

Preliminary Consultation  
10918 Montrose Avenue  
Garrett Park Historic District

94

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

*Suarell  
10918 Montrose Avenue  
Garrett Park District*

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10918 Montrose Avenue	Meeting Date: 11/16/94
Resource: Garrett Park Historic District	Preliminary Consultation
Case Number: N/A	Tax Credit: No
Public Notice: 11/02/94	Report Date: 11/09/94
Applicant: Charlene Sussel	Staff: Patricia Parker
PROPOSAL: Addition	RECOMMEND: Proceed to HAWP

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The applicant submits this proposal for preliminary discussion with the HPC prior to submitting a formal HAWP application. The resource, situated on a double-lot, is a contributing resource constructed in 1936 in the Garrett Park Historic District. The immediate adjacent properties are non-contributing or out-of-period structures. The property is confronted by an outstanding property at 10909 Montrose and another contributing resource built in 1925. The house is sited on a raised knoll with generous setback from the public street. The rear yard is substantial with ample separation from adjacent properties at the rear. No trees or shrub specimens are involved in the proposal.

This proposal involves the construction of a new external brick chimney at the end wall on the north facade, the frame enclosure of an existing open side porch and the construction of a two-story brick rear addition with fireplace.

The porch enclosure and endwall chimney would be visible from the streetscape; but the proposed addition would be totally contained in the rear of the property.

BACKGROUND/DISCUSSION

The two-story house is constructed utilizing the Colonial Revival style. It is of masonry construction. The entrance has a hip-roof portico with double columns at both sides. Window openings are 6/6 with shutters. At the south end of the structure is an open frame side porch with concrete porch deck. Roofing is slate and the existing chimney is brick.

**o Side Porch Enclosure**

The applicant proposes to enclose the existing side porch using clapboard as in-fill. That is, the existing columns and

upper structure would remain. Four window would be created. Staff suggests that these openings should be true-divided light of the same configuration as the window of the appendage at the north end of the structure. Staff feels that, although this change would be visible from the streetscape, that the scale and mass of the resource is not significantly altered. The in-fill addition, located very close to the adjacent property to the south, would provide privacy not available in the porch of the existing structure. Also, the use of clapboard, instead of brick, would be less weighty. No shrubs or trees would be involved in this proposal.

**o Brick Chimney**

The applicant proposes a new brick chimney to be constructed at the end wall of the north facade of the structure. Staff does not find this proposal problematic. The existing appendage is one-story and therefore, the external brick chimney with brick cap would be lower than one located in the main section of the structure. No tree/shrub removal is involved.

**o Brick Rear Addition**

The applicant proposes a brick two-story addition with endwall external chimney and open wood decking. This substantial change, as proposed, would be lower than the roofline of the existing structure, totally contained in the rear of the property, indented from the side wall and facing a very wooden section of an expansive sideyard. The architect proposes a large expanse of glass through a combination of openings to access the deck. Staff feels that the window opening closest to the existing structure should be true divided light and of a similar configuration as those present. Staff does not find other openings on the first and upper story to be problematic.

Staff feels that greater design freedom may be utilized as the addition does not affect the streetscape. Staff would recommend the use of slate or good quality asphalt shingle roofing. No tree/shrub removal is involved.

On a recent site visit, staff noted that the existing driveway requires maintenance. Staff reminds the applicant that if re-surfacing or a change in configuration is required, that a HAWP application would be necessary.

Staff finds the proposal to have a general consistency with the style of the house and to be compatible with the scale and massing of the streetscape. The applicant, with HPC approval, could proceed to file a formal HAWP. Staff, however, would remind the applicant, that within the submitted HAWP proposal, drawings should be dimensioned with a detailed material description and all other necessary documentation for staff review.

DAVID ALMY ARCHITECT.  
BOX 123  
GARRETT PARK  
MARYLAND  
20896

21 OCT 94



MS PATRICIA PARKER  
MNCPPC  
8787 GEORGIA AVE  
SILVER SPRING MD.  
20907.

RE. H.P.C. PRELIMINARY HEARING  
10918 MONTROSE AVE  
GARRETT PARK, MD.

DEAR PAT,

I AM SUBMITTING HERewith OUR  
PRELIMINARY H.P.C. REVIEW PACKAGE  
FOR THE AFOREMENTIONED PROJECT  
AND REQUEST THAT YOU PLACE IT  
ON YOUR AGENDA FOR THE NOV  
16<sup>TH</sup> MEETING.

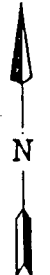
IF YOU REQUIRE ADDITIONAL  
INFORMATION PLEASE LET ME

KNOW SO I MAY PROVIDE IT.

IF YOU HAVE ANY QUESTIONS I WILL BE  
GLAD TO RESPOND BY PHONE AT  
942 2378. IF I'M NOT THERE LEAVE  
A MESSAGE AND I WILL RETURN THE  
CALL.

THANKS

Dave Almy ARCHITECT



MONTROSE AVENUE  
60' WIDE R/W

LOT 6  
GARRETT PARK  
P.B. A P.27

LOT 22

S 87°39'34" E 186.00'

N 02°28'45" E  
91.71'

LOT 46

S 02°47'04" E  
50.47'

LOT 47

N 13°29'50" W  
138.33'

10' P.U.E.

