

PRELIM: 10919 Montrose Avenue R
Alterations & new addition
(Garrett Park Historic District)

6/13 Spoke w/ 6/13
him -
Lwen - scheduled: 30
202-433-3945 for July 11.
Please call Mr.
Vergara He understood
he'd be scheduled
for June 27th agenda
& he is not.

Preliminary
Consultation # 2

May 23rd
meeting

1-sided signal

VVergara1@

Worldbank.org

—

3/15/01

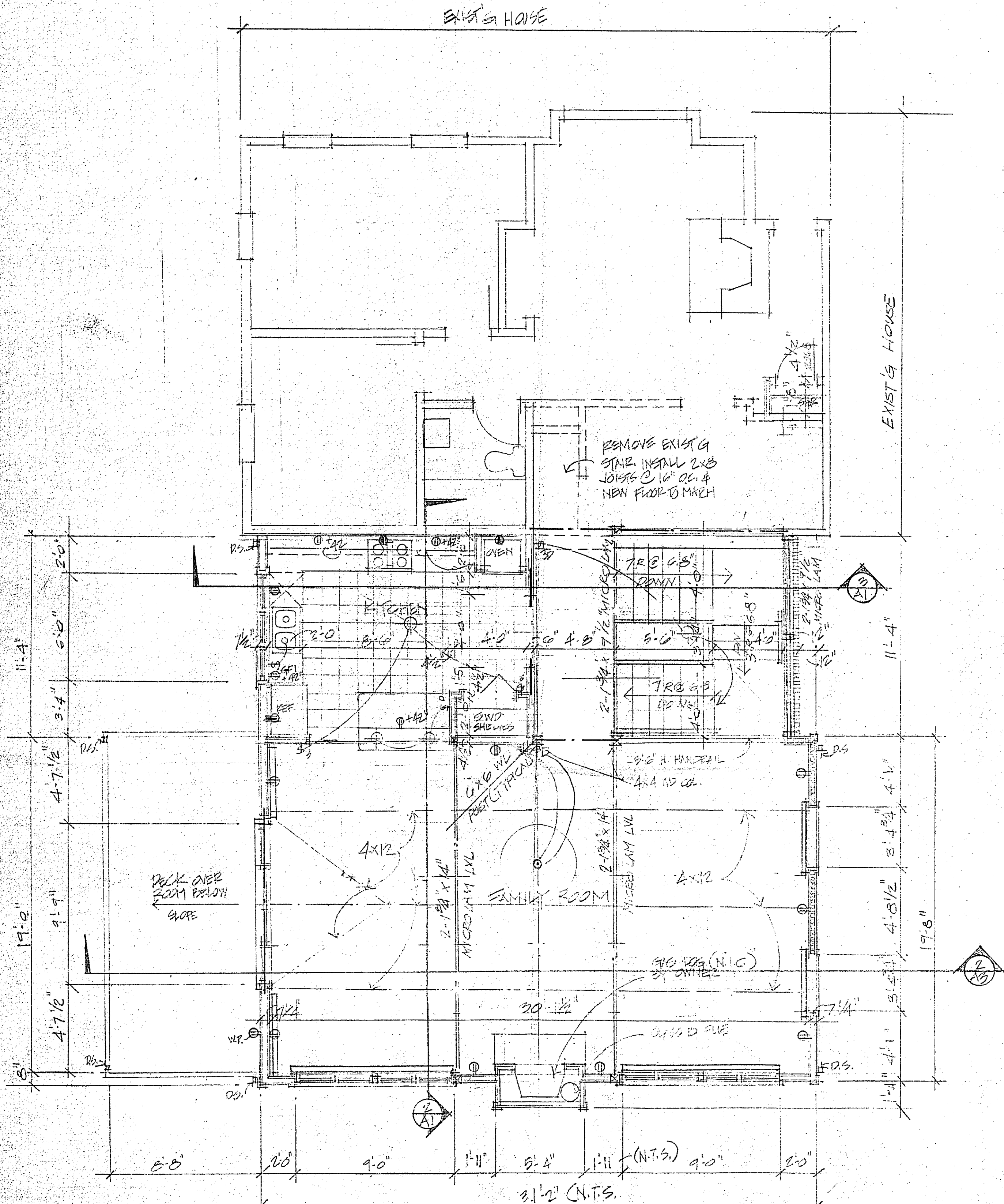
Fax #

202-477-

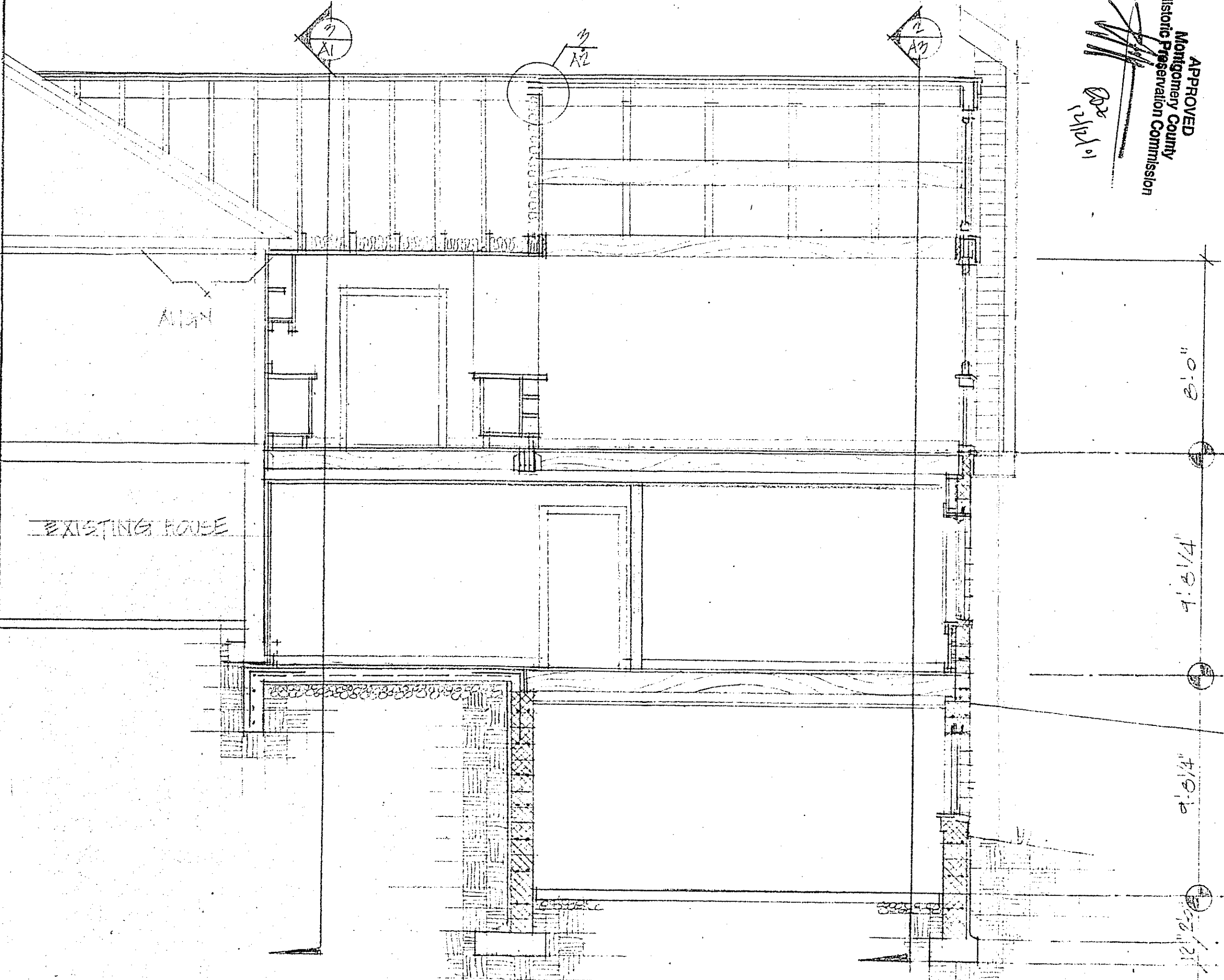
6391

Victor ~~Rojas~~

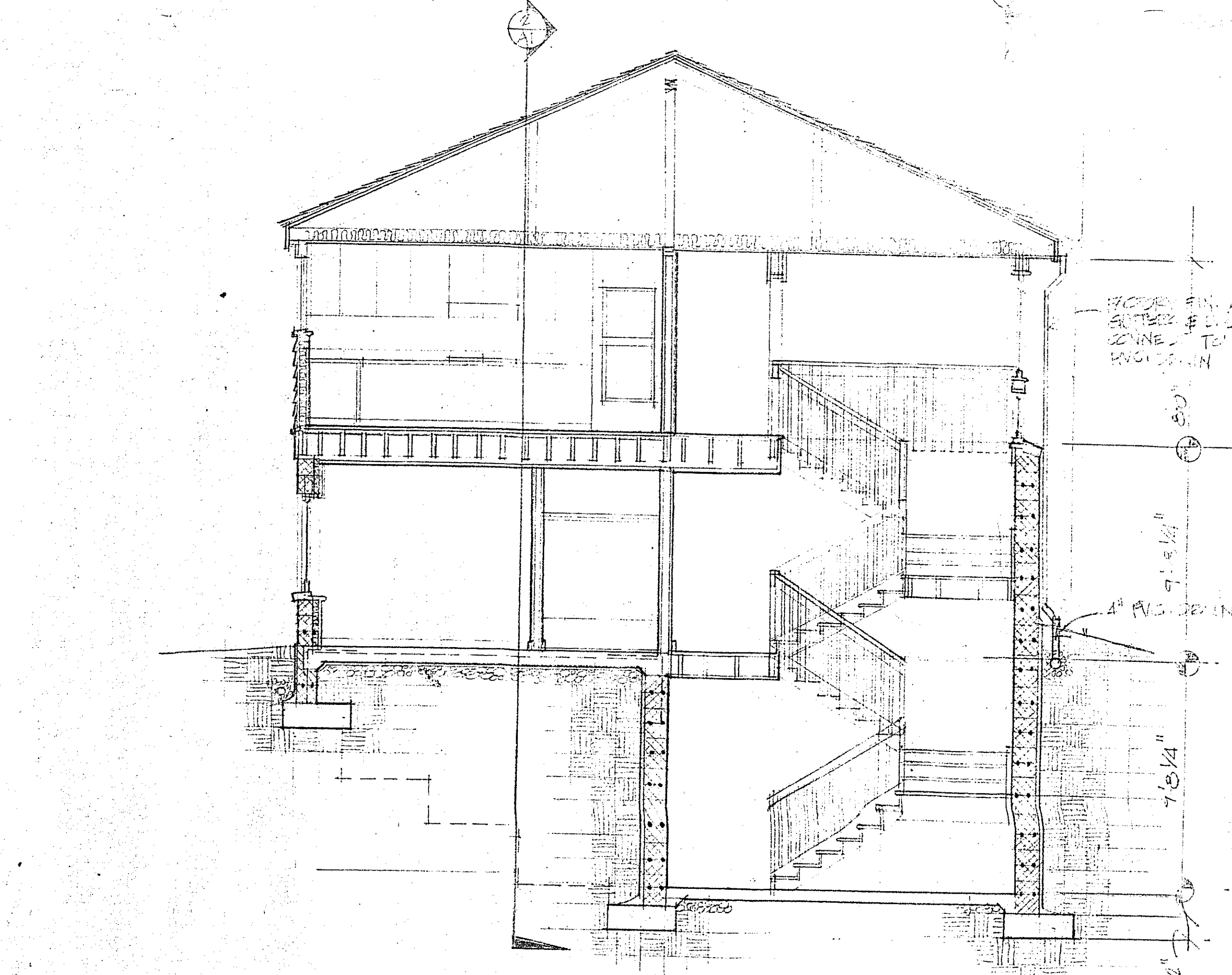
Vergara



MAIN FLOOR PLAN



CROSS SECTION



CROSS SECTION

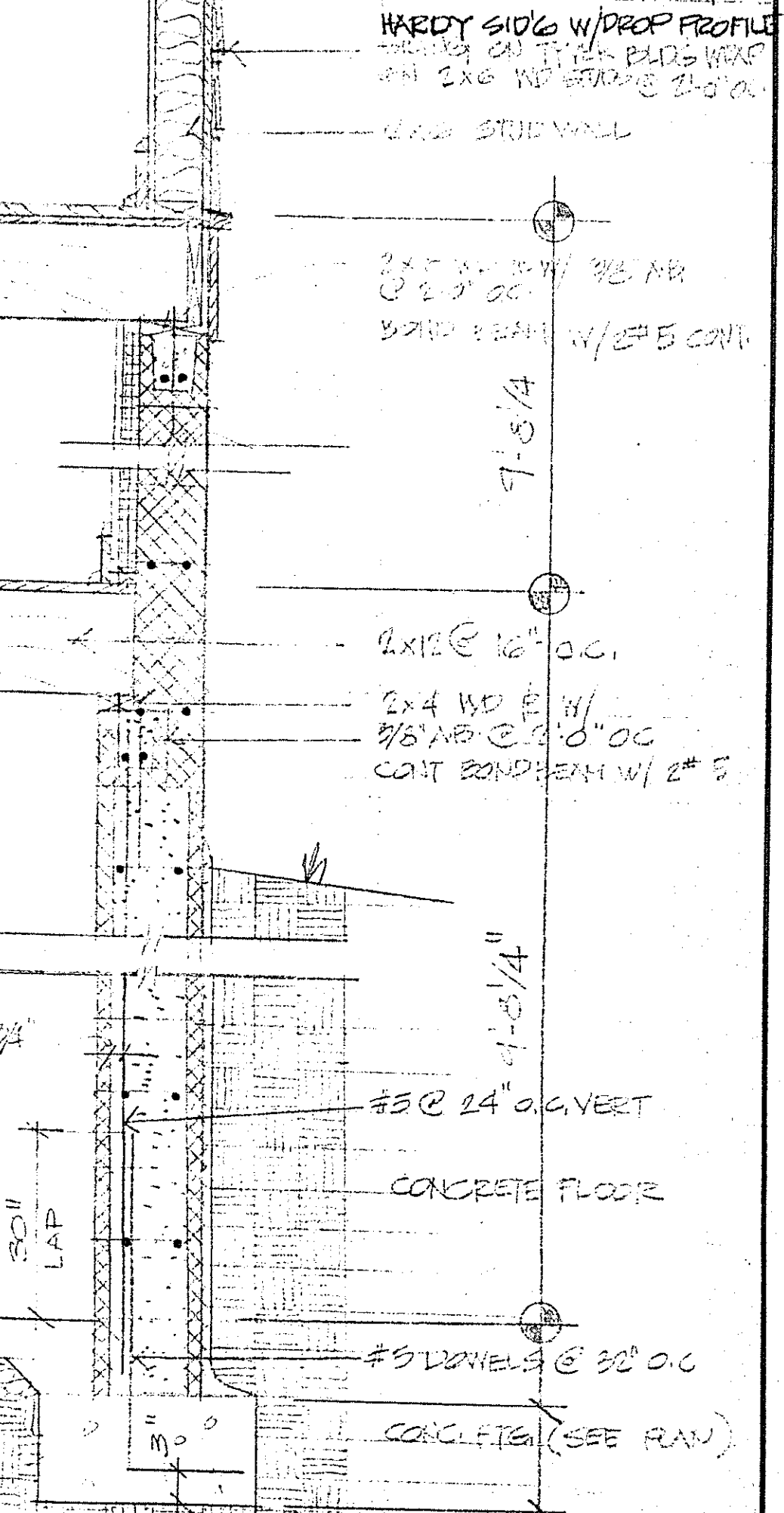
APPROVED
Montgomery County
Historic Preservation Commission
12/12/01

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE MTS CABO CODE AND THE REGULATIONS OF MONTGOMERY COUNTY. THE BUILDER IS TO CONSTRUCT THIS ADDITION IN ACCORDANCE WITH THE CODE AND IN A WORKMANLIKE MANNER. THE OWNER IS TO APPLY FOR AND OBTAIN THE MONTGOMERY COUNTY BUILDING CODE. THE CONTRACTOR AND HIS SUB-CONTRACTORS ARE TO APPLY FOR AND OBTAIN ALL OTHER PERMITS REQUIRED TO COMPLETE THIS CONSTRUCTION. THE CONTRACTOR IS TO ARRANGE FOR ALL INSPECTIONS AND IS TO OBTAIN ALL APPROVALS REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR IS TO INCLUDE IN HIS PRICE ALL LABOR, MATERIALS, AND TAXES TO COMPLETE ALL WORK SHOWN OR IMPLIED BY THESE DRAWINGS. THE CONTRACTOR SHALL MAINTAIN ALL LIABILITY AND WORKMEN'S COMPENSATION INSURANCE TO PROTECT THE OWNER AGAINST ANY CLAIMS, WHICH MAY ARISE AS A RESULT OF THIS PROJECT.

NOTES

- | | |
|----------------|------------------|
| EXIST'G CONST. | WOOD/ELEV |
| C.M.U./SECTION | WOOD/SECTION |
| CONCRETE | SPACE GILL |
| EARTH | DUPLEX OUTLET |
| GRAVEL | DECEATED |
| RIGID INSUL. | SWITCH |
| BATT INSUL. | THREE WAY SWITCH |
| NEW PART'N | RAMMER SWITCH |
| WOOD BLOCKS | |

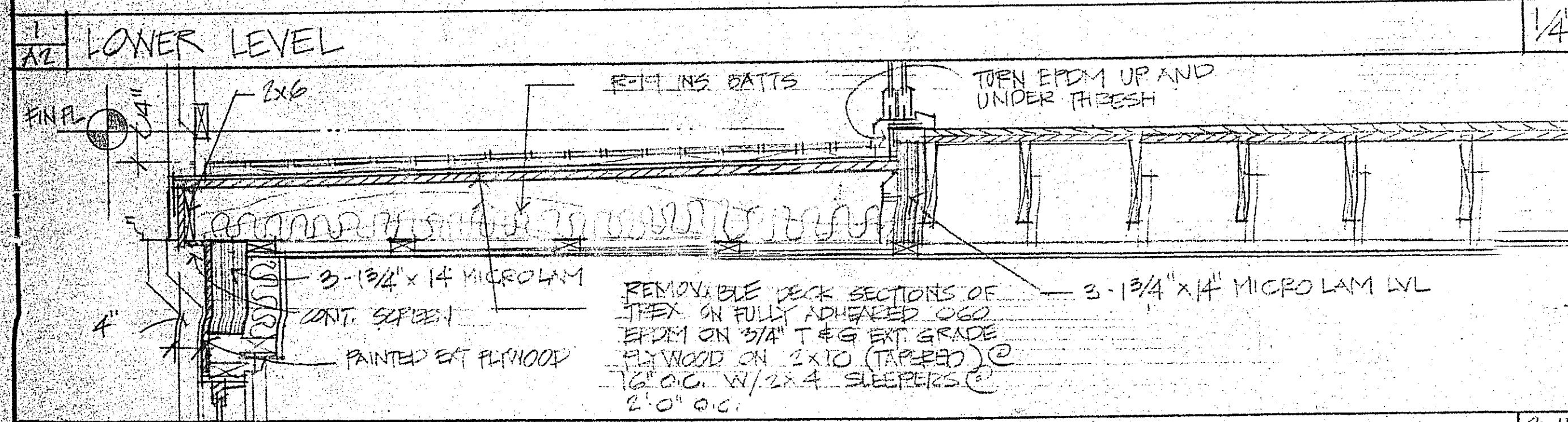
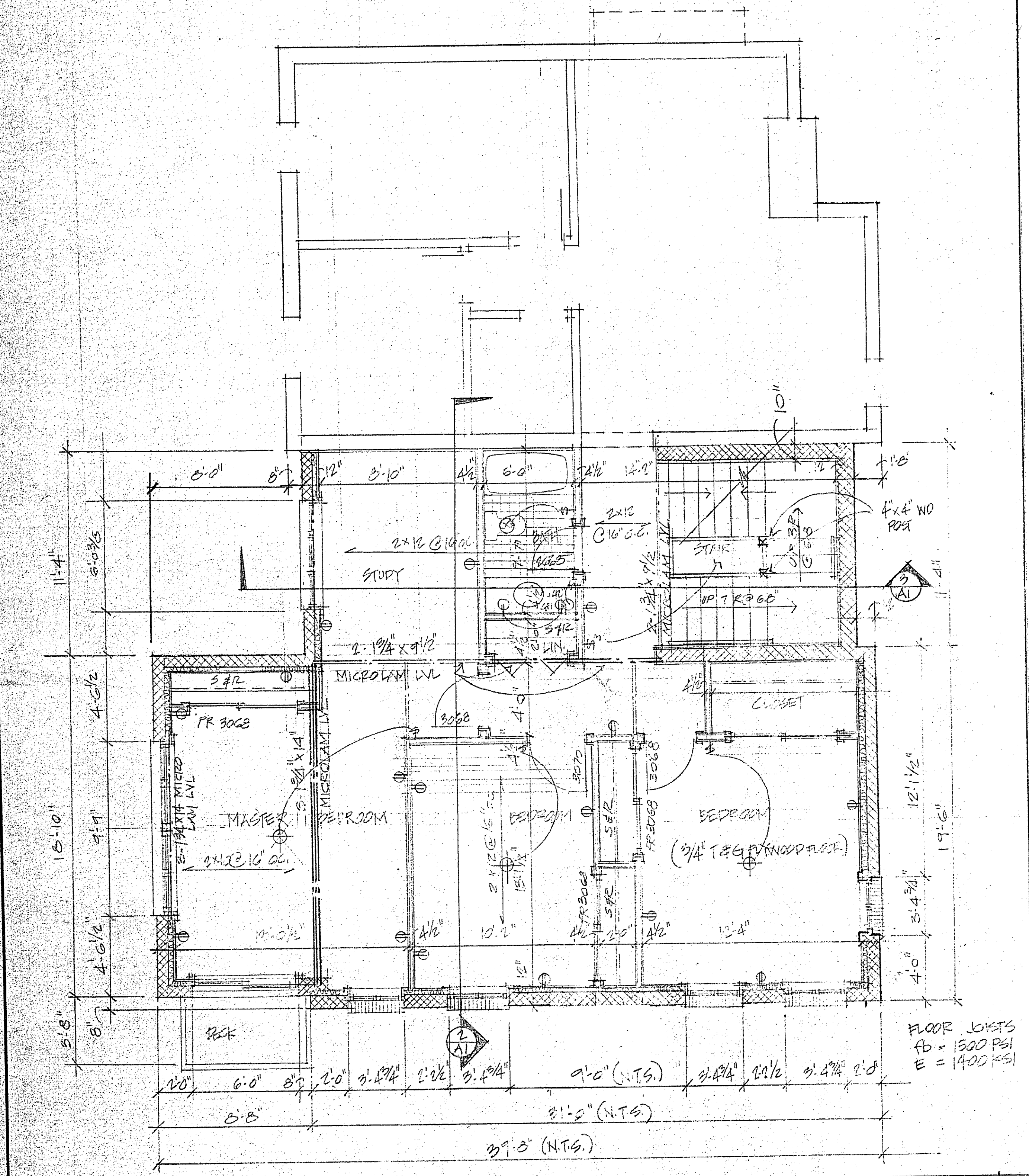
SYMBOLS



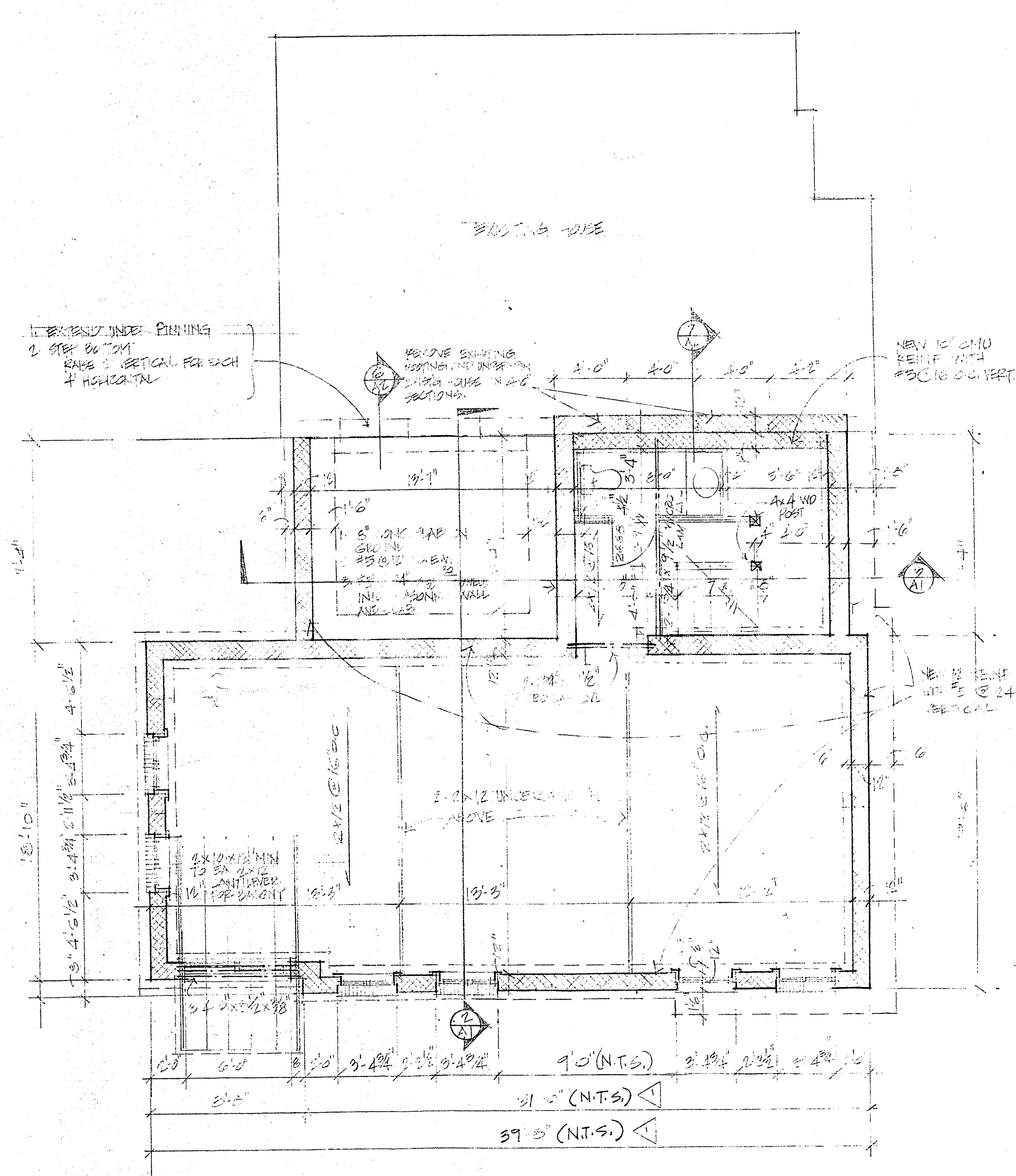
TIP REINF WALL
WHENEVER WALL HEIGHT IS 40' OR GREATER

ADDITION TO VERGARA RESIDENCE
10119 MONTROSE AVE, GARRETT PARK MD
SCALE: AS SHOWN
DATE: 8/7/01
APPROVED BY:
DRAWN BY: DOA
REVISOR:
ALMY ARCHITECTS, P.C. BOX 123
GARRETT PARK, MARYLAND 20896
DRAWING NUMBER
A-1

APPROVED
Montgomery County
Historic Preservation Commission
12/12/01



1/2" DETAIL @ DECK.



1/4" BASEMENT

1/2" DETAIL @ ROOF TRANSITION

1/2" STAIR DET.

1/2" DETAIL @ TURN DOWN SLAB

1/2" UNDERPINNING DETAIL

APPROVED
Montgomery County
Historic Preservation Commission
DATE: 3/7/01
12/2/01

ADDITION TO VERGARA RESIDENCE
1019 MANTROSE AVE, GARRETT PARK

SCALE: 1/8" = 1'-0"
APPROVED BY: [Signature]
DATE: 3/7/01
DRAWN BY: [Signature]
REVISED: [Signature]

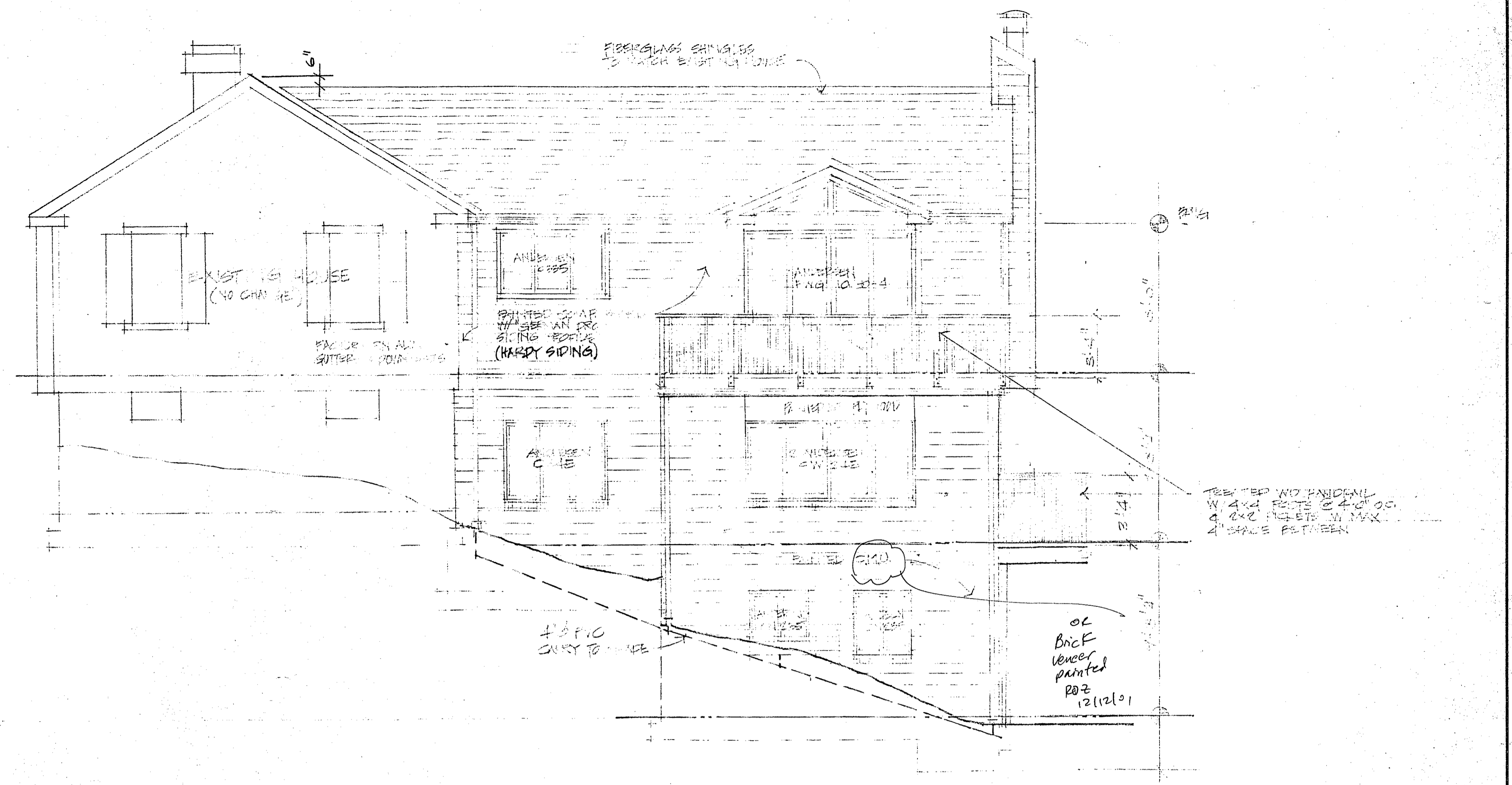
10/14/01 REVISE DIMENSIONS TO COMPLY WITH NEW CODES.

