

30/13-93B 10915 Montrose Avenue
Garrett Park Historic District

Approved as an
expedited case at
9/22/93 HPC mtg.
No conditions (as
per staff report)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10915 Montrose Avenue Meeting Date: 9/22/93
Resource: Garrett Park Historic District Review: HAWP/Alteration
Case Number: 30/13-93B Tax Credit: No
Public Notice: 9/8/93 Report Date: 9/16/93
Applicant: Barbara Frost Staff: Nancy Witherell
PROPOSAL: Alter existing rear deck RECOMMEND: Approve

The applicant's home, a Chevy House, is listed as a contributing resource in the Garrett Park Historic District. An extensive two-level deck at the rear of the house leads to a well-landscaped rear yard that lies substantially lower than the front yard.

The applicant proposes constructing a roof of corrugated clear acrylic sheeting over part of the deck closest to the house. This section, measuring 8' by 8'8", would also be screened by a vertical wooden lattice panel and trim that incorporates the roofing material. The proposed screened and roofed section would be partially visible from the street. The new roof would lie below the house's roof and gutter.

STAFF ANALYSIS

The existing rear deck is only partially visible from the street, is well-designed, and is well-integrated with the house's landscape setting. The lattice screen would not detract from the character or scale of the house, nor would the corrugated acrylic roofing, which would lie in a horizontal plane and be barely perceptible from public view.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal 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.



FOR OFFICE USE ONLY

ZONING

Classification _____
Sheet Number _____
Board of Appeals _____
Checked By _____

Building Permit Application

NAME OF APPLICANT FRUST, BARBARA A. DAYTIME TELEPHONE NO. 301 942-3073
(Include Area Code)
ADDRESS 10915 Montrose Ave, GARRETT PARK, Md 20896
CITY STATE ZIP
CONTRACTOR _____ CONTRACTOR REG. NO. _____
CONTRACTOR ADDRESS _____ TELEPHONE NO. _____
(Include Area Code)
PLANS PREPARED BY PLWS REGISTRATION NO. _____ TELEPHONE NO. _____

LOCATION OF BUILDING/PREMISE
HOUSE NUMBER 10915 STREET MONTROSE AVE
TOWN/CITY GARRETT PARK ELECTION DISTRICT _____
NEAREST CROSS STREET STRATHMORE
LOT 7 BLOCK 98 OR LIBER _____ FOLIO _____ PARCEL _____
SUBDIVISION _____

PART ONE:

1A. TYPE OF PERMIT ACTION
 Construct Extend/Add Alter/Renovate
 Demolish Move Install Repair

1B. ACTIVITY: (Circle as many as apply)
Finish Basement Room Addition Pool Hot Tub
Spa Porch Deck Fireplace Shed Slab
Woodburning Stove Fence/Wall (complete Part Three)
Other Cover

1C. CONSTRUCTION COST ESTIMATE \$ 1050.

1D. IS THIS A SINGLE FAMILY HOME? yes IS THIS A TOWNHOUSE? NO

1E. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT GIVE PERMIT NO. no

1F. IS THIS PROPERTY IN A MUNICIPALITY, SPECIAL TAXING DISTRICT OR HOMEOWNER'S ASSOCIATION? Yes No
If YES, PLEASE SPECIFY GARRETT PARK

1G. IS THIS PROPERTY A HISTORICAL RESOURCE? Yes No If YES: Master Plan Atlas

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

3A. HEIGHT _____ feet _____ inches

3B. 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).

TO BE READ BY APPLICANT

Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of this application. A condition for the issuance of this permit is that the proposed construction will comply at all times with the plans as approved by all applicable government agencies.

I hereby declare and affirm, under the penalty of perjury, that all matters and facts set forth in this building permit application are true and correct to the best of my knowledge, information and belief.

9/13/02 [Signature] [Signature] (1)

CASE: 9308240063

Owner of 10912 Montrose:
Barbara & Jim Wagner
3915 Baltimore Street
Kensington, Md. 20895

Mrs. C. Sussel
10909 Montrose Ave.