S 07°14'17" E  
50.78'

LOT 48  
GARRETT PARK  
P.B. 74 P.27

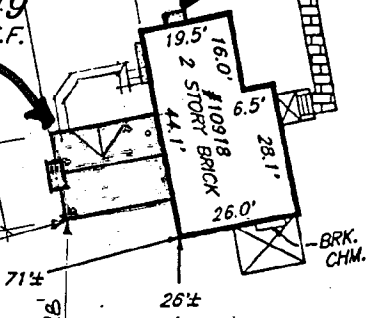
LOT 48

S 13°32'48" E  
52.21'

LOT 49  
27,018 S.F.  
ADDITION

NEW CHIMNEY

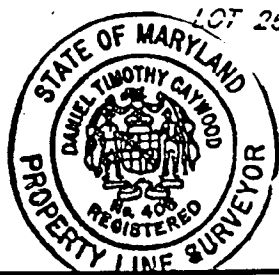
22' APP'N



N 87°33'32" W 175.54'

P.T. OF  
LOT 25

LOT 2  
GARRETT PARK  
P.B. A P.27



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

DANIEL T. CAYWOOD, REGISTERED PROPERTY LINE SURVEYOR MD. NO. 406  
S-17-94 DATE

**MADDOX**  
INCORPORATED  
ENGINEERS • SURVEYORS

100 PARK AVENUE  
ROCKVILLE, MARYLAND 20850-2699  
(301) 782-9001

LOT 49  
BLOCK 99  
SECTION 2  
GARRETT PARK  
PLAT BOOK 162 PAGE 18372  
TOWN OF GARRETT PARK  
ELECTION DISTRICT No. 4  
MONTGOMERY COUNTY, MARYLAND

NOTES: 1. THIS PLAT IS FOR TITLE PURPOSES ONLY; IT IS NOT TO BE USED FOR PLACING FENCES OR DETERMINING PROPERTY LINES.  
2. A TITLE REPORT WAS NOT FURNISHED.  
3. THE PROPERTY SHOWN HEREON IS LOCATED IN THE TOWN OF GARRETT PARK ON COMMUNITY-PANEL No. 240049 0175 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, MARYLAND, DATED 08-01-1984. THIS AREA IS NOT INCLUDED IN THE STUDY.  
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.  
5. LEGEND: O.H. - BUILDING OVERHANG; B.W. - BAY WINDOW; CHM. - CHIMNEY; BR. - BRICK; BLK. - CONCRETE BLOCK; FR. - FRAME; SW. - STAIRWELL; MTL. - METAL; ● - PROPERTY MARKER FOUND; ◆ - WELL; + + + - WOOD FENCE; \* \* \* \* - METAL FENCE.  
6. SURFACES: CONCRETE - [stippled]; ASPHALT - [dotted]; GRAVEL - [cross-hatched]; FRAME - [horizontal lines]; BRICK - [brick pattern]; COVERED/ENCLOSED - [diagonal lines]