ALMY ARCHITECTS BOX 123
GARRETT PARK MD 20816

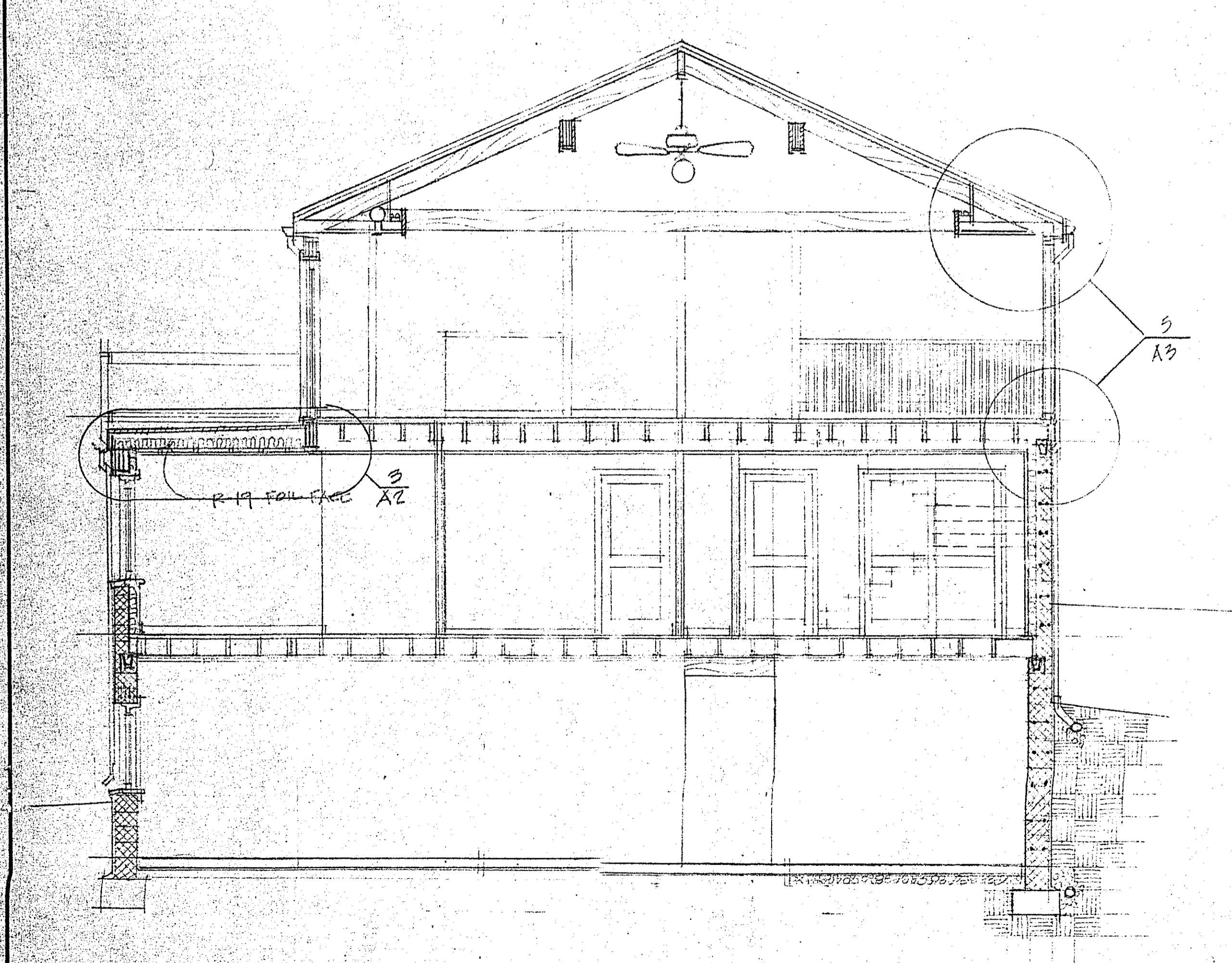
DRAWING NUMBER: A2



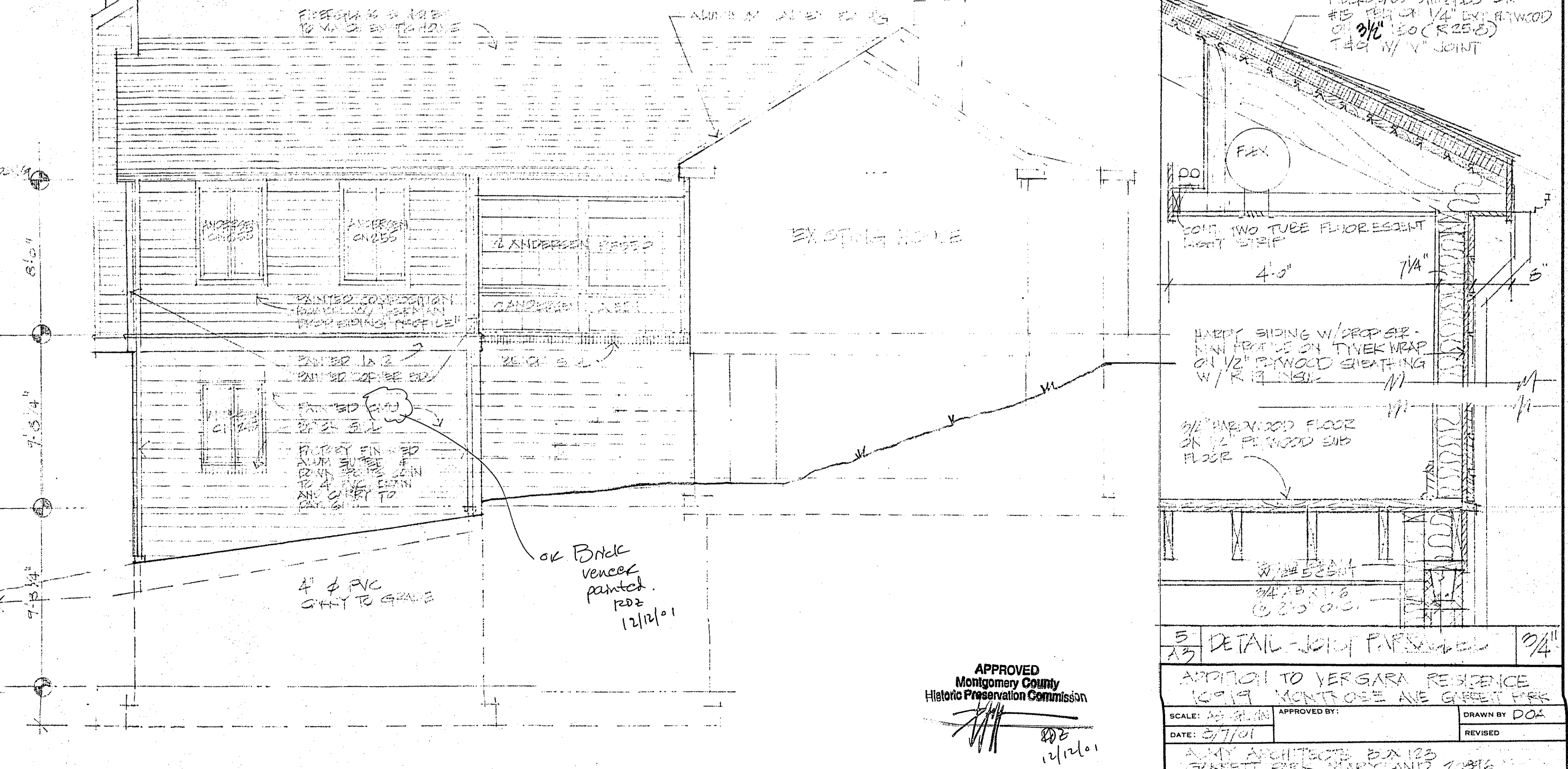
REAR ELEVATION



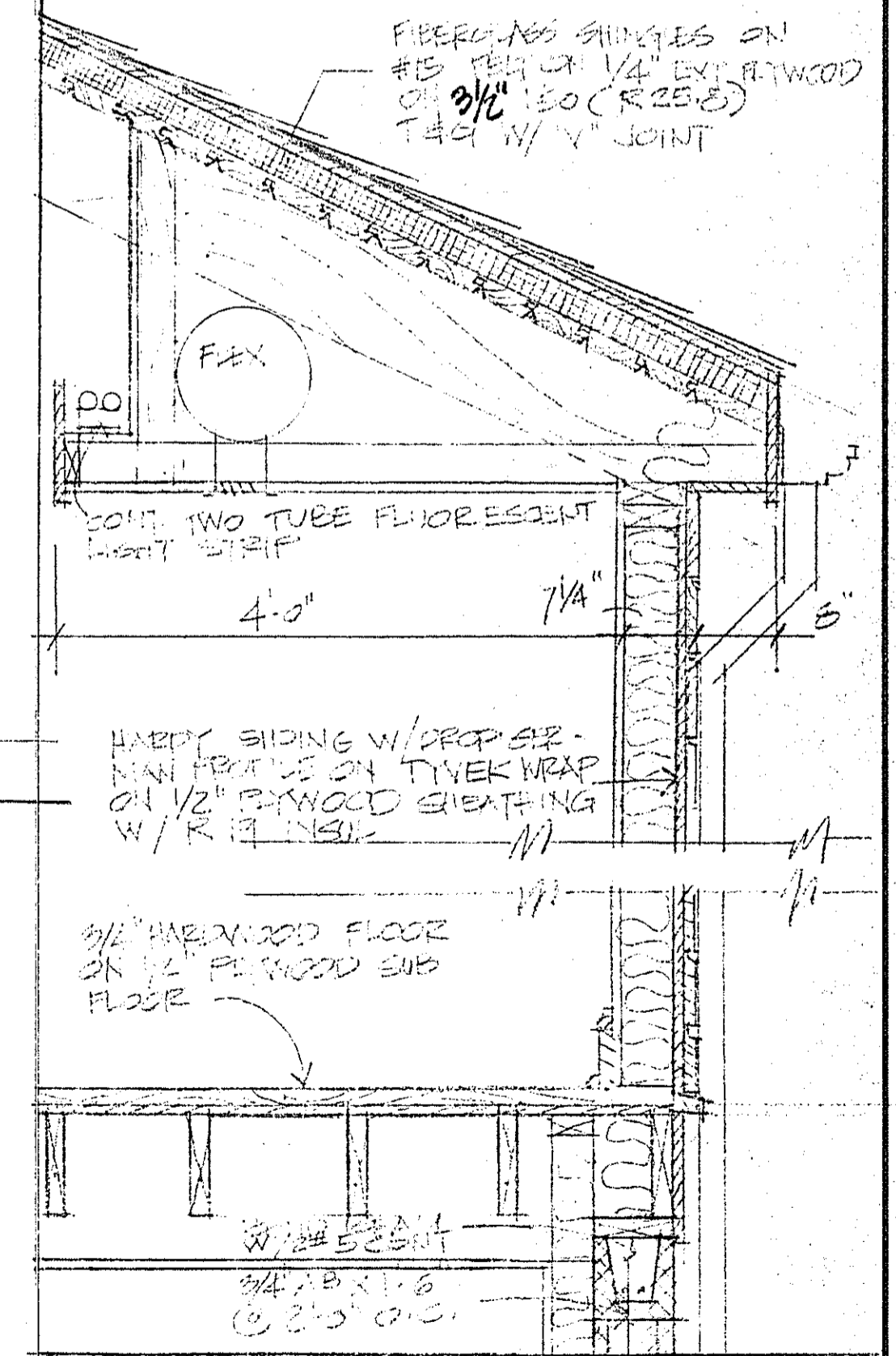
RIGHT SIDE ELEVATION



CROSS SECTION



LEFT SIDE ELEVATION



3/4	DETAIL - JOINT PAPER	3/4
APPROVED TO YERGARA RESIDENCE 10919 MONTGOMERY AVE GIBBS PARK		
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY DOA
DATE: 5/7/01		REVISED
A-3 ARCHITECTS 204125 GIBBS PARK, LAND 2016		
DRAWING NUMBER		A-3

APPROVED
Montgomery County
Historic Preservation Commission

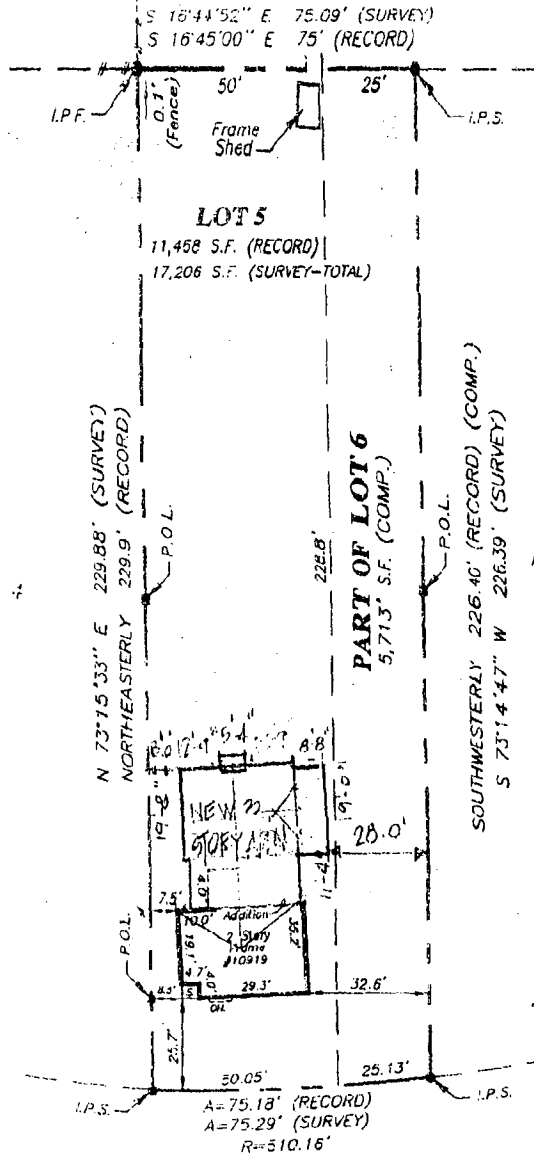
8/2
12/12/01

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0175C.
- 2) All property corners have been recovered or set and verified per field survey performed: 9-12-01, 9-16-01 & 9-25-01.
- 3) I.P.F. Indicates iron pipe found.
I.P.S. Indicates iron pipe set.
P.O.L. Indicates hub set along property line.

LOT 25 LOT 24 LOT 23



PLAT OF SURVEY
 LOT 5 & PART OF LOT 6
 BLOCK 98
 GARRETT PARK
 MONTGOMERY COUNTY, MARYLAND

MONTROSE AVENUE

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1286		
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.		PLAT BK.	A		DATE OF LOCATIONS	SCALE: 1" = 40'
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 527		PLAT NO.	27		HSE LOC.	3-19-01
		LIBER	18776	PROP. CORRS.	9-16-01	JOB NO.
FOLIO		844				

APPROVED
 Montgomery County
 Historic Preservation Commission
 11/12/01



10526 St. Paul Street, Kensington, MD 20895
301-942-6700 Fax 301-942-6734

November 30, 2001

Mr. Victor Vergara
10919 Montrose Avenue
Garrett Park, MD 20896

Dear Mr. Vergara:

It was a pleasure meeting you the other day and I appreciate the opportunity to bid on your tree preservation work. Enclosed please find my proposal with pricing for your job. The following are my recommendations for pre-construction measures that can be taken to ensure that your trees will have the best chance for survival possible.

Unfortunately, site conditions and the construction plans do not afford us the opportunity to place tree protection fencing in the optimum location. In order for the construction crews to gain access to the back of the house, they will need to pass over the root zones of the trees. It will be necessary to place the tree fencing well inside the drip lines of the trees; therefore, it is imperative that we protect the remaining root zones as much as possible with a layer of wood chips. Root pruning will be required around the tree located at the Southeast corner of the house as excavation of the foundation will come very close to the base of this tree. Additionally, I recommend that a Certified Arborist be on site during the excavation to monitor the activity and document root loss. It is possible that some large compression roots will be cut and that the tree will be adversely affected. The situation will have to be evaluated after excavation and further recommendations made at that time. Deep root feeding/ verticle mulching will be necessary after construction activity has slowed to relieve compaction and provide the trees with nutrients.

THE FOLLOWING WORK MUST BE DONE PRIOR TO ANY CONSTRUCTION WORK OR SITE DISTURBANCE.

2 Oak trees (South side of house)- Safety prune trees by removing deadwood 2" in diameter and larger.

Install 4' high fencing with no trespassing signs and flagging tape around trees as far away from the trees as possible.

Spread wood chips 2-3" deep inside protective fencing and over the root zone.



MD TREE EXPERT

THE FOLLOWING WORK SHOULD BE DONE AT A LATER DATE:

Deep root feed/ vertical mulch root zones to driplines. Backfill to consist of inorganic fertilizer, sand, compost, mycorrhizae (beneficial root fungus).

Treat with Merit (pesticide).(As needed)

Additionally, there should be a monthly monitoring schedule for this project to be sure that the construction work is not encroaching on the tree preservation zone.

*No construction material or traffic allowed inside the protective fencing.

I hope this information is helpful to you. Please feel free to contact me I can be of further assistance.

Sincerely,



Edward Mulheron

MD Tree Expert License #715

ISA Certified Arborist

Ziek, Robin

From: Vvergara1@worldbank.org
Sent: Friday, November 30, 2001 1:43 PM
To: Ziek, Robin
Subject: Request use of oversize brick rather than CMU in the basement and sub-basement of the proposed addition to 10919 Montrose Avenue in Garrett Park. HistoricArea Work Permit 251346

Robin:

Thank you for the consultation, based on our phone conversation please find attached the note to be submitted to the commission you described on the December 5 hearing. If you have any observation please feel free to call me or e mail me.

Thanks again for your advise

Victor Vergara

The proposed addition in the basement and sub- basement level was approved by the historical commission to have standard CMU (not specified but implicit to be 15x 7.5) exterior. The premise is to maintain the material integrity of the existing home which has a 11 inch by 4.5 inch block structure at the basement level. After review on the construction method and the aesthetic aspects we would like to use brick rather than concrete CMU as the exterior basement and sub - basement. The brick would be painted the same color as the existing foundation as well as the siding to assure the integrity of the original home. We believe that an oversize brick (9X 3) will provide a more aesthetic transition rather than the standard commercial CMU.

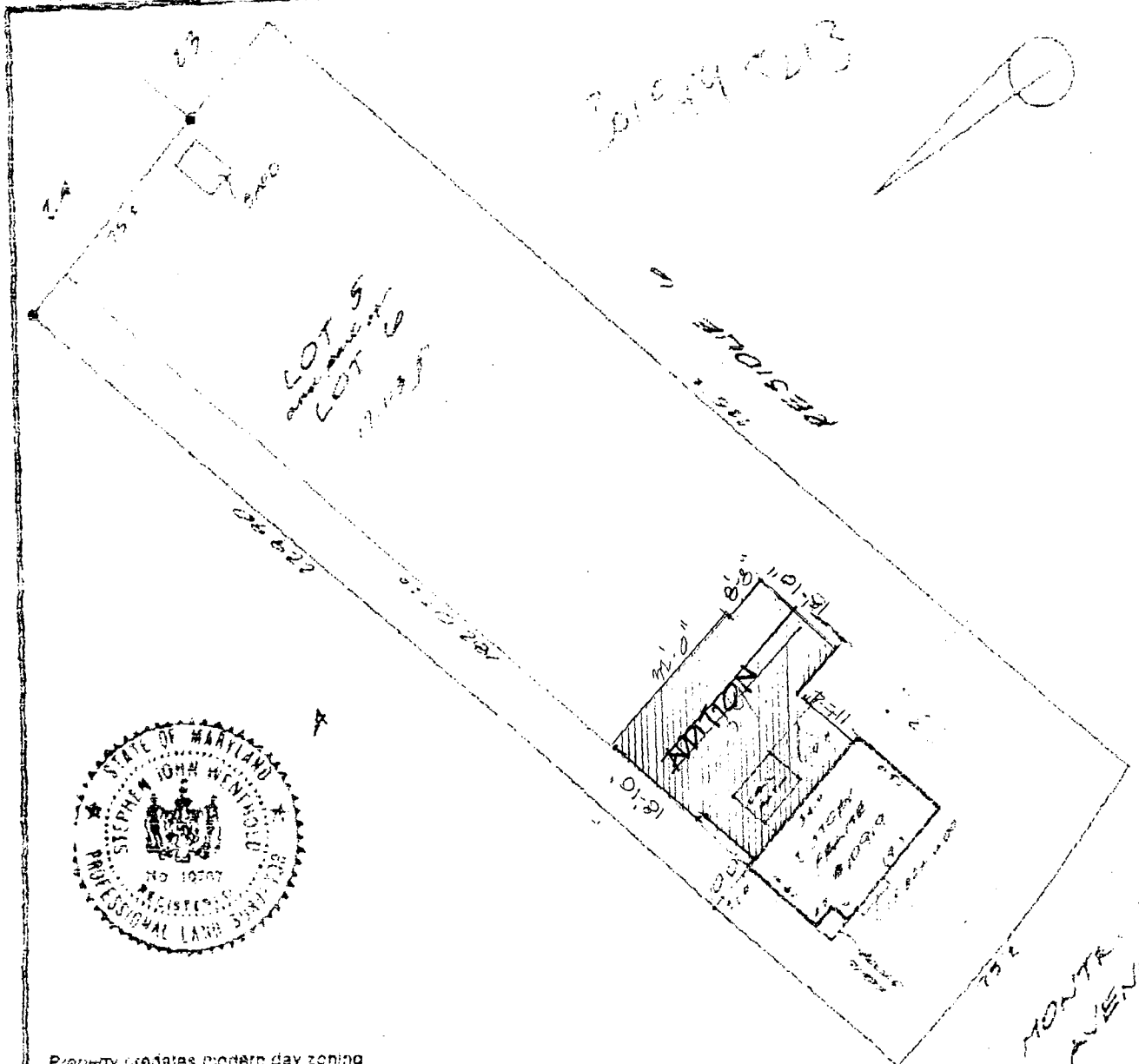
ok -

12/15/2008 10:41

307941788

BRUNSON LAMM L.L.D.SUA

PAGE 01



Property predates modern day zoning

Date: 01-11-01 Scale: 1" = 30' Dm: 80'
 Plat Book: A
 Plat No.: 27 NO TITLE REPORT FURNISHED
 Work Order: 01-1046
 Address: 10919 MONTROSE AVENUE
 District: 4
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location, existence of property corners is neither guaranteed nor implied. Fence lines if shown are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

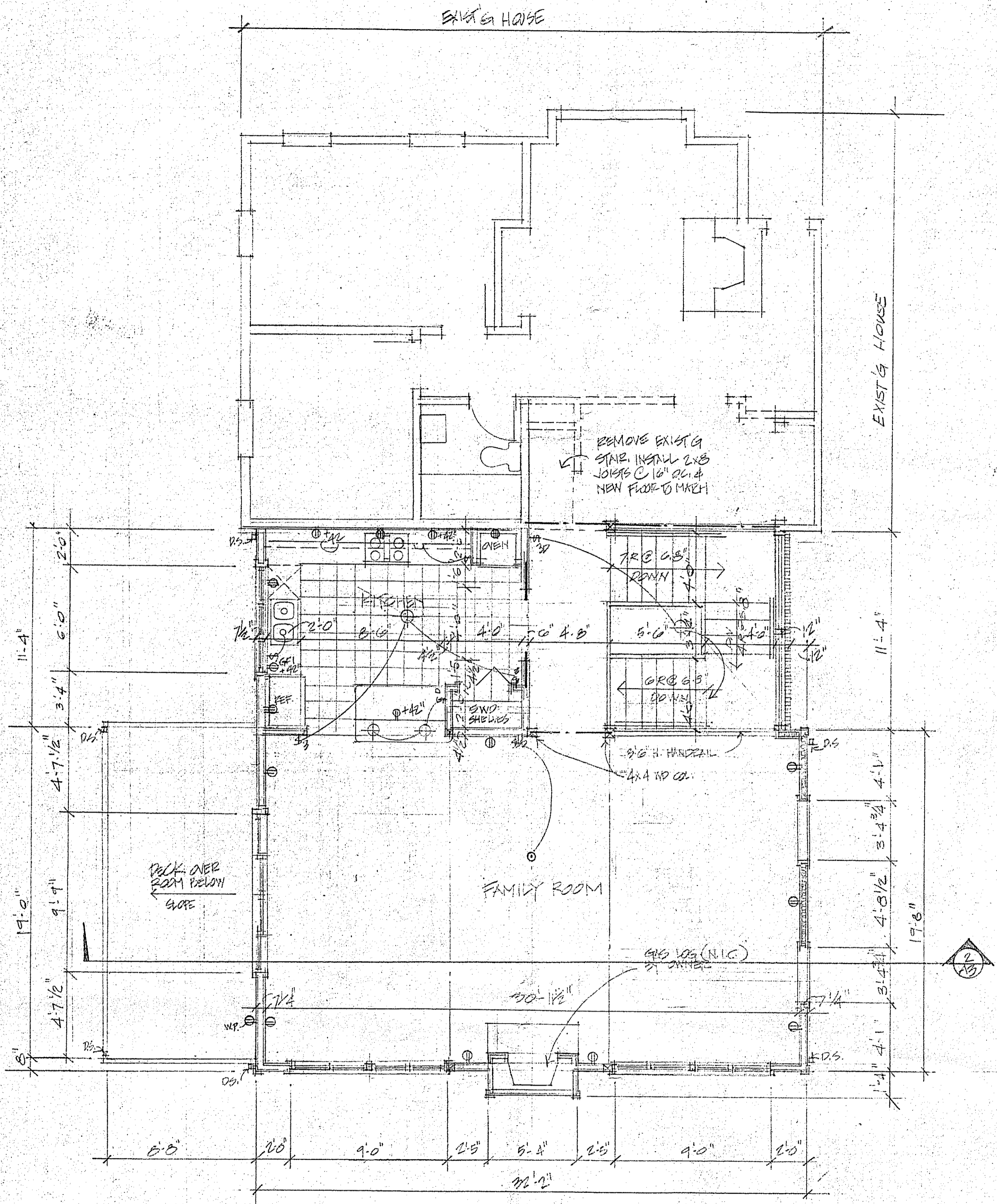
Stephen Sweetfield

LOCATION DRAWING
 LOT 8 AND PART OF LOT 9
 BLOCK 99
 SECTION 2
 GARRETT PARK

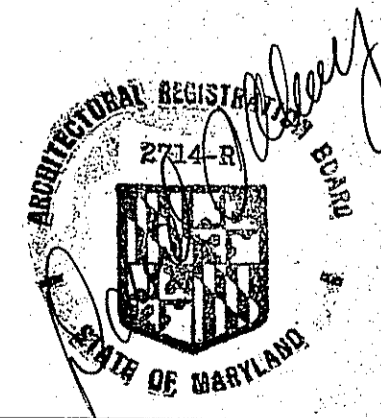
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



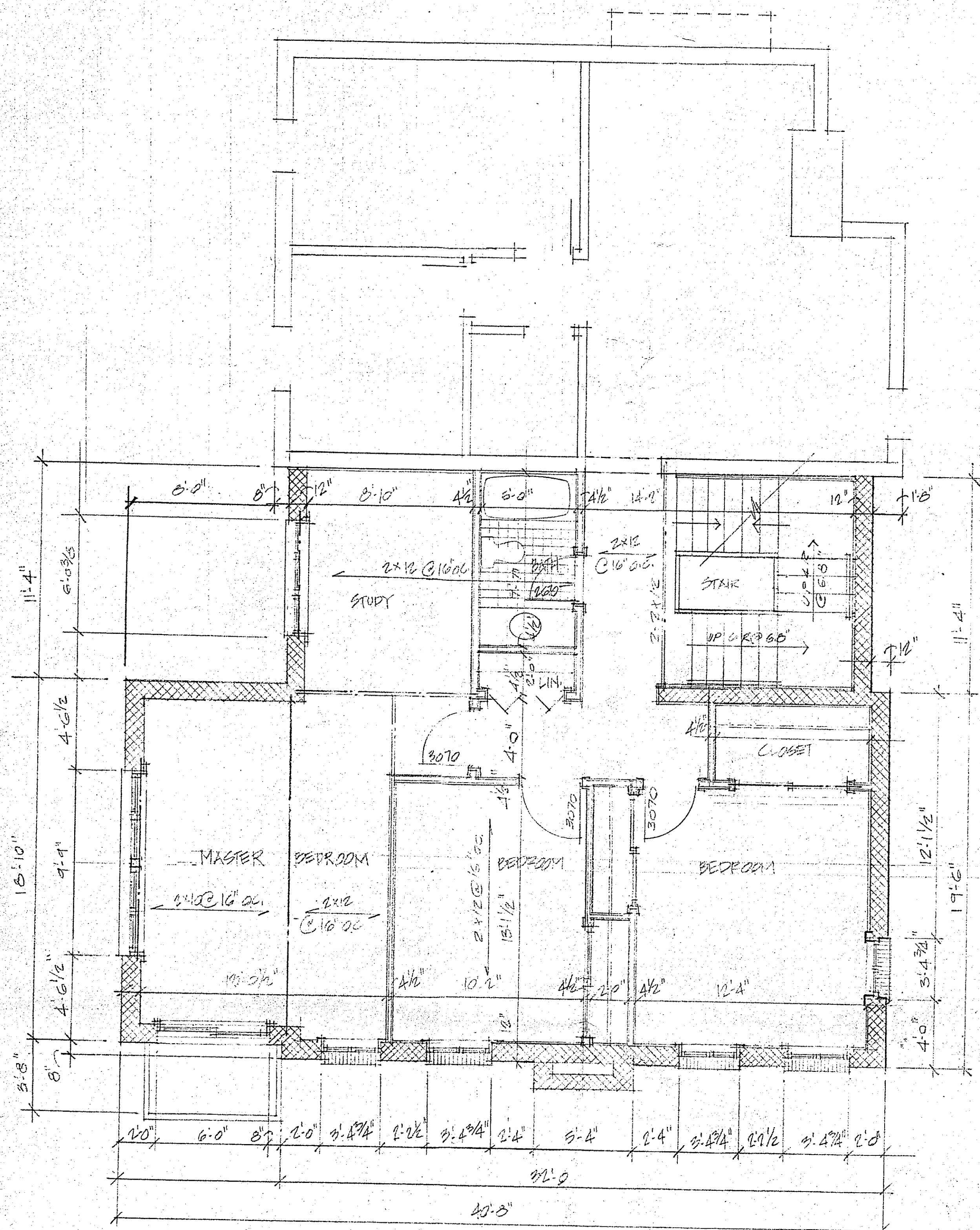
Meridian Surveys, Inc
 611 Russell Avenue
 Suite #103
 Gaithersburg, MD 20878
 (301) 721-9400



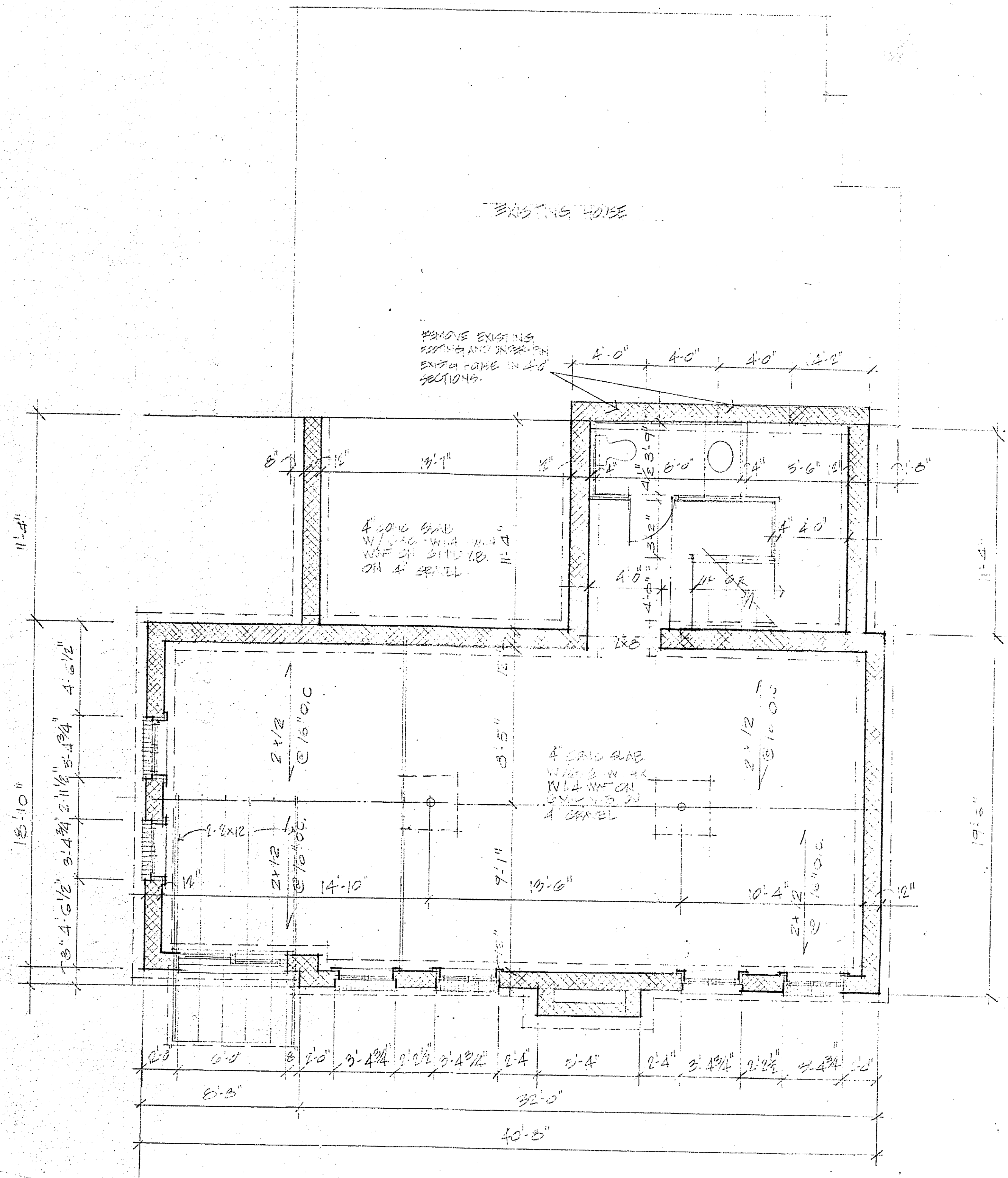
A1 MAIN FLOOR PLAN



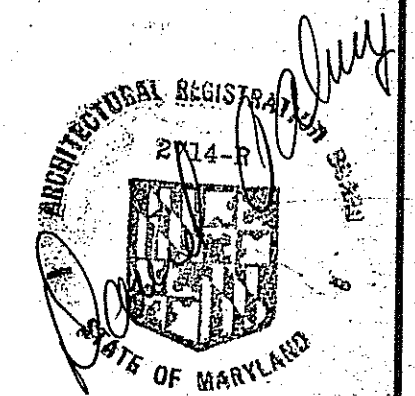
ADDITION TO VERGARA RESIDENCE 10419 MONTROSE AVE, GARRETT PARK MD		
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY DOA
DATE:		REVISED
ALMY ARCHITECTS BOX 123 GARRETT PARK, MARYLAND 20896		
DRAWING NUMBER		A-1