Carol & Charlie Snyder
10910 Montrose Ave

De & Jeremy Lichtenstein
10914 Montrose Ave.

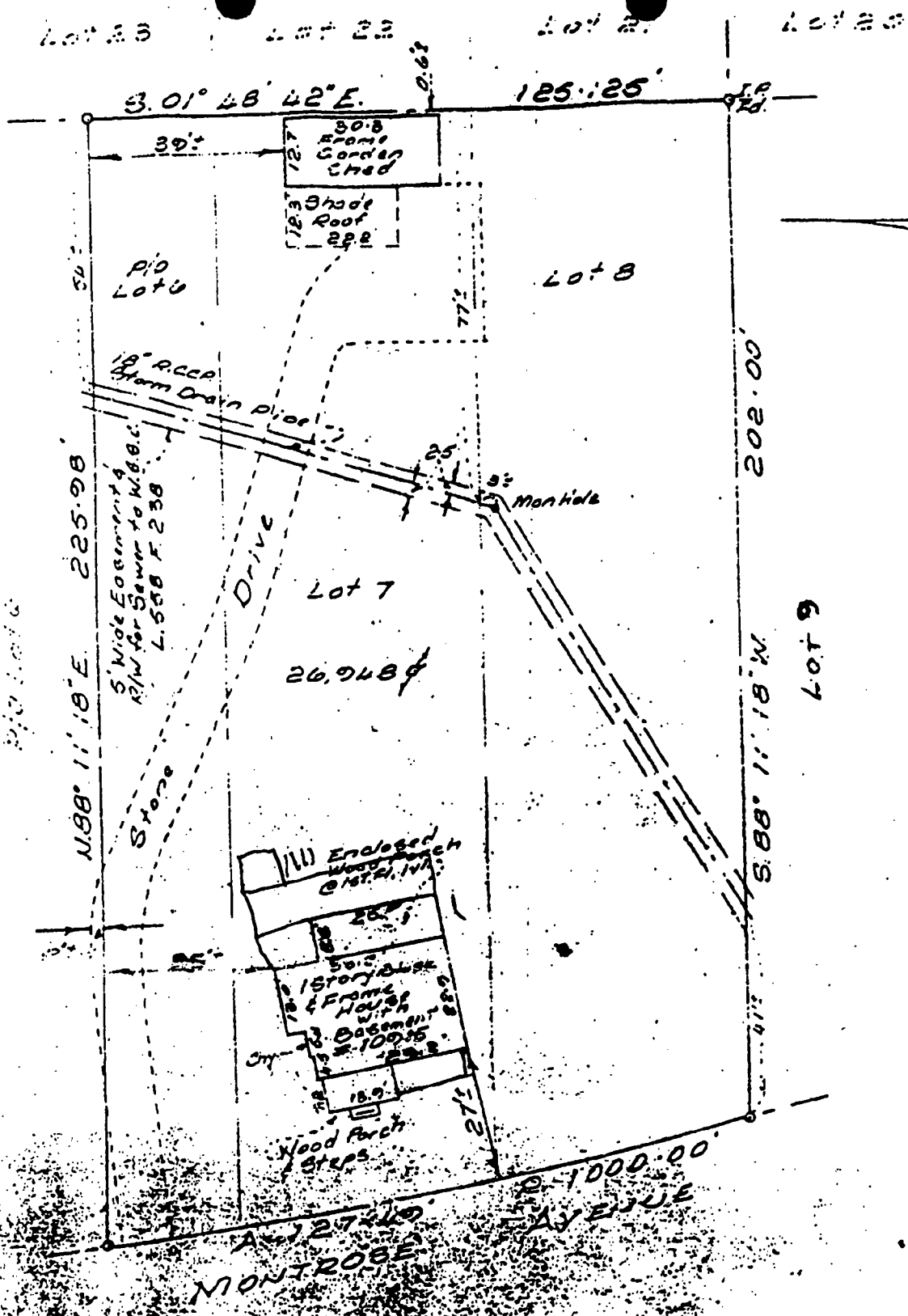
Ruth & Donald Hickey
10919 Montrose Ave.

