

30/13-04C 4709 Strathmore Ave
Garrett Park Historic District

stamped plans
in copy room

MEMORANDUM

To: Historic Preservation Commissioners
From: Anne Fothergill
Date: October 12, 2005

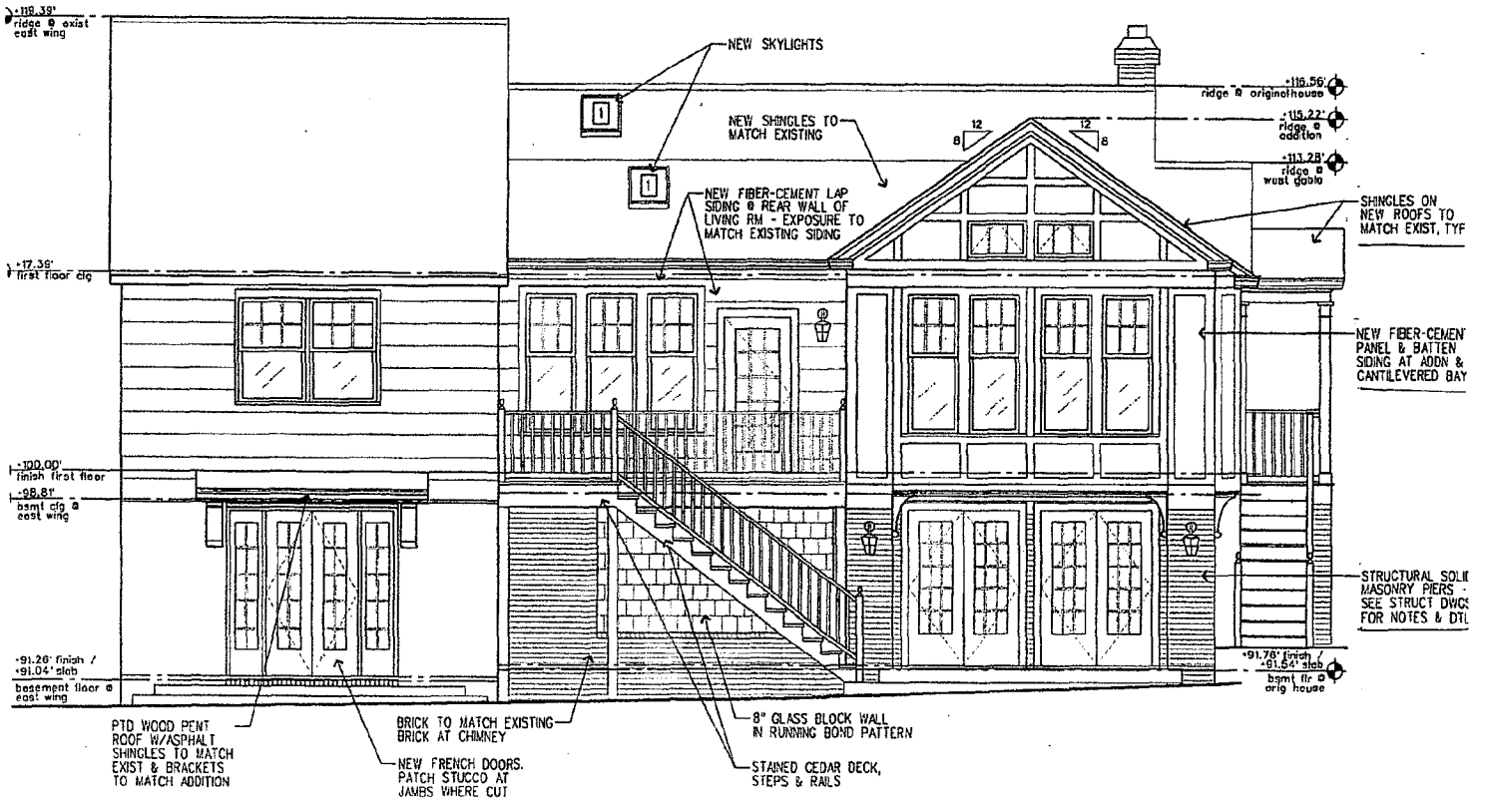
In December 2004 the HPC approved a HAWP for a rear addition and other alterations at 4709 Strathmore Avenue (Contributing Resource, Garrett Park Historic District).