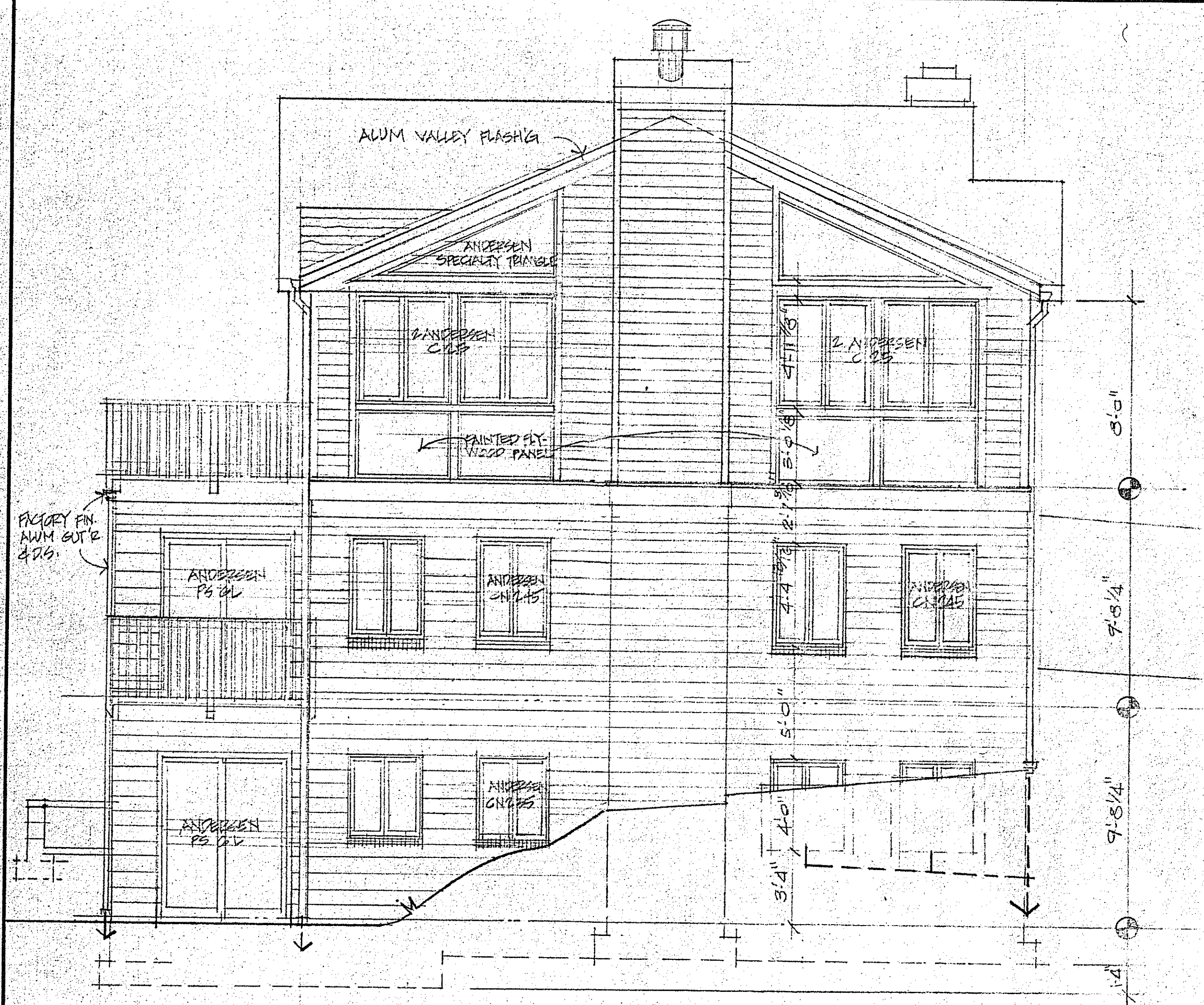
1/4" = 1'-0" LOWER LEVEL



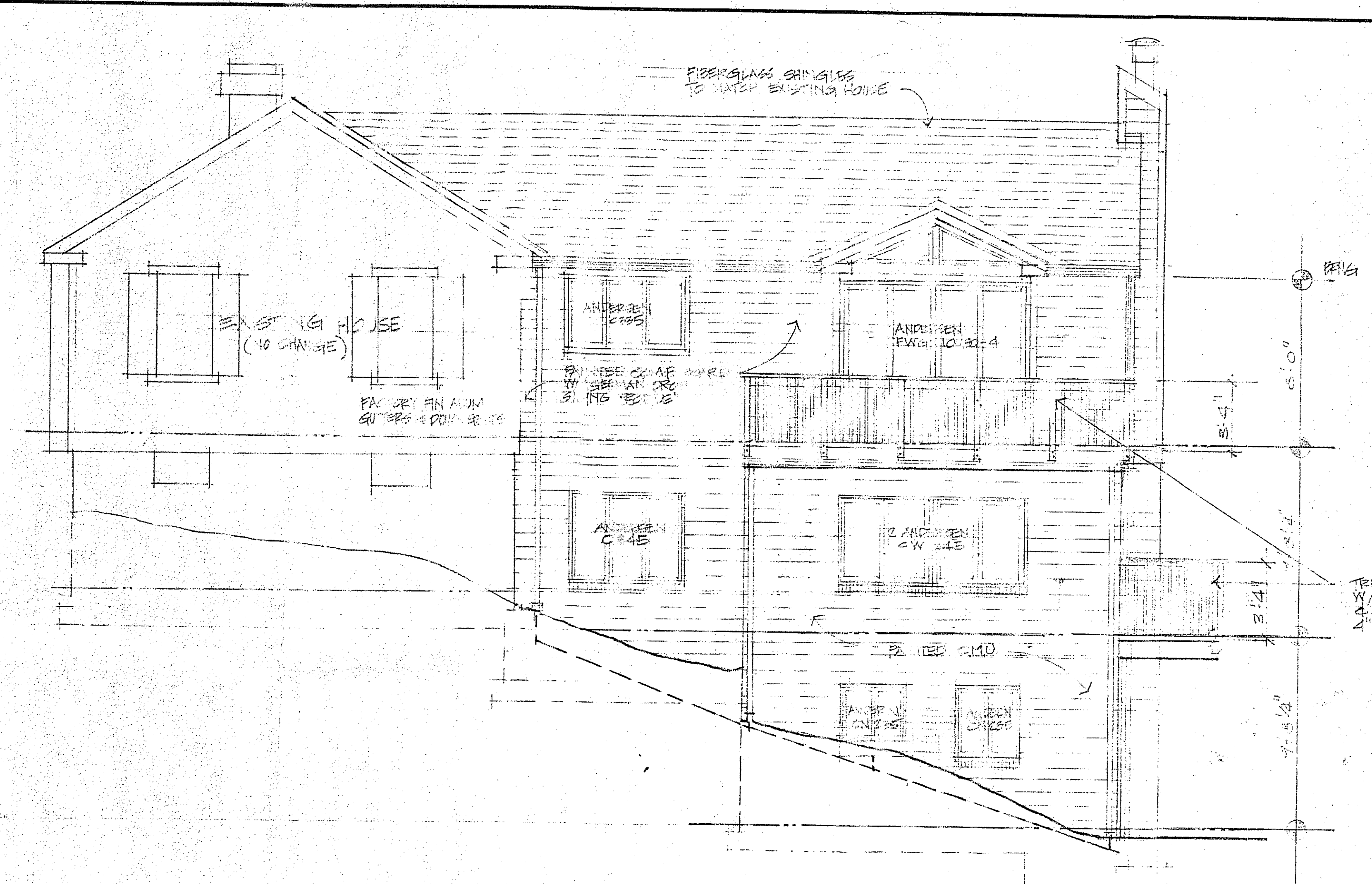
1/4" = 1'-0" BASEMENT



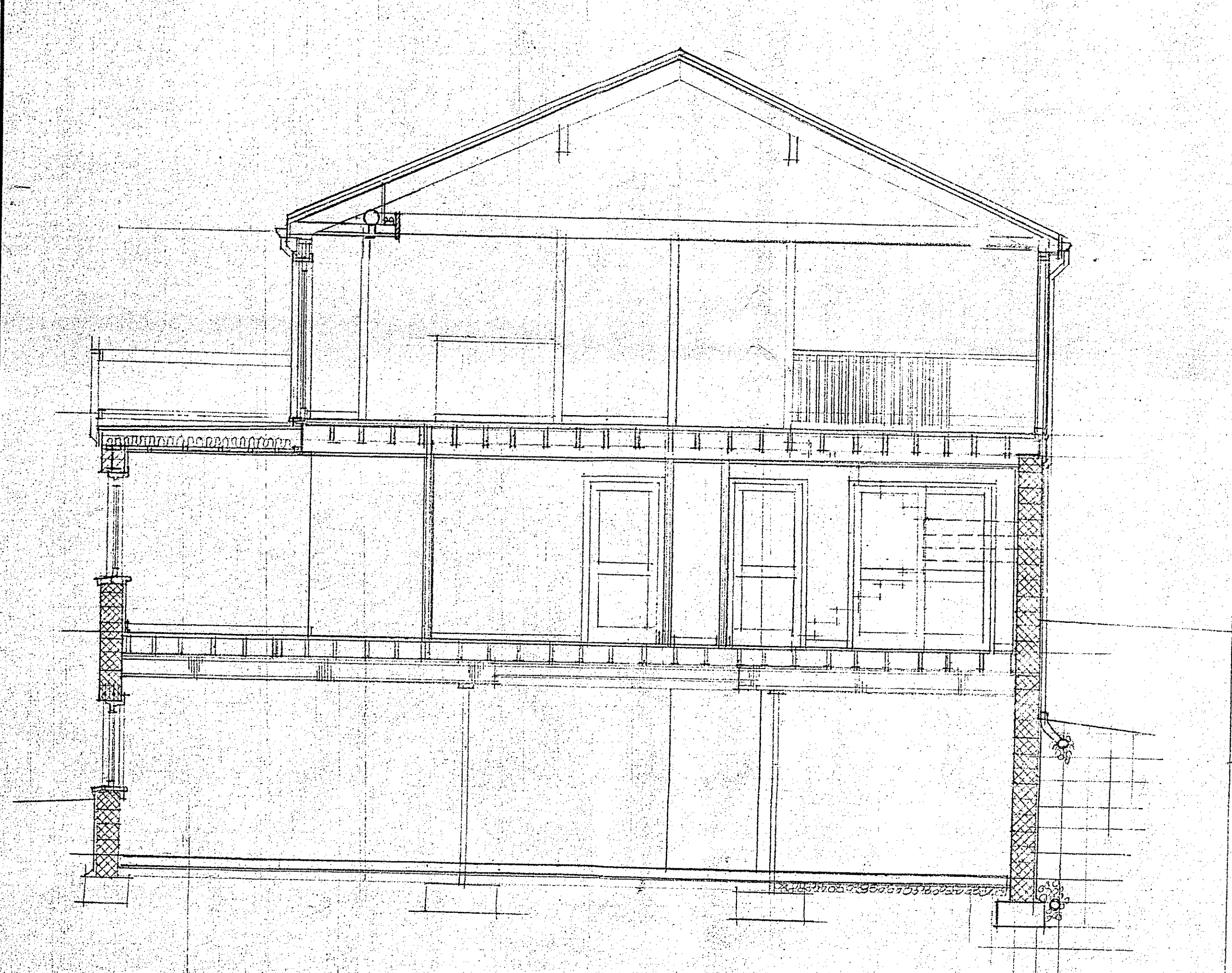
ADDITION TO VERGARA RESIDENCE
 10919 MONTROSE AVE, GARRETT PARK
 SCALE: _____ APPROVED BY: _____ DRAWN BY: _____
 DATE: _____ REVISED: _____
 ALMY ARCHITECTS BOX 123
 GARRETT PARK MD 20896
 DRAWING NUMBER: _____



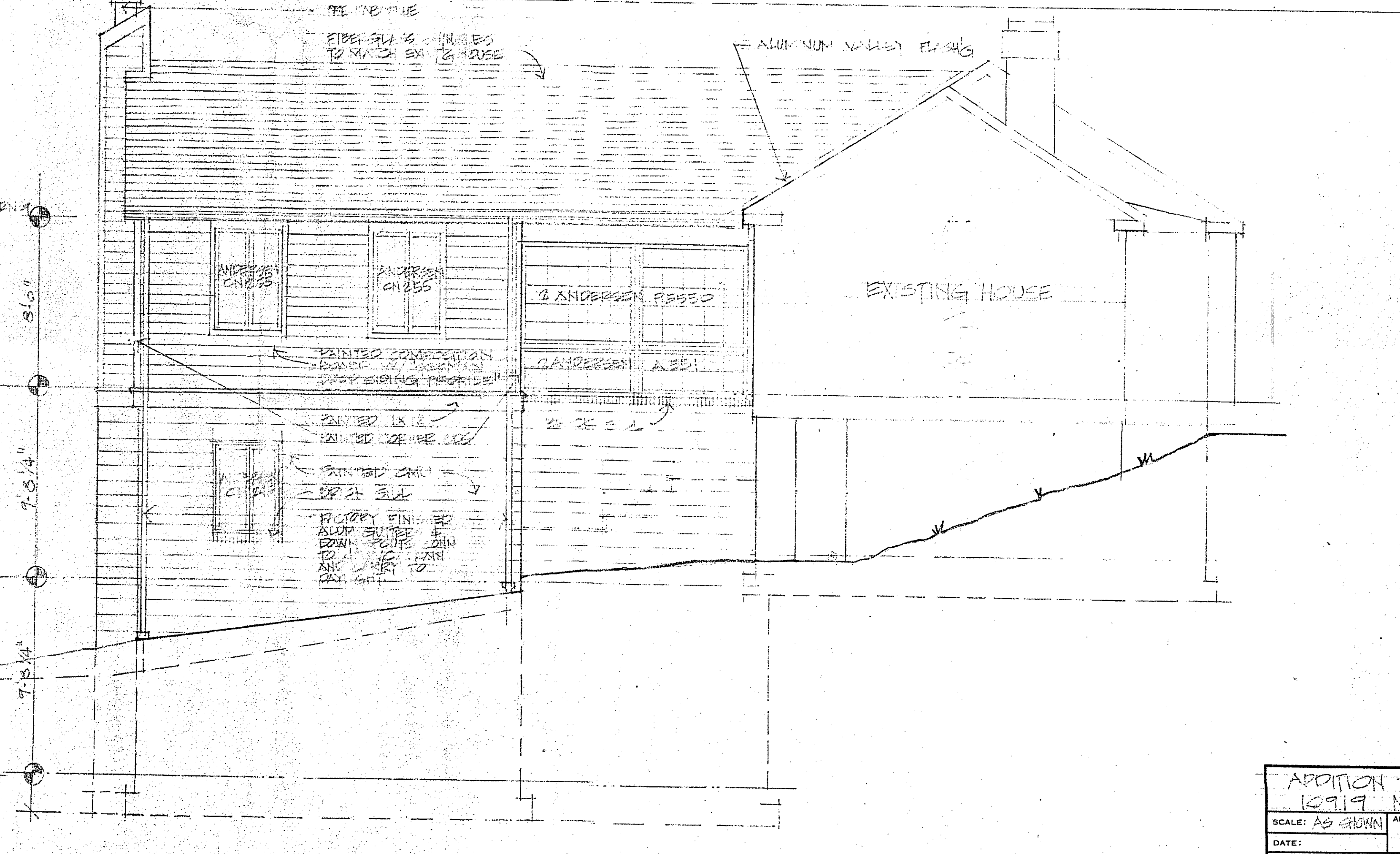
1/4" = 1'-0" REAR ELEVATION



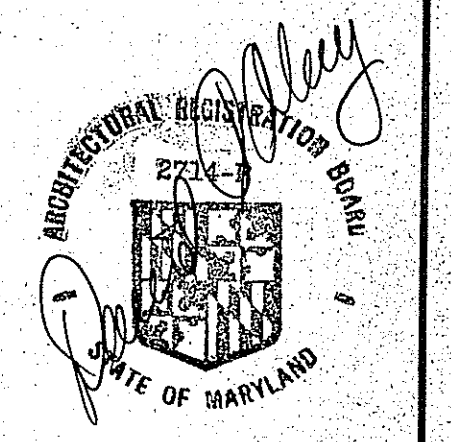
1/4" = 1'-0" RIGHT SIDE ELEVATION



1/4" = 1'-0" LEFT SIDE ELEVATION



1/4" = 1'-0" FRONT ELEVATION



ADDITION TO YERGARA RESIDENCE
 10919 MONTROBE AVE GARFETT PARK
 SCALE: AS SHOWN APPROVED BY: DRAWN BY: DOA
 DATE: REVISIONS:
 ALMY ARCHITECTS, BOX 123
 GARFETT PARK, MARYLAND 20876
 DRAWING NUMBER
 A-3

----- X
: PRELIMINARY CONSULTATION - :
: 10919 Montrose Avenue :
: :
----- X

A meeting in the above-entitled matter was held on
May 23, 2001, commencing at 8:00 p.m., in the MRO Auditorium
at 8787 Georgia Avenue, Silver Spring, Maryland 20910,
before:

COMMITTEE CHAIRMAN
Steve L. Spurlock

COMMITTEE MEMBERS
Nancy Lesser
Lynne B. Watkins
Kim Prothro Williams
Julia O'Malley

ALSO PRESENT:
Gwen Wright
Michele Naru

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
STEVEN ELMENDORF, ESQ.	7
RICHARD AYERS	8
TIMOTHY HALL	8
DEAN BRENNEMAN	31
VICTOR VERGARA	64

1 length towards the rear of the house.

2 MS. O'MALLEY: I second again.

3 MR. SPURLOCK: Okay, any discussion? All those in
4 favor, raise your right hand. All those opposed.
5 Commissioner Watkins, did you raise your hand?

6 MS. WATKINS: Yes.

7 MR. SPURLOCK: Oh, I'm sorry. The motion passes
8 unanimously.

9 MR. BRENNEMAN: Thank you very much.

10 MR. SPURLOCK: Thanks. Okay, the last -- or, the
11 next items on our agenda is the preliminary consultation.
12 This is -- will be our second with this case.

13 MS. WRIGHT: Right, this is the second preliminary
14 consultation. The applicants came to the HPC at the March
15 28th meeting with just sort of a schematic drawing of what
16 they were thinking about doing with this property in terms of
17 the size of the addition, and the Commission gave them some
18 guidance at that time about architectural features and so
19 forth of what the new addition might do.

20 The house that is being added onto is in Garrett
21 Park Historic District. It's what's called a Chevy house.
22 They were built by Maddux, Marshall and Company in the 1920's
23 and this is the Sylvan model of the Chevy house. It's a
24 small one-story structure. I'm going to actually see if I
25 can show a couple slides because I think we have more slides

1 than we have --

2 These slides were obviously taken a while ago, in
3 very different weather. This is the house. You can see the
4 small what may have been a porch with the addition off the
5 rear. You're going to see other slides of the original house
6 is the main block that you see. Here's the addition off the
7 rear which is proposed to be removed, when the new addition
8 is built.

9 Again, both of what appear to be -- it's a kitchen
10 addition and an enclosed porch would be removed as well as
11 the concrete patio that you see below when the new addition
12 is built.

13 A view of the lot and where the new driveway will
14 be. It's quite a large lot. Here are some details of the
15 original. You can see the asbestos siding which is in all
16 likelihood covering original clapboard siding on this Chevy
17 house. And, again, another view of the house from the road.
18 A very small building.

19 What the application you have before you proposes
20 to do is to add a new addition which is, in terms of square
21 footage, approximately 835 square feet at the first floor
22 level. It would bring the total lot coverage for this
23 structure, including the original house and the addition to
24 somewhere in the range of 10 to 12% on this lot, which is a
25 very acceptable amount. The proposed work takes advantage of

1 the site which drops off by putting a lot of the new living
2 space in essentially the walk-out section in the back.

3 At this point the proposal is for the ridgeline of
4 the new addition to match that of the original house,
5 although the addition would be inset on both sides. The
6 proposed new windows are designed to compliment the vertical
7 proportion of the originals windows without be replicative,
8 and they are going to be casement windows.

9 The existing siding as mentioned is asphalt
10 covering original wood siding and at this point the
11 application -- the applicant is actually proposing some sort
12 of horizontal siding material. They would rather not do
13 actual wood. They are considering something like a hardy
14 plank or some other kind of siding material that would not
15 actually be wood, and that's a topic for discussion.

16 They will be taking every effort to protect the
17 trees. It, in many ways, reflects the HPC's suggestions made
18 at the preliminary consultation in that the size, form, and
19 shape of the original Chevy house is preserved. The rear
20 addition has a glazed section that gives you a sense of a
21 sort of hyphen between the new addition and the old house.
22 And all in all, staff feels that the proposal is very
23 compatible. It's respectful of the historic structure. It
24 preserves the original streetscape by maintaining open space
25 to either side and all in all, we would recommend that the

1 applicant work out some of the details that you may give them
2 guidance on and talk a little bit about materials, but that
3 they proceed to a formal Historic Area Work Permit
4 application.

5 Thank you.

6 MR. SPURLOCK: Thank you. Any questions of staff
7 for the report? The applicants are here. You've been to one
8 of these before, so you sort of know how things work.

9 MR. VERGARA: Yes.

10 MR. SPURLOCK: Before we talk about any really
11 specific details, does anyone want -- did you have something
12 you wanted to say first? I'm sorry.

13 MR. VERGARA: No, I think one of the -- you spoke -
14 - as Robin, I guess, has surgery and she's not around and I
15 spoke to the staff, one of the things we were considering if
16 we were financially able to do it, was to have it -- have the
17 extension go out two or three feet further than what is drawn
18 here.

19 MR. SPURLOCK: Towards the rear?

20 MR. VERGARA: Yeah, that's my only -- that's the
21 only issue at this time.

22 MR. SPURLOCK: I think before we -- just to make
23 sure we're all together here, before we talk about all the
24 specific details, does anyone have any problem with the basic
25 massing or the size of the proposed addition?

1 MS. O'MALLEY: Well, I think the -- something that
2 might help visually from the -- as you're coming down the
3 street and you look at the side of the house, if you don't
4 have the new part -- the peak of the roof all the way as high
5 as the front of the house, if you drop it down some maybe so
6 that it --

7 FEMALE VOICE: The ridgeline.

8 MR. SPURLOCK: The ridgeline.

9 MS. O'MALLEY: If the ridgeline is dropped down.
10 This has been used in the past to set it off, to make it
11 separate, and to defer to the original part that's in the
12 front; bring it down six inches or a foot.

13 MR. VERGARA: Yeah, I mean I --

14 MS. O'MALLEY: Do you understand what I --

15 MR. VERGARA: Sure, I do. Perfectly. Yeah, a foot
16 would make it very -- would increase the -- would make it
17 quite flat. I mean, we tried to follow the guidelines from -
18 - that we understood and yeah, we could bring it down a few
19 inches to make it different, but a foot would be, I think --
20 would make it quite flat.

21 MS. O'MALLEY: So, architecturally, I don't -- is
22 six inches a significant enough --

23 MR. VERGARA: That wasn't an issue last time we
24 spoke.

25 MR. SPURLOCK: Your drawings are more specific now,

1 so we have a little bit more to respond to.

2 MR. VERGARA: Okay.

3 MR. SPURLOCK: I think six inches is probably
4 sufficient to --

5 MS. O'MALLEY: Yeah.

6 MR. SPURLOCK: -- to make that juncture. I think
7 what that also does is it maintains the ridgeline -- the
8 front ridgeline on -- you know, when you have two coplaners,
9 you have to do flashing pieces and you have different -- you
10 might see it and I think if it's subordinated sufficiently so
11 that the ridge cap of the main ridge is intact, then I think
12 that's -- I assume that's what you're looking for.

13 MS. O'MALLEY: Yeah.

14 MS. WATKINS: I don't think you'd want to do more
15 than six inches, just because the back will -- the slope will
16 really get low.

17 MR. VERGARA: I would -- I would like for guidance
18 the minimum necessary to fulfill whatever additional
19 requirements.

20 MR. SPURLOCK: Well, probably four inches. I would
21 say four inches at a minimum. Is that -- Lynne --
22 Commissioner Watkins, would you --

23 MS. WATKINS: Yes.

24 MR. SPURLOCK: Okay, does anyone want to comment
25 about the overall appearance, since I think we're all okay

1 with the volume.

2 MS. LESSER: I would just note that the -- I think
3 the proposal is a sound one. I think you still have ample
4 backyard space. It's obviously a long lot, even though it's
5 a relatively large addition, the total lot coverage is still
6 proportionally quite reasonable. I think you certainly took
7 the direction the Commission gave the first time to heart and
8 have clearly delineated the new addition from the existing
9 block of the house. So, I am -- with the change in the roof
10 line, I am very satisfied with it.

11 MS. WATKINS: I have one question about materials.
12 Are you proposing to wrap the existing house and the addition
13 in the same material, or will you leave the asbestos on the
14 existing and provide a different material for the addition.

15 MR. VERGARA: At this moment, we would leave the
16 original as it is because we can't afford to do everything at
17 the same time. I don't know what the correct answer to that
18 is. I mean, visually whatever makes sense from an
19 architectural point of view. We have no --

20 MR. SPURLOCK: It sounds like you're going to leave
21 it for now which is -- that's an acceptable --

22 MS. WRIGHT: From a preservation point of view, it
23 probably is a good thing to either leave the asbestos on the
24 original or, ultimately at some point down the line, remove
25 that asbestos, expose the original wood and paint it. I

1 think it would be problematic to add another layer of
2 artificial siding on top of an existing layer of artificial
3 siding.

4 MS. WATKINS: Yeah, I just wasn't clear what their
5 intentions were.

6 MS. WRIGHT: One question staff has is -- because
7 we have discussed this matter a bit -- is how do you feel
8 about the use of a vertical siding like hardy plank?

9 FEMALE VOICE: Horizontal?

10 MR. SPURLOCK: Horizontal.

11 MS. WRIGHT: I'm sorry -- long day. Yes, a
12 horizontal siding like hardy plank on the addition.

13 MS. WILLIAMS: What's the width of hardy plank?
14 How wide is hardy plank?

15 MS. WRIGHT: You can get it --

16 MR. SPURLOCK: It comes in different sizes. It
17 looks like --

18 MS. WILLIAMS: I -- I mean, I think the use of
19 hardy plank is fine on a new addition, but my only concern
20 would be is if in the long run you were looking to remove the
21 asphalt and asbestos shingles on the front part of the
22 house --

23 MR. VERGARA: Yes.

24 MS. WILLIAMS: -- then it would look a little bit
25 awkward if those dimensions were not the same as the hardy

1 plank. So, I mean -- you know, I don't -- short of removing
2 some of the existing asbestos shingles to find out the
3 dimensions of the weatherboarding underneath, I don't know
4 how you'd go about that.

5 MR. SPURLOCK: When they take off the rear
6 addition, they may be able to figure that out.

7 MS. WILLIAMS: So, it might be if you use the hardy
8 plank that you would want to use that as a guideline for the
9 size that you'd use.

10 MR. VERGARA: Right, now we would restore -- we
11 would restore the original building as you saw, the siding is
12 quite ugly. It's horrible. We would remove it and restore
13 what is there, but we wouldn't do that immediately, and we
14 would make it compatible with the --

15 MS. LESSER: So, what is your first choice for the
16 siding for the new addition? What are you proposing?

17 MR. VERGARA: Well, this -- whatever is acceptable
18 in Garrett Park. It can be -- what is it -- hardy --

19 MS. LESSER: Hardy plank.

20 MR. VERGARA: -- plank would be --

21 MS. LESSER: So, at this point, that's what you're
22 planning to do?

23 MR. VERGARA: Yes.

24 MS. LESSER: Okay.

25 MS. WATKINS: I have no problems with going to a

1 HAWP with this.

2 MS. O'MALLEY: And you would -- I would encourage
3 you to make the width -- I've seen houses where they have the
4 wide width siding and then the narrow, and I would like to
5 see the same width as what's underneath on the old house.
6 So, when you take that back off, try to come close to that.

7 MS. WILLIAMS: The other thing I would encourage
8 you to do is to at least investigate an authentic material
9 and see if it's not financially exorbitant. I mean if you
10 could look at an actual wood siding, cedar siding and if
11 it's, you know, financially feasible as opposed to the hardy
12 plank, then I would certainly encourage the use of the more
13 authentic material. I don't think that we should just, you
14 know, encourage hardy plank without first investigating the
15 options.

16 MR. VERGARA: We will do so.

17 MS. LESSER: Just a question for staff. Would the
18 removal of the asphalt shingle and the rehabilitation of the
19 original siding be eligible for a tax credit?

20 MS. WRIGHT: Certainly for county tax credit; yes.

21 MS. LESSER: For county tax credit.

22 MS. WRIGHT: Yes.

23 MS. LESSER: I think the applicant, if they're not
24 aware of that, should be aware of that. Even if that still
25 wouldn't mean it could be done now, it obviously hopefully

1 would encourage you to do it a little sooner.

2 MR. VERGARA: Yes.

3 MR. SPURLOCK: Anybody anything else?

4 MS. O'MALLEY: Well, I just wanted to make one
5 other comment. I know that at our -- when we -- when you
6 came in before, we talked about having the differentiation
7 between the front and the back --

8 MR. VERGARA: Yes.

9 MS. O'MALLEY: -- and there was mention of glazing
10 between the two sections. In the area where I live there was
11 a house that had a very -- had large vertical portions of
12 glass and the neighbors found it very disturbing that it was
13 so drastically different and I just encourage you to look
14 carefully at your glass section around this staircase.

15 MR. VERGARA: Yes, we'll look at it carefully. No,
16 I think -- I have -- yeah.

17 MS. LESSER: Well, and as I understand it, the
18 glass -- the glazing linkage was one of several alternatives
19 that were discussed. I don't think the Commission is
20 mandating that you do it that way.

21 MR. VERGARA: Mm-hmm.

22 MS. LESSER: But the point -- the underlying point
23 is you should be differentiating the addition -- the new
24 addition from the existing house.

25 MR. VERGARA: Right.

1 MS. LESSER: There are many other ways of doing
2 that, obviously.

3 MR. SPURLOCK: It might be just creating more
4 divisions in that glass also. That may be another way of
5 looking at that, instead of just big expenses.

6 MS. WILLIAMS: Or if it was translucent and not
7 transparent; was that something you're referring to?

8 MS. O'MALLEY: No, just the glazing.

9 MR. SPURLOCK: You're talking the quantity or
10 the --

11 MS. O'MALLEY: I don't know if I'd want to live in
12 a house where everybody could see me go up and down the
13 stairs all the time either.

14 MS. WILLIAMS: Well, I mean if it's translucent,
15 then --

16 MR. SPURLOCK: Okay.

17 MR. VERGARA: That's the way I grew up actually --

18 MS. WILLIAMS: I'd like it actually, so --

19 MR. SPURLOCK: I think for the most part you have a
20 pretty positive response. The ridge line came up and the
21 siding -- it would be great if you could investigate what's
22 available when you come back.

23 MS. LESSER: Please understand this is our comments
24 based on fairly rough drawings, and this is not to say we
25 won't necessarily have additional comments when you come back

1 with more specific drawings. This is intended as a benefit
2 to you in terms of some guidance, but we may well have
3 additional comments when the drawings come back with more
4 specificity. It's just the nature of the process.

5 MS. WRIGHT: But the general word that I'm hearing
6 is the Commission generally thinks this is a -- thinks this
7 is a project that should move forward to an Historic Area
8 Work Permit. The comments I have is that you don't have a
9 major problem with the application; those two to three feet
10 further back on the lot which the applicant mentioned, that
11 you bring the ridge line down six inches --

12 MR. VERGARA: Four.

13 MS. LESSER: Minimum of four.

14 MS. WRIGHT: Bring ridge line down minimum of four
15 inches? Okay. Leave the asbestos on the original building
16 temporarily, with the hope that eventually it would be
17 removed. Explore the use of wood siding for the rear
18 addition, but if hardy plank ultimately comes forward as a
19 proposal, you don't oppose that. You'd like the dimension of
20 the hardy plank to match the original siding dimension. And
21 look in more detail at the design of the glass section;
22 perhaps adding more muntins or other things to give it a
23 slightly more subtle appearance than it currently has.

24 Does that capture it?

25 MS. O'MALLEY: I would also note that we haven't

1 seen the driveway yet at all and there would be some concern
2 about the trees when you're considering how you do the
3 driveway.

4 MR. SPURLOCK: Okay, thanks very much.

5 MR. VERGARA: Thank you very much.

6 MR. SPURLOCK: We'll look forward to seeing you,
7 sir.

8 MR. VERGARA: Yeah, I hope so because --

9 MR. SPURLOCK: Okay, the next item on the agenda
10 are the minutes. Any problem with the minutes with anyone?
11 Would some like to --

12 MS. LESSER: Mr. Chairman, I move we adopt the
13 minutes.

14 MS. WATKINS: Second.

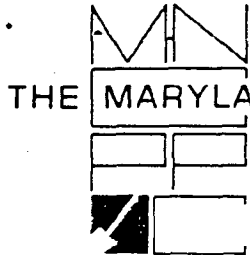
15 MR. SPURLOCK: The minutes are approved. Other
16 items? Commission items?

17 MS. LESSER: I believe we've been asked to approve
18 two new members to the Capitol View Park LAP, is that
19 correct?

20 MS. WRIGHT: That's correct. You received a letter
21 about adding Terrence Ireland and Betty Scott. Is that
22 acceptable?

23 MR. SPURLOCK: Do we need to vote on that or do
24 we --

25 MS. WRIGHT: We should have some sort of a vote so



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

Date: July 13, 2001

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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

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

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpapr.wpd

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

JULY 13, 2001

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *PW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit - 30/13-01B - (DPS Permit #251346)

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

Approved Denied **Approved with Conditions:**

- 1) The siding for the new addition will be a lapped siding, either wood or compatible substitute material, to be approved at a staff level.
- 2) The applicant shall work with an arborist to institute tree-save measures to preserve the health of the existing two trees at the south side of the house. This work should include any necessary pruning and feeding prior to construction, protection of the root system during construction, and subsequent maintenance actions after construction. A copy of the arborist's report will be provided to HPC staff.
- 3) The applicant will return at some future date for a HAWP for any new driveway on the property.
- 4) The foundation block will be painted to match the house.