Suzi & Bob Gifford
10918 Clermont Ave.

Karen Koltes & John Tschirky
10920 Clermont Ave.

Andy & Mary Shaw
10922 Clermont Ave.

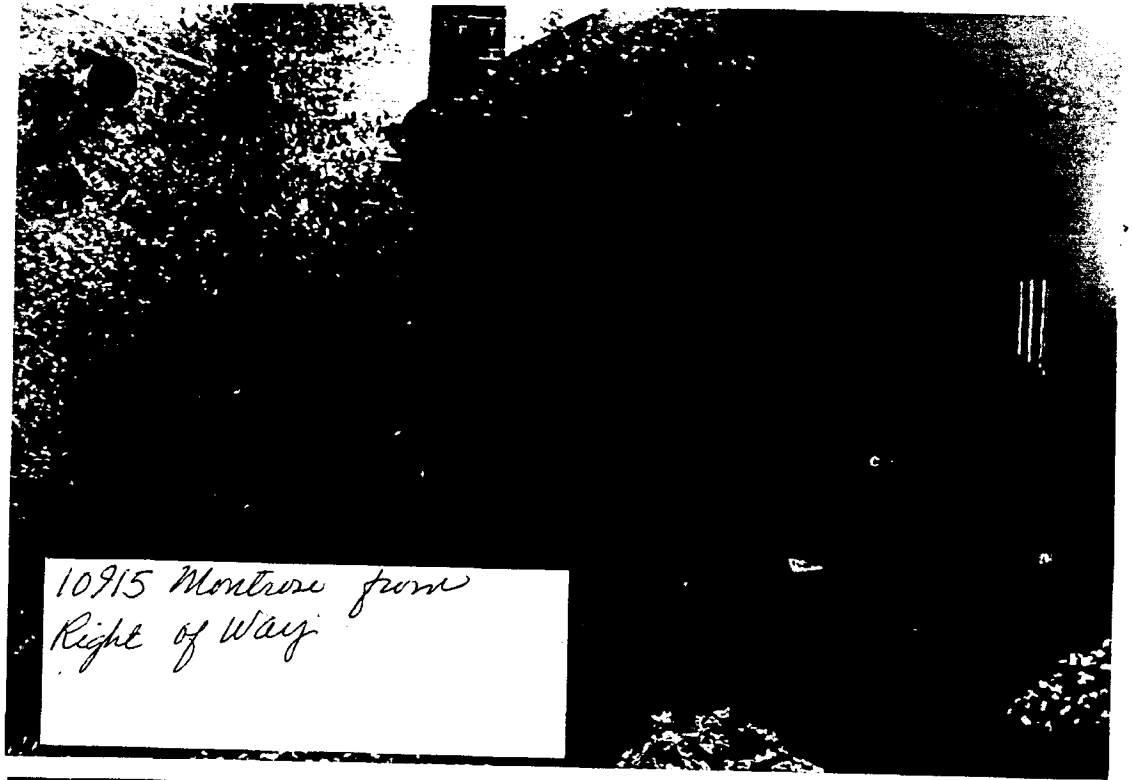
Garrett Park, Maryland 20896



HOUSE LOCATION SURVEY
 10015 MONTROSE AVENUE
 PLOT LOT 6 LOT 7 & 8 BLOCK 9B
 SECTION 2
 GARRETT PARK (3)
 SEVENTH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 1977

Edward D. H.