The applicant would like to be allowed to install two skylights on the rear roof, instead of one (see attached north elevation). Additionally, two patios were shown in the original site plan that the Commission reviewed and approved, but material details were not provided and it was stated that the applicant would provide that information later. The plans now specify two small stone patios—random rectangular pattern with brick border and steps—in the same location as the original site plan (see attached site plan).

Staff is requesting that the HPC allow staff level approval of these plans.

*approved +
stamped*

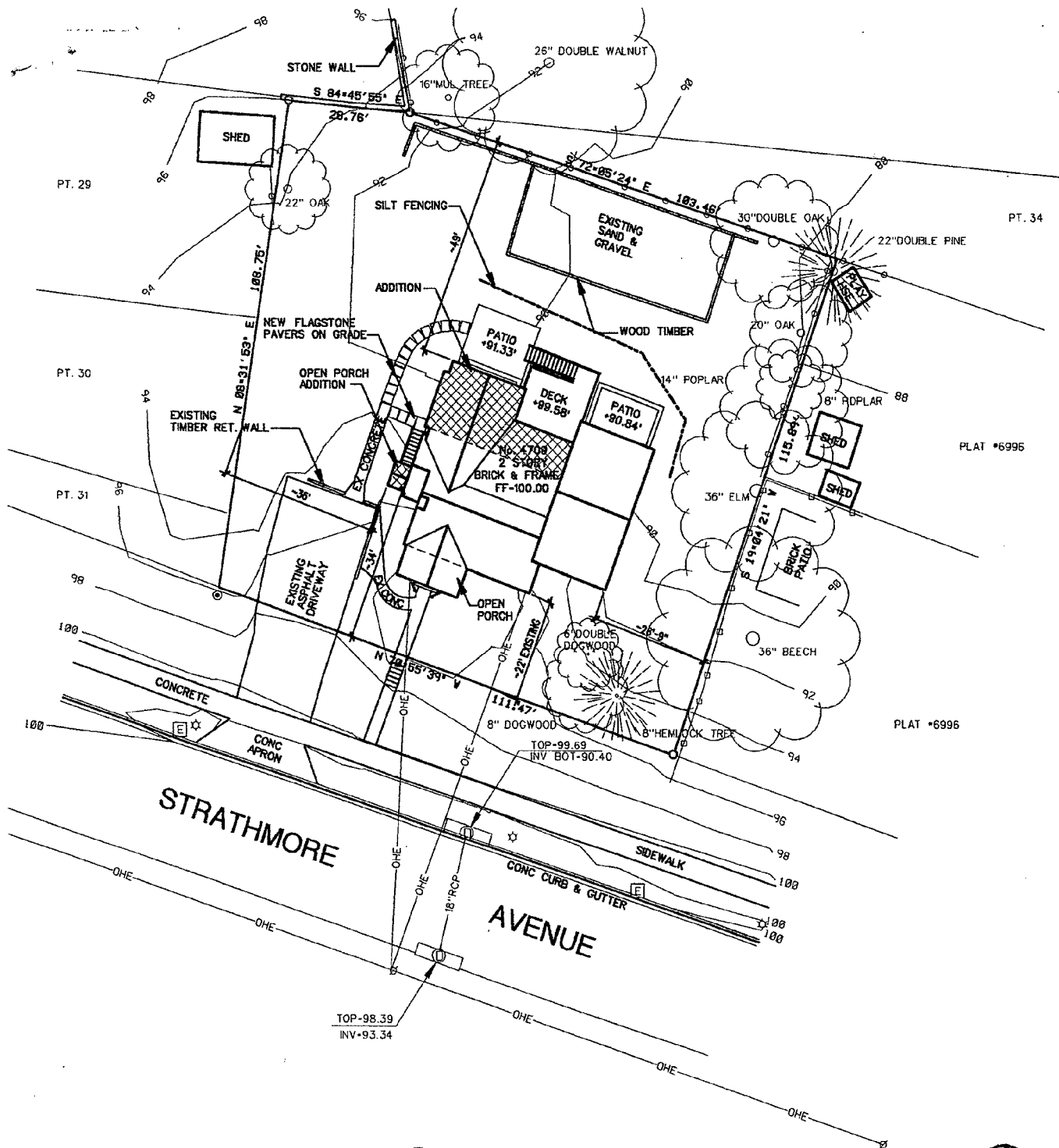
2 skylights on rear roof



3 North Elevation
 $\frac{1}{8}'' = 1'-0''$

GIBLIN RESIDENCE
 4709 Strathmore Avenue
 Garrett Park, MD 20896

Final Elevations for HPC Approval
 10.05.05
Stacy Studio



① Site Plan
 $\frac{1}{32}'' = 1'-0''$



GIOLIN RESIDENCE
 4709 Strathmore Avenue
 Garrett Park, MD 20896

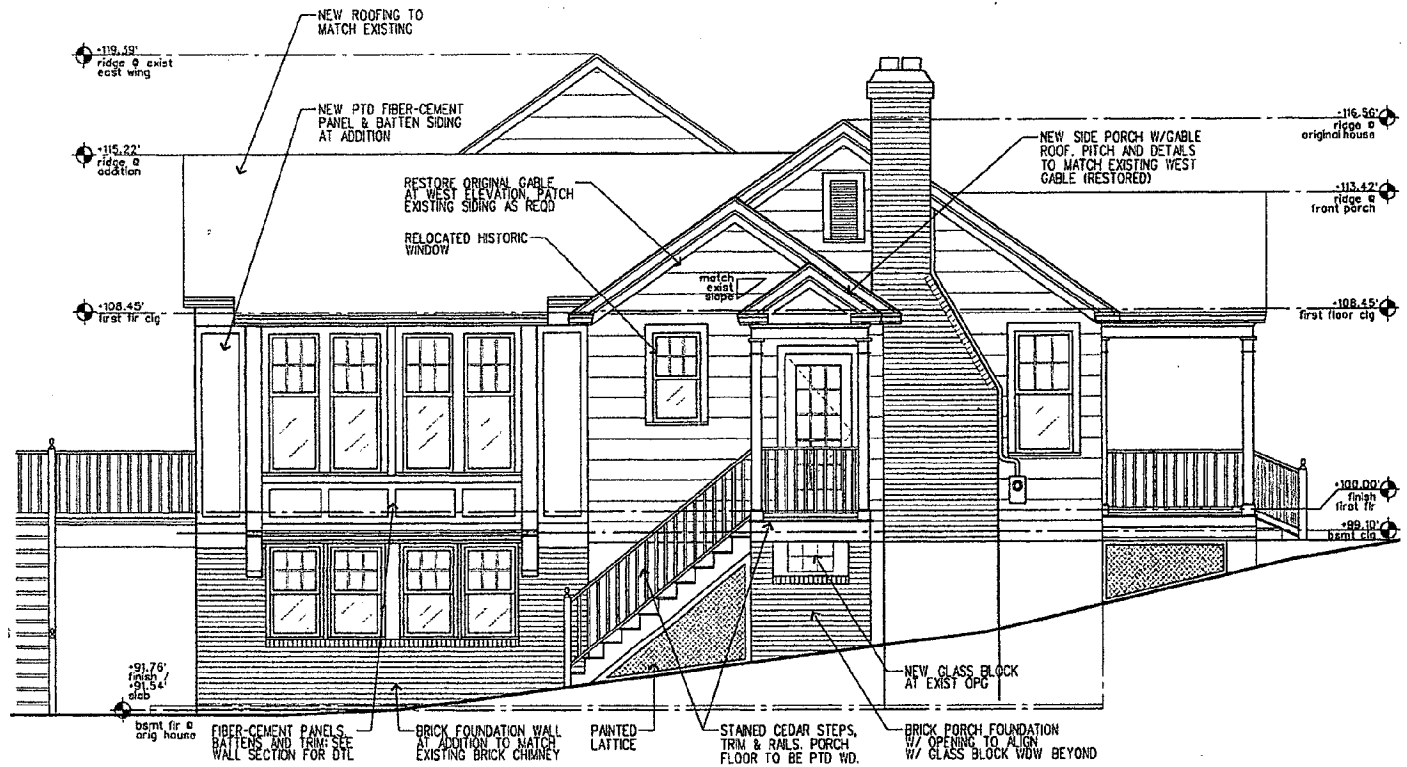
Final Site Plan for HPC Approval
 10.10.05
Stacy Studio



