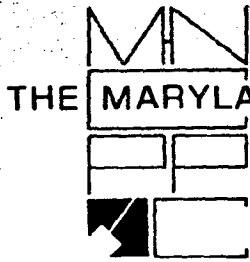


#30/13-93A 10935 Montrose Avenue  
Garrett Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

DATE: 8.19.93

---

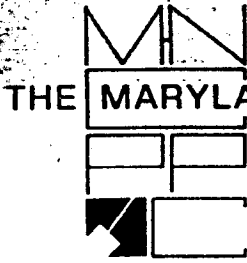
Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Thank you very much for your patience and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard, Acting Chief  
Division of Development Services and Regulation  
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: 8.18.93

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved  Denied

Approved with Conditions: \_\_\_\_\_

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

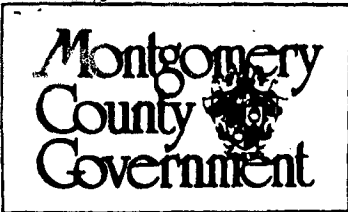
Applicant: James & Barbara Wagner  
510935 Montross Avenue - Garrett Park  
Address: 3915 Baltimore Street  
Kensington, Md.

Memorandum

Date: August 14, 1993  
To: Montgomery County Historic Preservation Commission  
From: James and Barbara Wagner  
Subject: Case Number 30/13-93A

Unfortunately, we are unable to attend the Commission's August 18, 1993, meeting. We have received and reviewed the staff report and would like to share the following comments with Commission:

1. We are pleased that staff recognized our efforts to be compatible with the architectural features of the resource.
2. We prefer the deck design as proposed in the application; rectangular corners are our second choice. We will defer to the Commissioners' recommendation.
3. We believe that this project qualifies for tax credits in its entirety because an uncovered deck area off the kitchen and sleeping porch was original to the house. The original deck was removed because of rot. As a result the sleeping porch and kitchen doors open twelve feet above the ground level. Thus, the replacement deck should qualify for tax credits because it is essential to the safety and preservation of the historic property.
4. This memorandum shall constitute our agreement to a continuation should there be the need for one.



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT #
NAME OF PROPERTY OWNER James + Barbara Wagner TELEPHONE NO. 301 949 5016
ADDRESS 3915 Baltimore St. Kensington MD 20895
CONTRACTOR Jon Moline TELEPHONE NO.
PLANS PREPARED BY Jon Moline TELEPHONE NO.
REGISTRATION NUMBER

LOCATION OF BUILDING/PREMISE
House Number 10935 Street Montrose
Town/City Garrett Park Election District
Nearest Cross Street Waverly Avenue
Lot 11 Section 97 Subdivision Garrett Park
Liber Folio Parcel

- 1A. TYPE OF PERMIT ACTION: (circle one) Construct, Extend/Add, Alter/Renovate, Repair, Wreck/Raze, Move, Install, Revocable, Revision, Circle One: A/C, Slab, Room Addition, Porch, Deck, Fireplace, Shed, Solar, Woodburning Stove, Fence/Wall (complete Section 4) Other
1B. CONSTRUCTION COSTS ESTIMATE \$ 2160
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT #
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY
1E. IS THIS PROPERTY A HISTORICAL SITE?

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) Date 7/28/93

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED Signature Albert B. Randall Date 8.18.93

APPLICATION/PERMIT NO: 9307290061 FILING FEE: \$
DATE FILED: PERMIT FEE: \$
DATE ISSUED: BALANCE \$
OWNERSHIP CODE: RECEIPT NO: FEE WAIVED:

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE SUBMITTED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION**

**DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)**

This primary purpose of this application is to request permission to construct a deck between the sleeping porch and the kitchen. The proposed deck is 18 feet by 12 feet in contrast to the original porch size of 18 feet by 8 feet. The deck will project 4 feet beyond the plane of the sleeping porch. Diagonal "corners" will soften the projection.

A second purpose of this application is to request permission to apply wooden German siding to match the house to the rear of the sleeping porch and the first-floor addition under the sleeping porch. At time of purchase, the house had asphalt shingles. Prior to Garrett Park's designation as a historic district, the asphalt siding was removed except that covering the rear of the first floor addition under the sleeping porch. The original German siding was under the asphalt shingles on all but the rear and southern side of the sleeping porch and the added room.

All building materials will be pressure treated. The joists will be 2 x 8s spaced 16 inches on center. The carrying beams and house band will be 2 x 10s. The decking will be 5/4 inches by 6 inch boards. The top rail will be a 2 x 6 and the side rail a 2 x 4. The balusters will be 2 x 2s spaced 6 inches on center, and 36 inches in height. The German siding will be wood and match the existing.

---

(If more space is needed, attach additional sheets on plain or lined paper to this application)

**ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.**

**MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850**

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

This application is for work at a "Chevy" house at 10935 Montrose Avenue in the recently-created Garrett Park Historic District. This house was identified as a secondary resource in the Master Plan for Historic Preservation. It is one of a group of two-bedroom cottages built in Garrett Park after World War I. The name is derived from the manner in which the houses were marketed. Each was delivered with a Murphy bed, and an Atwater-Kent radio, but it was the optional Chevrolet in the garage which earned them the name of "Chevy" house.

All of the proposed change is at the rear of the house, the east elevation. The house is built into a hill so that the one-story cottage appears from the east to be two stories. Originally, the house had a simple uncovered porch between the kitchen and a covered sleeping porch. This porch measured 18 feet by 8 feet and, was accessible from both the kitchen and the sleeping porch. When we purchased the house in the summer of 1992, the original railing had been replaced with a wrought iron railing, and the floor of the porch was rotted. Because the porch was more than ten feet above ground level, it was essential to remove the rotted porch floor and along with it the wrought iron railing.

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

This primary purpose of this application is to request permission to construct a deck between the sleeping porch and the kitchen. The proposed deck is 18 feet by 12 feet in contrast to the original porch size of 18 feet by 8 feet. The deck will project 4 feet beyond the plane of the sleeping porch. Diagonal "corners" will soften the projection.

A second purpose of this application is to request permission to apply wooden German siding to match the house to the rear of the sleeping porch and the first-floor addition under the sleeping porch. At time of purchase, the house had asphalt shingles. Prior to Garrett Park's designation as a historic district, the asphalt siding was removed except that covering the rear of the first floor addition under the sleeping porch. The original German siding was under the asphalt shingles on all but the rear and southern side of the sleeping porch and the added room.

The impact on the historic district will be minimal. The deck will be seen only from the public park behind the house. The view from the street will be unchanged. The addition of German siding to match the house will enhance the historic district.

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:

All building materials will be pressure treated. The joists will be 2 x 8s spaced 16 inches on center. The carrying beams and house band will be 2 x 10s. The decking will be 5/4 inches by 6 inch boards. The top rail will be a 2 x 6 and the side rail a 2 x 4. The balusters will be 2 x 2s spaced 6 inches on center, and 36 inches in height. The German siding will be wood and match the existing.

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

*Compatible*

---

---

---

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

*Conforms*

---

---

---

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 Chris + Debbie Johnson  
 Address P.O. Box 8 (10933 Montrose)  
 City/Zip Garrett Park MD 20896
2. Name Mrs. Ruby Freer  
 Address P.O. Box 144 (10934 Montrose)  
 City/Zip Garrett Park MD 20896

3.

Name

Chris + Pam (Property Owner)

Address

P.O. Box (10937 Montrose)

City/Zip

Garrett Park MD 20896

4.