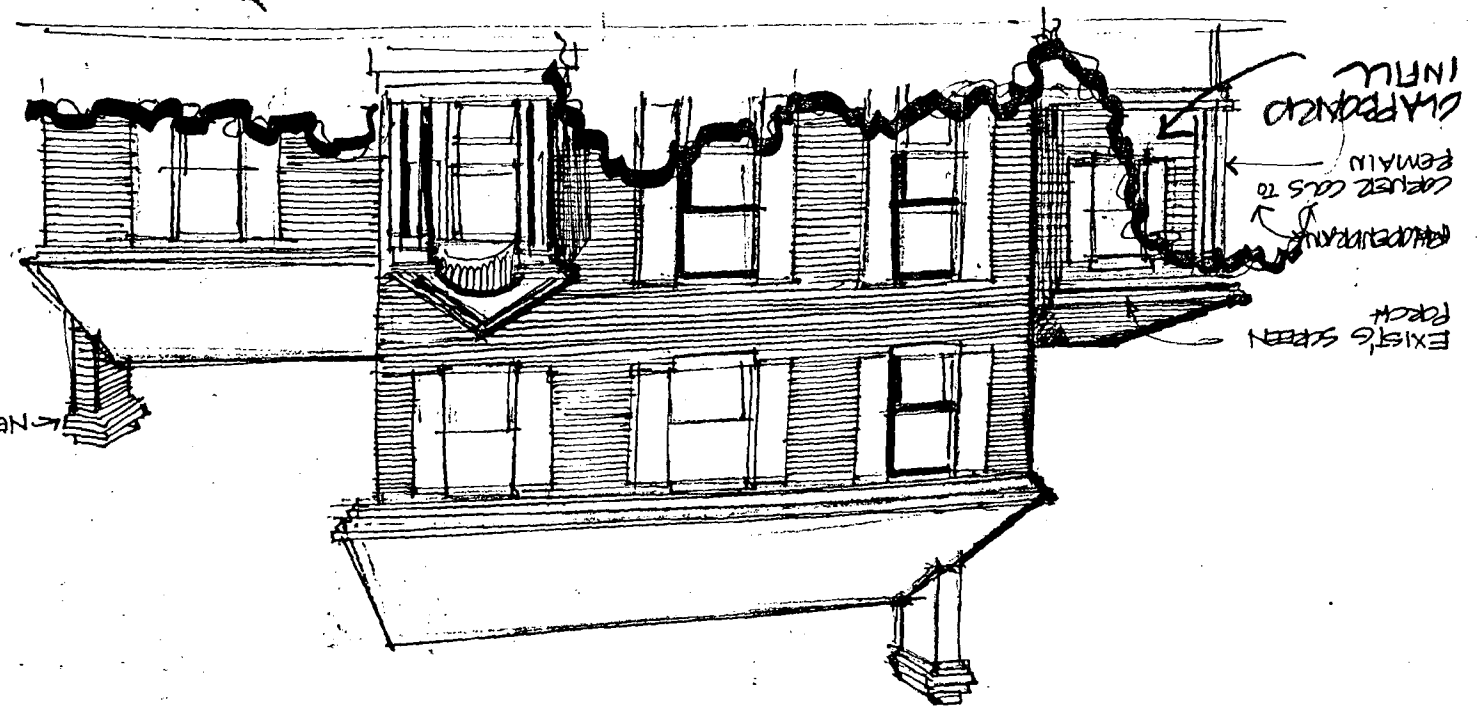
NEW CLAPBOARD  
INFILL. EXIST'G  
PORCH COLS &  
ROOF TO REMAIN

NEW BRICK  
CHIMNEY

FRONT ELEVATION



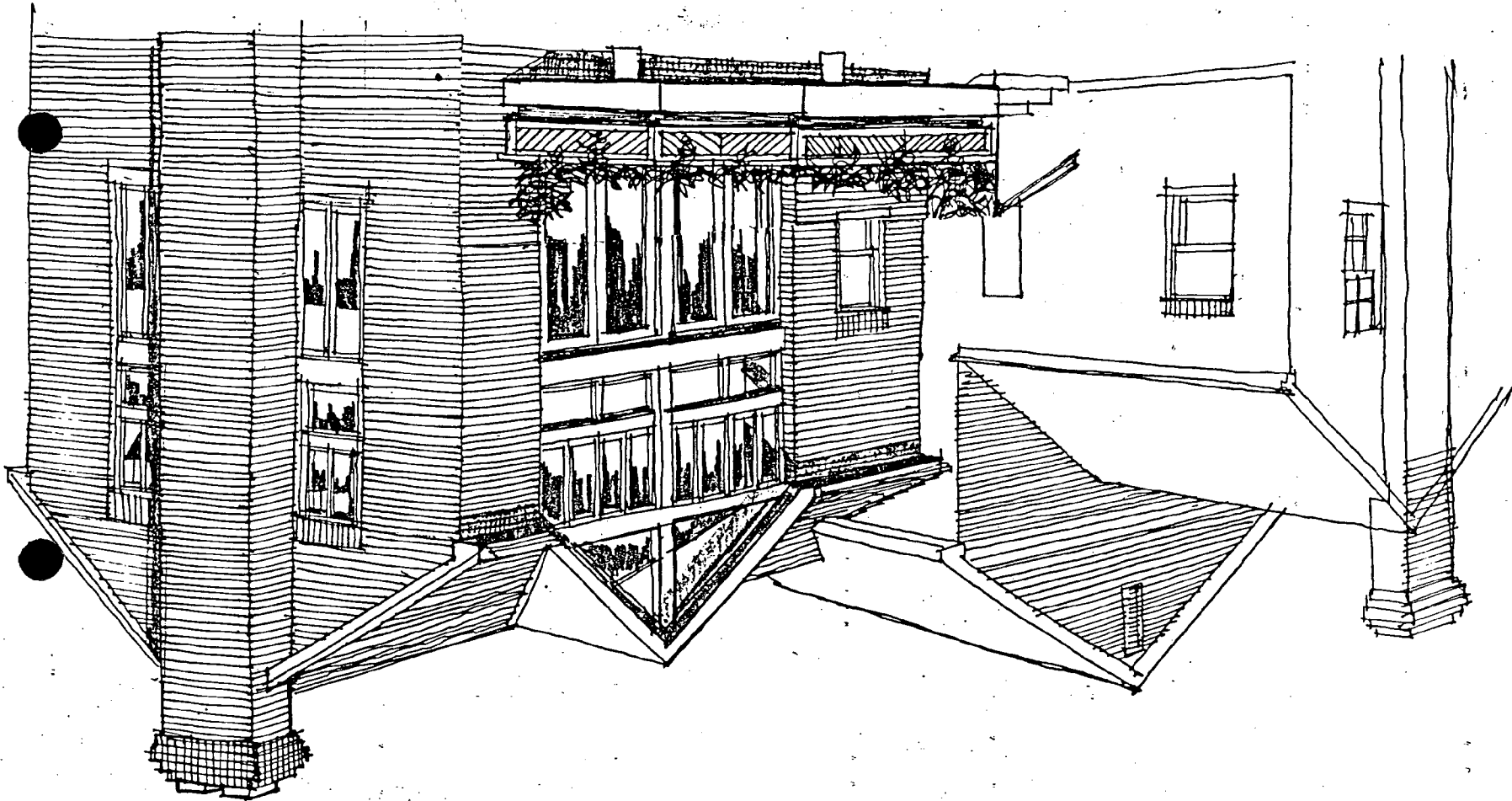
PROPOSED FRONT