→ and subject to the general conditions that 1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Victor Vergara
573 P.O. Box , Garrett park, MD 20896 (RE: 10919 Montrose Avenue)



**RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-5370**

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Permit No.: 579-96-3591
 Contact Person: VICTOR VERGARA
 Daytime Phone No.: (202) 473-3942
(301) 949-6435
 Property Owner: VICTOR VERGARA / GABRIELA DE LAGARZA Daytime Phone No.: (202) 473-3942
573 P.O. BOX GARRETT PARK MD. 20896
Street Number City Street Zip Code

Tel: _____ Phone No.: _____

Registration No.: _____

Owner: _____ Daytime Phone No.: _____

Address: _____

TYPE OF BUILDING/PREMISE

Number: 10919 Street: MONTROSE AVE
GARRETT PARK Nearest Cross Street: STRATAMORE AVE
5 Block: 98 Subdivision: 3
 Folio: _____ Parcel: _____

TYPE OF PERMIT ACTION AND USE

ALL APPLICABLE:

Structure Extend Alter/Renovate
 Install Wreck/Raze
 Addition Repair Revocable

CHECK ALL APPLICABLE:

A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: RAISED PAVILION

Estimated cost estimate: \$ 140,000

Is this a revision of a previously approved active permit, see Permit # _____

COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

Wastewater disposal: 01 WSSC 02 Septic 03 Other: _____
 Water supply: 01 WSSC 02 Well 03 Other: _____

COMPLETE ONLY FOR FENCE/RETAINING WALL

251376

X APPROVED with conditions
HPC APPROVED 30/13-01B
 202 7/11/01

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

10919
MONTROSE AVE
GARRETT PARK.

I. WRITTEN DESCRIPTION OF PROJECT

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

The existing structure is a 1923 Chevy House in Garrett Park, Maryland. The House currently has the entrance on the left side of the front façade. The House is denominated as a Chevy house due to the fact that as an option the house was sold including a Chevrolet Automobile. It represents an advent of suburban living in the Washington D.C. area. The House is two stories and is in need of repair including beams which are rotted and floors which are worn. The stairs to the basement are very narrow and dangerous as they do not enable a person of more than 5' 2" feet to use it without bending. The Kitchen area is from the 1950's as is in very bad condition. The house covers 961 square foot including an 11 by 14 addition with brick columns as well as an addition used as a well to fit a refrigerator of the kitchen. The house sits on a 17, 113 square foot lot with approximately a 9 foot drop from street level to the end of the existing structure and 11 feet to the end of the proposed extension in the South Elevation and 9 feet in the North Elevation.

b. General Description of project and its effect on the Historic resources, The environmental setting and where applicable the Historic District.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
The addition would extend 15 feet to the back of the current addition or 30 feet to the rear of the original structure and would add 920 square feet to the original foot print including a new stairs (the first floor area addition would be 993 square feet excluding a patio). With the addition the building would cover just 12.3% of the lot area. The work will involve restoring the existing house as well as removing the extension which is currently rotting and disfiguring the house. Given the slope of the front the street façade the addition would be barely visible from the front view of the house. The proposed addition of the roof would be below the current roof line and the house would maintain Garret Park building standards. The proposed addition would be harmonious but distinct and would maintain the original ceiling height in the transition to the addition. The original layout of the existing house would be maintained in order to preserve integrity of the house. The original structure would be an integral living area including a formal living room and music room. The existing bedroom would remain a guest bedroom. The rear facade would be improved by removing the existing addition which is unharmonious, not off set from the original structure as well in as ad hoc and poor design

SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

PHOTOGRAPHS

Clearly labeled photographic prints of each facade...



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE:

7/3/01

TO:

Local Advisory Panel/Town Government

CORRETT PARK

FROM:

Historic Preservation Section, M-NCPPC

RDZ Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner

SUBJECT:

Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on July 11, 2001.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10919 Montrose Avenue Meeting Date: 7/11/01
 Applicant: Victor Vergara & Gabriela de LaGarza Report Date: 7/4/01
 Resource: Garrett Park Historic District Public Notice: 6/27/01
 Review: HAWP Tax Credit: Partial
 Case Number: #30/13-01B Staff: Robin D. Ziek

PROPOSAL: Add rear addition; remove existing rear porch

RECOMMEND: Approval with Conditions:

- 1) The siding for the new addition will be a lapped siding, either wood or compatible substitute material, to be approved at a staff level.
- 2) The applicant shall work with an arborist to institute tree-save measures to preserve the health of the existing two trees at the south side of the house. This work should include any necessary pruning and feeding prior to construction, protection of the root system during construction, and subsequent maintenance actions after construction. A copy of the arborist's report will be provided to HPC staff.
- 3) The applicant will return at some future date for a HAWP for any new driveway on the property.

The applicant came before the HPC with highly schematic drawings on 3/28/01, and again to the HPC at the 5/23/01 meeting, with a more highly developed scheme. At that meeting, the HPC asked the applicant to lower the height of the new addition by 4" so that it would not meet the height of the original roof ridge. Also, the HPC asked the applicant to explore the potential of wood siding as well as a substitute material such as "Hardiplank." The applicant requested consideration of extending the addition an additional 2-3' further into the rear yard, and the HPC thought that could be acceptable.

RESOURCE: Contributing Resource in the Garrett Park Historic District
STYLE: Chevy House
DATE: 1925

The "Chevy" houses were built by Maddux, Marshall and Co. in the 1920's. Approximately 40 homes were built in Garrett Park, in three different models – the Woodbine, the Roseland, and the Sylvan. The subject property was the Sylvan, with a modification to the entry.

The house is a one-story structure with a full basement, sided with asbestos shingle and has wood trim. The roof is asphalt shingles. The rear porch, which may have been at one time an open or screened in area, is currently enclosed as an all-weather room. This rear porch sits on block piers above a concrete patio that provides a transition from the basement to the back yard. There is also a small kitchen addition that has been added to the house at some point, and which sits on block piers (see Circle 19).

The house sits towards the front of the lot, which is wider than most (75') and quite long (229'). The lot slopes steeply down from the street (323 grade) to a low point in the middle of the rear yard (302.4). The existing basement level is fully exposed above grade (see Circle 19). There is currently no paved driveway, although the previous resident parked on the south side of the house.

PROPOSAL

The applicant proposes to add a rear addition to the house. The existing rear porch and the small kitchen addition would be removed, and the new addition would then be constructed (see Circle 12-17). The applicant has refined the previous proposal, and provided detailed information. The existing house has a footprint of ca. 961 sf, with a 5% lot coverage (the lot is almost 1/2 acre). The new addition would add approximately 920 sf at the first floor level (see Circle 13), so the lot coverage would then be approximately 12.3%. This is a modest amount higher than the submission for the previous Preliminary Consultation, and reflects the applicant's request to the HPC on 5/23/01 that the addition be extended a couple of feet further into the back yard.

The proposed work seeks to take advantage of the site, by taking advantage of the sloping site. The installation of a new sub-basement under the new addition uses this slope and there is a minimum need for grading even though the exterior entrance is at grade (see Circle 15). The ridge line of the new addition will be 4" below that of the original house. The addition will be inset on both sides to help preserve the sense of the original massing of the house. While the connecting link is not totally glazed, it will include large windows. The proposed new windows are designed to complement the vertical proportion of the original windows without being replicative. Anderson casement windows are proposed (aluminum-clad wood windows).

The existing asphalt shingle siding overlays original wood siding (viewed at rear from below, at the basement level, although the actual lap is not visible). The applicant proposes to retain the existing siding at this time, but will consider the removal of the asbestos shingles in the future. The addition will have a painted concrete block foundation, and the applicant is proposing to side the addition with composition board (see Circle 16).

At this point, there is no specific driveway proposal for HPC consideration. The applicant would have to return at a later date to the HPC for the installation of a driveway. The significant trees along the south elevation of the house are valued, and the applicant has talked about taking measures to keep them in good health.

STAFF DISCUSSION

This developed proposal reflects the HPC comments that were made at both Preliminary Consultations. The original size, form, shape of the Chevy House will be preserved, and there will be a compatible rear addition. The proposal also supports the preservation of the original streetscape by maintaining the open space to either side. Staff feels that the overall approach is highly respectful of the historic structure and the historic district, and incorporates a lot coverage percentage which is very low (12.3%). This figure indicates the relative scale of the proposal in terms of the retention of a significant proportion of open space on this lot.

Staff notes that the proposed use of aluminum-clad wood windows has been acceptable in the past on rear additions. The wood structural portion of the window provides clean profiles which are a good match to original wood windows. Staff notes that this would not be acceptable as a replacement window in the original structure, but serves as a feature of differentiation in the addition.

The proposed use of composition board for siding is of great concern to staff, and this material needs further clarification. In the past, a composition board has been approved in our historic districts with abysmal results. In the Capitol View Park Historic District, the owners of new homes with composition board siding had to return to the HPC only 10 years after this siding was installed to describe siding failures and the need to replace all of the siding. Staff supports the use of a wood siding or a quality substitute material rather than composition board.

STAFF RECOMMENDATION

Staff recommends, with the following **CONDITIONS**, that the Commission find this 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 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 Secretary of the 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.

CONDITION:

- 1) The siding for the new addition will be a lapped siding, either wood or compatible substitute material, to be approved at a staff level.
- 2) The applicant shall work with an arborist to institute tree-save measures to preserve the health of the existing two trees at the south side of the house. This work should include any necessary pruning and feeding prior to construction, protection of the root

system during construction, and subsequent maintenance actions after construction. A copy of the arborist's report will be provided to HPC staff.

- 3) The applicant will return at some future date for a HAWP for any new driveway on the property.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
246/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Permit No.: 579-96-3591

Contact Person: VICTOR VERGARA

Daytime Phone No.: (202) 473-3942
(301) 949-6435

Property Owner: VICTOR VERGARA / GABRIELA DE LAGARZA Daytime Phone No.: (202) 473-3942

573 P.O. BOX GARRETT PARK MD. 20896

Street Number City Street Zip Code

Phone No.: _____

Registration No.: _____

Owner: _____ Daytime Phone No.: _____

TYPE OF BUILDING/PREMISE

Number: 10919 Street: MONTROSE AVE

GARRETT PARK Nearest Cross Street: STRATMORE AVE

5 Block: 98 Subdivision: 3

Folio: _____ Parcel: _____

TYPE OF PERMIT ACTION AND USE

ALL APPLICABLE: Extend Alter/Renovate

Install Wreck/Reaze

Repair Revocable

Construction cost estimate: \$ 140,000

CHECK ALL APPLICABLE: AC Slab Room Addition Porch Deck Shed

Solar Fireplace Woodburning Stove Single Family

Fence/Wall (complete Section 4) Other: RAISED PATIO

is a revision of a previously approved active permit, see Permit # _____

COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

sewage disposal: 01 WSSC 02 Septic 03 Other: _____

water supply: 01 WSSC 02 Well 03 Other: _____

COMPLETE ONLY FOR FENCE/RETAINING WALL

5

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

10919
MONTROSE AVE
GARRETT PARK.

WRITTEN DESCRIPTION OF PROJECT

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

The existing structure is a 1923 Chevy House in Garrett Park, Maryland. The House currently has the entrance on the left side of the front facade. The House is denominated as a Chevy house due to the fact that as an option the house was sold including a Chevrolet Automobile. It represents an advent of suburban living in the Washington D.C. area. The House is two stories and is in need of repair including beams which are rotted and floors which are worn. The stairs to the basement are very narrow and dangerous as they do not enable a person of more than 5' 2" feet to use it without bending. The Kitchen area is from the 1950's as is in very bad condition. The house covers 961 square foot including an 11 by 14 addition with brick columns as well as an addition used as a well to fit a refrigerator of the kitchen. The house sits on a 17, 113 square foot lot with approximately a 9 foot drop from street level to the end of the existing structure and 11 feet to the end of the proposed extension in the South Elevation and 9 feet in the North Elevation.

b. General Description of project and its effect on the Historic resources, The environmental setting and where applicable the Historic District.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
The addition would extend 15 feet to the back of the current addition or 30 feet to the rear of the original structure and would add 920 square feet to the original foot print including a new stairs (the first floor area addition would be 993 square feet excluding a patio). With the addition the building would cover just 12.3% of the lot area. The work will involve restoring the existing house as well as removing the extension which is currently rotting and disfiguring the house. Given the slope of the front the street facade the addition would be barely visible from the front view of the house. The proposed addition of the roof would be below the current roof line and the house and would maintain Garret Park building standards. The proposed addition would be harmonious but distinct and would maintain the original ceiling height in the transition to the addition. The original layout of the existing house would be maintained in order to preserve integrity of the house. The original structure would be an integral living area including a living room and music room. The existing bedroom would remain a guest bedroom. The rear facade would be improved by removing the existing addition which is unharmonious, not off set from the original structure as well in as ad hoc and poor design.

and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

to scale, north arrow, and date;

dimensions of all existing and proposed structures; and

features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

AND ELEVATIONS

1 submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

matic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other features of both the existing resource(s) and the proposed work.

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SPECIFICATIONS

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IS

6

led photogramhic prints of each facade

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

Owner's mailing address

573 P.O. BOX
 GARRETT PARK, MD.

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

PAUL, JONATHAN ET AL
 10923 MONTROSE AVE
 GARRETT PARK MD 20896

FROST, ROBERT M JR & B A
 PO BOX 212
 GARRETT PARK MD 20896-0212

SUSSEL, CHARLENE D
 10918 MONTROSE AVE
 GARRETT PARK MD 20896

SULLIVAN, PAUL A JR & I M D
 9890 WASHINGTONIAN BLV #807
 GAITHERSBURG MD 20878-5332

GURIAN, JOAN M TR
 PO BOX 22
 GARRETT PARK MD 20896

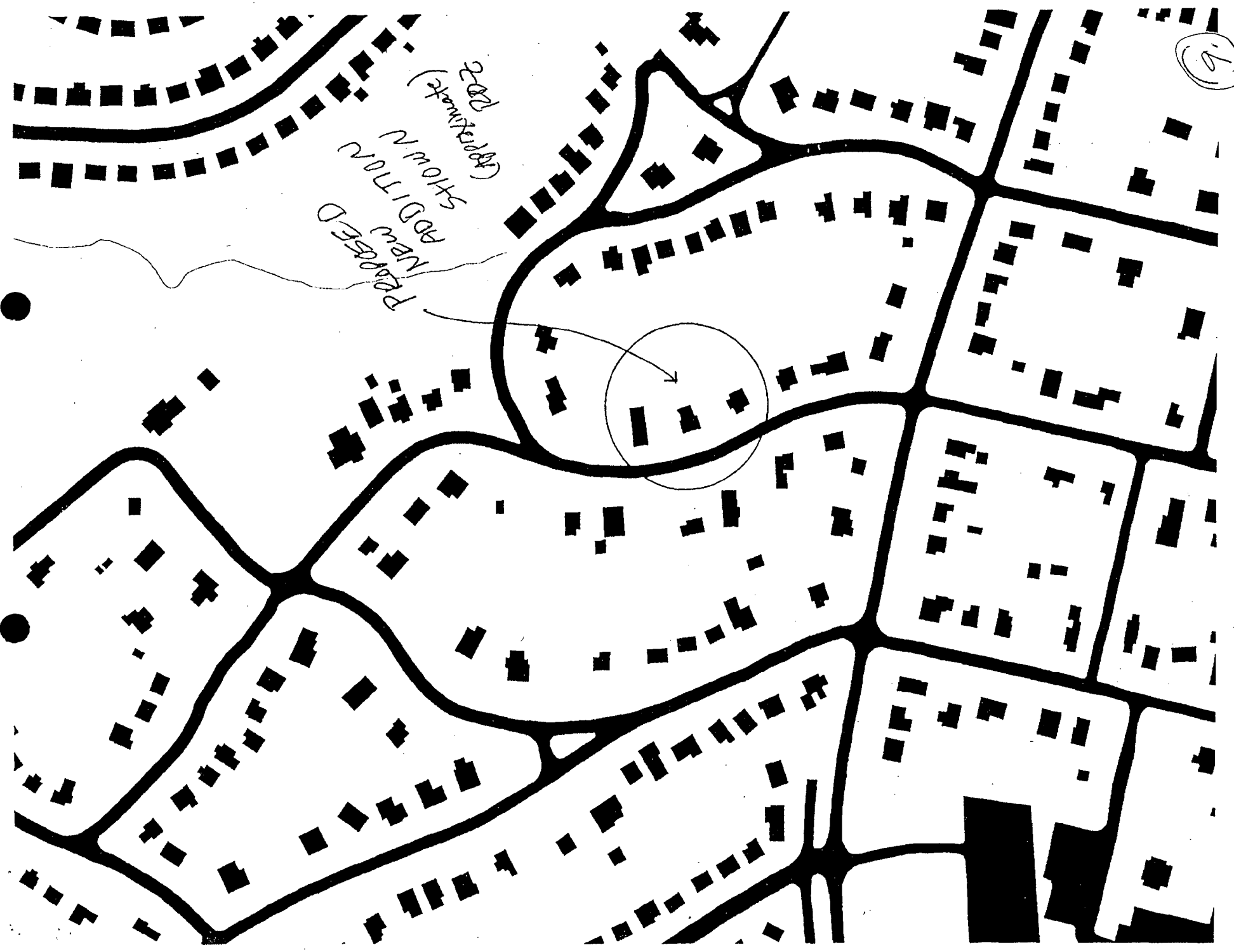
SAMPSON, NICHOLAS & L
 10922 CLERMONT AVE
 GARRETT PARK MD 20896



PROJECT
SITE
(EXISTING)

(15)

PAVED
New
ADDITION
SHOWN
(Approximate)
2002

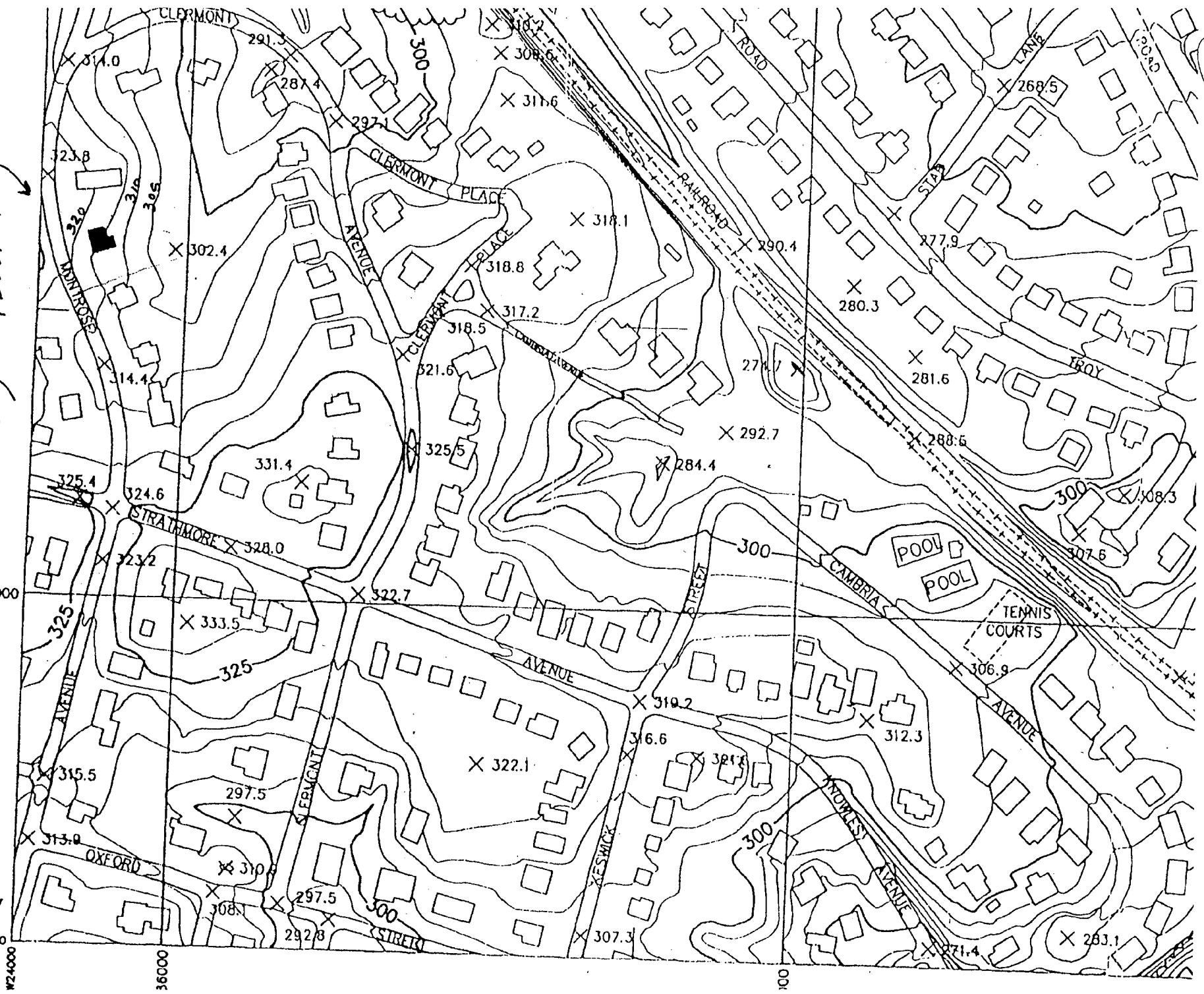


(TOPOGRAPHY @ 5' INTERVALS) PROJECT

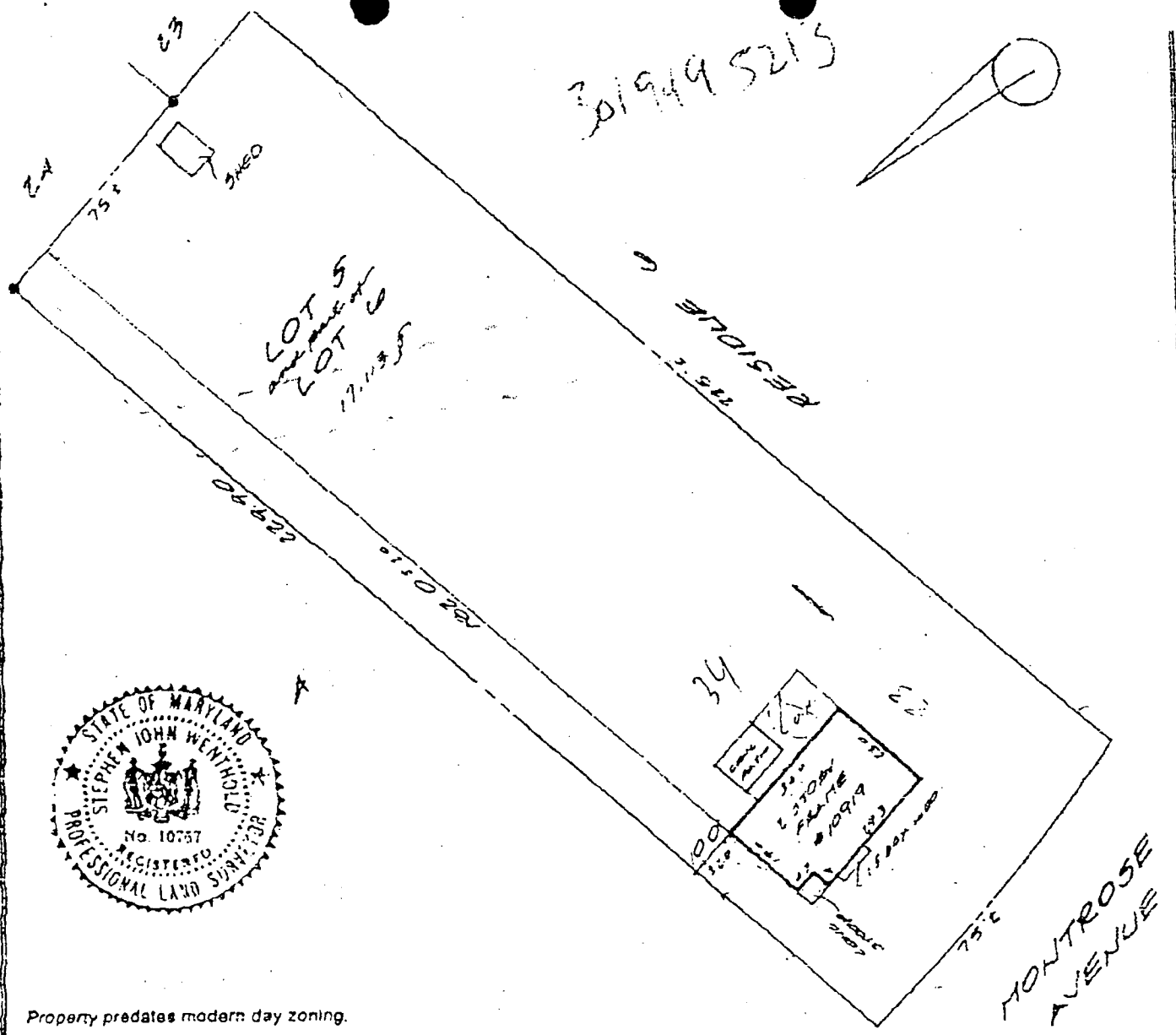
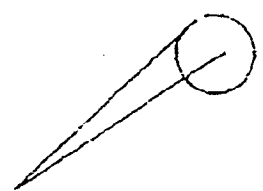
19

N498000

N52000



3019495215



Property predates modern day zoning.

Date: 01-11-01 Scale: 1" = 30' Dm: 80'
 Plat Book: A
 Plat No.: 27 NO TITLE REPORT FURNISHED
 Work Order: 01-1046
 Address: 10919 MONTROSE AVENUE
 District: 4
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originalor unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originalor.

Stephen Wenthold

LOCATION DRAWING
 LOT 5 AND PART OF LOT 6
 BLOCK 98
 SECTION 2
 GARRETT PARK

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

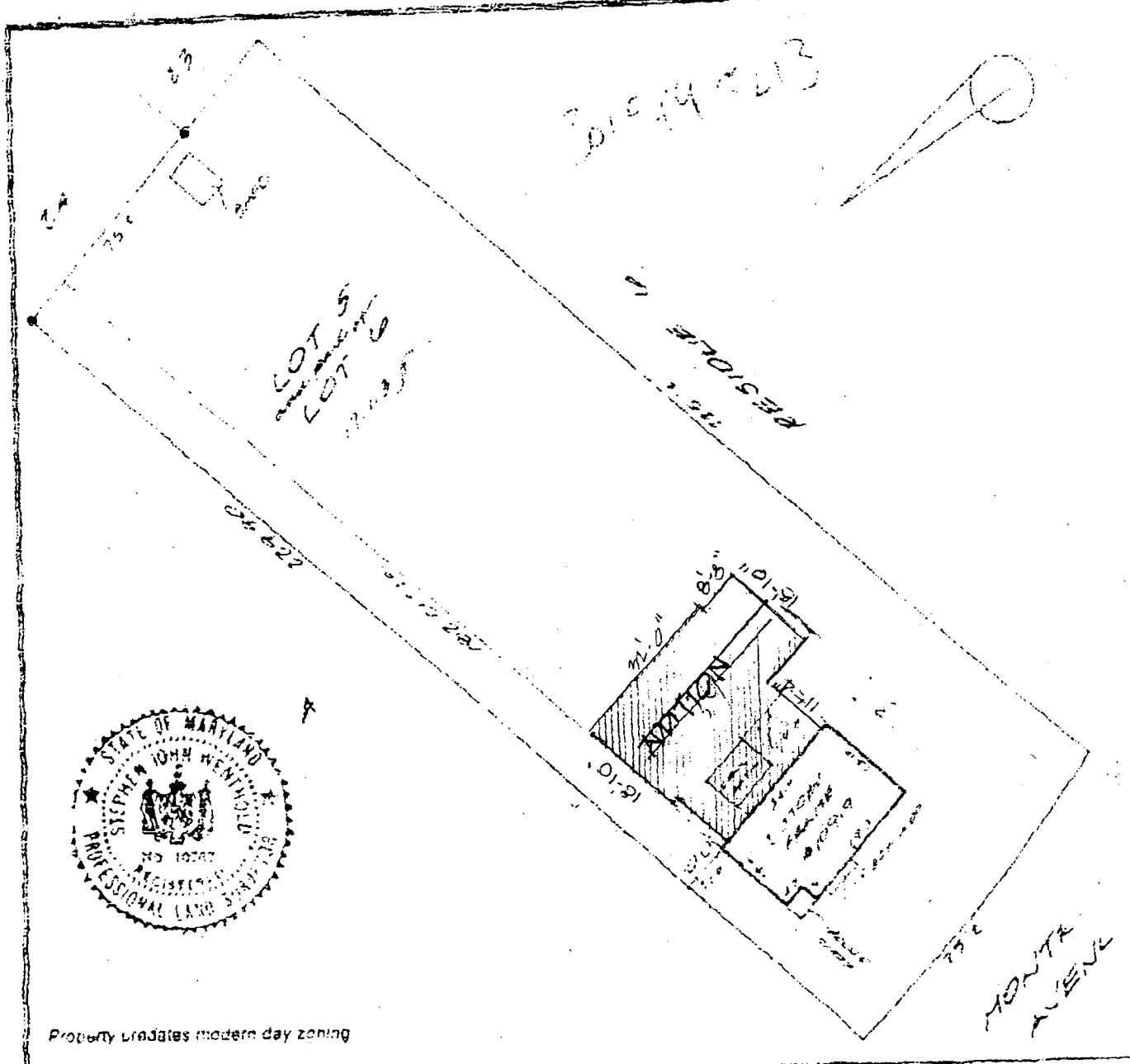
11

12/15/2008 10:41

07/14/2008

BUNION LAWN LINDSEY

PAGE 31



Property updates modern day zoning

Date: 01-11-01 Scale: 1" = 30' Dm: 80'
 Plat Book: A
 Plat No.: 27 NO TITLE REPORT FURNISHED
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[Handwritten Signature]

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 LOT 5 AND PART OF LOT 6
 BLOCK 98
 SECTION 2
 OAKRETT PARK

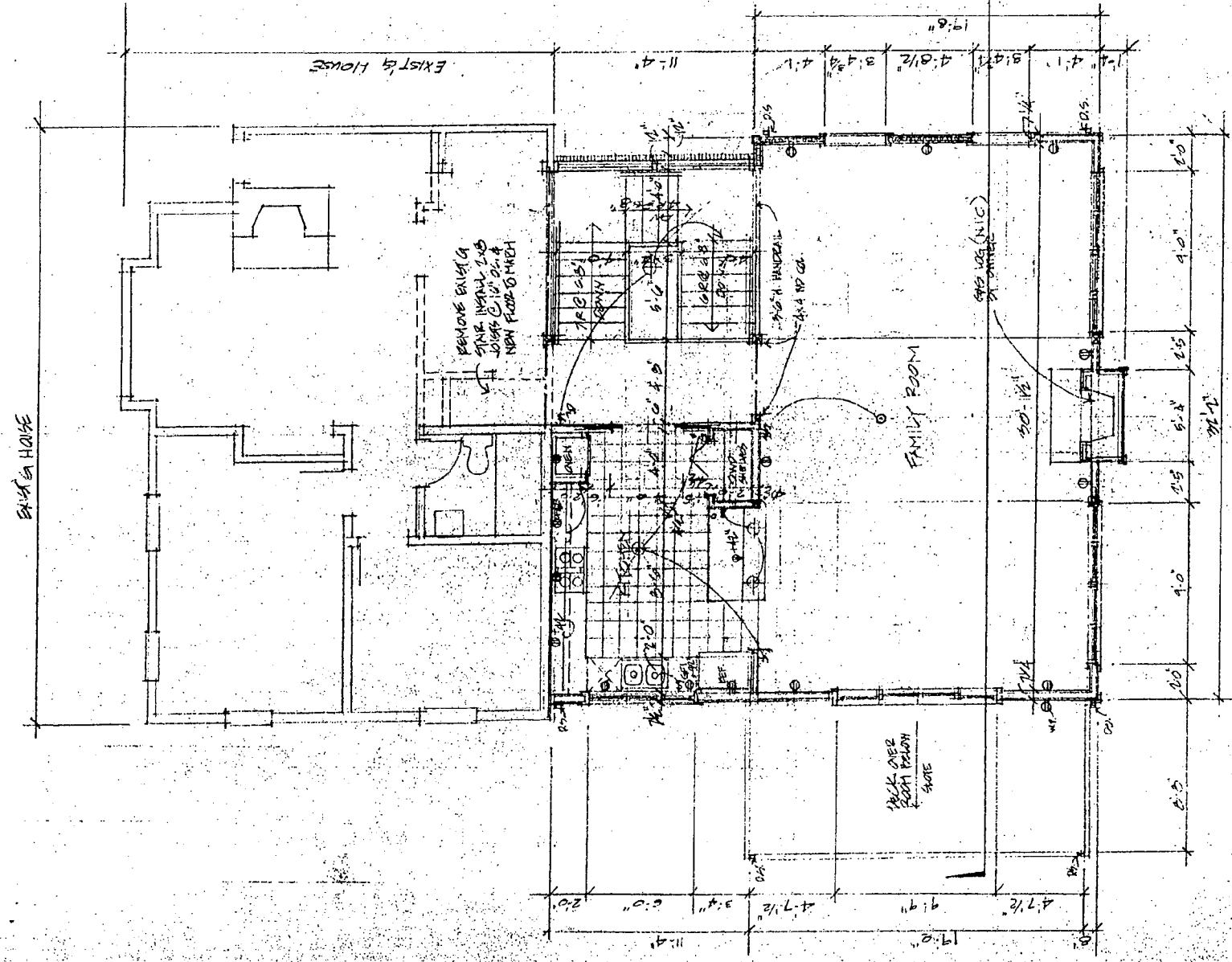
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12