Name

Town of Garrett Park

Address

P.O. Box 84 (property at rear of 10935)

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

Building Location Plat

Lots 1 & 2

Section 99

GARRETT PARK

Montgomery County, Maryland

Scale: 1" = 30'

Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

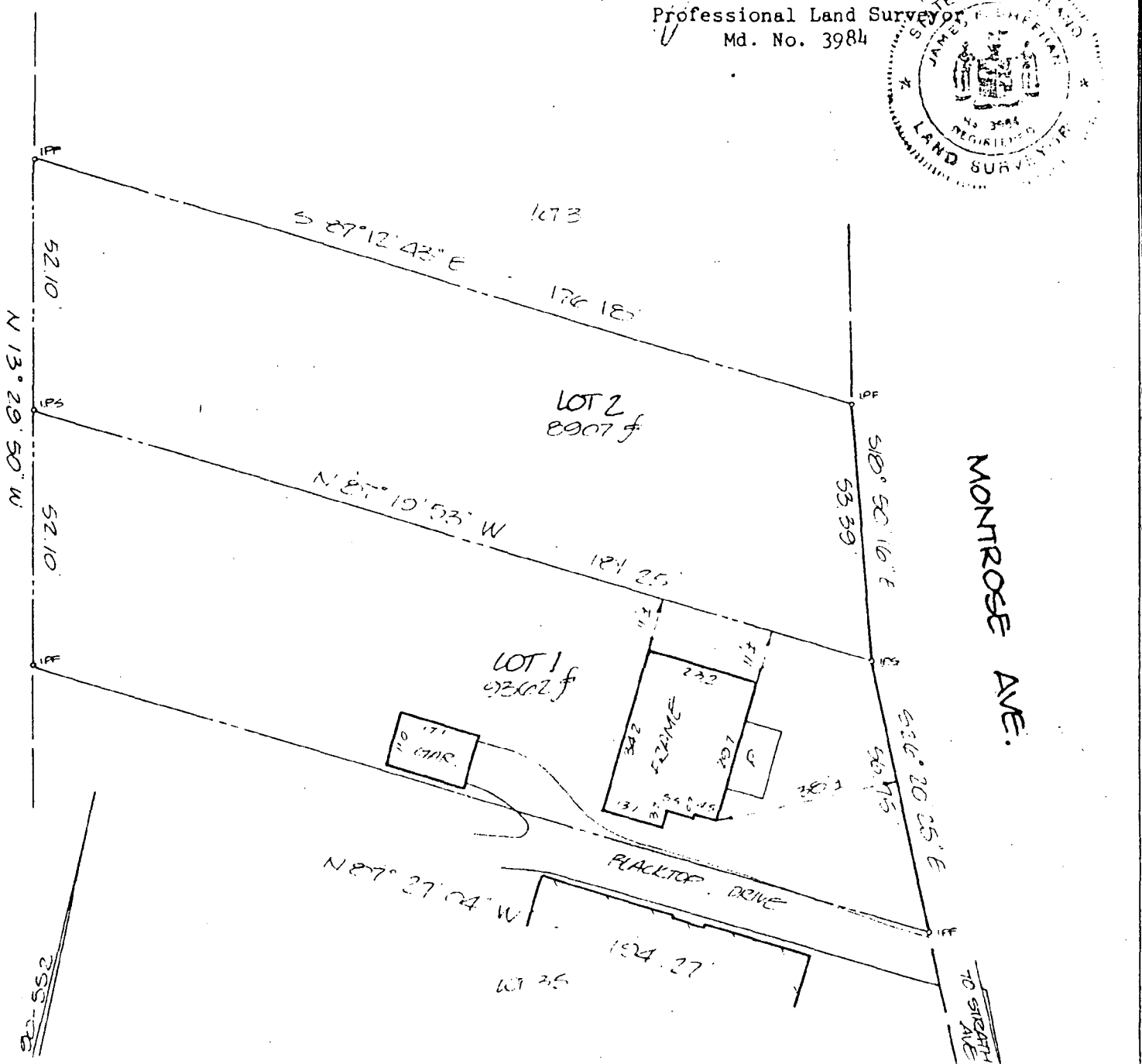
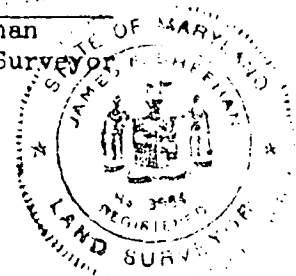
Date: May 2, 1990

Plat Book A  
Plat No 28

Frey, Sheehan, Stoker & Assoc., Inc.  
Land Planning Consultants  
Phone 588-3110