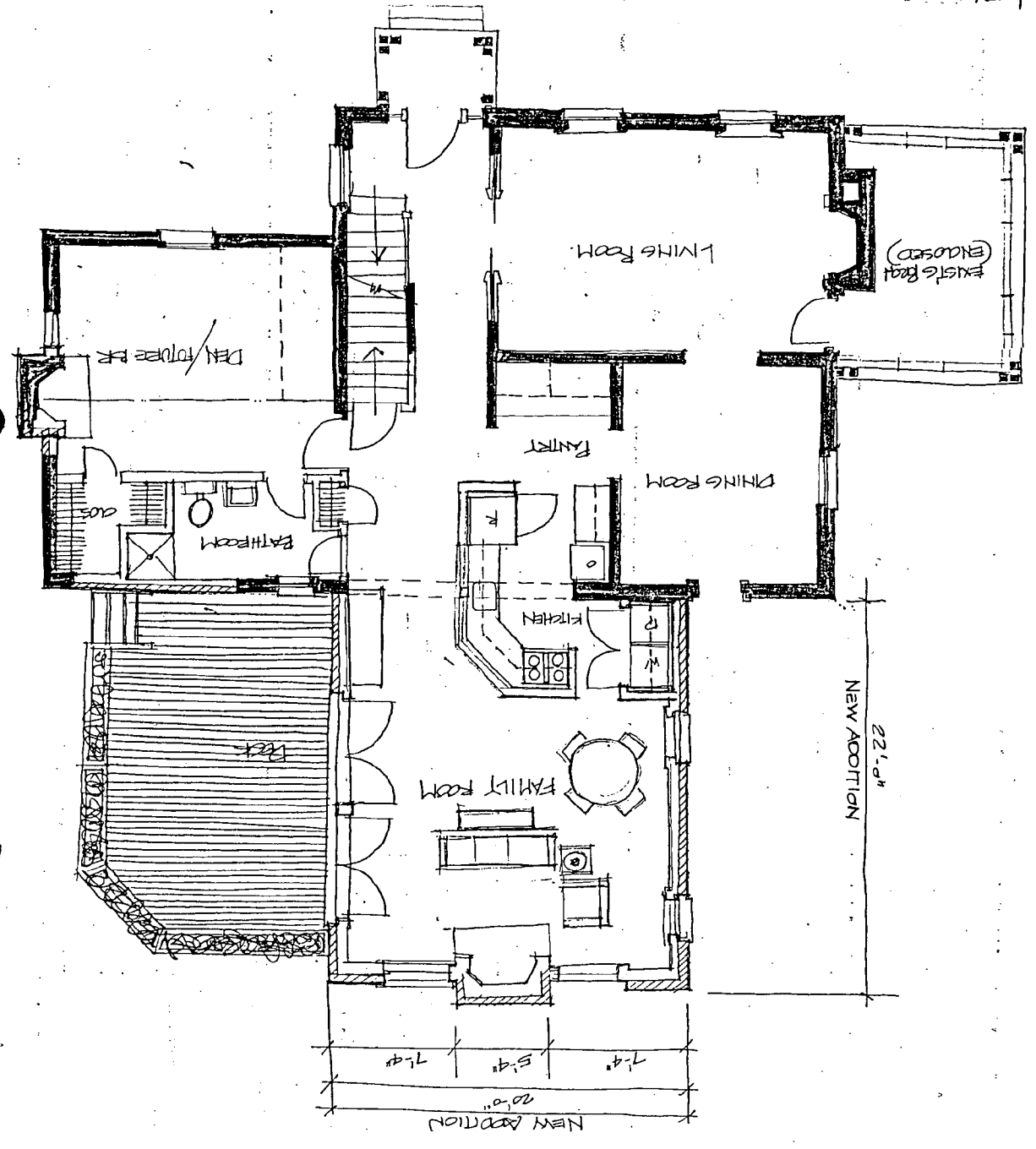
NEW CHIMNEY

EXIST'S SCREEN  
PORCH  
REAPPOINTMENT  
CAPTURE CALLS TO  
REMAIN  
CHANGED  
INFILL

SKETCH OF NEW ADDITION



# FIRST FLOOR PLAN N.S.



# SECOND FLOOR PLAN

N.S.