FRONT



10915 Montrose from
Right of Way

REAR
YARD



10915 Montrose from
back property line



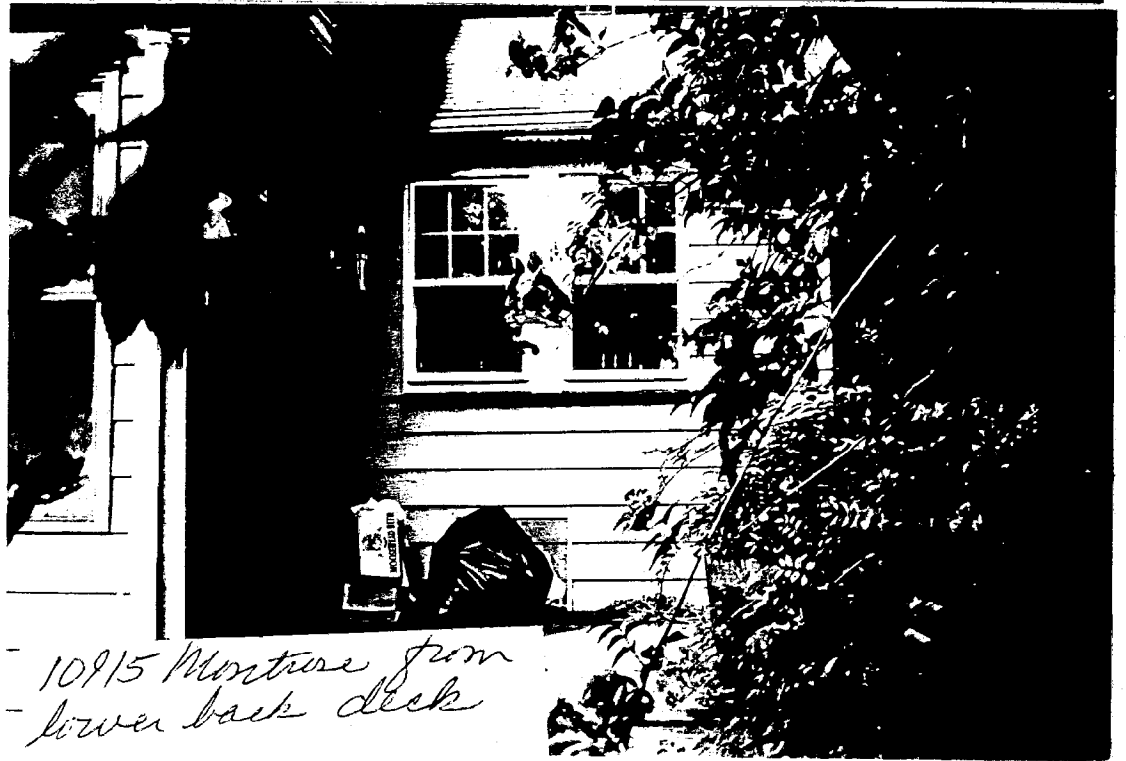
10915 Montrose from
10909 rear yard



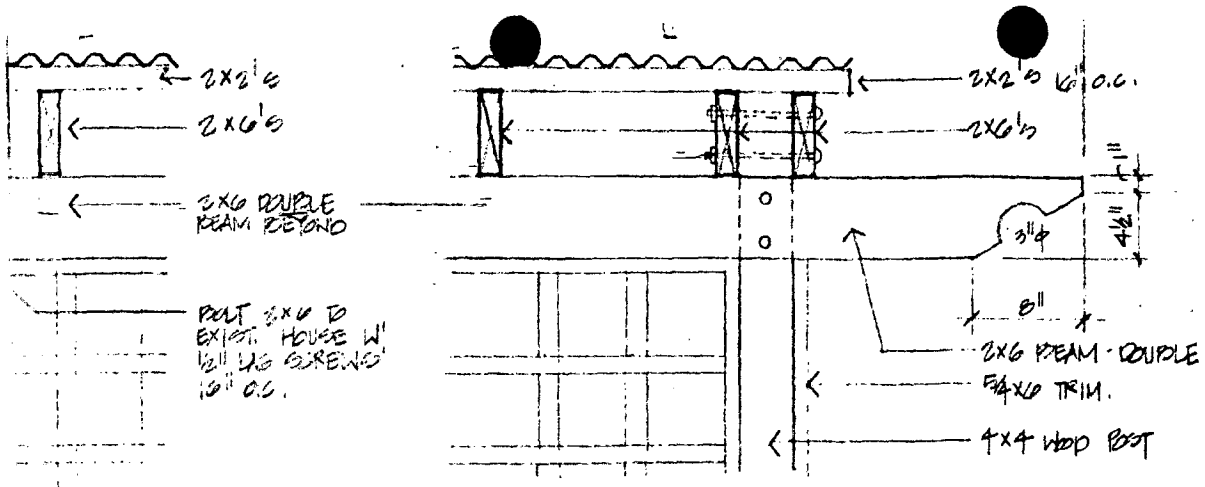
10915 Montrose from