By: *James F. Sheehan*

James F. Sheehan  
Professional Land Surveyor  
Md. No. 3984



FILE NO. 28



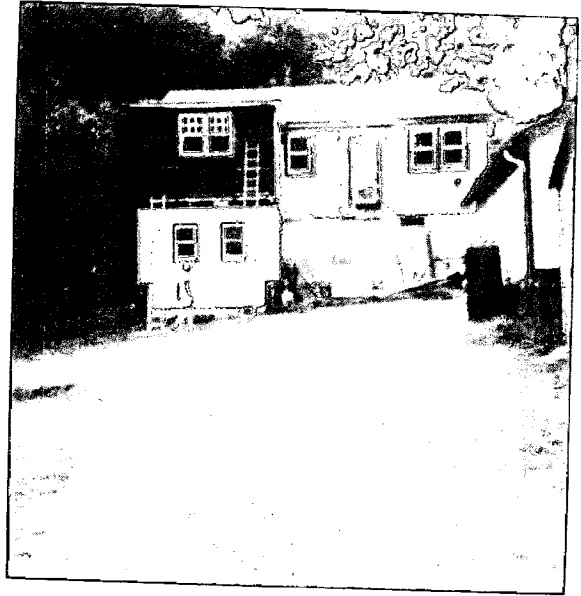
10395 MONTROSE AVENUE - WEST ELEVATION



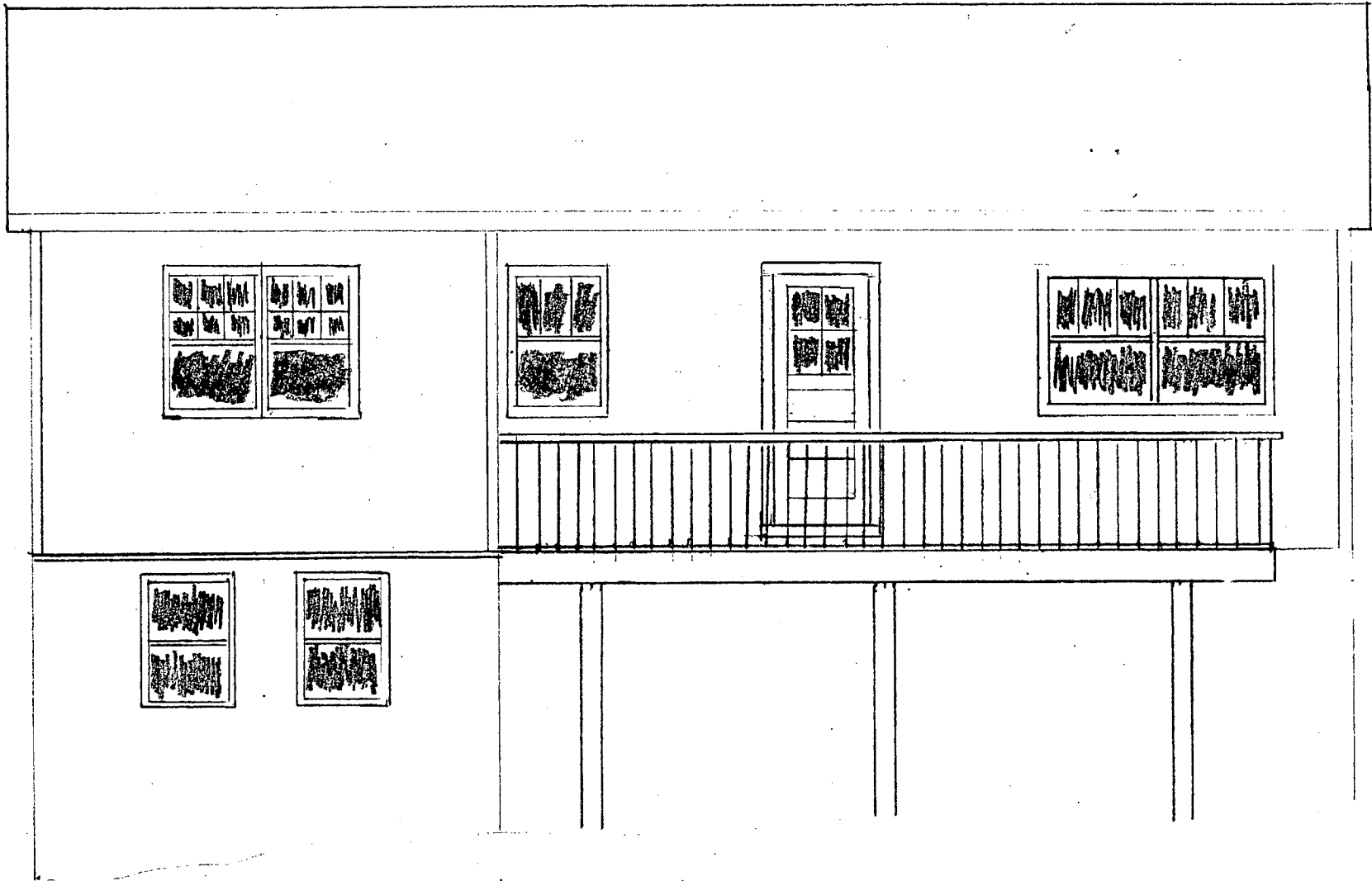
10935 MONTROSE AVENUE - SOUTHWEST CORNE



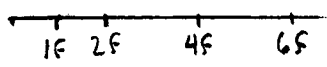
10935 MONTROSE AVENUE - NORTHWEST CORNER

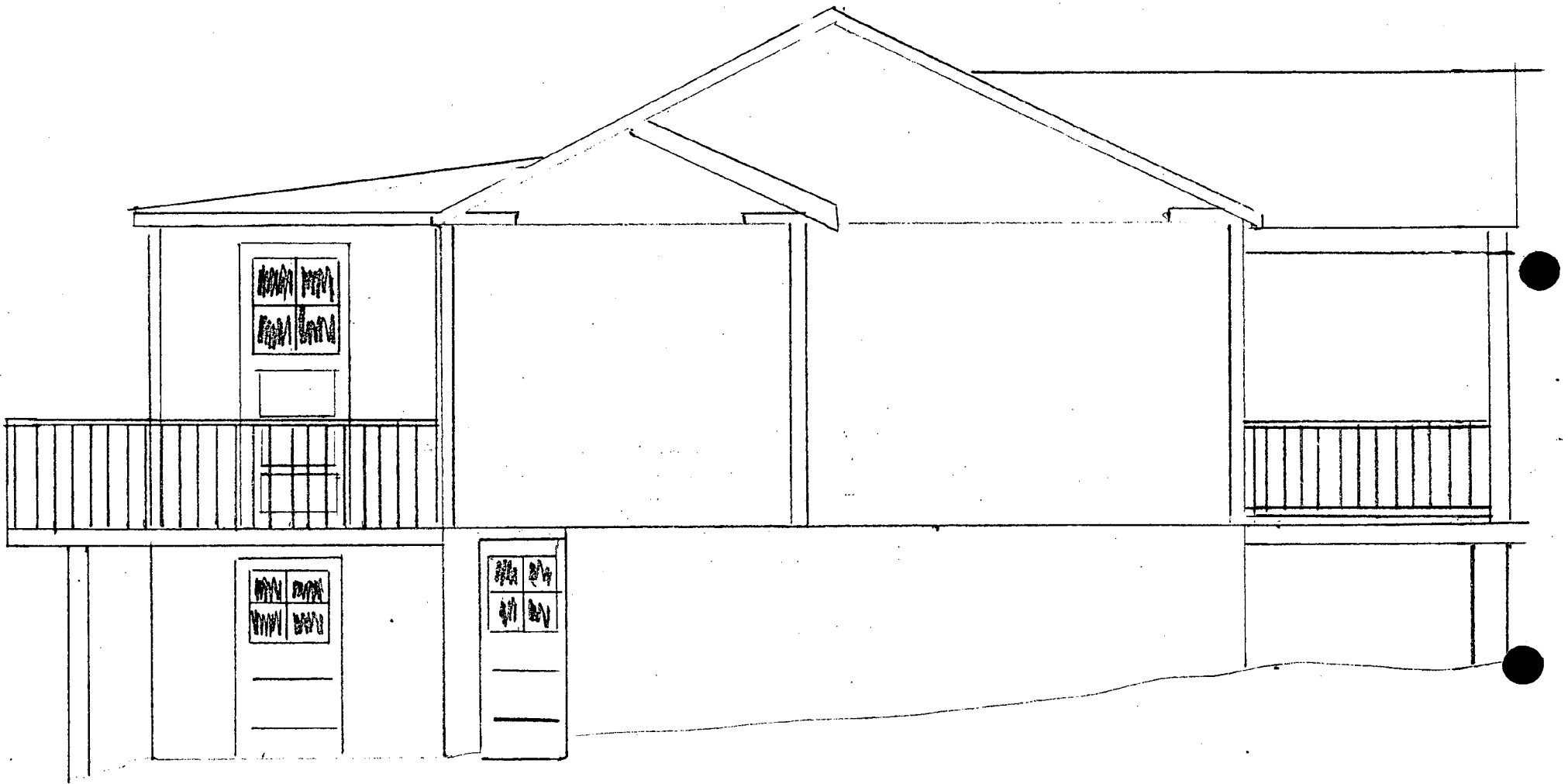


10935 MONTROSE AVENUE - EAST ELEVATION



10935 MONTROSE AVENUE - EAST ELEVATION





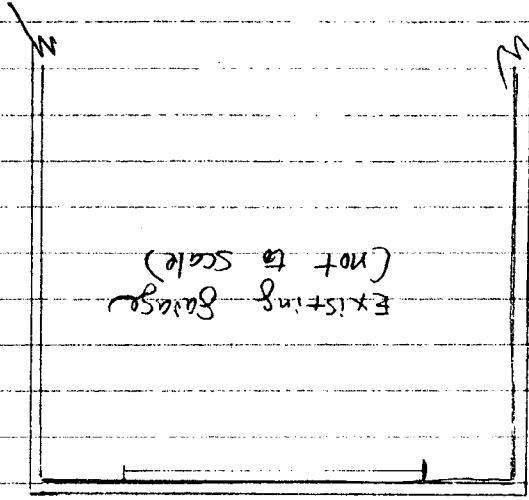
10935 MONTROSE AVENUE - NORTH ELEVATION



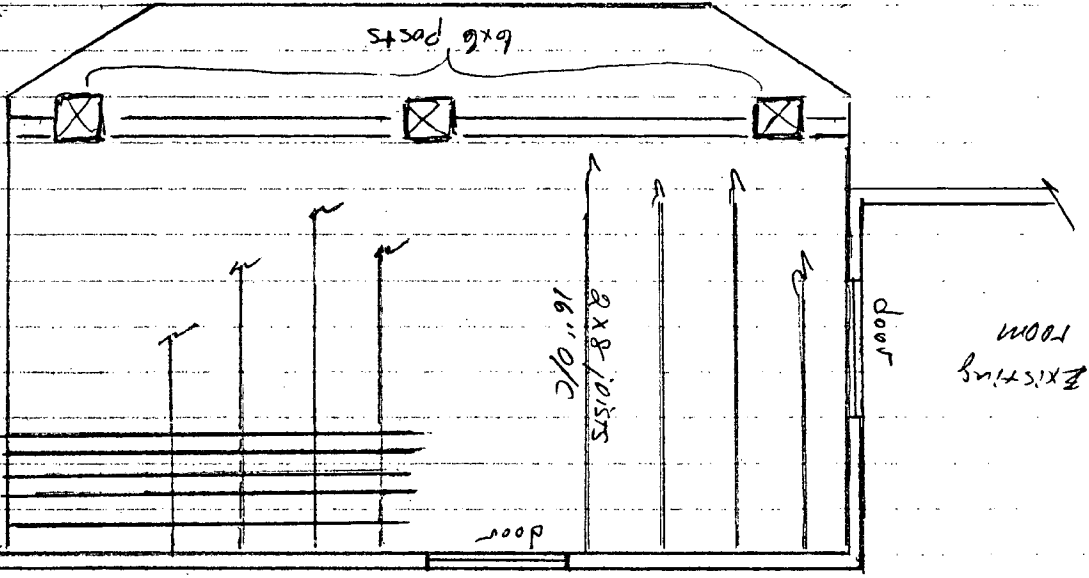
Notes/Specifications:

- 1.) All material to be pressure treated.
- 2.) Joists are to be 2x8s and spaced 16" o/c
- 3.) Carrying beams and house band to be 2x10s
- 4.) Posts (6x6s) are to be in ground resting atop concrete footers the thickness of which will be 8"
- 5.) Decking to be 5/4 x 6" boards
- 6.) Railings will be of 2x4s spaced 6" o/c and 36" in height.
- 7.) See page two for further details.