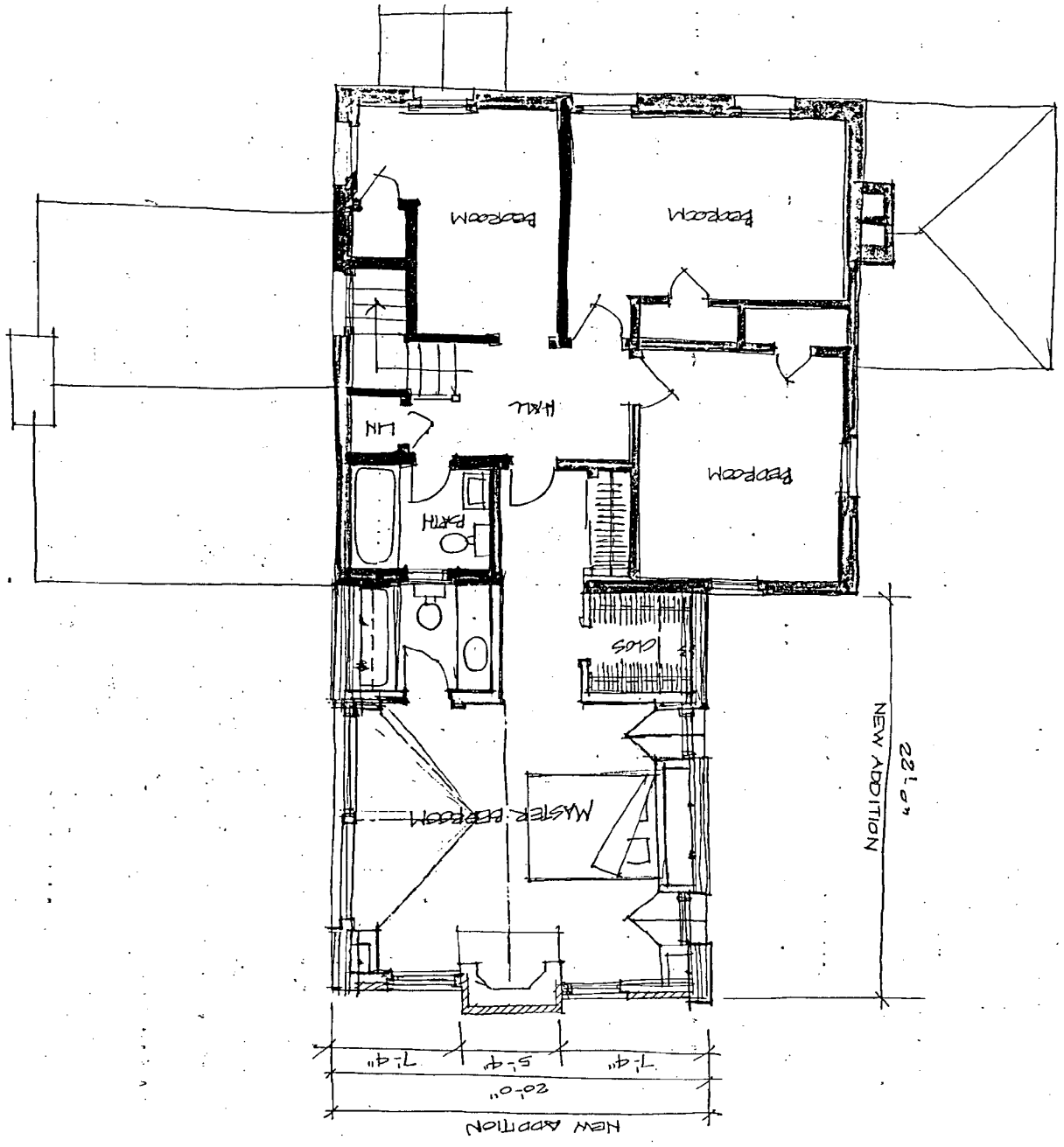


PHOTO OF FRONT



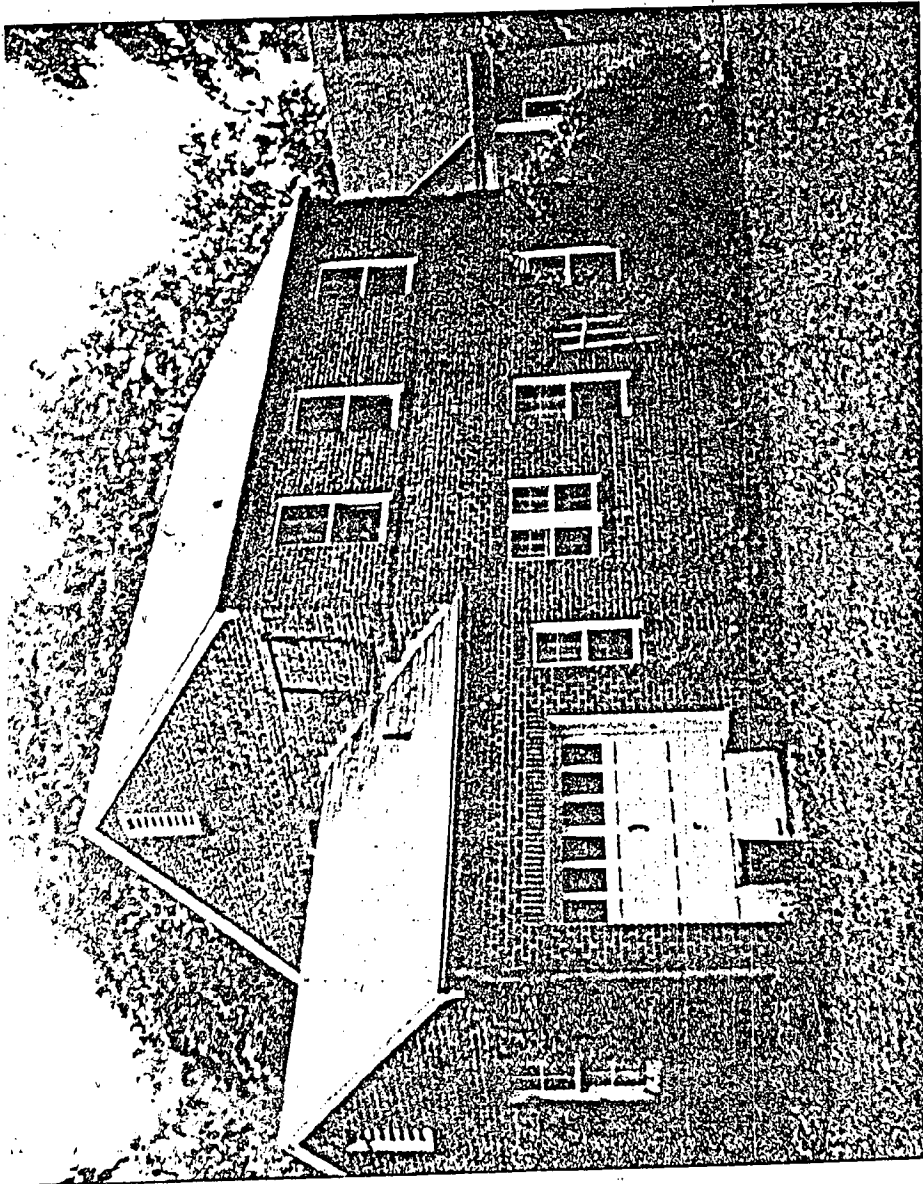
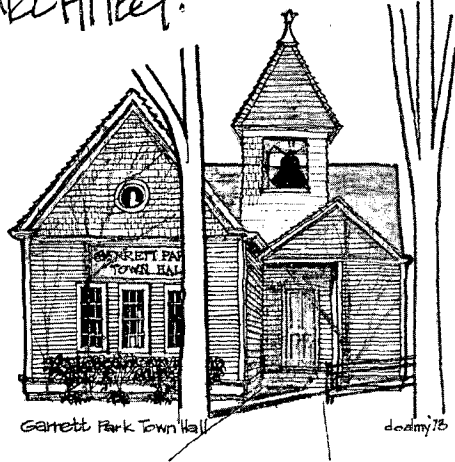