Garrett Park, MD
10919 Montross Ave



EXIST'G HOUSE

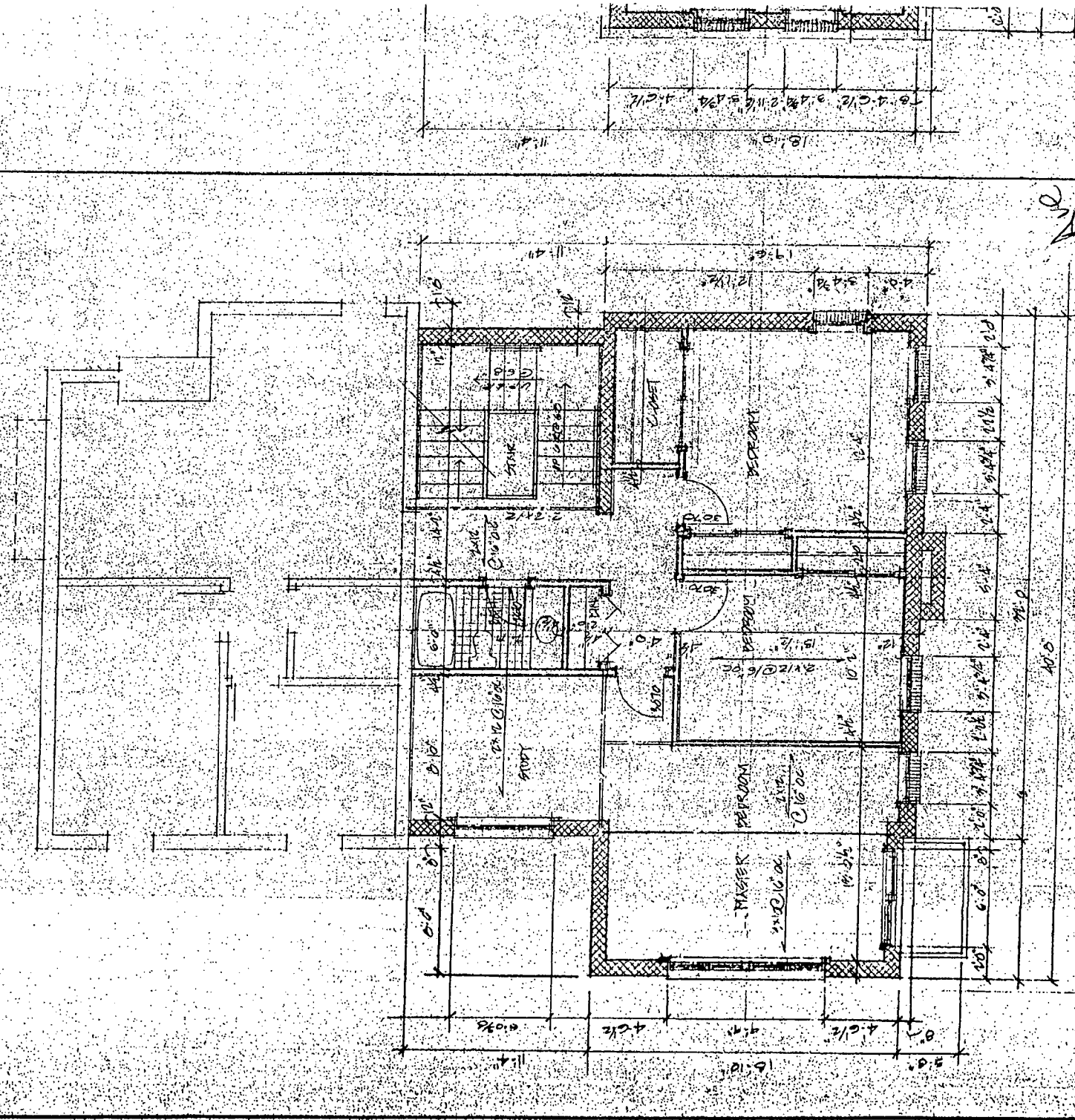
EXIST'G HOUSE

REMOVE EXIST'G STAIR WALK-UP TO NEW FLOOR-ON HIGH

FAMILY ROOM

BACK OVER ROOM PALON SHORE

3/4" H. HANDRAIL



6009 Jennifer Park, Apt
 10019 Woodrose Ave

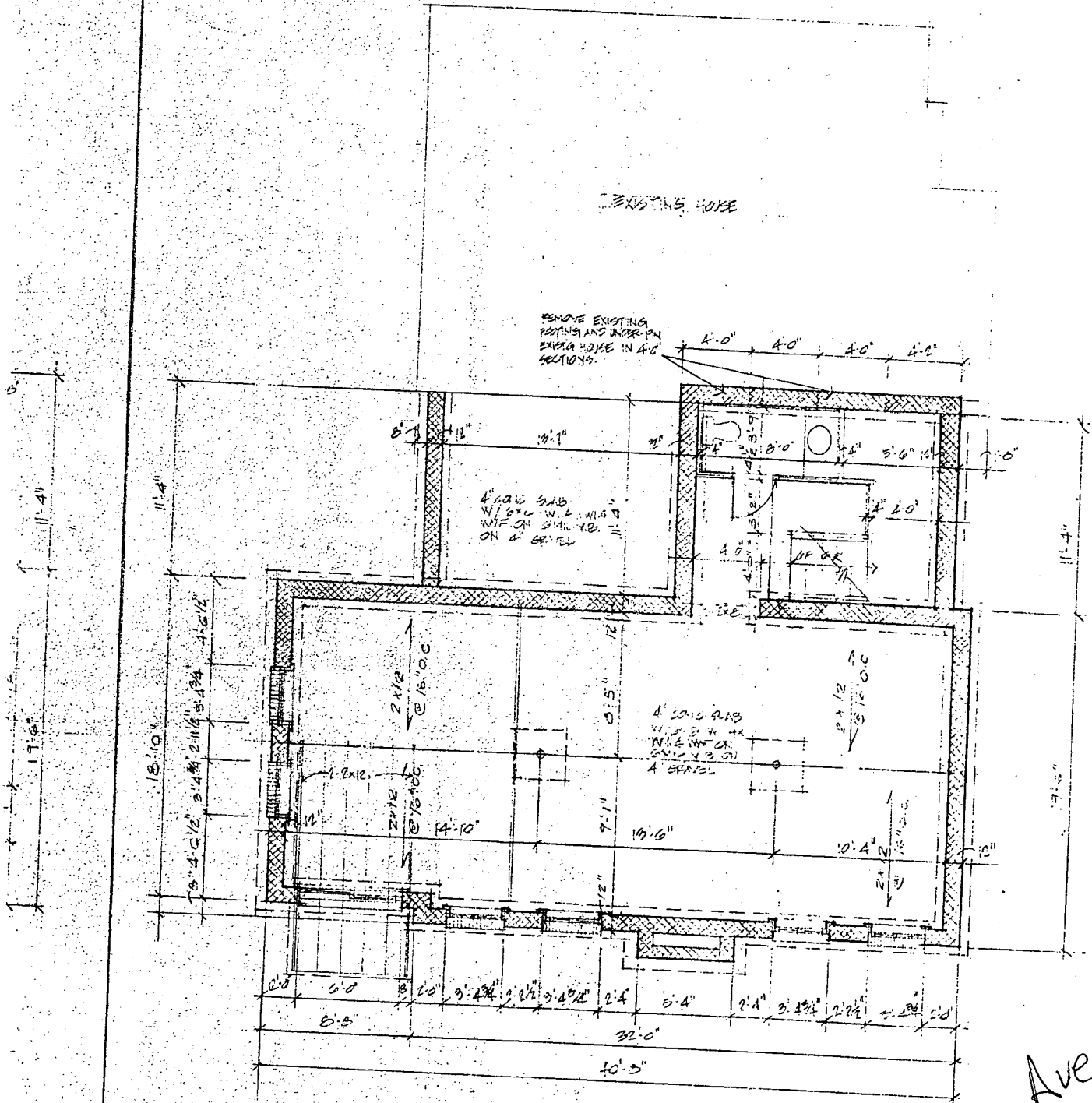
114

LOWER LEVEL

BASEMENT

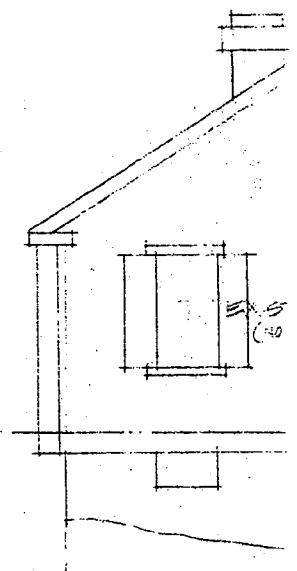
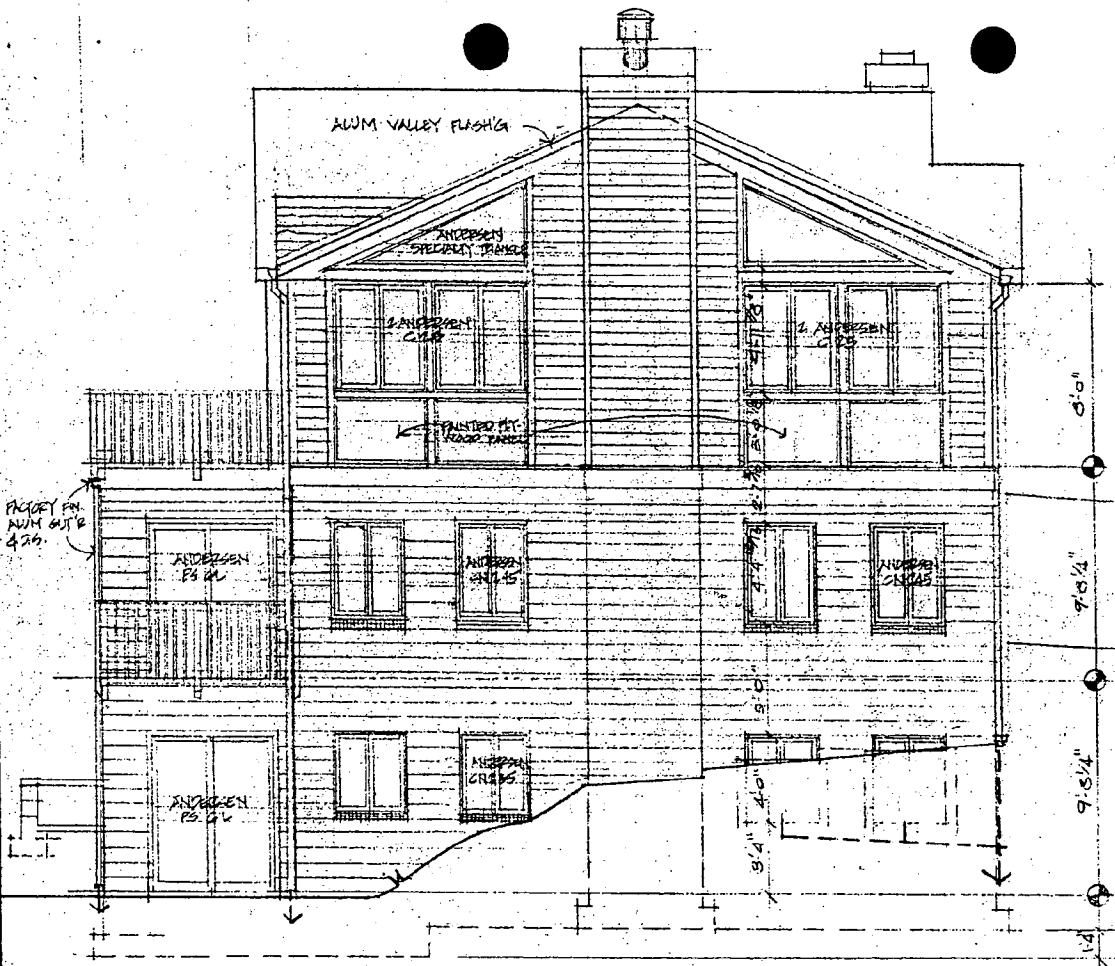
EXISTING HOUSE

REMOVE EXISTING
POSTING AND UNDERPIN
EXISTING HOUSE IN 4'-0"
SECTIONS.



10919 Montrose Ave.
Garrett Park, MD

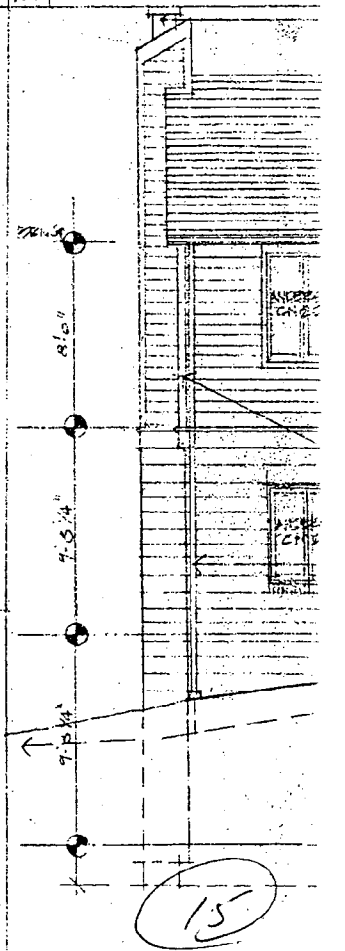
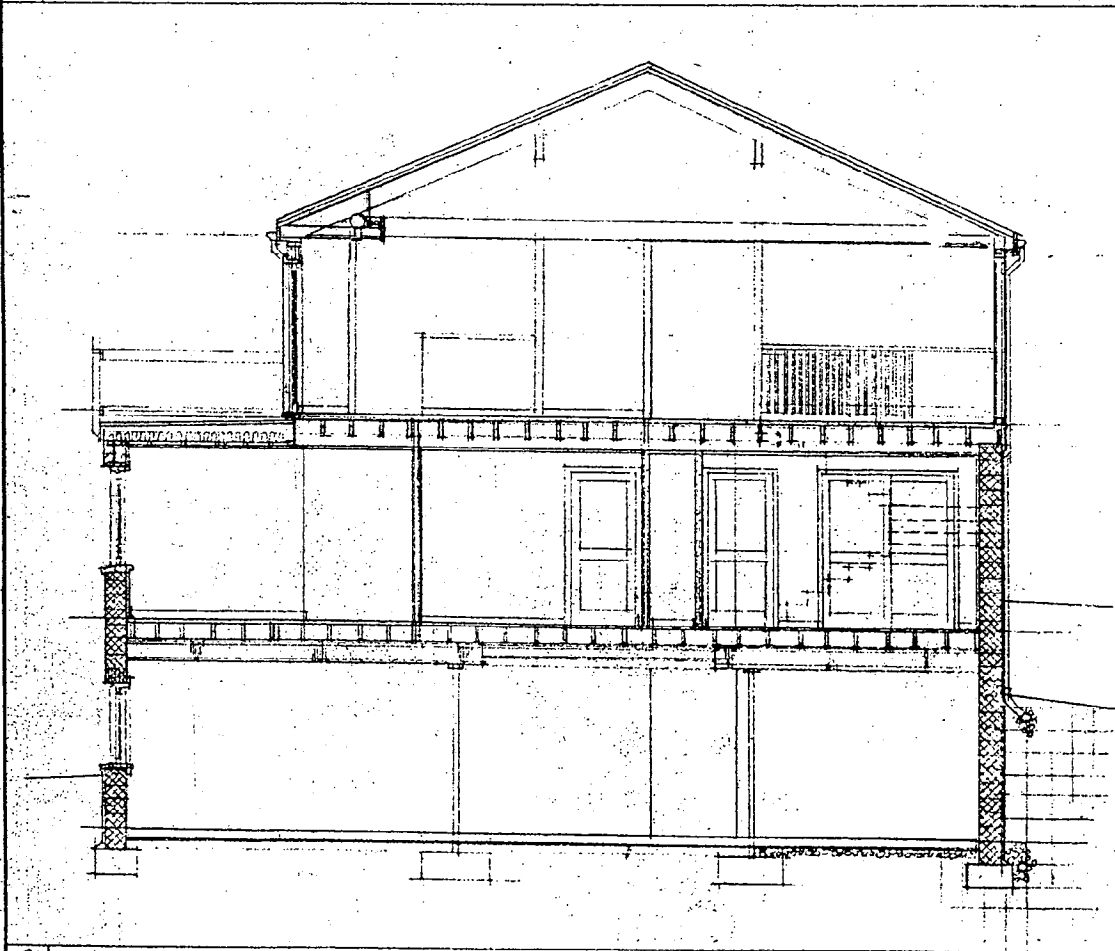
BASEMENT



10919
Montrose Ave
Garrett Park, Md

AS REAR ELEVATION

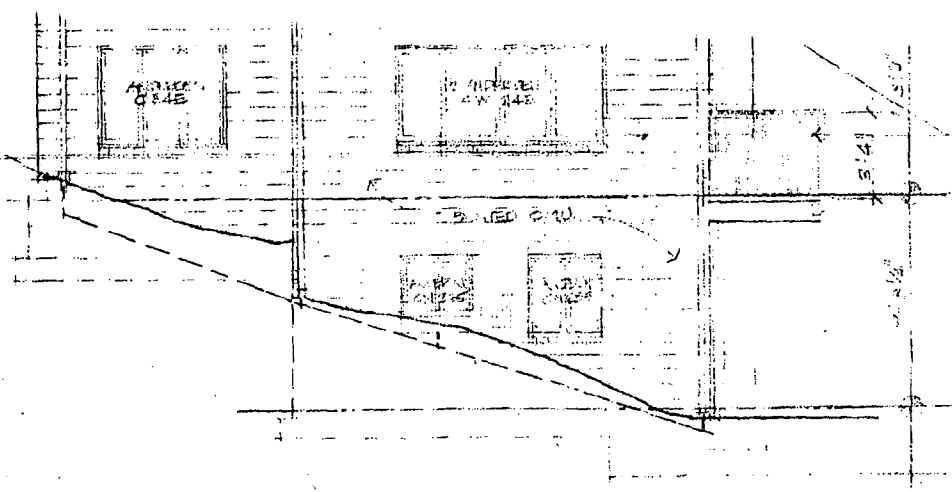
1/4" = 1'-0" RIGHT SIDE E



15'

2
1/32

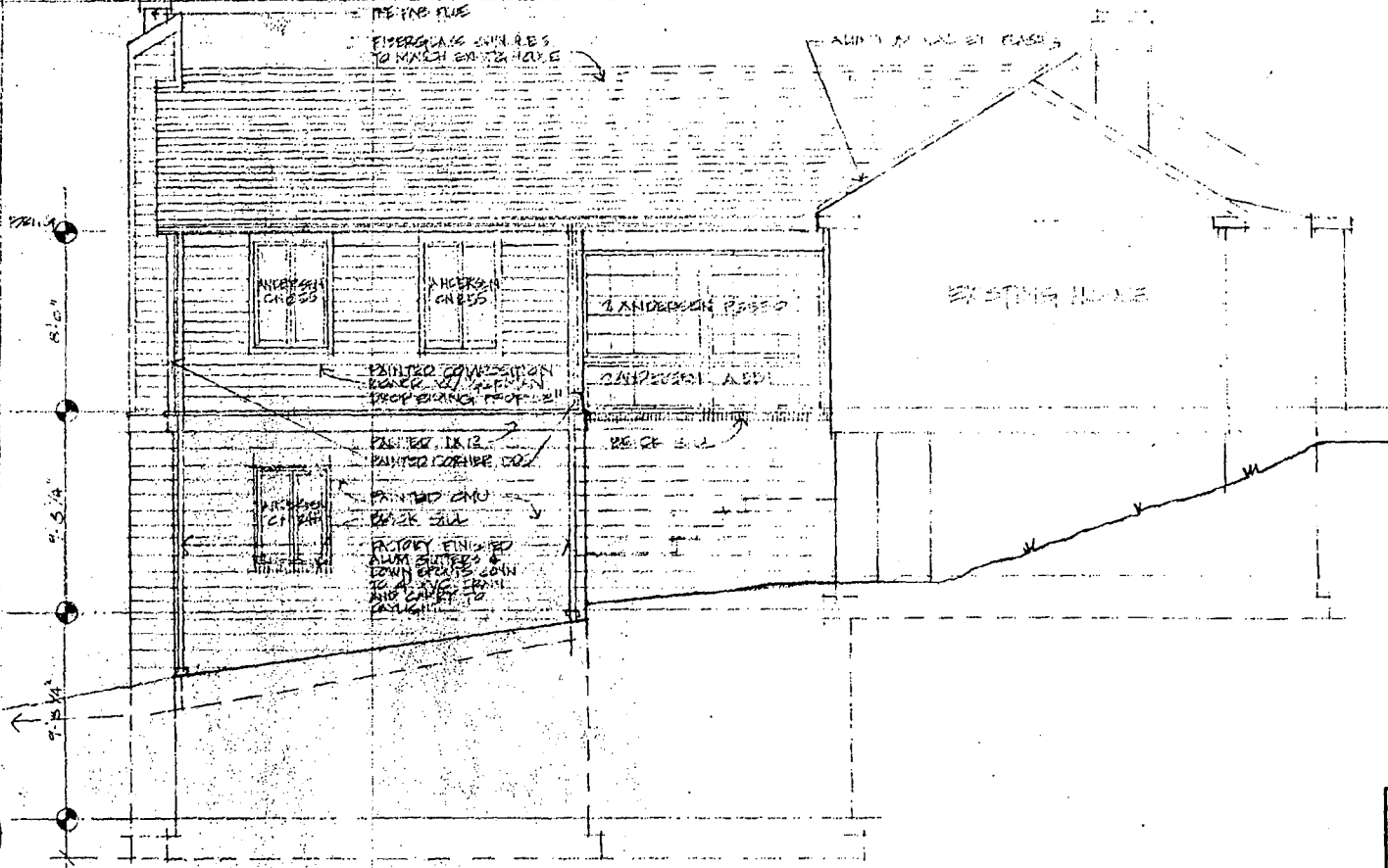
4
1/32 LEFT SIDE ELE



TREATED W/ HALOGEN
 W. 4x4 PILES @ 4'-0" O.C.
 @ 4x4 PILES 1/4" MAX.
 4" SPACE BETWEEN

1/4" = 1'-0" RIGHT SIDE ELEVATION

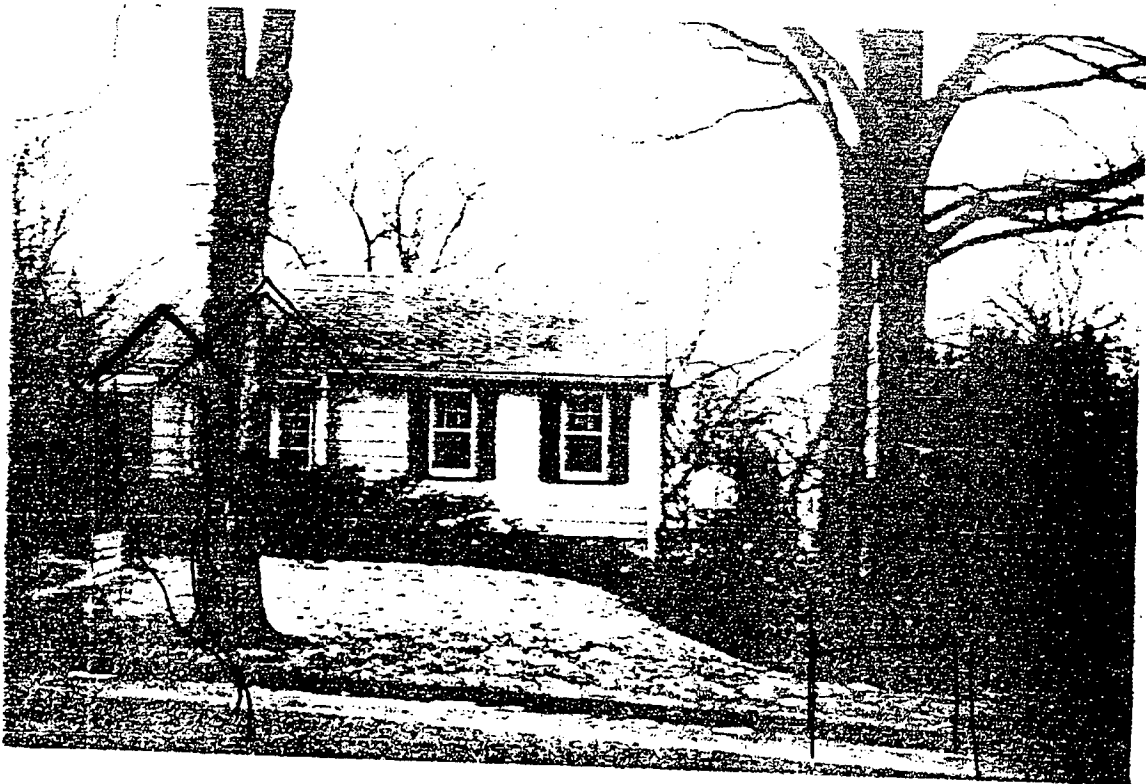
1/4" = 1'-0"



ADDITION TO YERGARA RESIDENCE		10919 MONTROSE AVE GARFETT PARK	
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY DCA	
DATE:		REVISED:	
ARMY ARCHITECTS BOX 123 GARFETT PARK MARYLAND 20816			
DRAWING NUMBER		A-3	

4 LEFT SIDE ELEVATION

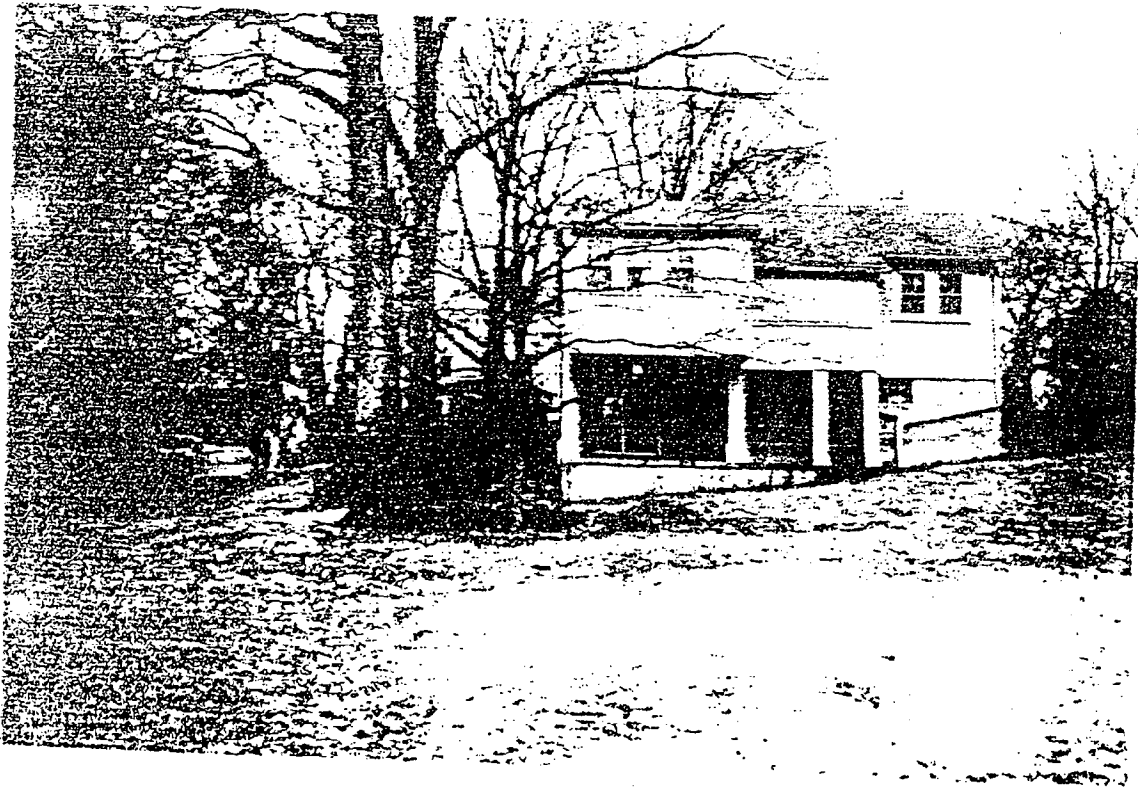
FRONT VIEW



10914 MONTROSE AVE
GARRETT PARK, MD.

18

REAR VIEW



10919 MONTROSE AVE
GARRETT PARK, MD.

19

EAST FACADE

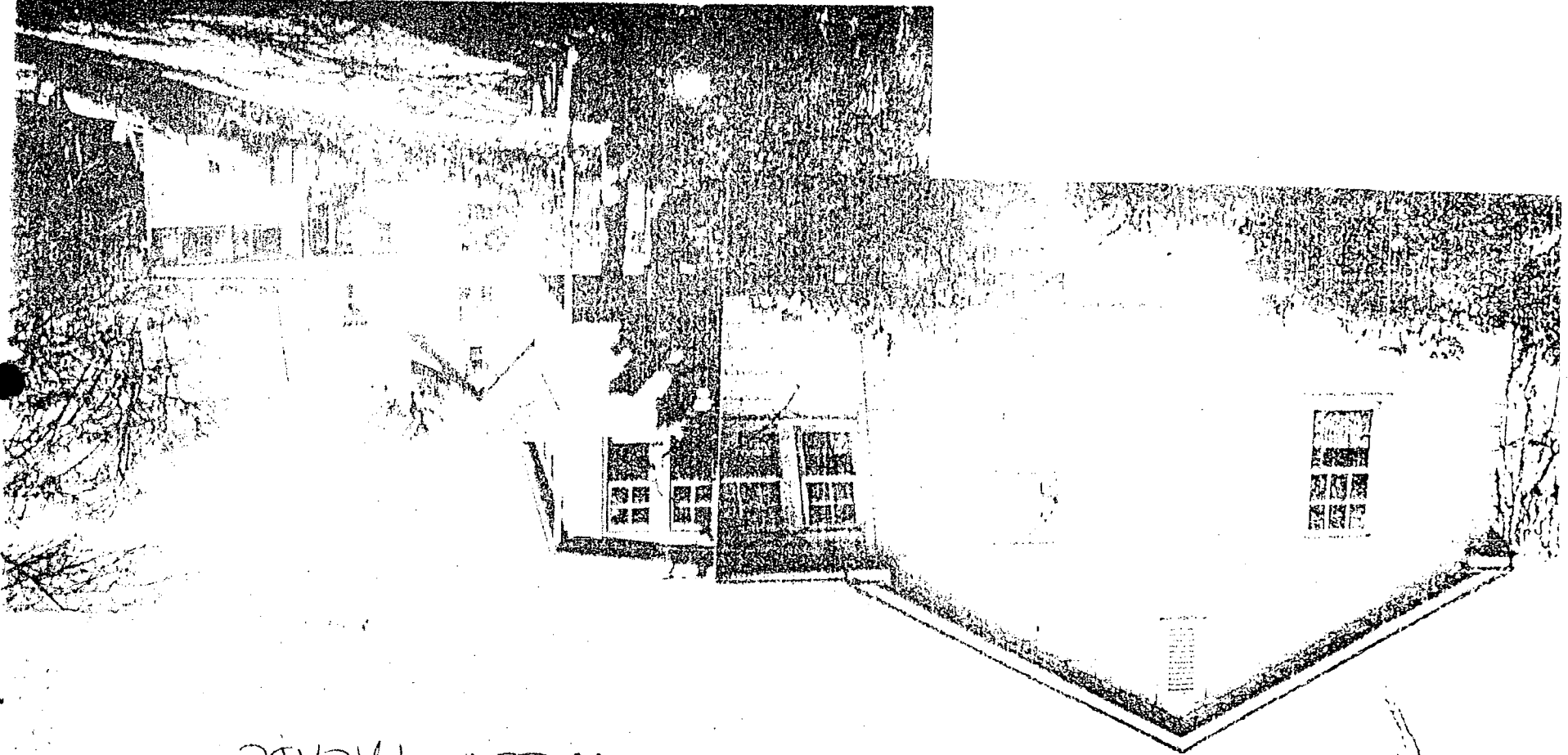


10919 MONTROSE AVE
GARRETT PARK, MD.

21

GARRETT PARK, MD.

10919 MOUNT ROSE AVE



WEST FACADE

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10919 Montrose Avenue Meeting Date: 5/23/01
 Applicant: Victor Vergara & Gabriela de LaGarza Report Date: 5/16/01
 Resource: Garrett Park Historic District Public Notice: 5/900
 Review: PRELIMINARY CONSULTATION #2 Tax Credit: Partial
 Case Number: District #30/13 Staff: Robin D. Ziek

PROPOSAL: Add rear addition; remove existing rear porch; install driveway

RECOMMEND: Proceed to HAWP

The applicant came before the HPC as a Contract Purchaser at the 3/28/01 meeting. At that time, they presented highly schematic drawings and proposed the general scale and massing for the new rear addition which they envisioned. The HPC noted that much more information would be needed to review an actual addition, but that the general size, scale, location, and massing of the proposal was appropriate. There was some concern expressed for the preservation of the large trees in the south side yard. The applicant expressed their mutual concern for those trees, and intentions to preserve them. The HPC also suggested that the rear addition should be more distinct from the original structure, perhaps with setbacks, glazing in a connecting link, and/or more differentiation.

RESOURCE: Contributing Resource in the Garrett Park Historic District
STYLE: Chevy House
DATE: 1925

The "Chevy" houses were built by Maddux, Marshall and Co. in the 1920's. Approximately 40 homes were built in Garrett Park, in three different models – the Woodbine, the Roseland, and the Sylvan. The subject property was the Sylvan, with a modification to the entry. The front door and hall run along side the Living Room and one jogs at the Dining Alcove to walk into the Living Room.