Existing Garage  
(not to scale)

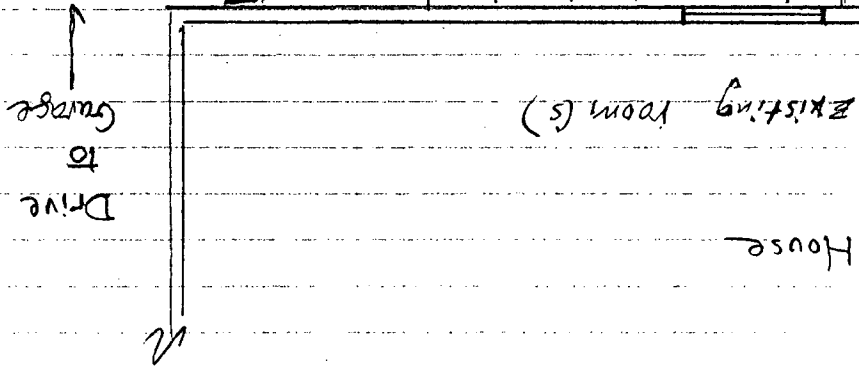


Double 2x10 carrying beams resting atop 6x6 posts. Posts to be cantilevered beyond carrying beams by approx. two feet.



2x10 band board bolted to house using 1/2" x 3 1/2" lag bolts spaced two per 2' o/c.  
Decking to run at right angles across joists secured by ring nails.

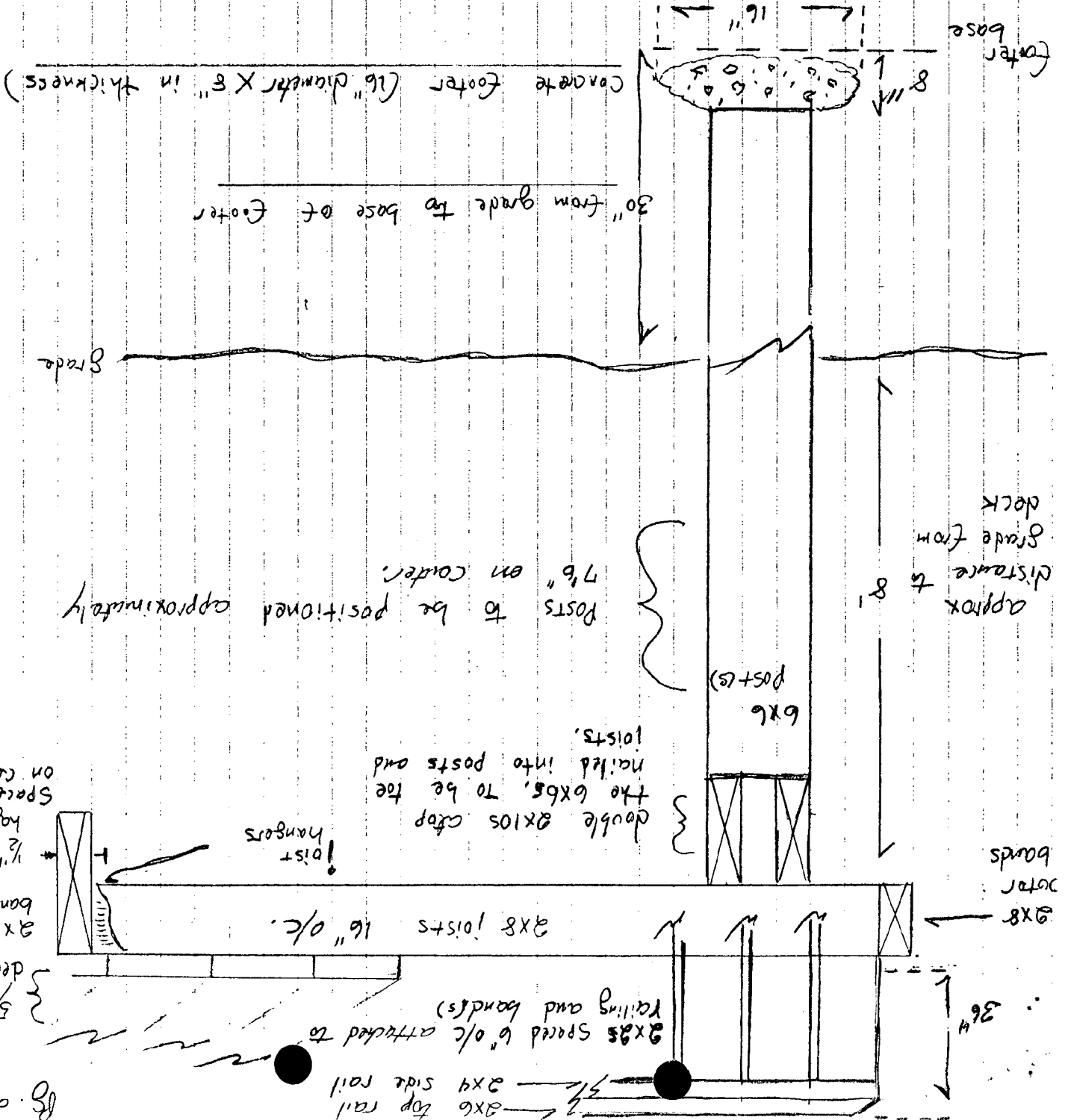
Cigagners Residence  
Montrose Ave.  
Deck: 12' x 18'



Scale: 1/4" approximates 1' ← Montrose Ave.

Note: all nails, bolts, other hardware to be galvanized or otherwise weather resistant coated.

Note:



Concrete footer (16" diameter X 8" in thickness)

30" from grade to base of footer

Grade

approx 8' distance from deck grade

posts to be positioned approximately 7'6" on center.

6x6 (posts)

double 2x10s atop the 6x6s. To be toe nailed into posts and joists.

joist hangers

1/2" x 3/4" lag bolts spaced 2' on center.

2x10 house band decking 5/4x6

2x8 joists 16" o/c.

boards 2x8

2x8s spaced 6" o/c attached to railing and handrails

2x6 top rail 2x4 side rail

(Pg. 2)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10935 Montrose Avenue	Meeting Date: 8/18/93
Resource: Garrett Park Historic District	HAWP/Deck and Alteration
Case Number: 30/13-93A	Tax Credit: Partial
Public Notice: 08/04/93	Report Date: 08/11/93
Applicant: James and Barbara Wagner	Staff: Patricia Parker
PROPOSAL: New Construction/ Deck	RECOMMEND: Approval

---

The applicant proposes the construction of a new rear deck addition on Lot # 1 located on Montrose Avenue in Garrett Park. The proposed wood framed deck measuring 18 feet wide by 12 feet in depth will provide outdoor space off the kitchen.

The applicant also proposes to remove the existing asphalt shingles from a portion of the rear of the house and to apply wood German siding to match the siding on the rest of the house.

STAFF DISCUSSION

The Garrett Park Historic District is an example of an early railroad community. It was a major stop on the Metropolitan Branch of the Baltimore and Ohio Railroad and was named for the founder of the railroad, Robert W. Garrett. A map showing the boundaries is included as part of this report.

Garrett Park was designated in 1992 as a Historic District and placed on the Master Plan for Historic Preservation. This property, located at 10935 Montrose Avenue on Lot #1, is a contributing resource and lies within the Historic district.