PHOTO OF REAR

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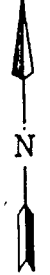
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PHOTO OF FRONT



Back Obscured  
by Plants





MONTROSE AVENUE  
60' WIDE R/W

LOT 5  
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P.B. A P.27

LOT 22

S 87°39'34" E 186.00'

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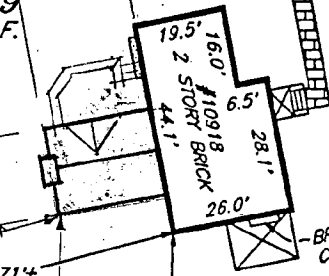
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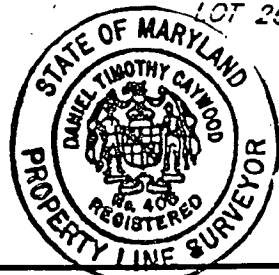
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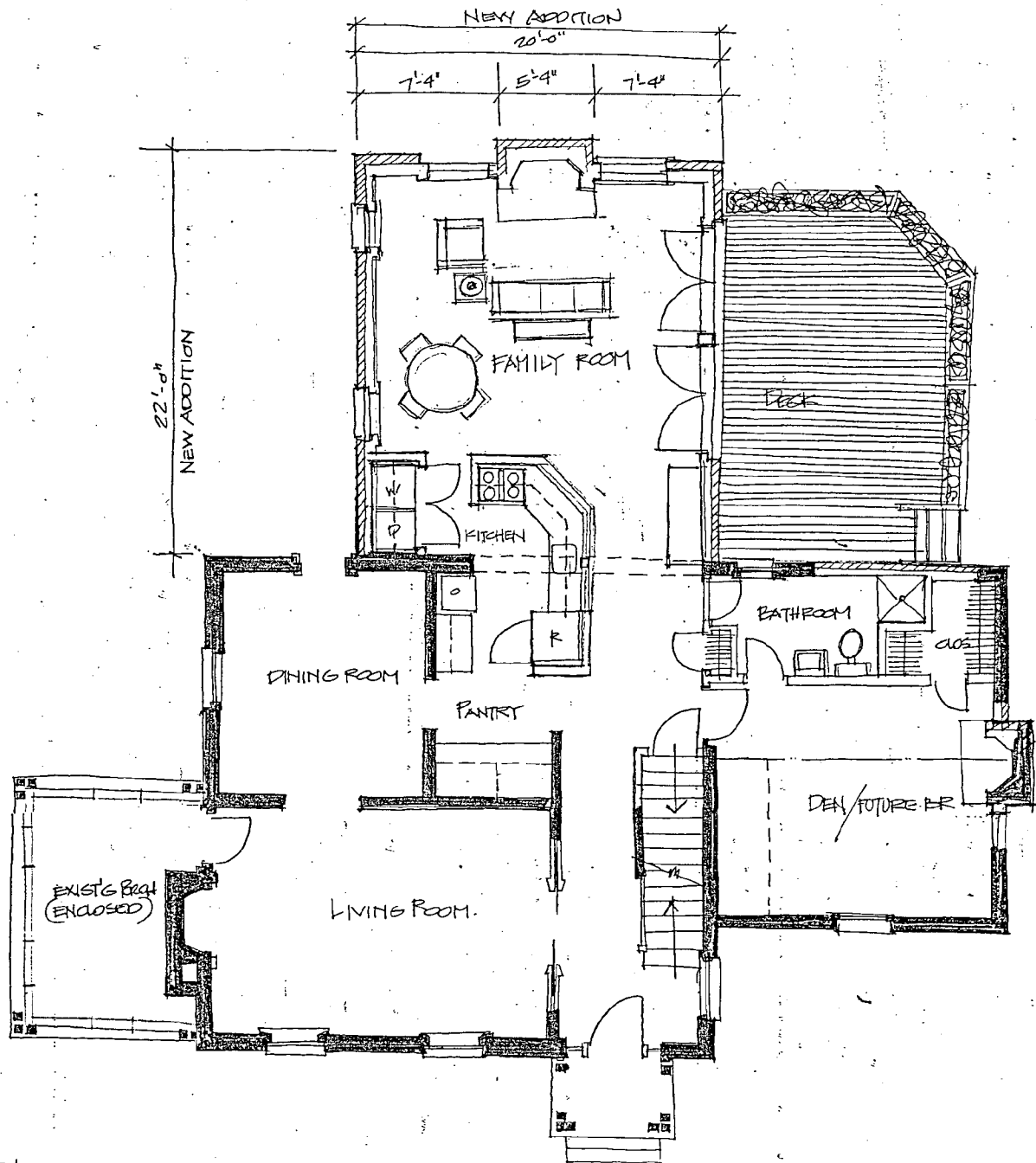
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*Daniel T. Caywood*  
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DATE 5-17-94