This house is a one-story structure with a full basement. It is sided in asbestos shingle, with wood trim. The roof is asphalt shingles. The house has a narrow entry hall on the left side of the front (west) elevation. One enters into a living room, with the galley kitchen at the rear. There are two bedrooms on the south side of the house, with a rear enclosed porch accessed through the rear-facing bedroom. The rear porch, which may have been at one time an open or screened in area, is currently enclosed as an all-weather room. This rear porch sits on block piers above a concrete patio that provides a

(1)

transition from the basement to the back yard. There is also a small kitchen addition that has been added to the house at some point, and which sits on block piers (see Circle 10).

The house sits towards the front of the lot, which is wider than most (75') and quite long (229'). The lot slopes steeply down from the street (323 grade) to a low point in the middle of the rear yard (302.4). The existing basement level is fully exposed above grade (see Circle 21). There is currently no paved driveway, although the previous resident parked in the location of the proposed driveway.

PROPOSAL

The applicant proposes to add a rear addition to the house. The existing rear porch and the small kitchen addition would be removed, and the new addition would then be constructed (see Circle 5, 11, 15). The new addition is behind the original house at the street level, with setbacks used to differentiate the original house from the new addition.

The existing house has a footprint of ca. 961 sf, with a 5% lot coverage (the lot is almost 1/2 acre). The new addition would add approximately 835 sf at the first floor level (see Circle 15), so the lot coverage would then be approximately 10%. [The applicant's figures indicate ca. 12% lot coverage. Staff feels that in Garrett Park, these figures are sufficiently close and either 10 or 12% is a low lot coverage in this district]. The house would have a similar amount of floor space at the existing basement level (see Circle 16), and include an additional sub-basement under the new addition (see Circle 17).

The proposed work seeks to take advantage of the site, by promoting the relationship between the house and the exterior property. The new sub-basement takes advantage of the sloping site to minimize the need for grading to accomplish the exterior entrance proposed (see Circle 13).

The ridge line of the new addition would match that of the original house. The addition would be inset on both sides. The proposed new windows are designed to complement the vertical proportion of the original windows without being replicative. Casement windows are proposed.

The existing siding is asphalt shingles, which appear to overlay original wood siding (viewed at rear from below, at the basement level). At this point, the applicant proposes to match the existing siding material, match the concrete foundation material, use doors and windows of wood and install asphalt roofing (which matches the existing condition).

The significant trees along the south elevation of the house are valued, and the applicant proposes to take measures during construction to keep them in good health.

STAFF DISCUSSION

The developed proposal reflects the original intentions of the applicant, as well as the incorporation of HPC suggestions made at the Preliminary Consultation. The original size, form, shape of the Chevy House will be preserved, and there will be a compatible rear addition. The proposal also supports the preservation of the original streetscape by maintaining the open space to either side. Staff feels that the overall approach is highly respectful of the historic structure and the historic district.

Staff notes that the lot coverage percentages are very low. These figures are presented to provide a sense of the relative scale of the proposal only, as Garrett Park does not have district-specific Design Guidelines, and the city's overlay zone specifically permits new construction and additions. However, the original structure was very small on a large lot, and the virtual doubling of the size of the house is accomplished while retaining a very small lot coverage. The commission has reviewed recently several different proposals for large additions, with mixed results. Staff feels that this is a good example of preservation (scale, massing, materials and district preservation) while increasing available floor area.

STAFF RECOMMENDATION

Staff recommends that the applicant continue to work out site details and provide more detailed information about material choices in the formal HAWP application.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS-#8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Account No.: 579-96-3591

Contact Person: VICTOR VERGARA

Daytime Phone No.: (202) 473-3942
(301) 949-6435

Name of Property Owner: VICTOR VERGARA / GABRIELA DE LAGARZA Daytime Phone No.: (202) 473-3942

Address: 573 P.O. BOX GARRETT PARK MD. 20896
Street Number City Street Zip Code

Tractor: _____ Phone No.: _____

Tractor Registration No.: _____

Rate for Owner: _____ Daytime Phone No.: _____

Address: _____

SECTION OF BUILDING/PREMISE

House Number: 10919 Street: MONTROSE AVE

City: GARRETT PARK Nearest Cross Street: STRATHMORE AVE

5 Block: 98 Subdivision: 3

Lot: _____ Folio: _____ Parcel: _____

SECTION ONE: TYPE OF PERMIT ACTION AND USE

CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input checked="" type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input checked="" type="checkbox"/> Other: <u>RAISED PATIO</u>			

Construction cost estimate: \$ 140,000

If this is a revision of a previously approved active permit, see Permit # _____

SECTION TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

Type of water supply: 01 WSSC 02 Well 03 Other: _____

SECTION THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

10919
MONTROSE AVE
GARRETT PARK.

1. WRITTEN DESCRIPTION OF PROJECT

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

The existing structure is a 1923 Chevy House in Garrett Park, Maryland. The House currently has the entrance on the left side of the front façade. The House is denominated as a Chevy house due to the fact that as an option the house was sold including a Chevrolet Automobile. It represents an advent of suburban living in the Washington D.C. area. The House is two stories and is in need of repair including beams which are rotted and floors which are worn. The stairs to the basement are very narrow and dangerous as they do not enable a person of more than 5' 2" feet to use it without bending. The Kitchen area is from the 1950's as is in very bad condition. The house covers 961 square foot including an 11 by 14 addition with brick columns as well as an addition used as a well to fit a refrigerator of the kitchen. The house sits on a 17, 113 square foot lot with approximately a 9 foot drop from street level to the end of the existing structure and 11 feet to the end of the proposed extension in the South Elevation and 9 feet in the North Elevation.

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

The addition would extend 12 feet to the back of the current addition or 27 feet to the rear of the original structure and would add 880 square feet to the original foot print including a new stairs (the first floor area addition would be 859 square feet excluding a patio). With the addition the building would cover just 12.3% of the lot area. The work will involve restoring the existing house as well as removing the extension which is currently rotting and disfiguring the house. Given the slope of the front the street façade the addition would be barely visible from the front view of the house. The proposed addition of the roof would be below the current roof line and the house and would maintain Garret Park building standards. The proposed addition would be harmonious but distinct and would maintain the original ceiling height in the transition to the addition. The original layout of the existing house would be maintained in order to preserve integrity of the house. The original structure would be an integral living area including a formal living room and music room. The existing bedroom would remain a guest bedroom. The rear facade would be improved by removing the existing addition which is unharmonious, not off set from the original structure as well in as ad hoc and poor design

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existinn resource, including details of the affected...

5

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

573 P.O. BOX
GARRETT PARK, MD.

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

PAUL, JONATHAN ET AL

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GARRETT PARK MD 20896

FROST, ROBERT M JR & B A

PO BOX 212
GARRETT PARK MD 20896-0212

SUSSEL, CHARLENE D

10918 MONTROSE AVE
GARRETT PARK MD 20896

SULLIVAN, PAUL A JR & I M D

9890 WASHINGTONIAN BLV #807
GAITHERSBURG MD 20878-5332

GURIAN, JOAN M TR

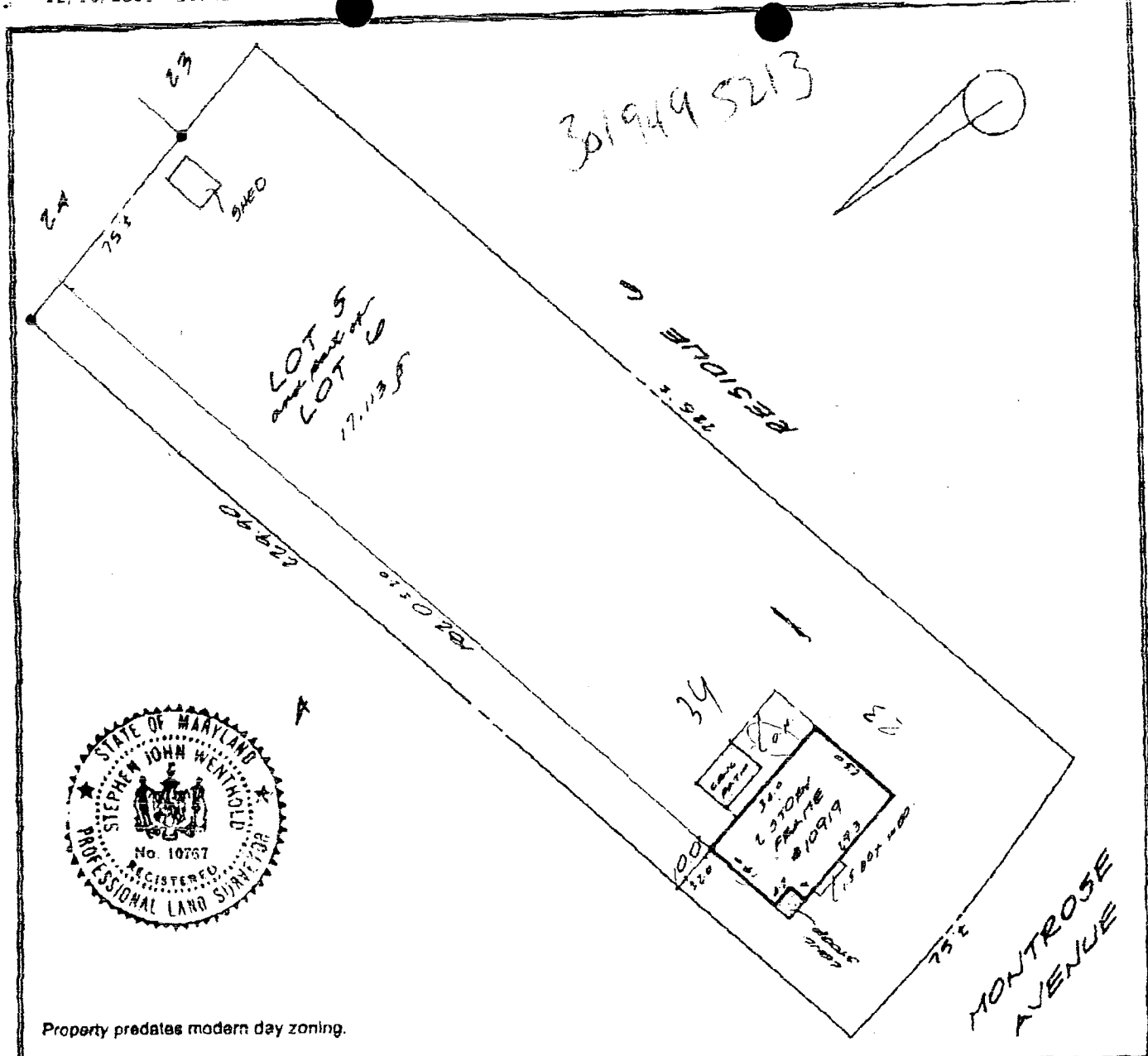
PO BOX 22
GARRETT PARK MD 20896

SAMPSON, NICHOLAS & L

10922 CLERMONT AVE
GARRETT PARK MD 20896

g:\addresses\ noticing table

6



Property predates modern day zoning.

Date: 01-11-01 Scale: 1"=30' Dm: 5.0

Plat Book: A

Plat No.: 27 NO TITLE REPORT FURNISHED

Work Order: 01-1046

Address: 10919 MONTROSE AVENUE

District: 4

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LOCATION DRAWING
LOT 5 AND PART OF LOT 6
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GARRETT PARK

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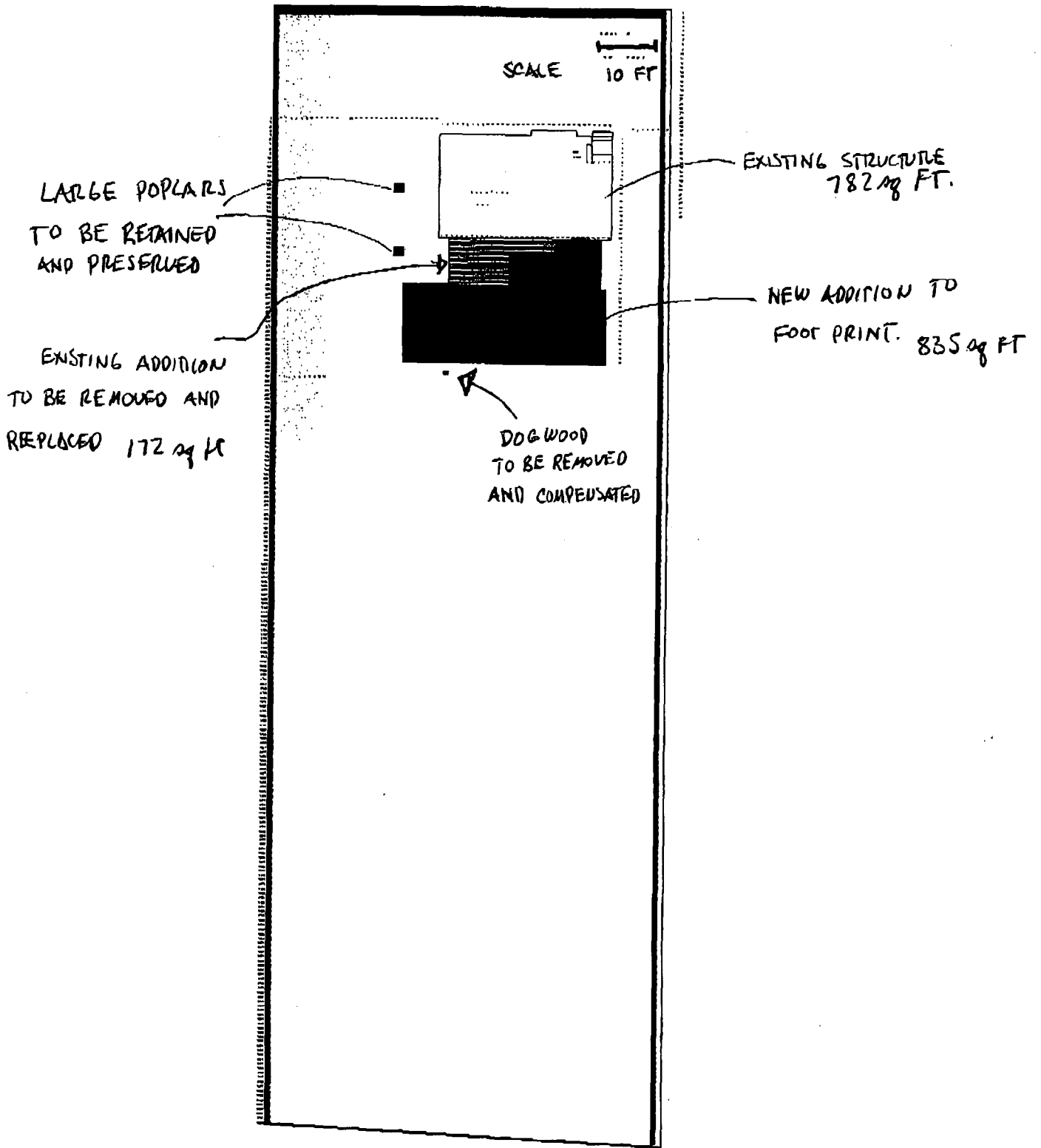
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Stephen J. Wenthold



Meridian Surveys, Inc.
811 Russell Avenue
Suite #303
Gaithersburg, MD 20879
(301) 721-9400

(7)



SITE PLAN FOR PROPOSED ADDITION
10919 MONTROSE AVE
GARRETT PARK, MD

8

(TOPOGRAPHY @ 5' INTERVALS) PROJECT

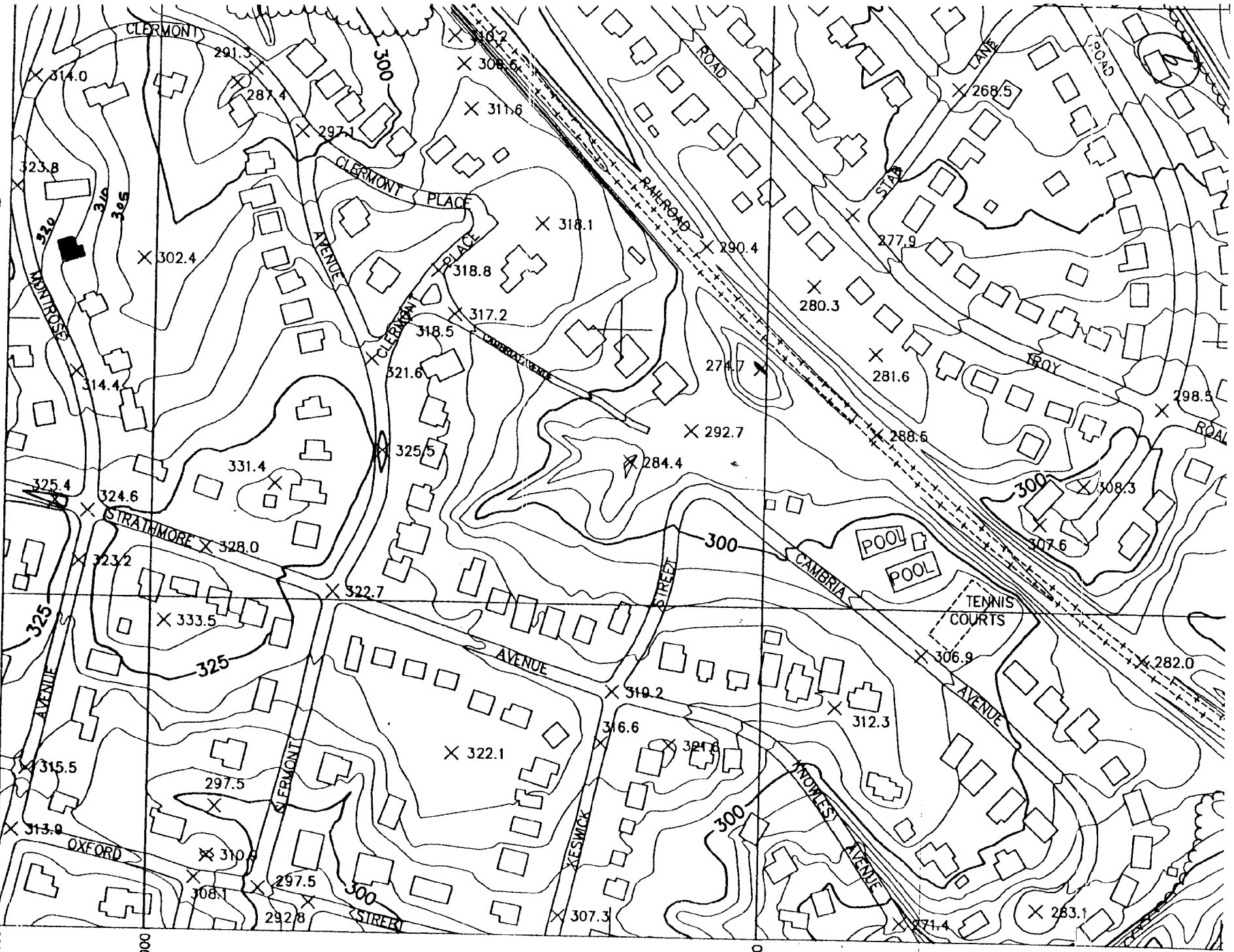
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N52000

W24000

E1286000

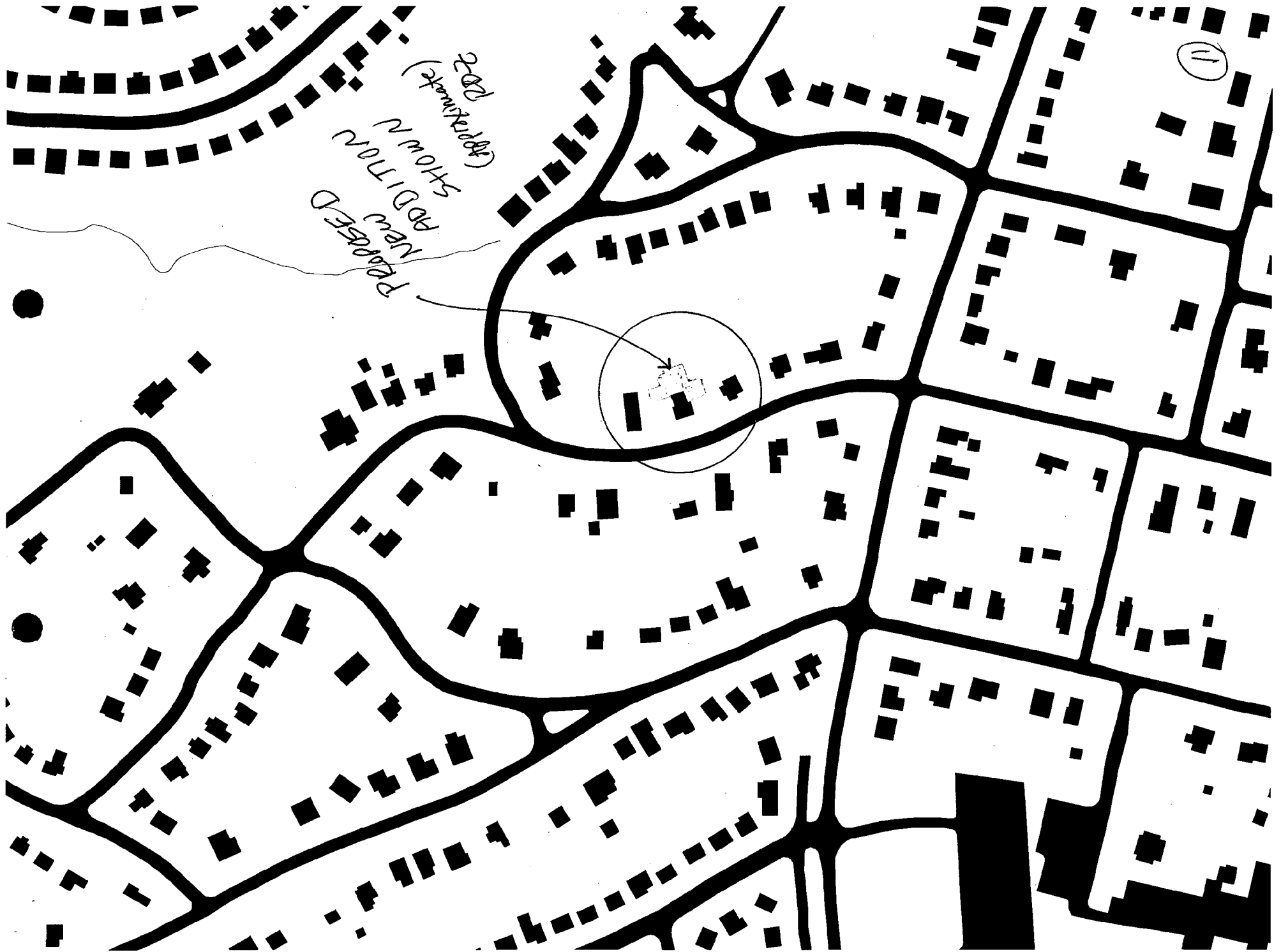
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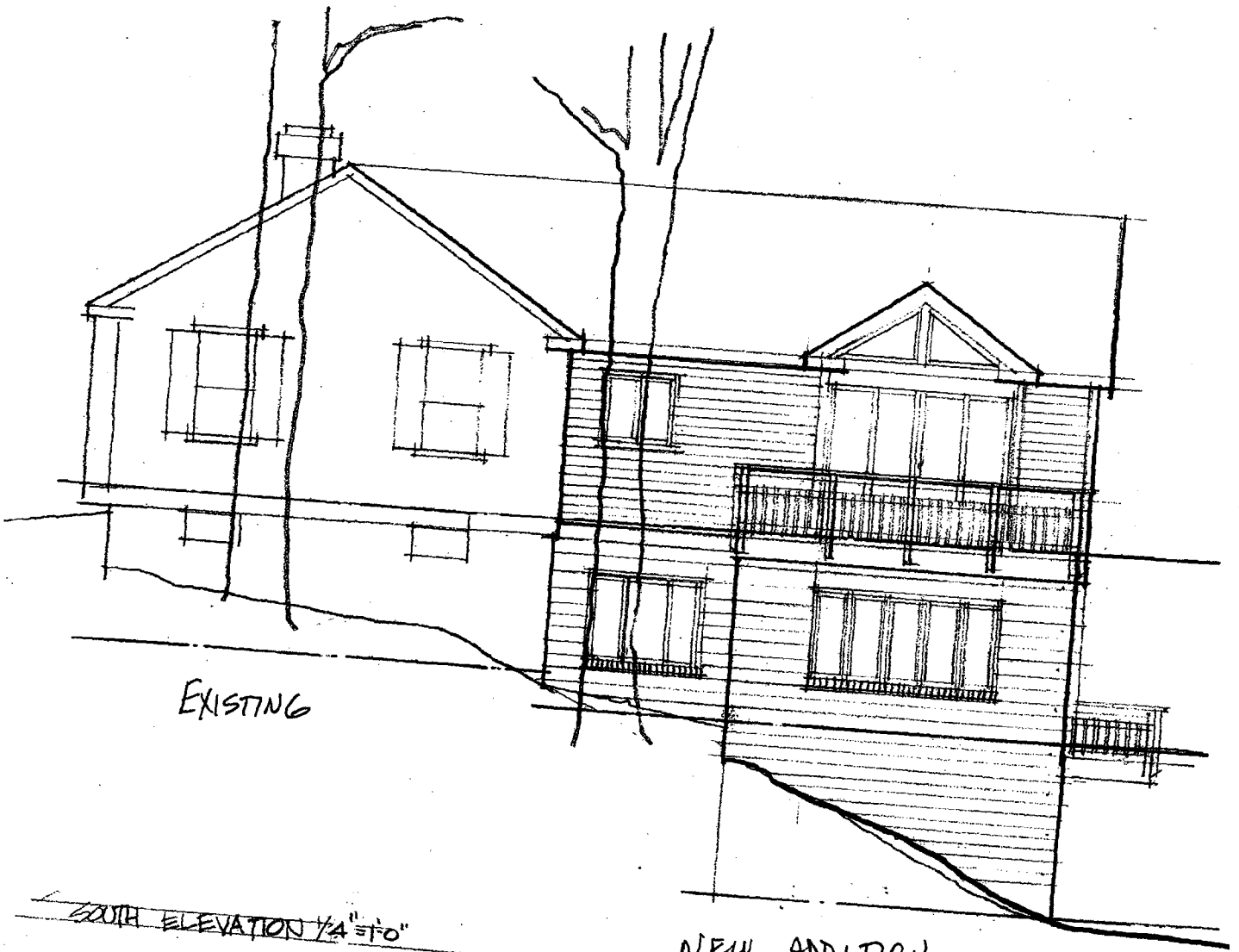
PROJECT
SITE
(EXISTING)

10



Proposed
New
Addition
(Approximate)
2007

1



10919 Montrose Ave.
Garrett Park, MD.

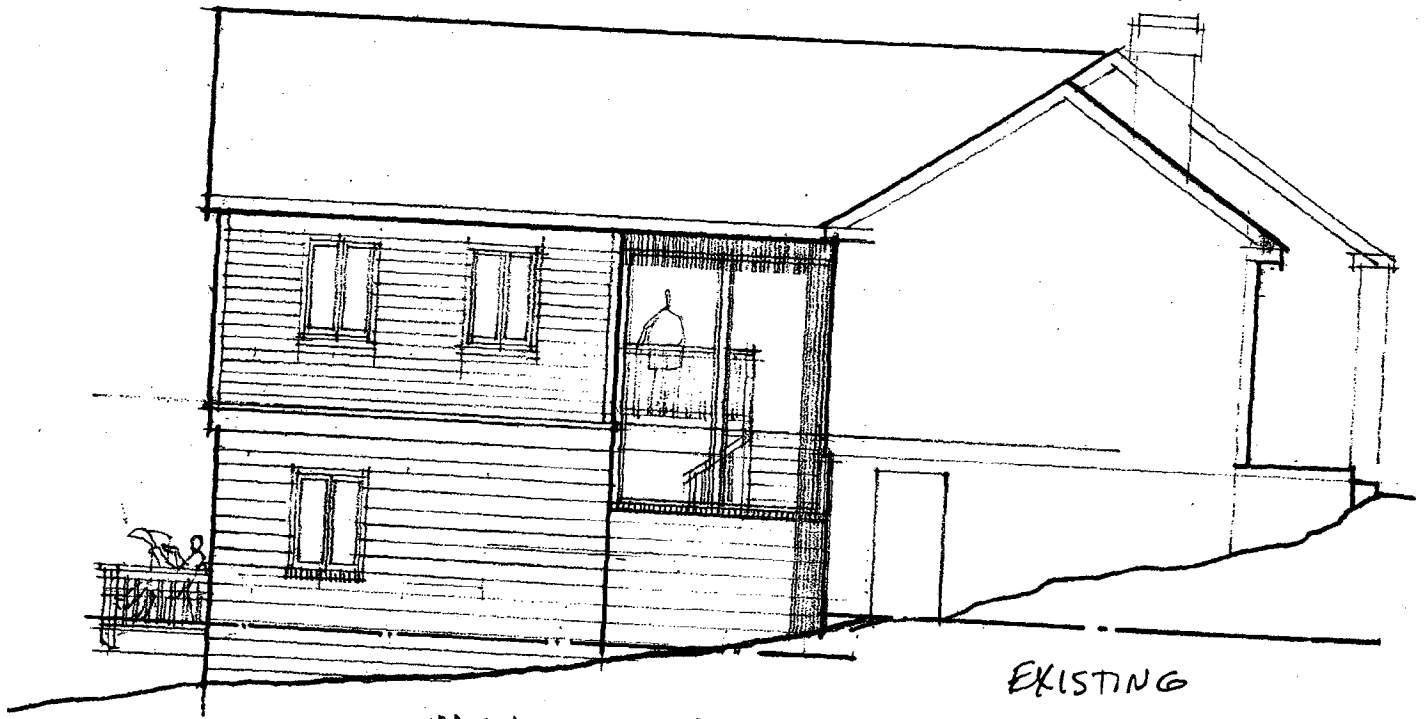
12



REAR - EAST ELEVATION 1/4" = 1'-0"

10919 Montrose Ave.
GARRET PAK MD.

13

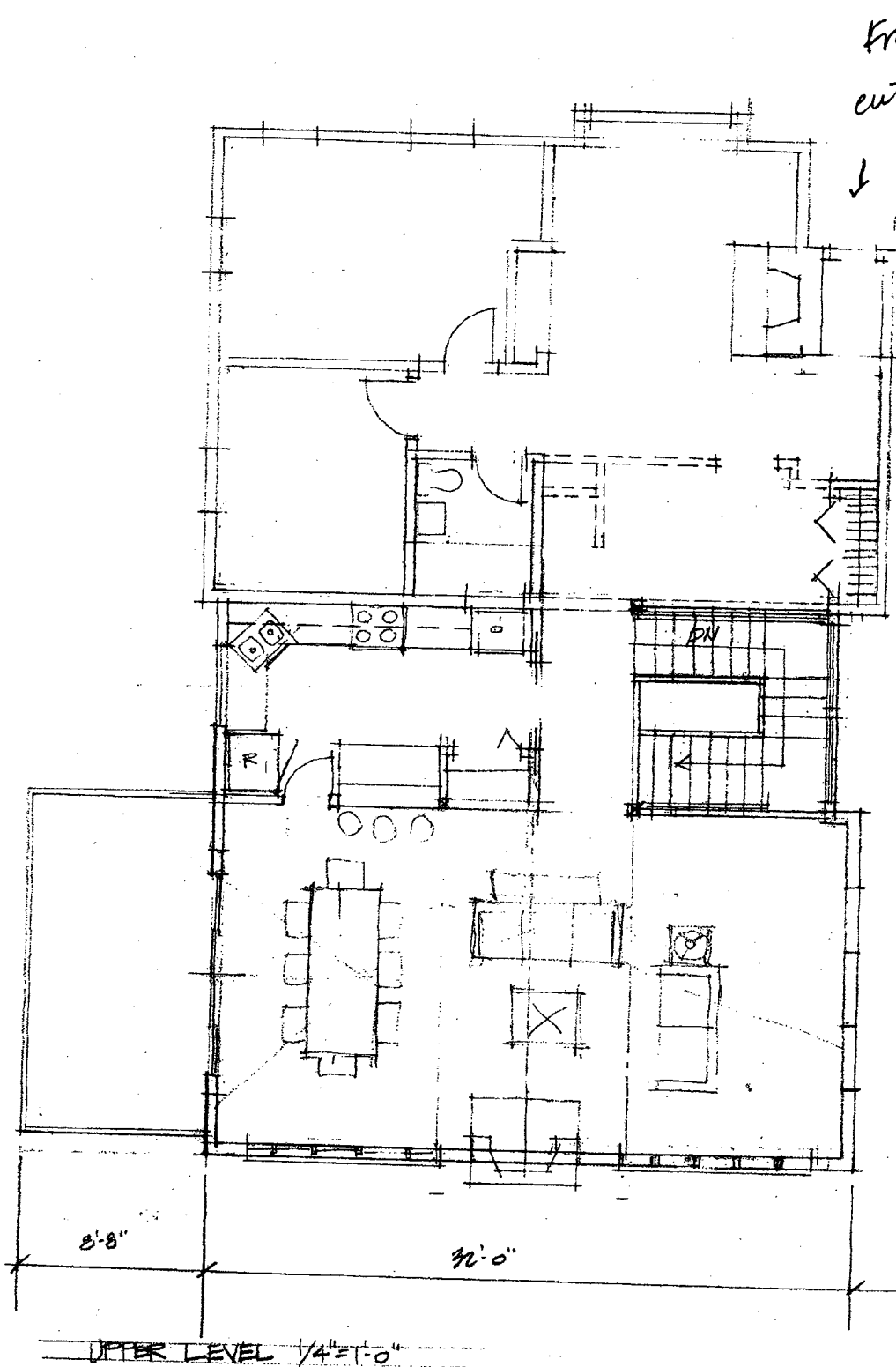


NEW ADDITION

EXISTING

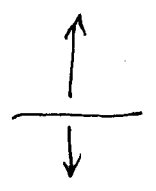
NORTH ELEVATION 1/4" = 1'-0"