The application is very considerate of the style, materials and surroundings of this structure. As such, in addition to the construction of the deck, the applicant proposes to remove asphalt siding and install German wood siding on the only area where asphalt siding remains - under the porch.

Staff feels that new construction should be compatible in scale, massing and materials with existing structures. Further, that new

construction should take into account the vernacular character of existing structures. Additions should be placed to the rear of existing buildings, whenever possible, to make them less obtrusive. This proposal favorably addresses these concepts.

As a general comment, staff feels that the diagonal configuration of the deck corners is unnecessary. Instead, the deck could be notched square at the post, so as not to visually intrude upon the garage. A rectangular deck configuration is simpler and is in greater conformance with the architectural form of the house. This comment has been discussed with the applicant and the applicant is considering this design change.

#### STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historical 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;

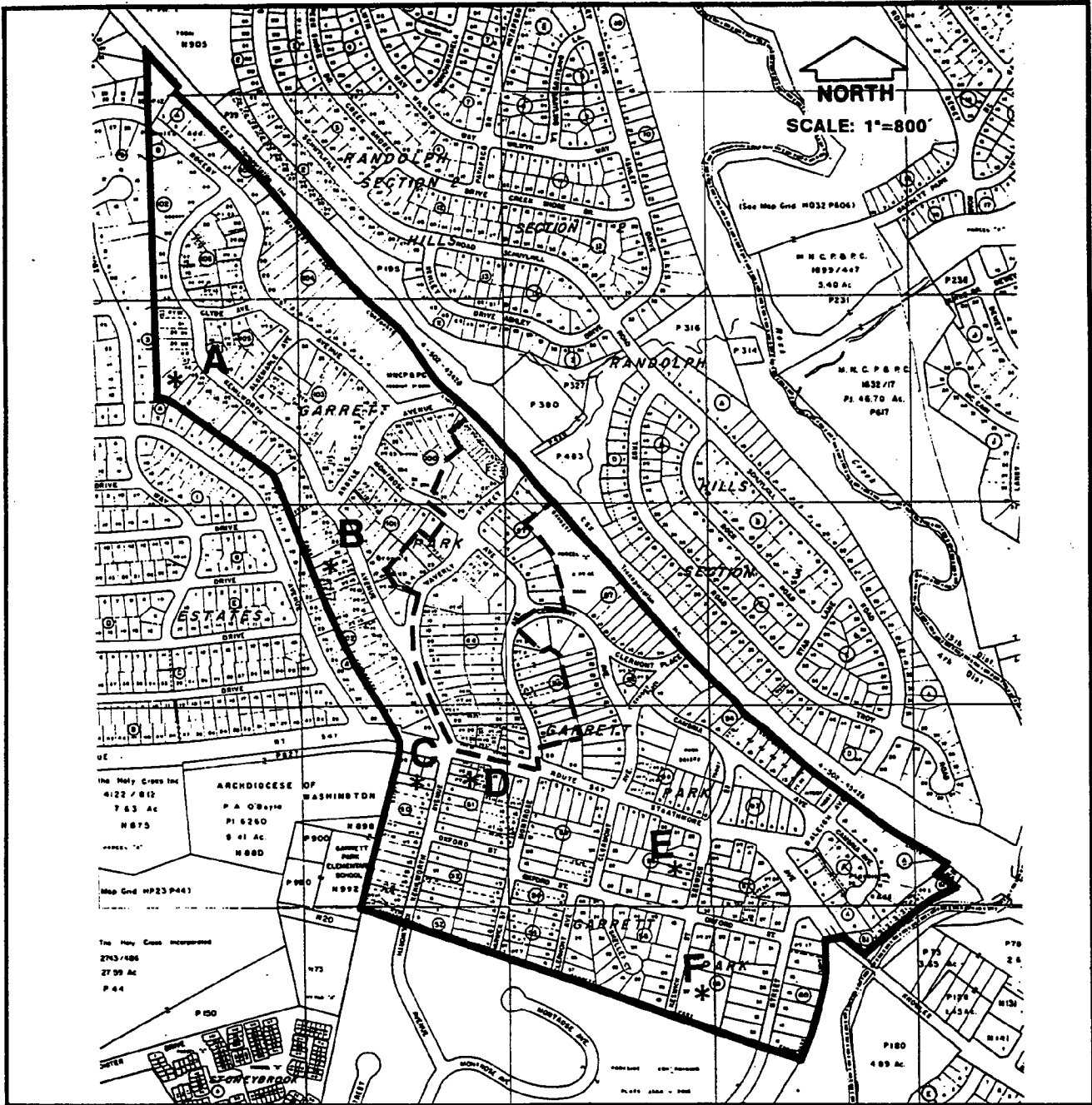
and with the Secretary of the Interior's Standards for Rehabilitation #2, #9 and #10:

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; and

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; and

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.

Figure 73



## GARRETT PARK HISTORIC DISTRICT

- |              |                              |          |                         |
|--------------|------------------------------|----------|-------------------------|
| <b>————</b>  | HPC Recommended Boundaries   | <b>C</b> | Garrett Park Town Hall  |
| <b>.....</b> | Staff Recommended Boundaries | <b>D</b> | 10811 Kenilworth Avenue |
| <b>*</b>     | Staff Recommended Resources  | <b>E</b> | 10806 Keswick Street    |
| <b>A</b>     | 11210 Kenilworth Avenue      | <b>F</b> | 10701 Keswick Street    |
| <b>B</b>     | 11018 Kenilworth Avenue      |          |                         |

North Bethesda-Garrett Park  
Planning Area March 1992

The Maryland-National Capital Park and Planning Commission

[This map was drawn in March 1992 and reflects recommendations later made to the County Council. The dotted line illustrates the historic district boundaries as voted by the Council. The six individually designated sites are also marked.]



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER James + Barbara Wagner TELEPHONE NO. 301 949 5016  
(Contract/Purchaser) (Include Area Code)

ADDRESS 3915 Baltimore St. Kensington MD 20895  
CITY STATE ZIP

CONTRACTOR Jon Meline TELEPHONE NO. \_\_\_\_\_  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY Jon Meline TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

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

### LOCATION OF BUILDING/PREMISE

House Number 10935 Street Montrose

Town/City Garrett Park Election District \_\_\_\_\_

Nearest Cross Street Waverly Avenue

Lot 11 Section 97 Subdivision Garrett Park  
Block

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |   |                                     |   |                                    |  |                                    |  |
|---|-------------------------------------|---|------------------------------------|--|------------------------------------|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend/Add | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Repair    | Circle One: <input type="checkbox"/> A/C       | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Wreck/Raze           | <input type="checkbox"/> Move       | <input type="checkbox"/> Install        | <input type="checkbox"/> Revocable | Porch <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Shed          |
|   |                                     |   | <input type="checkbox"/> Revision  | Solar Woodburning Stove                        |                                    |  |
|   |                                     |   |                                    | Fence/Wall (complete Section 4) Other _____    |                                    |  |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 2160
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_
- 1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

### 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:
- On party line/Property line \_\_\_\_\_
  - Entirely on land of owner \_\_\_\_\_
  - 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.

*James A. Wagner*

*Jon Meline*

**SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT**

**REQUIRED ATTACHMENTS**

**1. WRITTEN DESCRIPTION OF PROJECT**

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

This application is for work at a "Chevy" house at 10935 Montrose Avenue in the recently-created Garrett Park Historic District. This house was identified as a secondary resource in the Master Plan for Historic Preservation. It is one of a group of two-bedroom cottages built in Garrett Park after World War I. The name is derived from the manner in which the houses were marketed. Each was delivered with a Murphy bed, and an Atwater-Kent radio, but it was the optional Chevrolet in the garage which earned them the name of "Chevy" house.

All of the proposed change is at the rear of the house, the east elevation. The house is built into a hill so that the one-story cottage appears from the east to be two stories. Originally, the house had a simple uncovered porch between the kitchen and a covered sleeping porch. This porch measured 18 feet by 8 feet and, was accessible from both the kitchen and the sleeping porch. When we purchased the house in the summer of 1992, the original railing had been replaced with a wrought iron railing, and the floor of the porch was rotted. Because the porch was more than ten feet above ground level, it was essential to remove the rotted porch floor and along with it the wrought iron railing.