Back of 10919

This door shown
in photo above →

8' x 8' 8"
area to be needed
and screened →

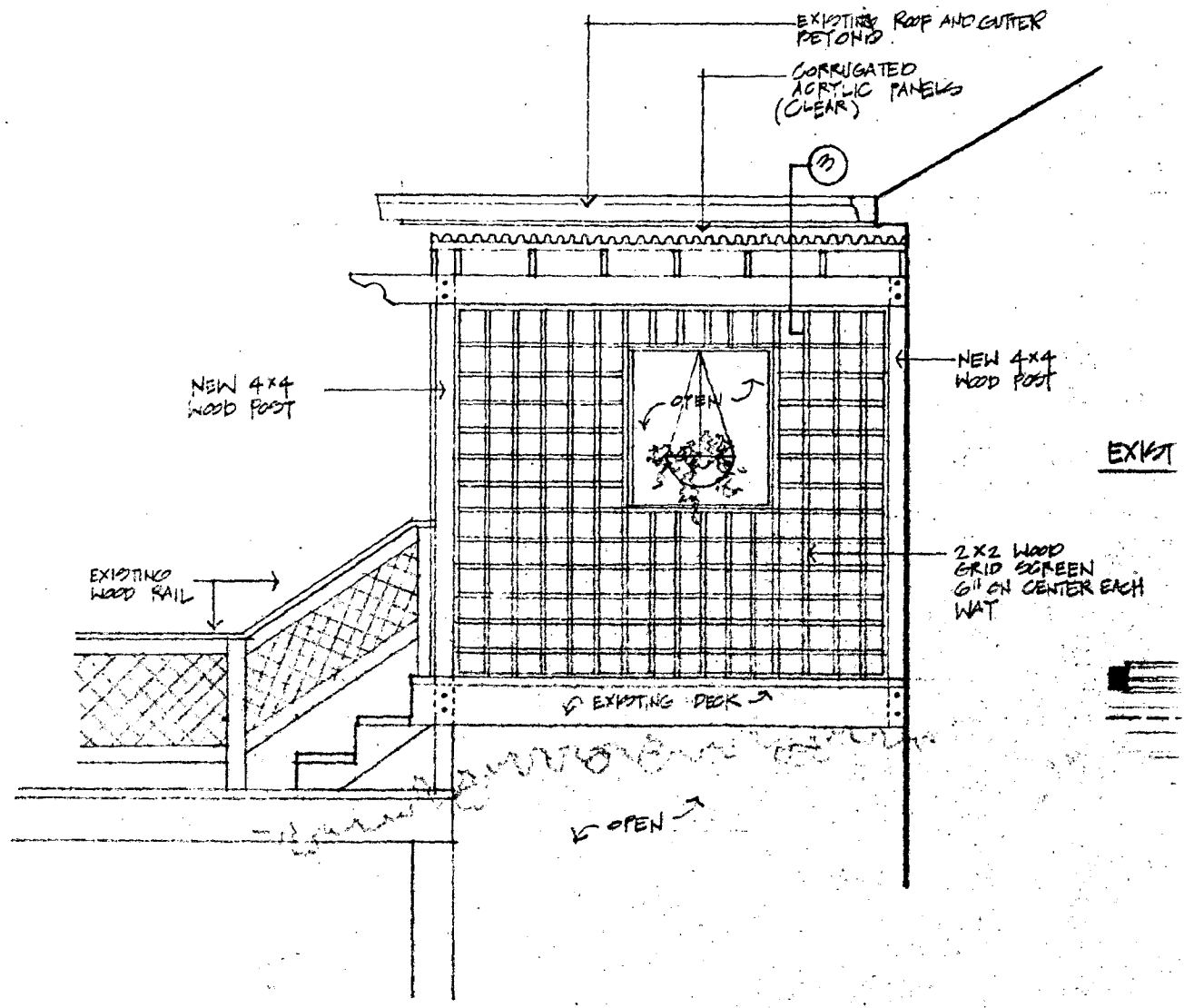


10915 Montrose from
lower back deck



1 DETAIL SECTION
1/2" = 1'-0"

10N



A ELEVATION 'A'
1/2" = 1'-0"