10919 MONTROSE AVE.
GARRETT PARK, MD



Front entrance

EXISTING



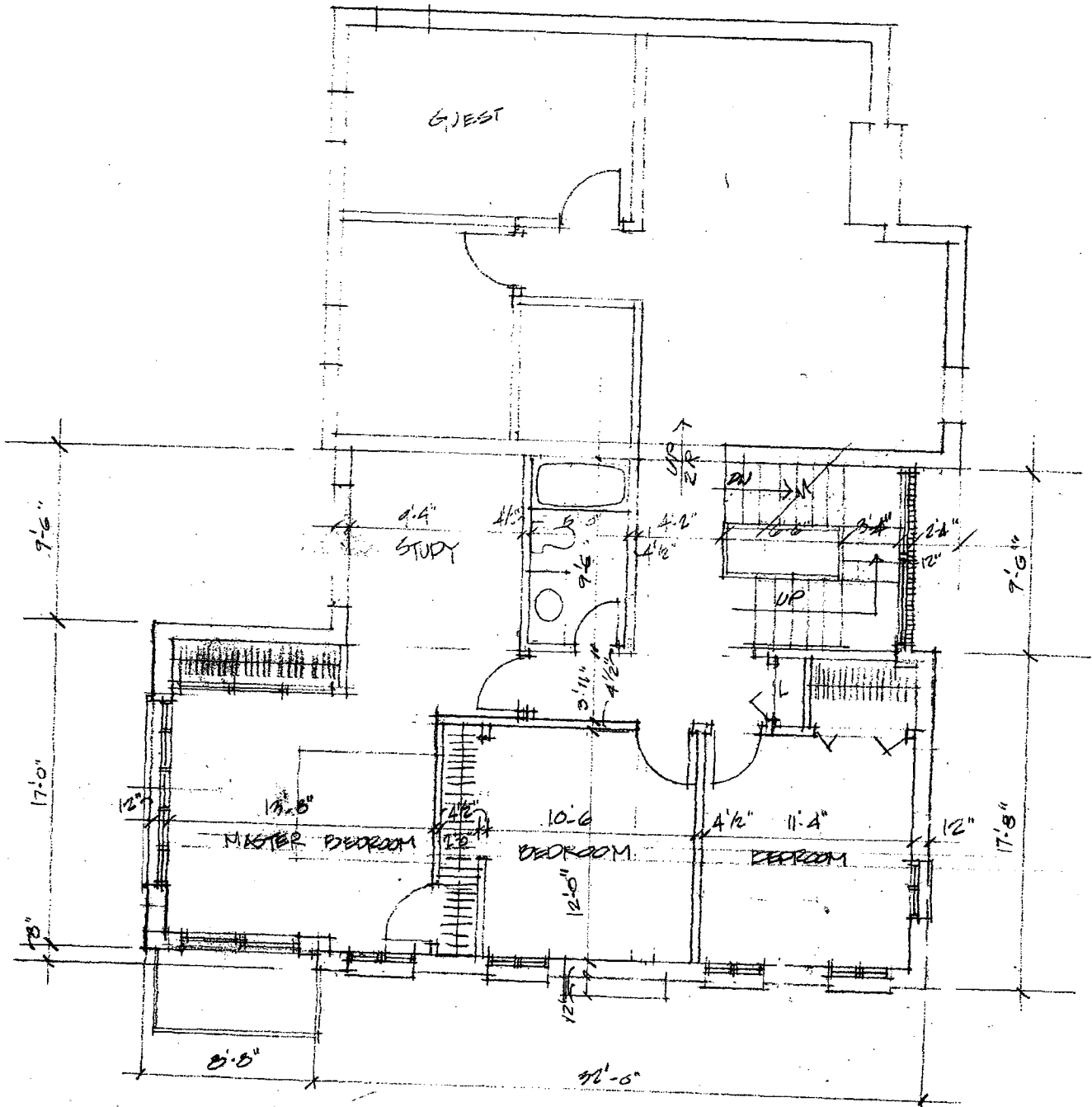
NEW

ADDITION

~~1st~~
1st FLOOR
LEVEL
ADDITION

10919 MONTROSE AVE
GARRETT PARK, MD

15



EXISTING



NEW

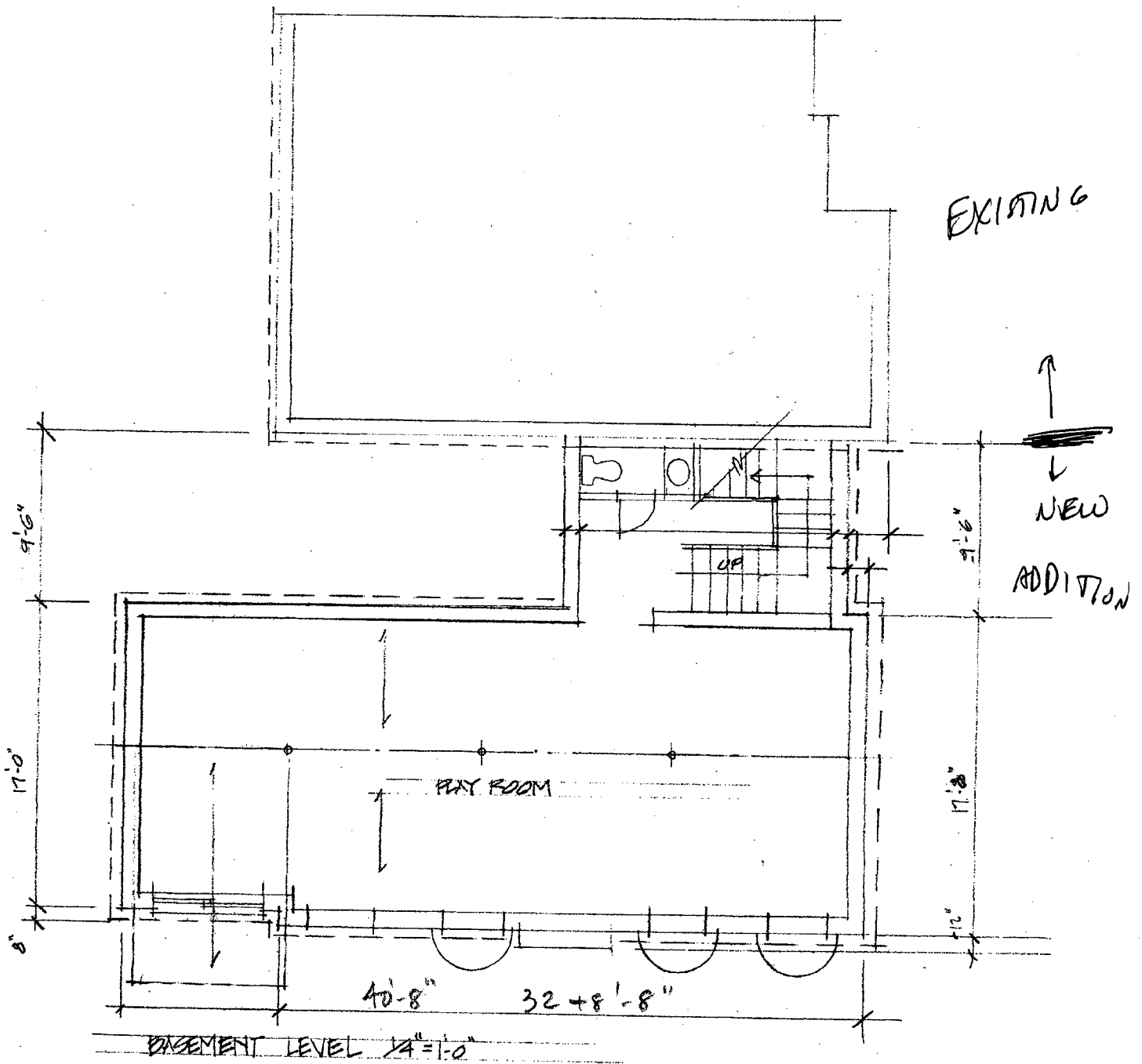
ADDITION

LOWER LEVEL 1/4" = 1'-0"

10919 MONTROSE AVE.
GARRETT PARK, MD.

BASEMENT LEVEL ADDITION

(16)



NEW ^{sub-}BASEMENT
UNDER PROPOSED ADDITION

10919 MONTROSE AVE.
GARRETT PARK MD.

FRONT VIEW



10919 MONTROSE AVE
GARRETT PARK, MD.

18.

EAST FACADE



10919 MONTROSE AVE
GARRETT PARK, MD.

8

10919 MONTROSE AVE.
GARRETT PARK, MD.



WEST FACADE

REAR VIEW



10919 MONTROSE AVE
GARRETT PARK, MD

Sender: <Vvergara1@worldbank.org>

Robin:

Thanks very much I hope all is great. I am traveling this week but please send it to my e-fax at 202-477-6391 and at home if you could please send it 301-949-5213.

Regards,

Victor

<ziek@mncppc.state.md.us> on 05/14/2001 10:44:49 AM

To: <Vvergara1@Worldbank.Org>

cc:

bcc:

Subject: Re:topo map

Victor,

I found a topo at MNCPPC, copied that, and I'll use it for the staff report.

It should work. The topo lines are at 5' intervals.

Do you want me to fax you a copy? I'll need your fax no. again....Robin

Sender: <Vvergara1@worldbank.org>

I will be out of the office from 05/10/2001 until 05/21/2001.

If you need assistance please contact Michelle Morris at x- 37285
(202-473-7285).

Thanks very much

REAL VIEW



10919 MONTROSE AVE
BARRETT PARK, MD

10919 MONTROSE AVE
GARRETT PARK, MD



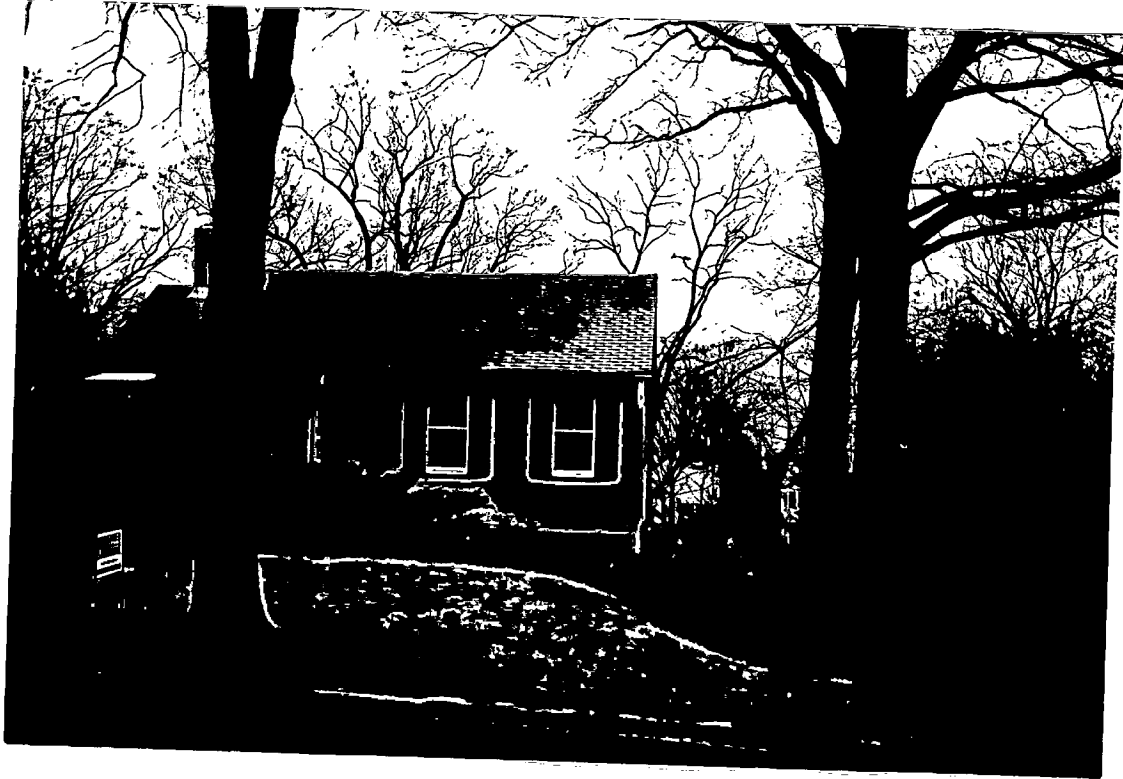
EAST FACADE

WEST FACADE



10919 MONTROSE AVE
GARRETT PARK, MD

FRONT VIEW



10919 MONTROSE AV
GARRETT PARK, MD

To: RIBIN ZIEK
From: Mrs. VERGARA

DEAR
RIBIN

I am sending to you
The modifications of
The written description
of project a) and b)

Thank you

Mrs. VERGARA

30/13

Sender: "Bourke Tom" <tom.bourke@whihomes.com>

The following are the comments of the
Chevy Chase Village Local Advisory Panel
regarding agenda items for the 3/28/01 HPC Hearing:

9 West Melrose

Katinas (contract purchaser)

Contributing resource

Revision to approved plan: remove - rather than support with beam - east
side chimney

HPC Staff Recommendation: deny.

LAP recommendation: approval. Several LAP members expressed concerns about the process which appears to have been followed here - i.e. an incremental approach to changing the house and expanding the amount of demolition and reconstruction. Nevertheless it is the consensus of the LAP that this change affects primarily the side of the house. Therefore it should be subject to lenient scrutiny, and is approvable. We recognize that the chimney and new dormer are above the roofline and as such are visible from the street. However we believe they are not integral to the main façade of the house, and that the changes proposed are consistent with the basic style of the house. We would also note that preservation of the "design intent" of the original structure when the change is focussed on the use of an interior room is not a local concern nor a criterion within our Guidelines.

Submitted for the CCV LAP by Tom Bourke, Chair

3/28/01 ~~28~~

Concern with trees - even from the construction point
of view - trucks.

Rear addition should be distinct from the house -
using glazing to "dematerialize" a wall connection
setbacks, more differentiation -

HPC comments

F A X

301 563 3412

2 pages

To Robin Ziek
From Victor Vergara
Subject -

Site Plan for proposed addition to 10919 Montrose Ave

Robin please find attached the site plan for the proposed addition In a separate FAX my Wife will be sending the complementary material. Thank for you again for your assistance with the topographic map. The Town of Garrett Park called and informed me that they do not have additional maps. If you need any additional information please let me or my wife know.

Regards,

Victor

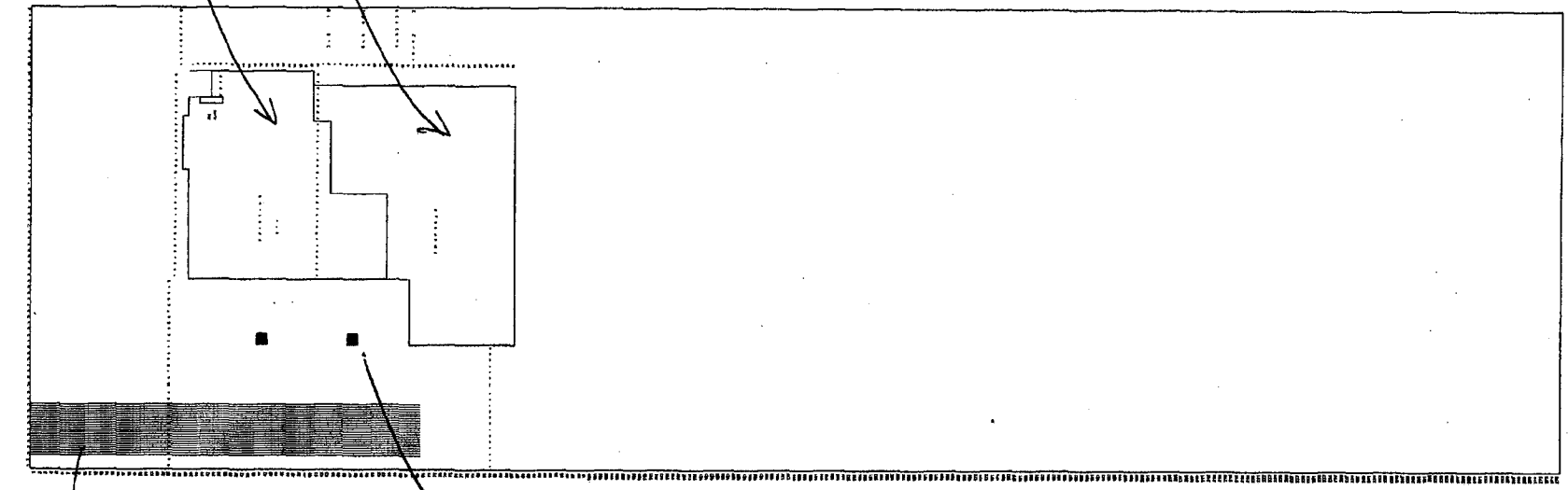
SCALE 10 FEET

EXISTING 961 sq. FT.

PROPOSED 1,007 sq. FT.
foot print

859 in upper floor

Sub-basement =
17'-8" x 40'-8" = 760-



10919 MONTROSE AVE.
GARRETT PARK, MD.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10919 Montrose Avenue	Meeting Date:	3/28/01
Applicant:	Thomas Cosgrove	Report Date:	3/14/01
Resource:	Garrett Park Historic District	Public Notice:	3/7/00
Review:	PRELIMINARY CONSULTATION	Tax Credit:	Partial
Case Number:	30/13	Staff:	Robin D. Ziek

PROPOSAL: Add rear addition. Remove existing rear porch. Install driveway

RECOMMEND: Return for 2nd Preliminary Consultation and then Proceed to HAWP

RESOURCE: Contributing Resource in the Garrett Park Historic District
 STYLE: Chevy House
 DATE: 1925

The "Chevy" houses were built by Maddux, Marshall and Co. in the 1920's. Approximately 40 homes were built in Garrett Park, in three different models – the Woodbine, the Roseland, and the Sylvan. The subject property was the Sylvan, with a modification to the entry. The front door and hall run along side the Living Room and one jogs at the Dining Alcove to walk into the Living Room.

(See Circle
19-20)

This house is a one-story structure with a full basement. It is sided in asbestos shingle, with wood trim. The roof is asphalt shingles. The house has a narrow entry hall on the left side of the front (west) elevation. One enters into a living room, with the galley kitchen at the rear. There are two bedrooms on the south side of the house, with a rear enclosed porch accessed through the rear-facing bedroom. The rear porch, which may have been at one time an open or screened in area, is currently enclosed as an all-weather room. This rear porch sits on block piers above a concrete patio that provides a transition from the basement to the back yard. There is also a small kitchen addition that has been added to the house at some point, and which sits on block piers (see Circle 18').

The house is sited at the front of the lot, which is wider than most (75') and quite long (229'). The lot slopes steeply down from the street, so that the basement level is fully exposed above grade (see Circle 18,6). There is currently no paved driveway, although the resident has parked on the grass along the south edge of the property.

PROPOSAL

The applicant is working with a contract purchaser on the sale of the house. The applicant is concerned, for the most part, with HPC general approval of the scale and

massing of the proposed addition. The development of the project as a piece of architecture would be presented to the HPC at a later date after the applicant had chosen an architect. At this point, the contract purchaser needs to know whether or not the scope of the proposal is acceptable.

The applicant proposes to add to the house by constructing a rear addition. The existing rear porch and the small kitchen addition would be removed, and the new addition would then be added to the main block of the house. The new addition is designed to be wholly behind the original house at the street level, with a small side addition on the south side that is only at the basement level.

The scale has been set by the existing house, and the new addition would add approximately the same amount of floorspace as is currently there. The ridge line of the new addition would match that of the original house. The addition would be inset on the north side to set off the main house on that corner. On the south side, the addition would meet the corner of the original structure in a corner condition similar to that of the existing porch. Matching the existing condition, the new addition would use vertical trim piece to delineate the corner.

At this point, the applicant proposes to match the "original" siding materials, and match the concrete foundation, use doors and windows of wood and install asphalt roofing which matches the existing condition.

There are two significant trees along the south elevation of the house. The applicant proposes to save both of them.

STAFF DISCUSSION

The applicant met with the staff at the site on two separate occasions. The proposal reflects those conversations in every respect. The intention is to preserve the general aspect of the original Chevy House in every way, and add a compatible rear addition. The proposal also supports the preservation of the original streetscape by maintaining the open space to either side. Staff feels that the overall approach is highly respectful of the historic structure and the historic district. The overall feel and character of the Chevy House will be maintained, and yet the house will grow to meet the needs of the new owner.

STAFF RECOMMENDATION

Staff recommends that the applicant work with an architect to fully develop the proposal and return to the HPC for a second Preliminary Consultation. At that time, the applicant could provide better drawings that more fully explain the project. In addition, the applicant should examine the siding beneath the existing asbestos shingle to identify the original siding. This information will help determine the choice of the siding material for the new addition.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6377

- #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

PRELIMINARY
CONSULTATION

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Tom Casprow
Daytime Phone No.: 301 440 4078

x Account No.: _____
Name of Property Owner: Thomas Casprow Daytime Phone No.: 301 440 4078
Address: 11521 Seward Dr. S.S. MD 20902
Street Number City State Zip Code
Contractor: _____ Phone No.: _____

Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____
Address: _____

LOCATION OF BUILDING/PREMISE
Use Number: 10919 Street: MONTROSE AVE
Ave/City: GARRETT PARK Nearest Cross Street: STRATHMORE AVE
Block: 5 Block: 98 Subdivision: 3
Parcel: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE
CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: RAISED PATIO
Construction cost estimate: \$ 140,000
If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
Height _____ feet _____ inches
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

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: _____ Date: 2/27/01

Approved: _____ For Chairperson, Historic Preservation Commission
Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

3

1. WRITTEN DESCRIPTION OF PROJECT

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

The existing structure is a 1923 Chevy House in Garrett Park, Maryland. The House currently has the entrance on the left side of the front façade. The House is denominated as a Chevy house due to the fact that as an option the house was sold including a Chevrolet Automobile. It represents an advent of suburban living in the Washington D.C. area. The House is two stories and is in need of repair including beams which are rotted and floors which are worn. The stairs to the basement are very narrow and dangerous as they do not enable a person of more than 5' 2" feet to use it without bending. The Kitchen area is from the 1950's as is in very bad condition. The house covers 961 square foot including an 11 by 14 addition with brick columns as well as an addition used as a well to fit a refrigerator of the kitchen. The house sits on a 17, 113 square foot lot with approximately a 6 foot drop to the end of the existing structure and 7 feet to the end of the proposed extension.

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

The addition would extend 22 feet to the back of the current addition or 35 feet to the rear of the original structure and would add 1150 square feet to the original foot print including a new stairs (the first floor area addition would be 941 square feet excluding a patio). With the addition the building would cover just 12.3% of the lot area. The work will involve restoring the existing house as well as removing the extension which is currently rotting and disfiguring the house. Given the slope of the front the street façade the addition would be barely visible from the front view of the house. The proposed addition of the roof would be below the current roof line and the house and would maintain Garrett Park building standards. The proposed addition would use the same size windows as in the original house and would also maintain the original ceiling height in the bedrooms. To the extent possible the siding in the extension would blend with the original structure. The original layout of the existing house would be maintained in order to preserve the historical integrity of the house. The rear addition would improve the existing structure as the current structure is in very poor shape and has in fact taken windows out of the rear making the house dark.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

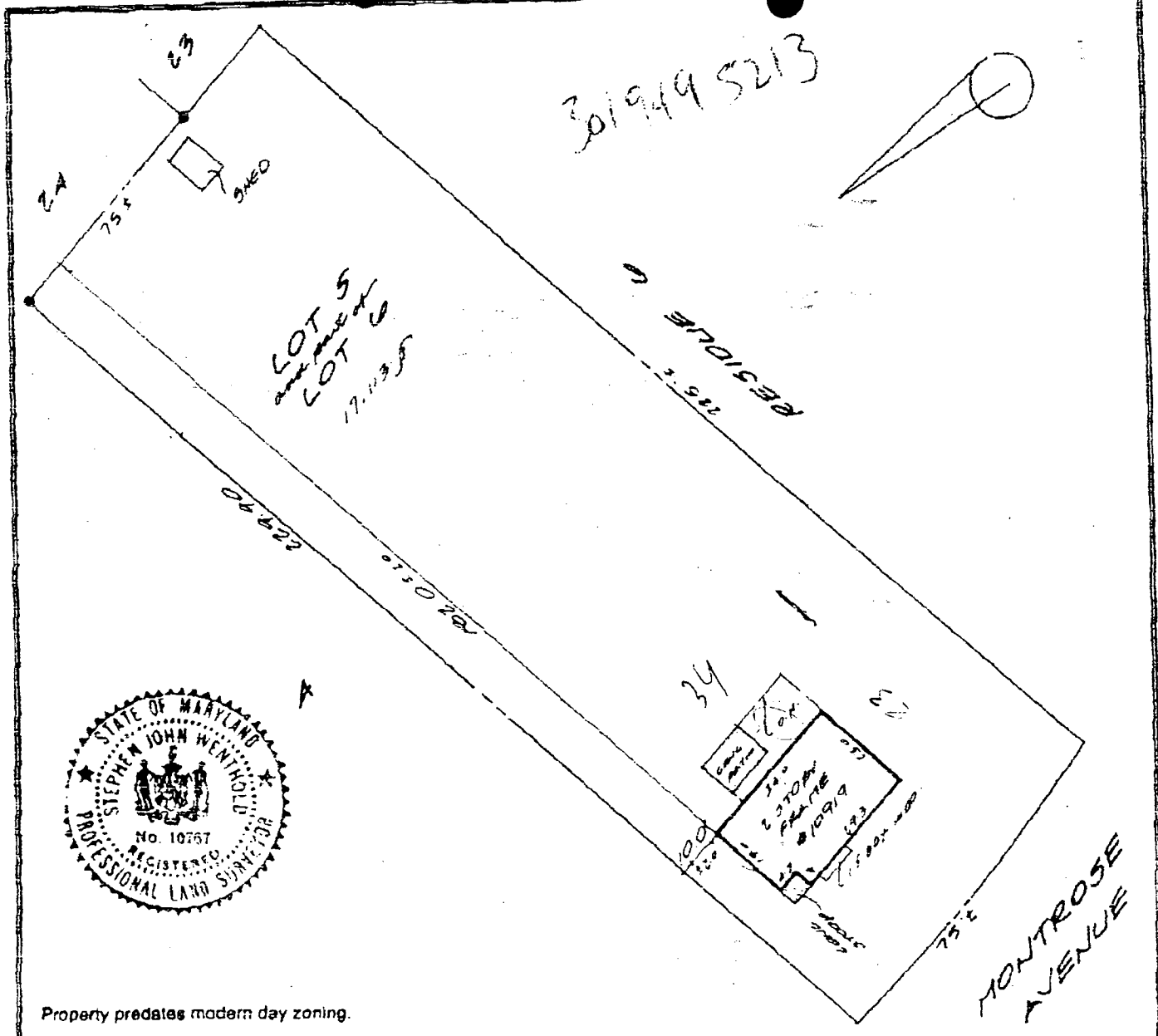
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING
 [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	
PAUL, JONATHAN ET AL 10923 MONTROSE AVE GARRETT PARK MD 20896	FROST, ROBERT M JR & B A PO BOX 212 GARRETT PARK MD 20896-0212
SUSSEL, CHARLENE D 10918 MONTROSE AVE GARRETT PARK MD 20896	SULLIVAN, PAUL A JR & I M D 9890 WASHINGTONIAN BLV #807 GAITHERSBURG MD 20878-5332
GURIAN, JOAN M TR PO BOX 22 GARRETT PARK MD 20896	SAMPSON, NICHOLAS & L 10922 CLERMONT AVE GARRETT PARK MD 20896

g:\addresses\noticing table

5



Property predates modern day zoning.

Date: 01-11-01 Scale: 1" = 30' Dm: 80'

Plat Book: A

Plat No.: 27 NO TITLE REPORT FURNISHED

Work Order: 01-1048

Address: 10919 MONTROSE AVENUE

District: 4

Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen J. Wenthold

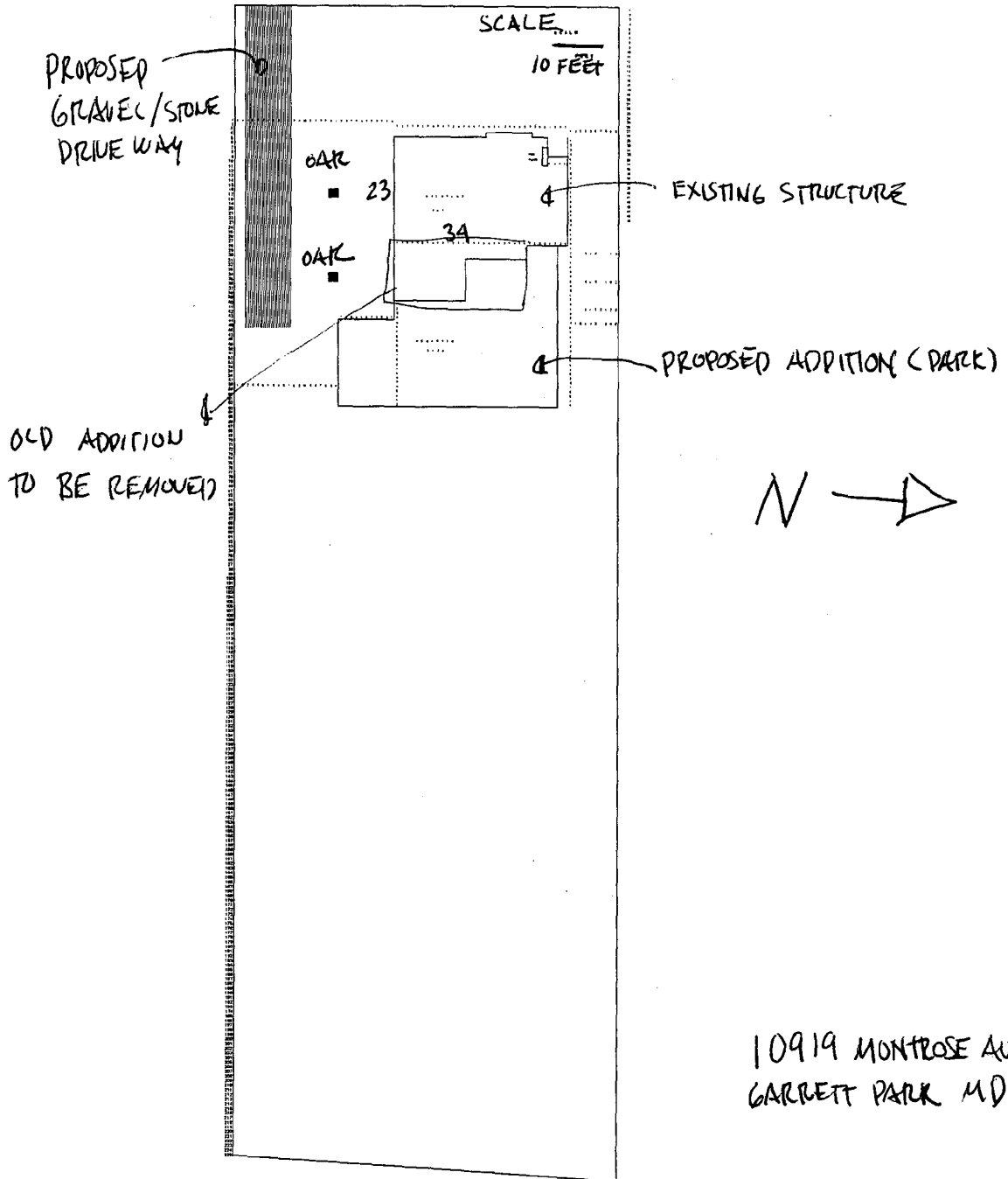
LOCATION DRAWING
LOT 5 AND PART OF LOT 6
BLOCK 98
SECTION 2
GARRETT PARK

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.
611 Russell Avenue
Suite #303
Gaithersburg, MD 20879
(301) 721-8400

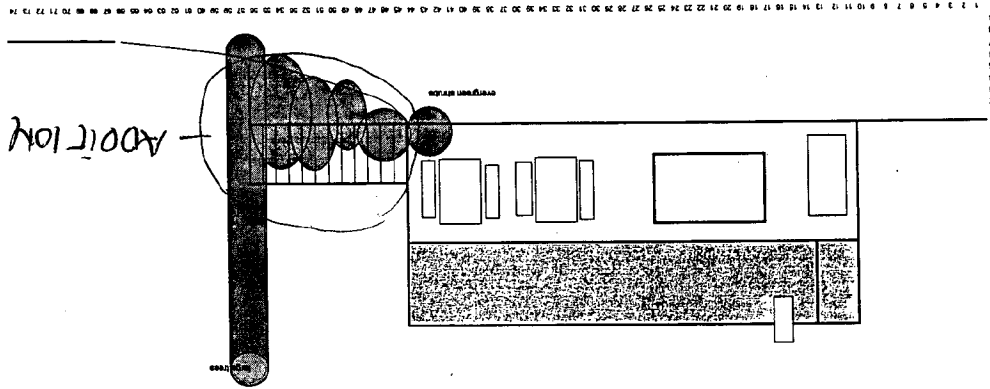
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7