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

This primary purpose of this application is to request permission to construct a deck between the sleeping porch and the kitchen. The proposed deck is 18 feet by 12 feet in contrast to the original porch size of 18 feet by 8 feet. The deck will project 4 feet beyond the plane of the sleeping porch. Diagonal "corners" will soften the projection.

A second purpose of this application is to request permission to apply wooden German siding to match the house to the rear of the sleeping porch and the first-floor addition under the sleeping porch. At time of purchase, the house had asphalt shingles. Prior to Garrett Park's designation as a historic district, the asphalt siding was removed except that covering the rear of the first floor addition under the sleeping porch. The original German siding was under the asphalt shingles on all but the rear and southern side of the sleeping porch and the added room.

The impact on the historic district will be minimal. The deck will be seen only from the public park behind the house. The view from the street will be unchanged. The addition of German siding to match the house will enhance the historic district.

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:

All building materials will be pressure treated. The joists will be 2 x 8s spaced 16 inches on center. The carrying beams and house band will be 2 x 10s. The decking will be 5/4 inches by 6 inch boards. The top rail will be a 2 x 6 and the side rail a 2 x 4. The balusters will be 2 x 2s spaced 6 inches on center, and 36 inches in height. The German siding will be wood and match the existing.

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

*Compatible*

---

---

---

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

*Conforms*

---

---

---

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 Chris + Debbie Johnson  
 Address P.O. Box 8 (10933 Montrose)  
 City/Zip Garrett Park MD 20896
2. Name Mrs. Ruby Freer  
 Address P.O. Box 144 (10934 Montrose)  
 City/Zip Garrett Park MD 20896

3.

Name

Chris + Pam

Address

P.O. Box (10937 Montrose)

City/Zip

Garrett Park MD 20896

4.

Name

Town of Garrett Park

Address

P.O. Box 84 (property at rear of 10935)

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

Building Location Plat

Lots 1 & 2  
Section 99  
GARRETT PARK  
Montgomery County, Maryland

Scale: 1" = 50'

Surveyor's Certificate

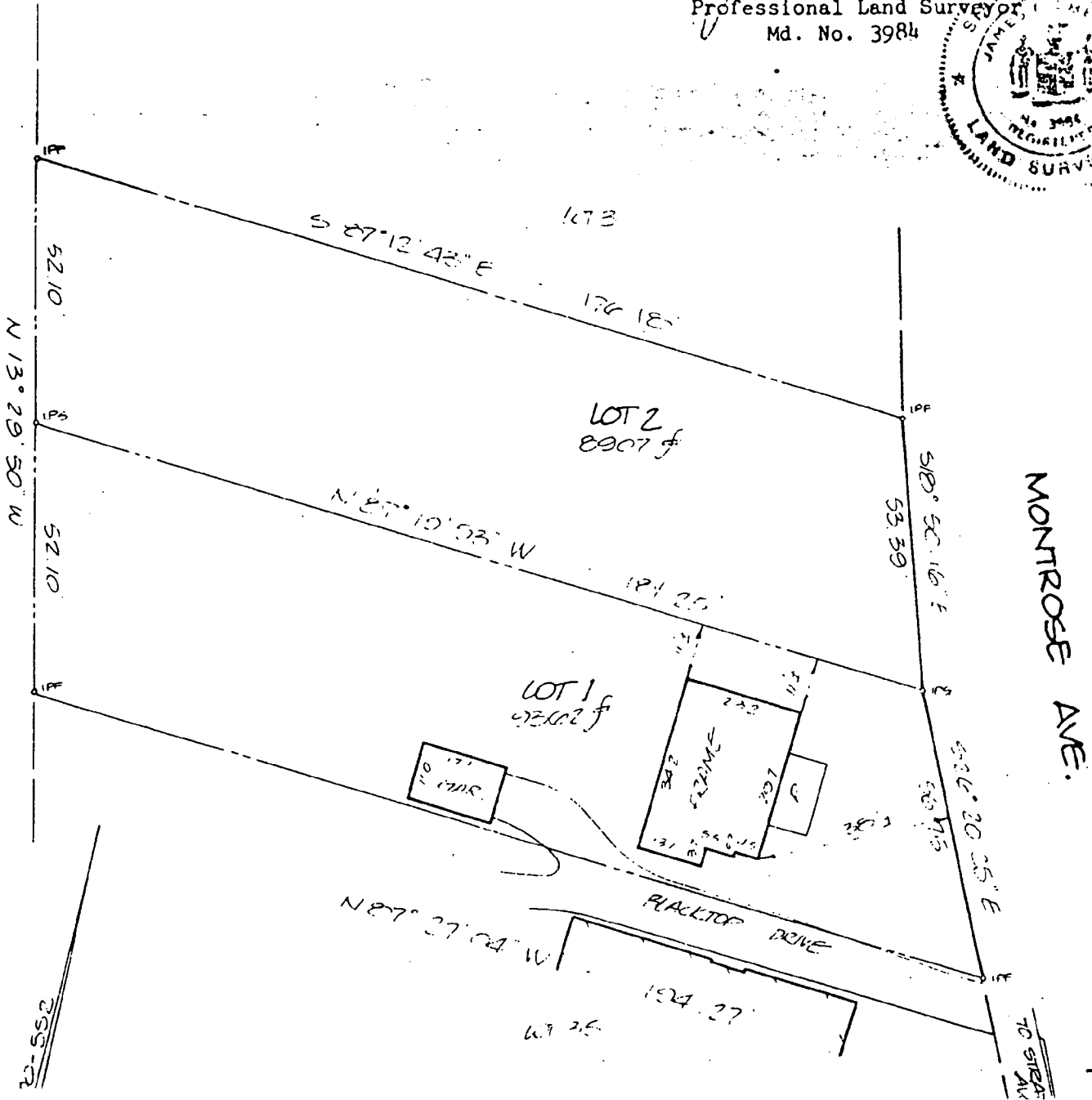
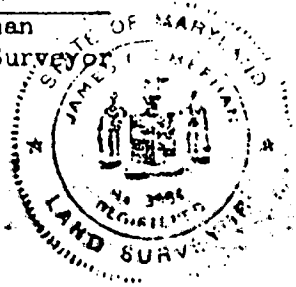
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: May 2, 1990

Frey, Sheehan, Stoker & Assoc., Inc.  
Land Planning Consultants  
Phone 588-3110

Plat Book A  
Plat No 28

By: *James F. Sheehan*  
James F. Sheehan  
Professional Land Surveyor,  
Md. No. 3984