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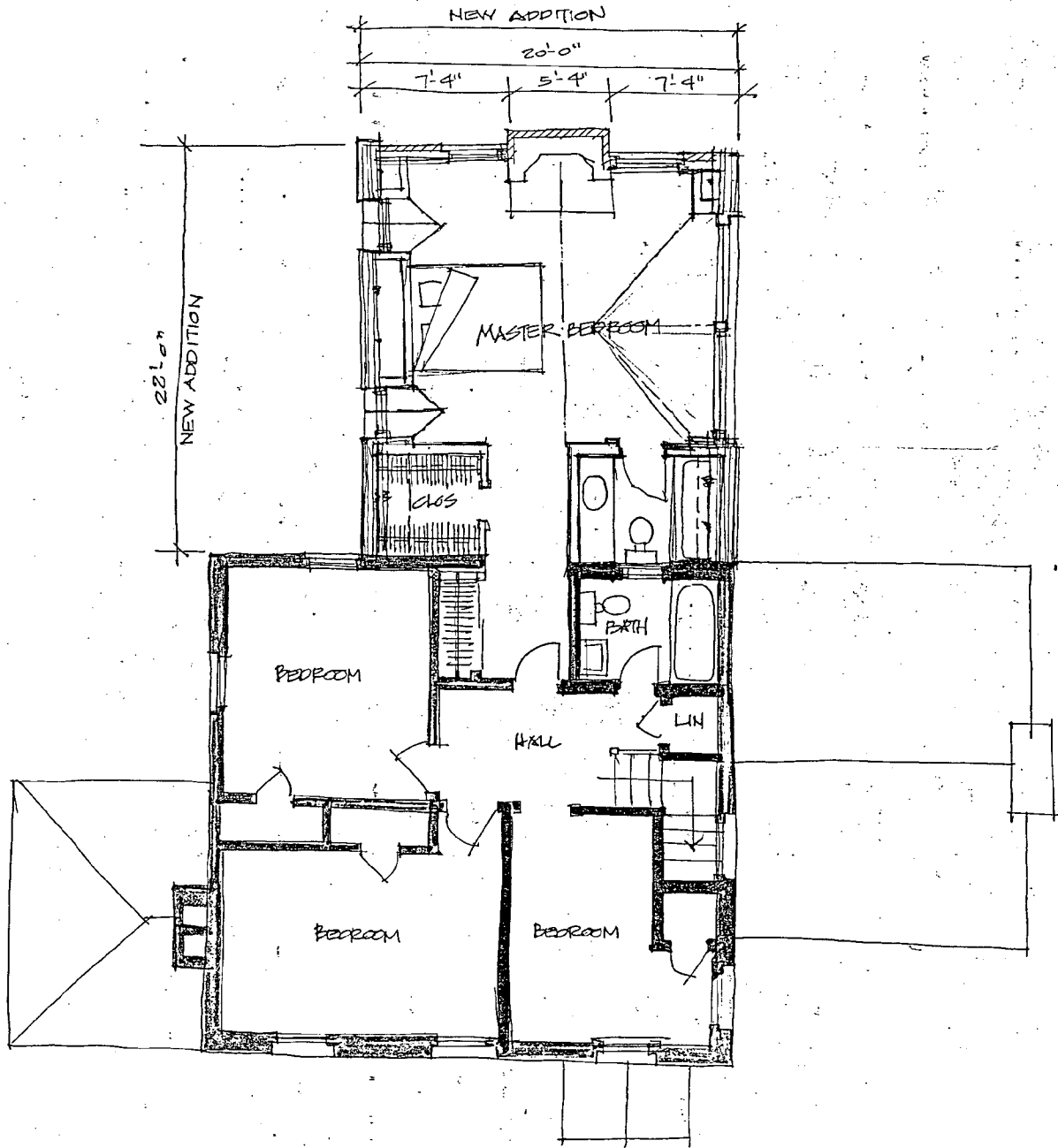
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FIRST FLOOR PLAN

N.S.



SECOND FLOOR PLAN N.S.



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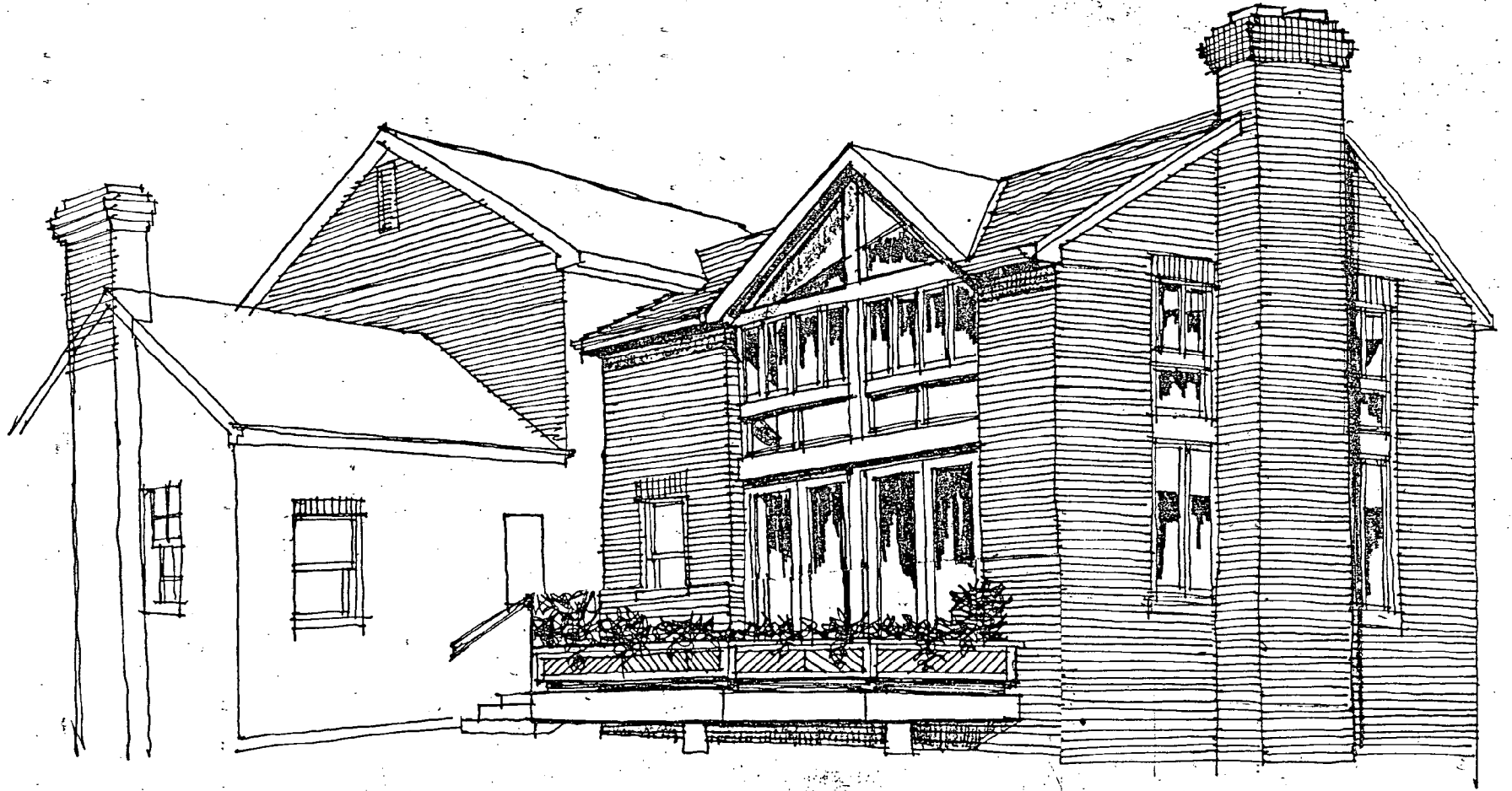
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PHOTO OF FRONT