8

10919 MONTROSE AVE
BARNETT PARK, MO

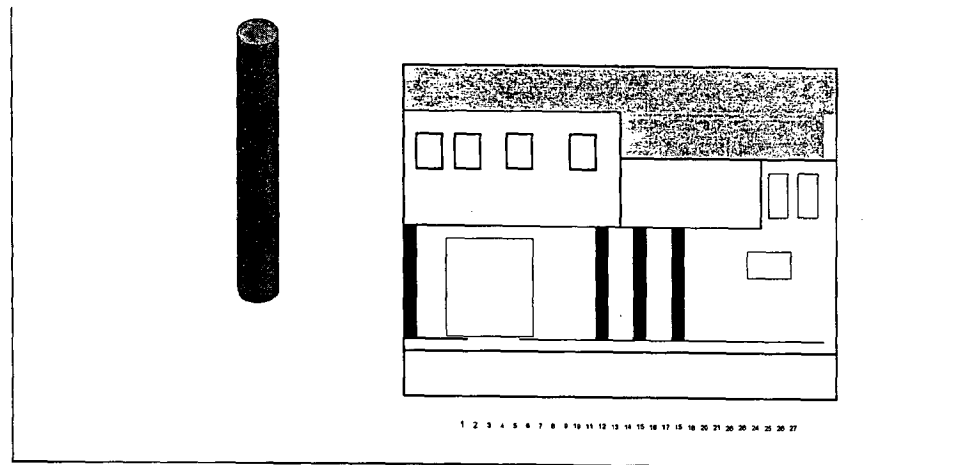


FRONT VIEW AFTER ADDITION (PROPOSED)

REAR VIEW BEFORE PROPOSED ADDITION

SCALE

10 FEET

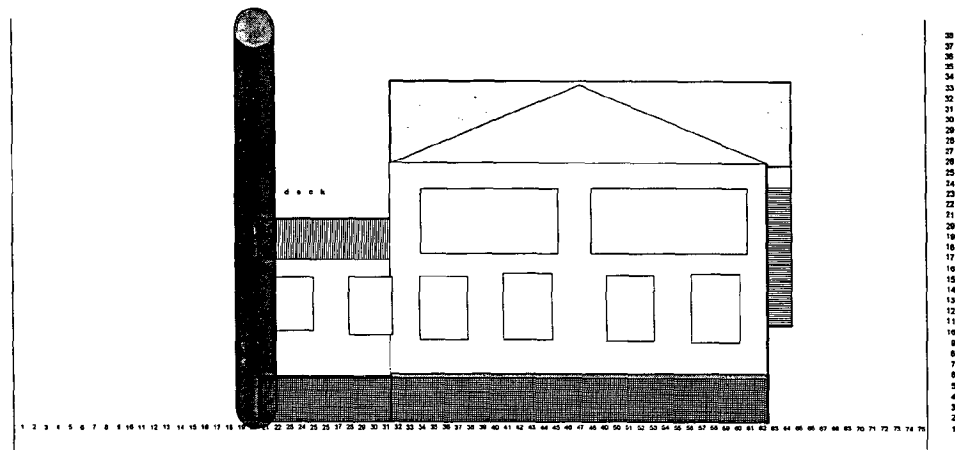


10919 MONTROSE
GARRETT PARK, MD

REAR VIEW AFTER ADDITION

SCALE

10 FEET



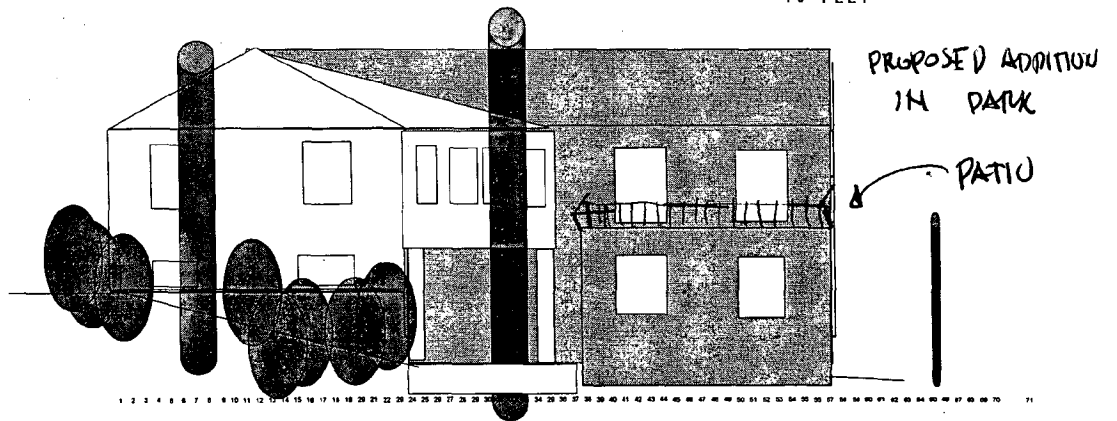
10919 MONTROSE AVE
GARRETT PARK MD

15

WESTERN FACADE WITH PROPOSED ADDITION IN DARK

SCALE

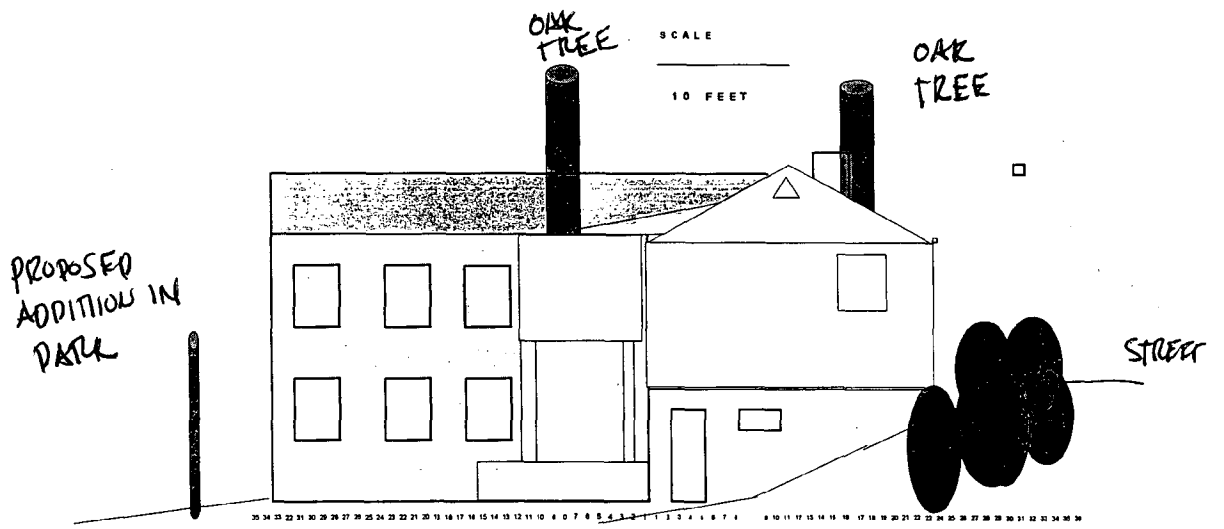
10 FEET



10919 MONTROSE AVE
GARRETT PARK, MD

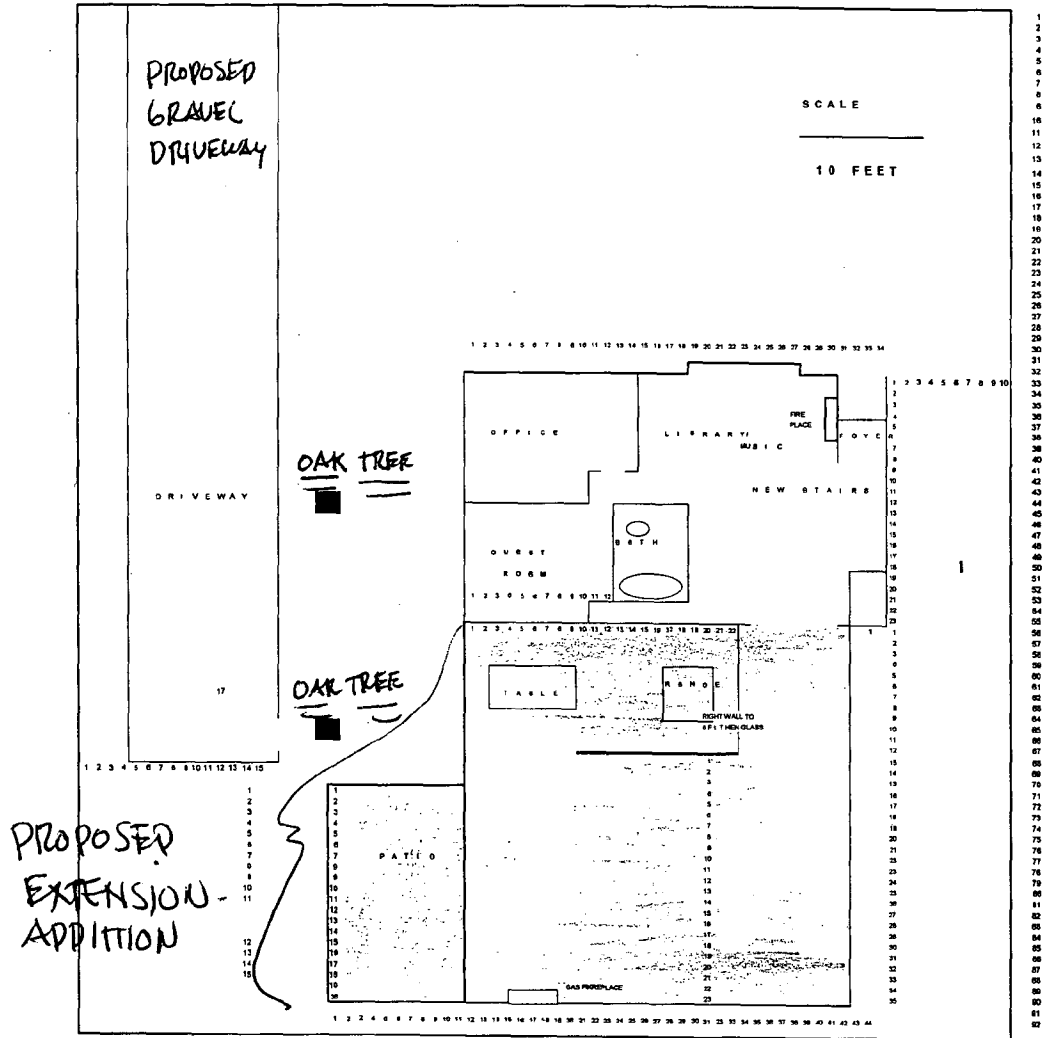
(11)

EASTERN FACADE WITH PROPOSED
ADDITION IN DARK



10919 MONTROSE AVE
GARRETT PARK, MD

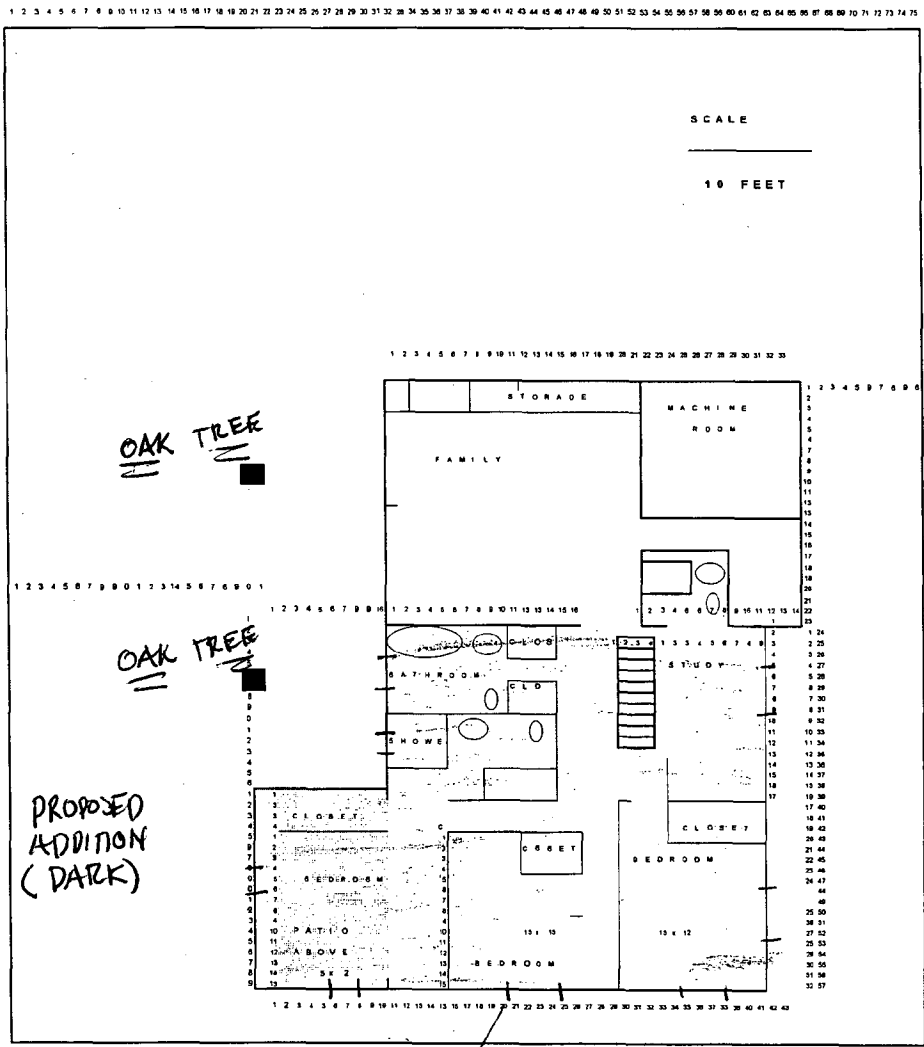
FIRST FLOOR



- ADDITION WITH CONCRETE FOUNDATION.
- WOOD (2x4) WALL CONSTRUCTION
- SIDING SIMILAR AS ORIGINAL BUILDING
- WINDOWS AND TRIM TO MATCH ORIGINAL HOUSE
- ROOFING SAME AS ORIGINAL HOUSE

10919 MONTROSE AVE
GARRETT PARK, MD

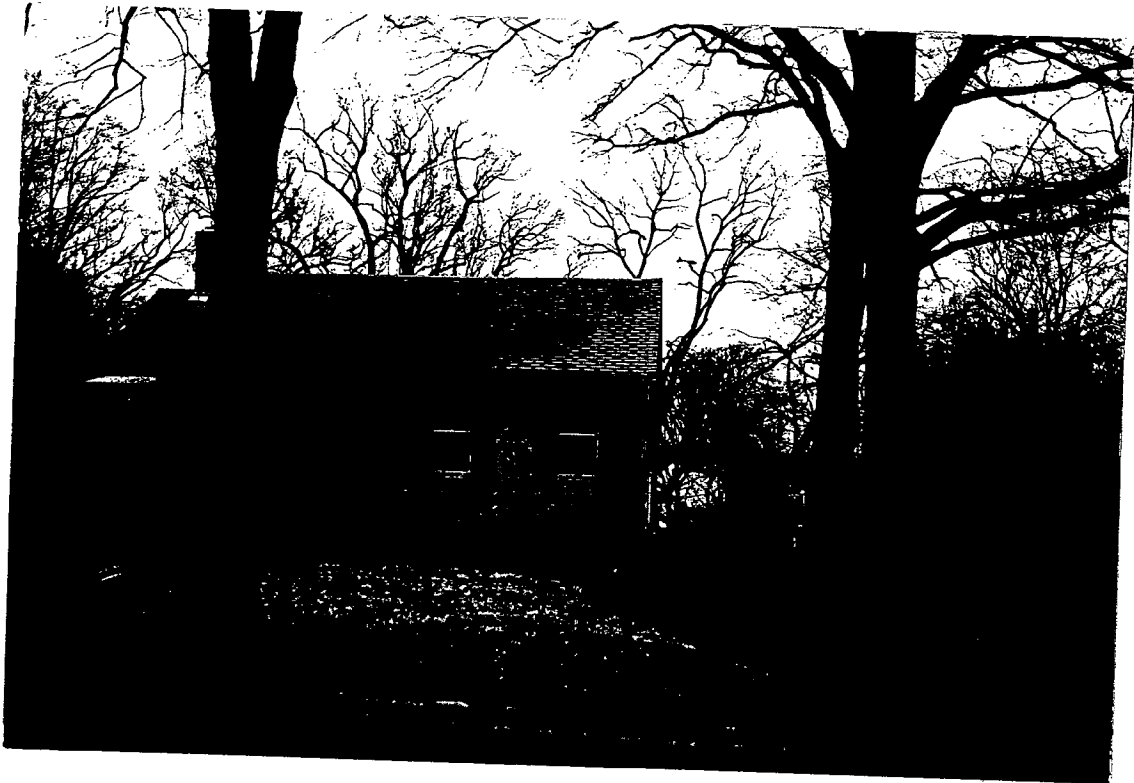
GROUND FLOOR



WINDOWS

10919 MONTROSE AVE
GARRETT PARK MD

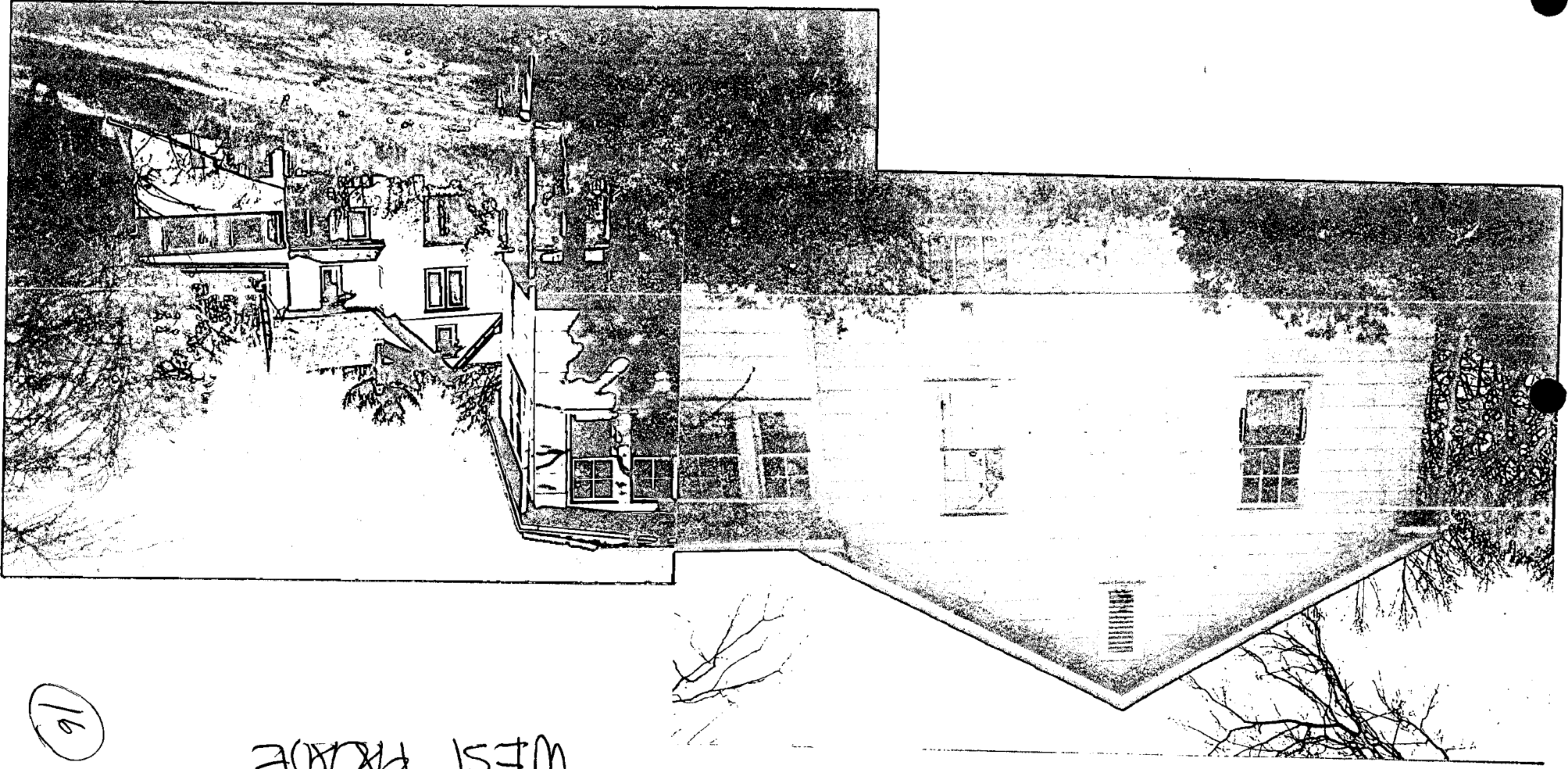
FRONT VIEW



10919 MONTROSE AU
GARRETT PARK, MD

(15)

10919 MONTROSE AVE
GARTHER PARK, MD



WEST FACADE

16

EAST FACADE



10919 MONTROSE AVE
GARRETT PARK, MD

(17)

REAL VIEW



10919 MONTROSE AVE
BARRETT PARK, MD

18

Cost and Terms

(See inserted sheet for prices and figures.)

Basic Unit. Every home consists of a Basic Unit, comprising house, lot, and radio, sold at a certain price.

Optional Additions. At the option of the purchaser (1) a garage, or (2) a garage and a Chevrolet car, may be included, the cost being added to the price of the Basic Unit. Choice is given of any Chevrolet car: Roadster, Touring, Touring Sport Model, Utility Coupe, 4-passenger Coupe, or 5-Passenger Sedan.

Cash and Monthly Payments. The cash and monthly payments are made as small as is consistent with sound business methods, every possible concession being made for the convenience and accommodation of the purchaser.

Low Cost. Never before in the real estate annals of Washington have such home values been offered—they are by far the lowest figures at which it has ever before been possible to purchase such homes.

Efficiency and Economy

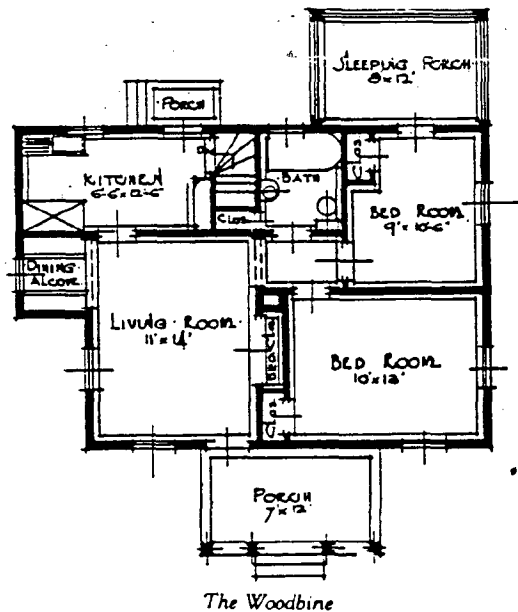
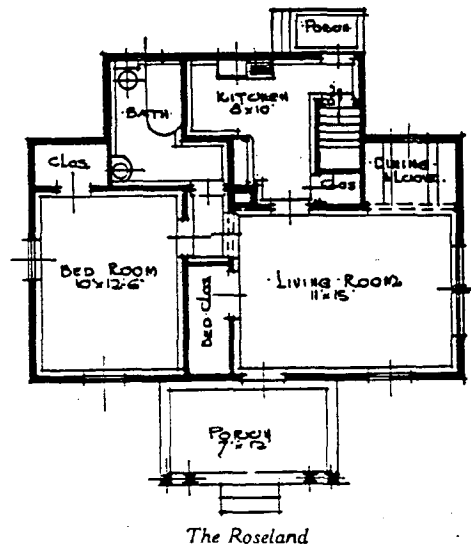
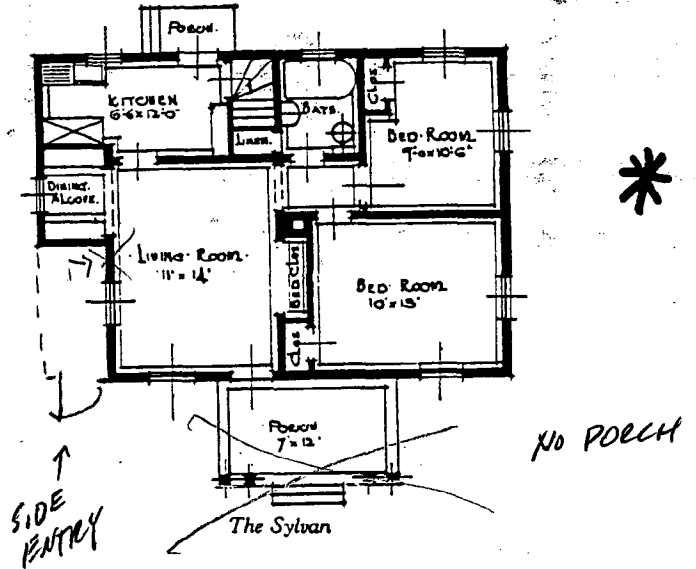
The building, purchasing, and other departments of Maddux, Marshall & Co. are under practical, experienced men of outstanding ability in their respective fields. All material, which is carefully inspected and tested upon delivery, is purchased by an expert staff that knows the market thoroughly and understands the business of buying economically, paying minimum prices for high class material, and taking advantage of all discounts. All engineering, carpenter, and other work is done under the exacting supervision of highly trained, well organized personnel, skilled in the handling of labor and in the use of assembling of materials, thus eliminating waste, inferior workmanship, lost motion, and delay.

Clients Get Advantage of Savings

It is because of this splendid organization, economical management, and efficient administration that Maddux, Marshall and Co. can build homes at least 20% below the usual cost, and, therefore, sell them that much cheaper, it being their policy to share with their clients all savings the firm is able to make through economic purchases of material, efficient supervision of workmanship, and otherwise. *The Company prizes its reputation above all else. It is their most valuable asset. The reputation of Maddux, Marshall and Co. is back of the development of Garrett Park.*

Insert Sheet

Due to variations from time to time in the cost of material and labor as well as because of other considerations, the prices of the homes in Garrett Park will increase or decrease accordingly, the purchaser always being given full benefit of any decrease in cost of building. Therefore, instead of incorporating in the body of this brochure, the prices of the homes and terms of payment, they are given on an inserted sheet which will be revised and brought up to date whenever necessary.



Attachment: Chevy House (10-13)
10912 Montrose Avenue
Garrett Park, Maryland

Excerpt from: Garrett Park: A Sylvan
Garden Spot in Nearby Maryland,
Maddux, Marshall & Co., Inc.
Washington, D.C., 1924.



The Sylvan



The Roseland

Special Features. Two large bedrooms with windows on two sides, each room with large closet; linen closet opening into bathroom.



The Woodbine

Special Features. Two large bedrooms with windows on two sides, each room with large closet; sleeping porch opening off corner bedroom; linen closet opening into bathroom.

Types of Homes

As shown by the floor plans on the opposite page, for the present three types of homes, will be built in Garrett Park. However, for the sake of scenic appearance the exteriors of each type will be varied.

Cosily nestling amongst green, shady trees, these bungalow homes, each designed with a view to emitting exterior beauty and possessing interior utility, have a charm, individuality, and, distinctiveness all their own. Like little architectural gems in exquisite sylvan setting, they are in perfect harmony with their rustic, picturesque surroundings.

Construction

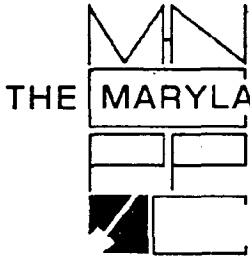
All workmanship and material are of the best quality, the governing motive being to build the very best home that can be produced for the price asked. "Permanency" being the ideal sought, only materials of the finest quality, assembled under expert and exacting supervision, are used.

Details

Common to all three types of homes

- Basement.** Concrete walls, waterproofed on exterior, built on concrete footings; cement floor.
- Bath Room.** Floor of colored cement, with sanitary base; bathtub, lavatory and toilet of standard make; medicine cabinet.
- Bed Closet.** Opens into living room; equipped with Murphy folding-bed.
- Closets.** Fitted with shelves, hook-strips, and clothes rod.
- Dining Alcove.** Equipped with built-in table and seats of attractive pattern, comfortable and convenient.
- Electric Fixtures.** Of attractive design, especially made for Garrett Park homes; conveniently arranged for comfort and use of occupants; utility outlet in living room.
- Floors.** Throughout, except bath room, of 1/8-inch seasoned hard pine.
- Hardware.** Standard make in attractive designs.
- Kitchen.** Combination sanitary sink and laundry tray; oil range and dresser; stairway to basement.
- Murphy Folding-Bed.** See, "Bed Closet."
- Painting.** Exterior: three coats of lead and oil in color. Interior: natural color, stained and varnished.
- Papering.** All rooms attractively papered.
- Plastering.** On wood lath, with metal corners.
- Plumbing.** In strict accordance with regulations of State of Maryland; all fixtures modern and sanitary.
- Porch (Front).** Covered and spacious; electric light in ceiling.
- Radio.** Two-tube set, installed in wall of living room; radius, 600 to 1,000 miles. (If desired, this set can be made more powerful by the addition, at small cost, of another two-tube section).
- Roof.** Fire-resisting asphalt shingles in various colors.
- Sewerage.** Sanitary disposal system.
- Shades.** Windows fitted with first-class shades.

20



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

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: V. Vergera FAX NUMBER: 301. 949. 5213

FROM: Robert Ziek

DATE: 3.28.01

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 8

NOTE:

Here's the 1st 2 pages

Also, here's the MD state tax credit info.

Sender: <Vvergara1@worldbank.org>

Robin:

Thanks for the EM - my address is:

Victor Vergara
4914 Flanders Avenue
Kensington, MD
20895

<ziek@mncppc.state.md.us> on 03/21/2001 02:56:28 PM

To: <Vvergara1@Worldbank.Org>
cc:
bcc:

Subject: staff report

Victor, I don't have an address for you. Please send me one so I can send you the full staff report. I will be sending out one today to Tom. Thank you .
Robin

Maryland Rehabilitation Tax Credits

The Heritage Preservation Tax Credit Program, administered by the Maryland Historical Trust, provides Maryland income tax credits equal to 25% of the qualified capital costs expended in the rehabilitation of a "certified heritage structure." Effective October 1, 1999, and retroactive to January 1, 1999, the program will be enhanced to include a mortgage credit certificate option. Under this option, a property owner may elect to transfer the credit to his or her mortgage lending institution in exchange for a reduction in the principal amount or interest rate of the loan. The lending institution may then use the credits to offset its own state income tax liability. The lender may discount the credit by the amount its federal tax liability increases.

A certified heritage structure can include structures:

- ◆ listed in the National Register of Historic Places;
- ◆ designated as a historic property under local law;
- ◆ located in a historic district listed in the National Register;
- ◆ or located in a local historic district and certified as contributing to the district's significance;
- ◆ or located in a certified heritage area and certified as contributing to the area's significance.

The credit is available for owner-occupied residential property as well as income-producing property. The rehabilitation expenditure in a 24-month period must be substantial, exceeding \$5,000 for owner-occupied residential property, and the greater of the adjusted basis of the structure or \$5,000 for all other property. The rehabilitation must conform with the Secretary of the Interior's "Standards for Rehabilitation" and must be certified by the Maryland Historical Trust.

If the amount of the tax credit exceeds the tax liability of the taxpayer for the year in which the credit is first claimed, the excess credit may be applied for a period of up to 10 years. Additionally, if a rehabilitated structure is sold, the amount of any unused credit may be transferred to the new purchaser. The credit may also be combined with local and federal incentives for the rehabilitation of historic property.

For more information or to request a Heritage Preservation Certification Application, contact the Maryland Historical Trust's Office of Preservation Services at 410-514-7627 or 410-514-7628, or visit the page called *Financial Assistance* at the Maryland Historical Trust web site at www2.ari.net/mdshpo.

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Post-it™ Fax Note	7671	Date	# of pages ▶
To	Victor Vergara	From	Robin Zick
Co./Dept.		Co.	
Phone #		Phone #	301.563.3908
Fax #	202.676.9810	Fax #	

Most Frequently asked Questions about the Maryland Heritage Preservation Tax Credit Program

How do I find out if my property is eligible for the credit?

The Maryland Historical Trust (MHT) maintains a list of National Register properties, both individually listed and district properties. Contact Jan Gowing (410-514-7644 or gowing@dhcd.state.md.us) to see if your property is on the list. Local planning offices maintain lists of locally designated historic properties. Call your local planning office for details. If you don't know how to get in touch with your planning office, contact Nicole Diehlmann at MHT (410-514-7625 or diehlmann@dhcd.state.md.us) for that information.

How do I know if my property contributes to the significance of a National Register or local historic district?

Nomination forms for both National Register and local historic districts will list contributing properties within the district boundaries. Contact Jan Gowing or your local planning office (see contact information above) to see if your property is contributing. If these lists are not comprehensive, then reviewers at the Maryland Historical Trust will make that evaluation.

Are plumbing, HVAC and electrical system upgrade costs eligible?

Yes, as long as the work does not negatively impact historic elements of the interior or exterior.

Are kitchen and bathroom rehabilitation costs eligible?

Yes. The cost for new appliances is also eligible when part of an overall rehabilitation scheme.

Are architectural fees eligible?

Yes. Architectural, engineering and consultant fees are eligible.

What about financing charges and building permit fees?

These costs are not eligible.

Are landscaping costs eligible?

The costs associated with the restoration of significant historic landscape features, such as a parterre garden, walls or garden walks, etc. are eligible when there is adequate documentation as to the feature's historic significance. All other landscaping costs are not eligible.

Are patios, back decks, roof decks, etc. eligible?

No. New construction does not qualify.

Are rehabilitation costs for outbuildings, barns, garages, etc., eligible?

If these structures are historically associated with the building and contribute to the significance of the site, then the rehabilitation costs are eligible. Non-historic structures are not eligible.

Can I put in skylights to light interior rooms?

Skylights are usually discouraged; however, they are reviewed on a case-by-case basis.