10395 MONTROSE AVENUE - WEST ELEVATION



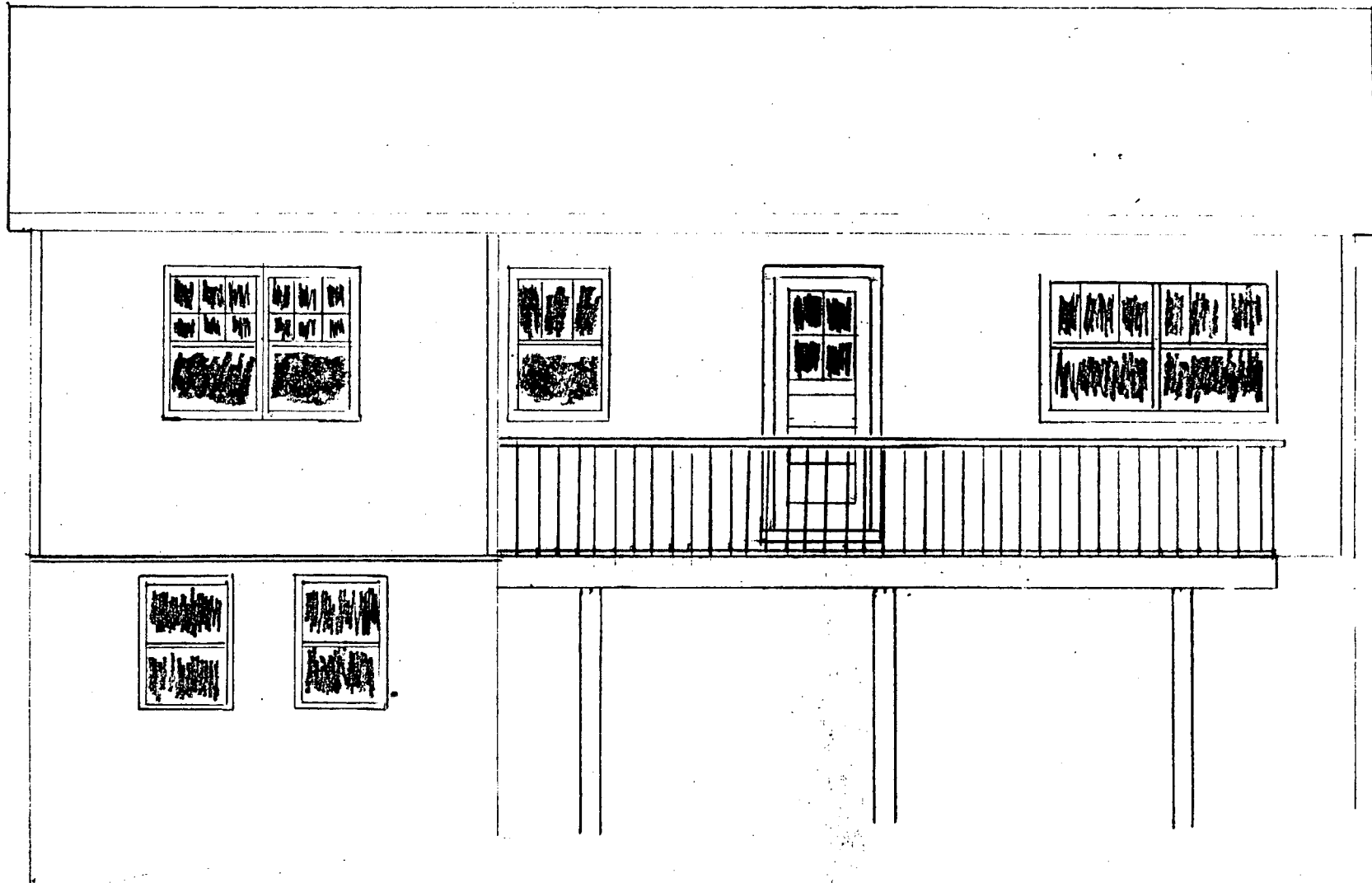
10935 MONTROSE AVENUE - SOUTHWEST CORNE



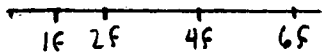
10935 MONTROSE AVENUE - NORTHWEST CORNER