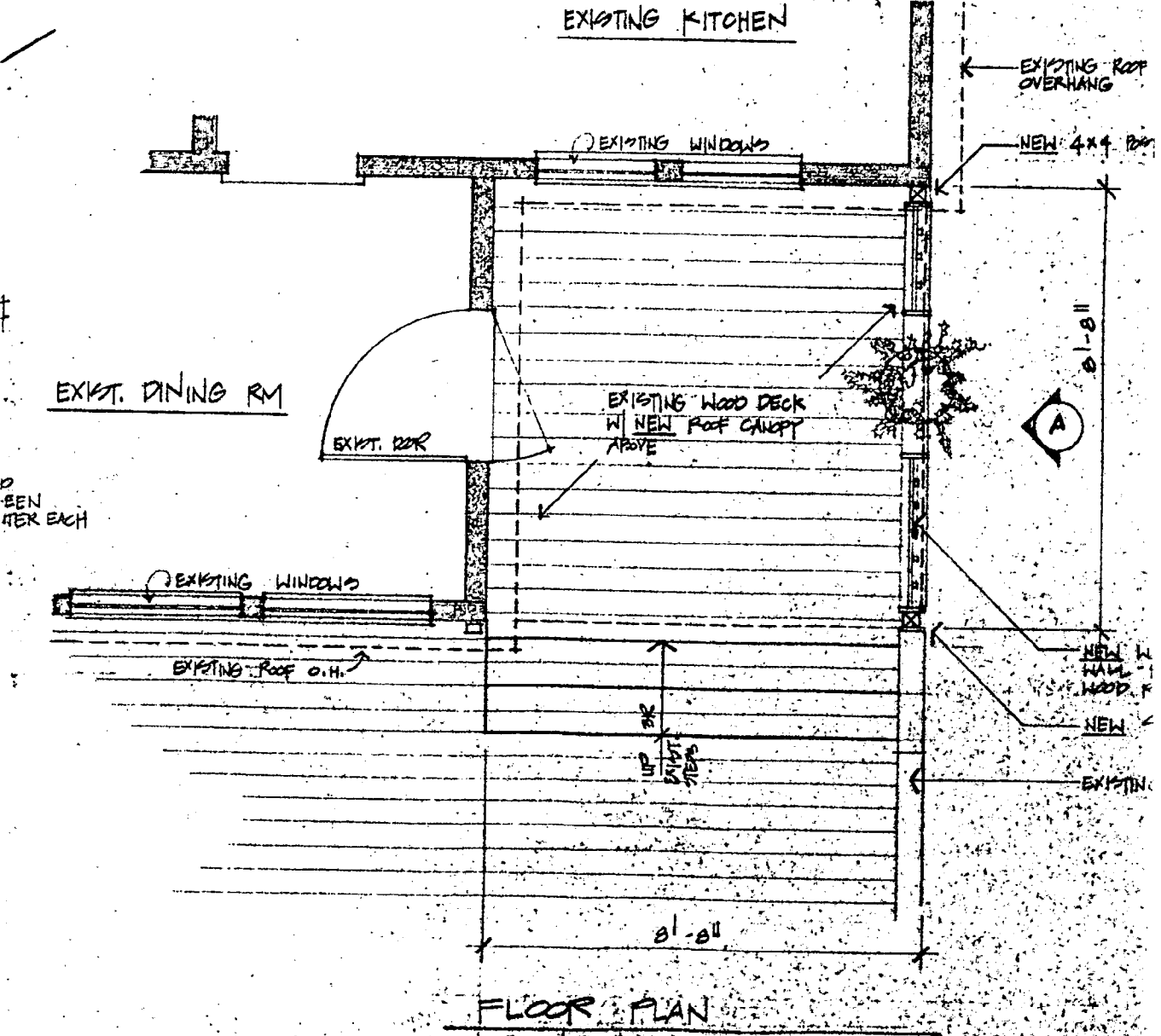
CANOPT FRAMING PLAN

1/2" = 1'-0"