PROPOSED FRONT



SKETCH OF NEW ADDITION

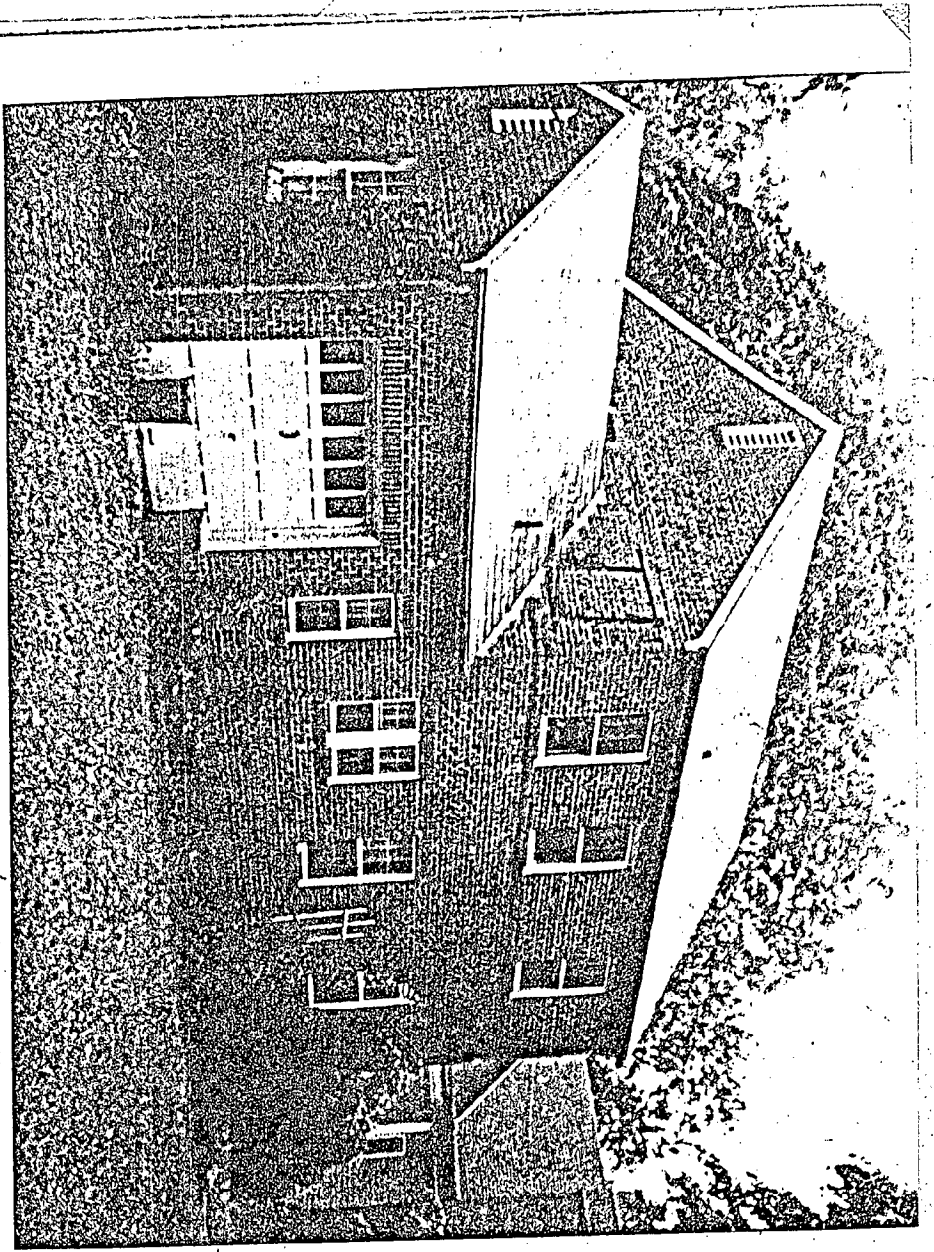


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