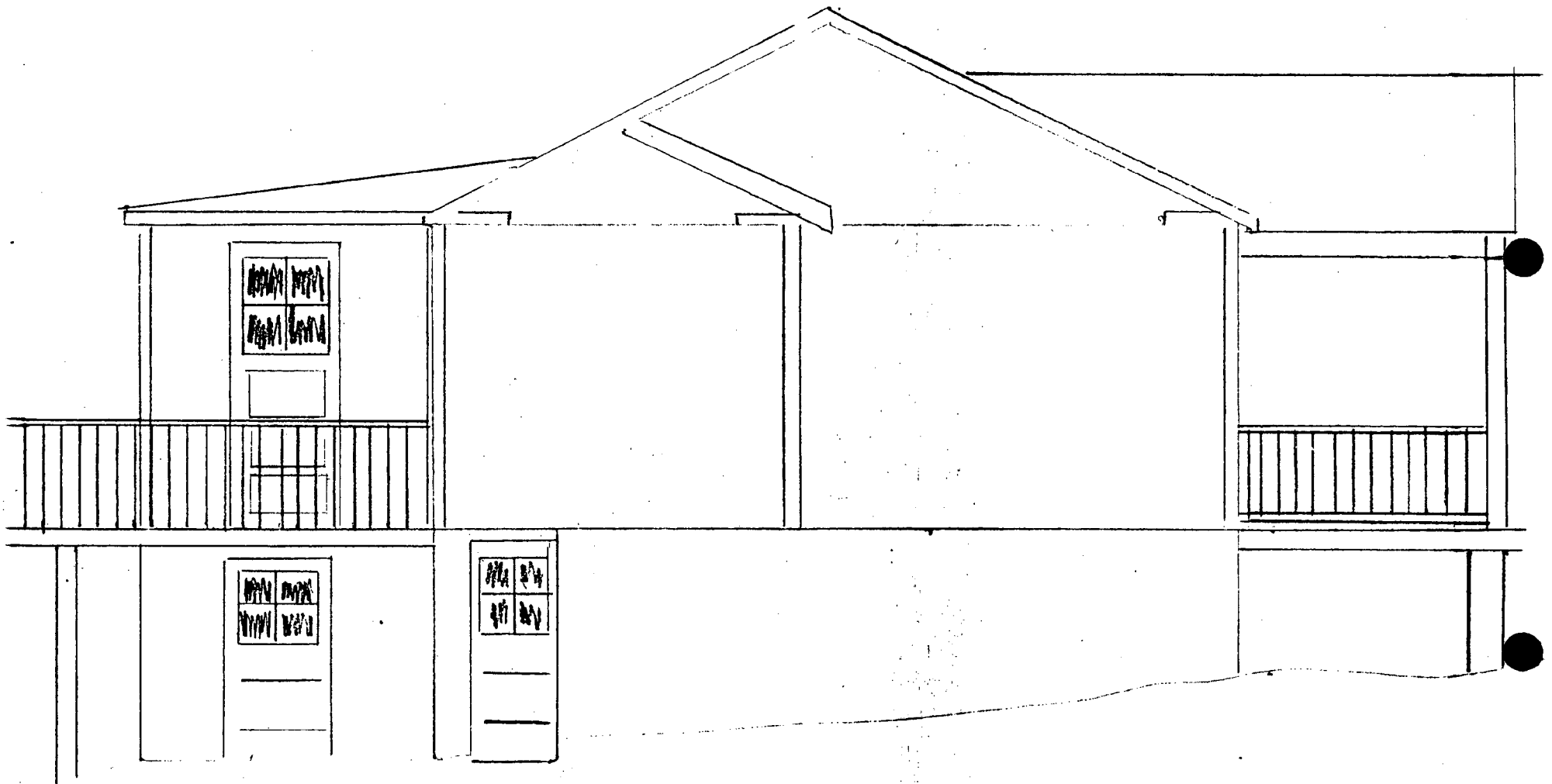


10935 MONTROSE AVENUE - EAST ELEVATION



10935 MONTROSE AVENUE - EAST ELEVATION (PROPOSED)



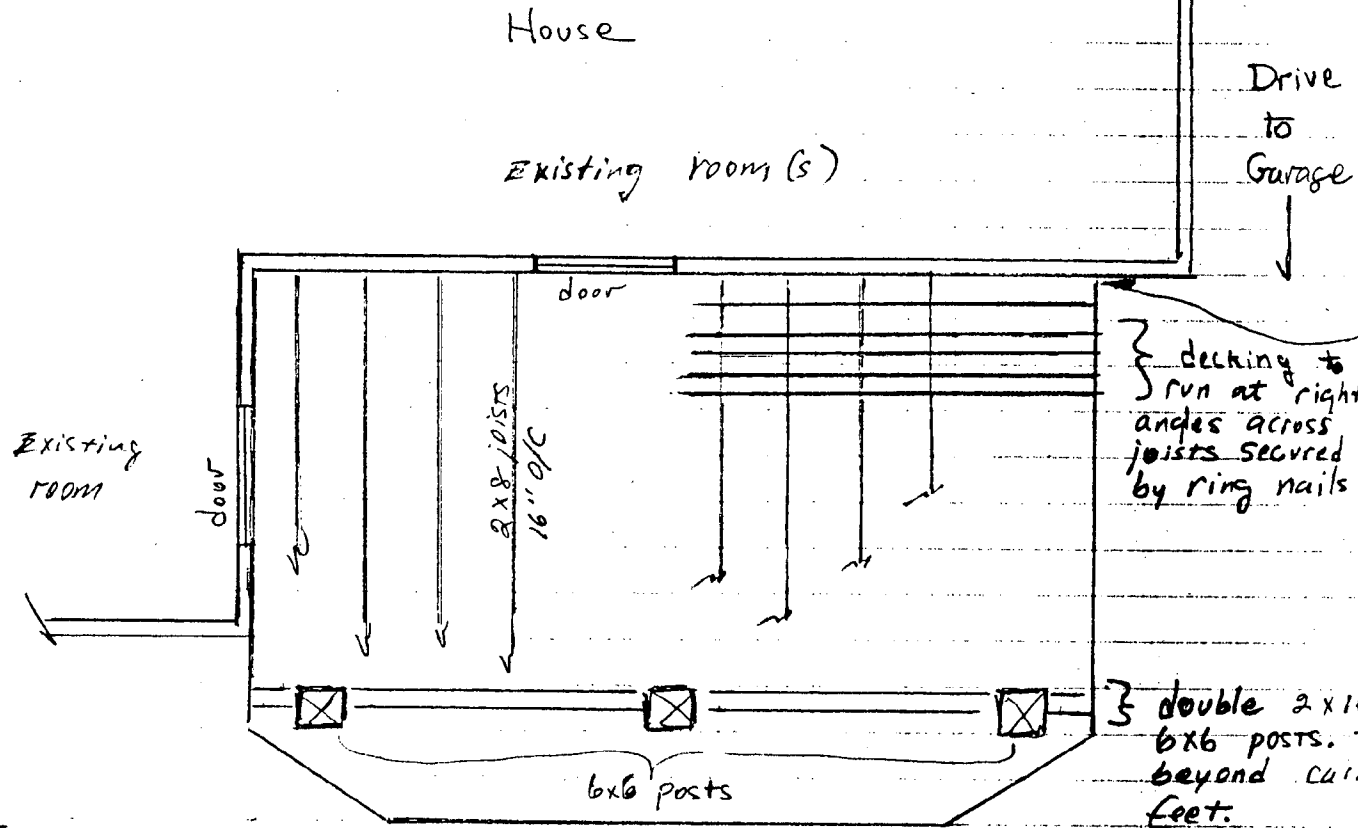


10935 MONTROSE AVENUE - NORTH ELEVATION (PROPOSED)



Scale: 1/4" approximates 1' ← Montrose Ave. →

Cagnais' residence  
Montrose Ave.  
Deck: 12' x 18'



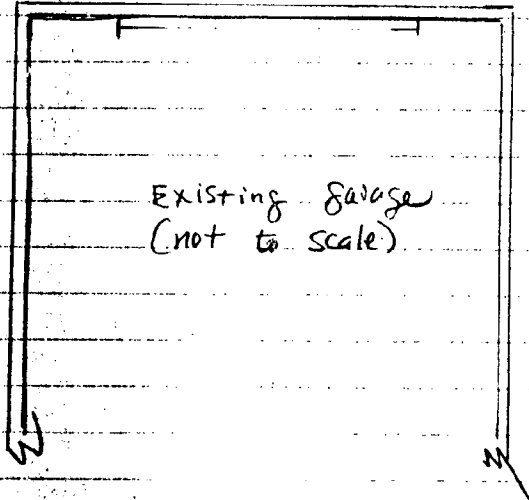
decking to run at right angles across joists secured by ring nails

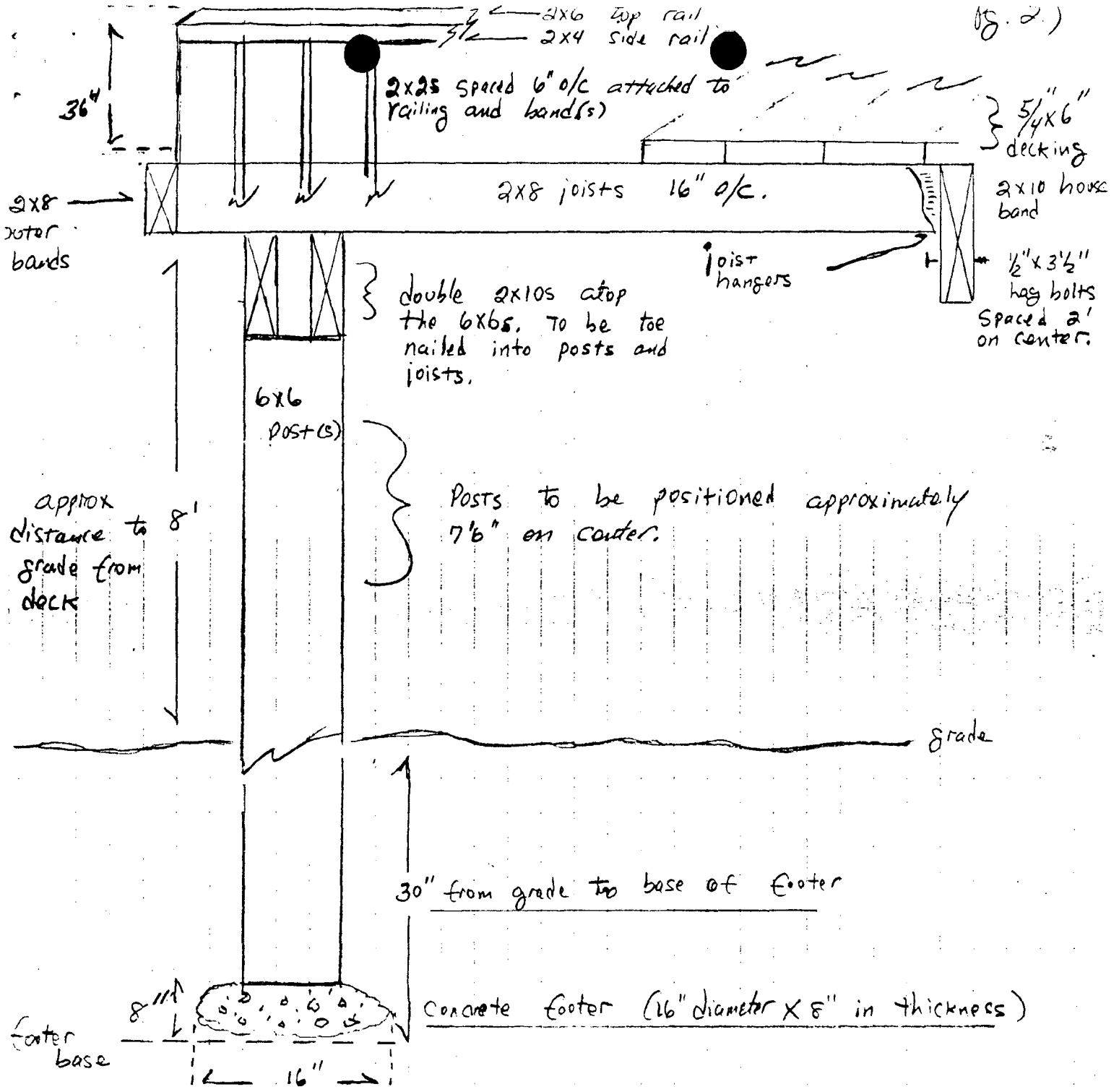
2x10 band board bolted to house using 1/2" x 3 1/2" lag bolts spaced two per 2' o/c.

double 2x10 carrying beams resting atop 6x6 posts. Joists to be cantilevered beyond carrying beams by approx. two feet.

Notes/Specifications:

- 1.) all material to be pressure treated.
- 2.) joists are to be 2x8s and spaced 16" o/c
- 3.) carrying beams and house band to be 2x10s.
- 4.) Posts (6x6s) are to be in ground resting atop concrete footers the thickness of which will be 8"
- 5.) Decking to be 5/4" x 6" boards.
- 6.) Railings will be of 2x2s spaced 6" o/c and 36" in height.
- 7.) See page two for further details.





**Note:**

all nails, bolts, other hardware to be galvanized or otherwise weather resistant coated.