NOTES:

1. ALL EXISTING CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NO WORK SHALL BEGIN UNTIL DISCREPANCIES ARE REPORTED TO OWNER AND CORRECTED ON THIS DRAWING.
2. ALL WOOD MEMBERS SHALL BE PRESSURE TREATED FIR PREMIUM GRADE WITH NO VISIBLE KNOTS, SPLITS OR TWIST.
3. ALL FASTENERS AND CONNECTORS SHALL BE CORROSION RESISTANT GALVANIZED STEEL OR CADMIUM PLATED STEEL.

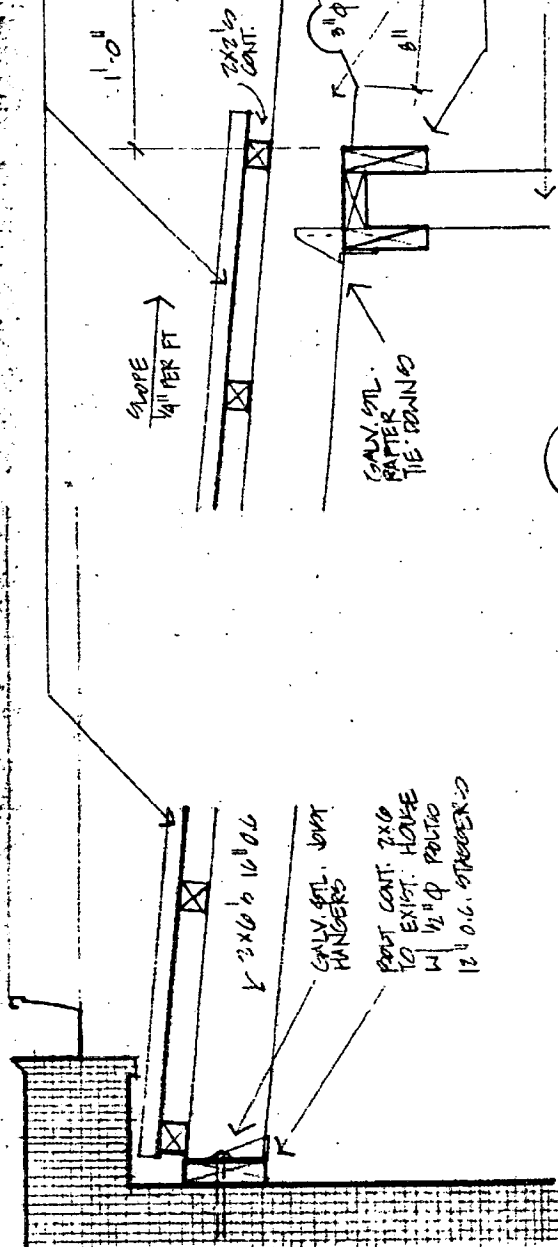
EXISTING KITCHEN



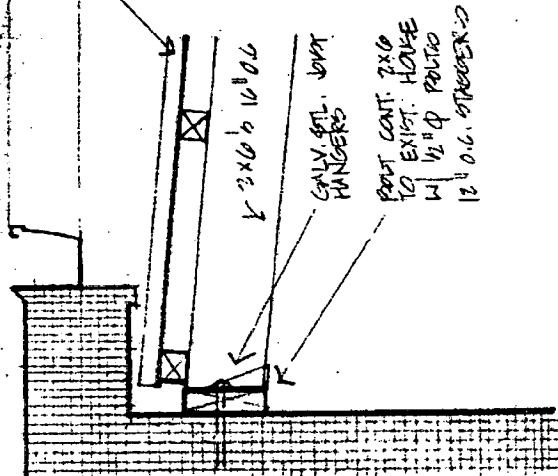
FLOOR PLAN

1/2" = 1'-0"

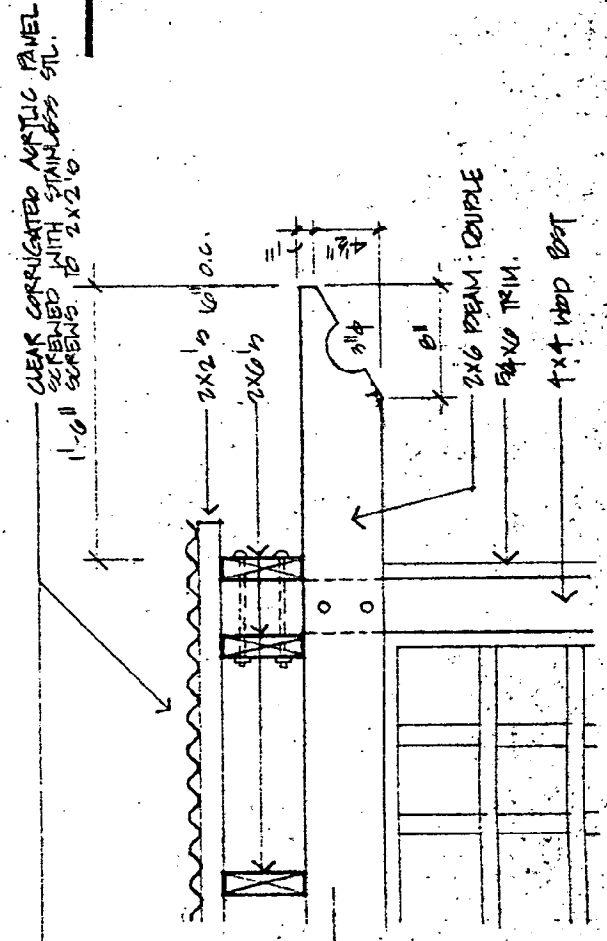
CLEAR CORRUGATED ACUSTIC PANEL



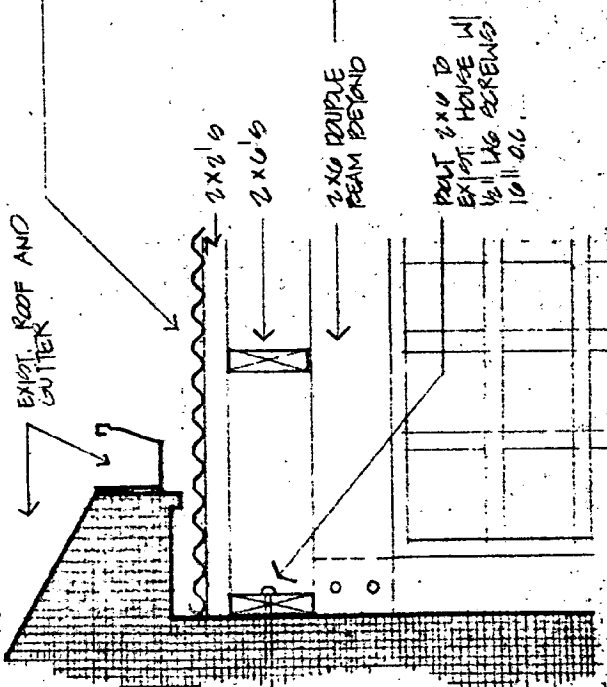
1
1/2" = 1'-0"



2
1/2" = 1'-0"



3
1/2" = 1'-0"



4
1/2" = 1'-0"

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



10915 Structure from
10909 rear yard



10915 Montrose from
Back of 10919



10915 Moisture from
lower back deck



10915 Montrose farm
Right of Way



10915 Montrose from
back property line



10915 Montrose from
North Right of Way
10919



10915 Montrose front
North Right of Way
10919



10915 Montrose from
Right of Way



10915 Martine from
lower back deck





10915 Montrose from
back property line



10915 Montrose from
Back of 10919