① South Elevation
 $\frac{1}{8}'' = 1' - 0''$

GIBLIN RESIDENCE
 4709 Strathmore Avenue
 Garrett Park, MD 20896

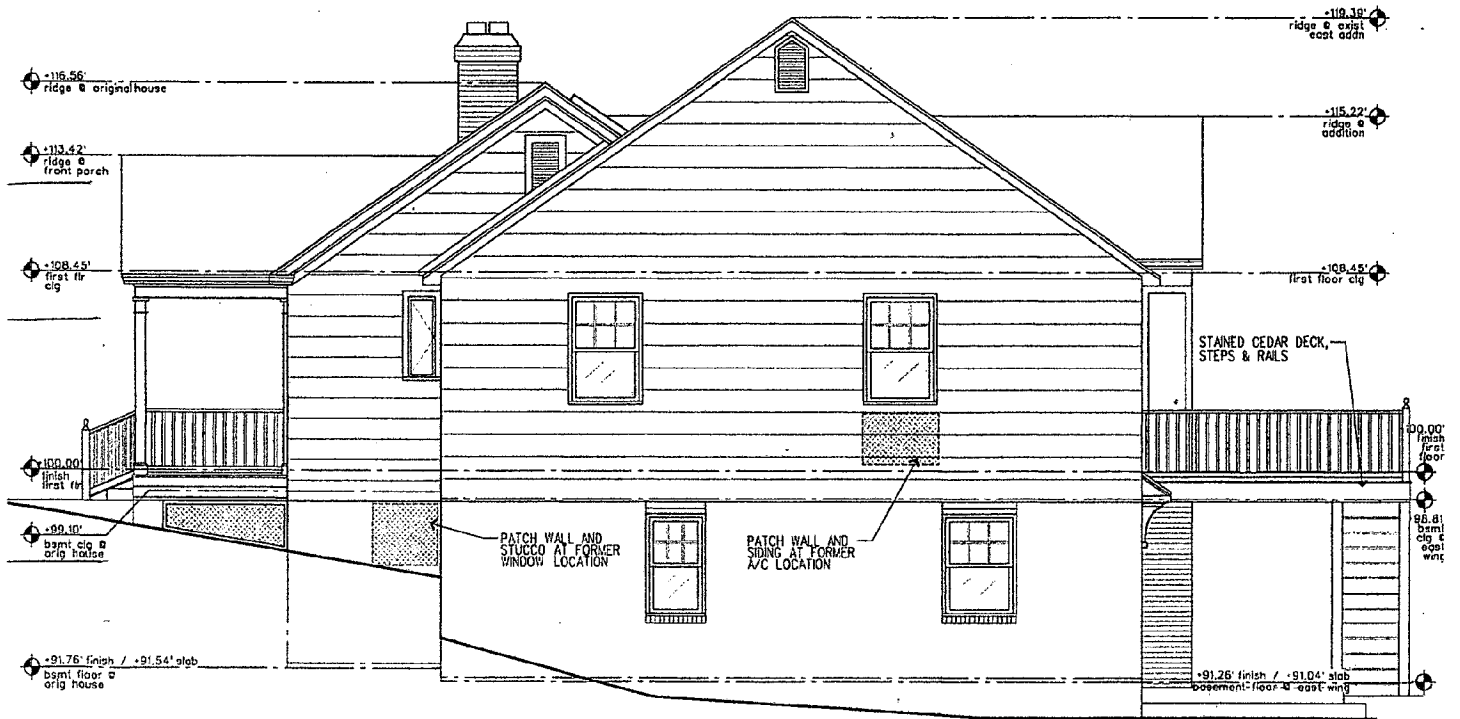
Final Elevations for HPC Approval
 10.05.05
Stacy Studio



② West Elevation
 $\frac{1}{8}'' = 1' - 0''$

GIBLIN RESIDENCE
 4709 Strathmore Avenue
 Garrett Park, MD 20896

Final Elevations for HPC Approval
 10.05.05
Stacy Studio



4 East Elevation
 $\frac{1}{8}'' = 1'-0''$

GIBLIN RESIDENCE
 4709 Strathmore Avenue
 Garrett Park, MD 20896

Final Elevations for HPC Approval
 10.05.05
Stacy Studio

December 15, 2004 HPC minutes

MS. O'MALLEY: The next case that we're going to hear is case D, 4709 Strathmore Avenue. Could we have a staff report, please.

MS. FOTHERGILL: Sure. This is a historic area work permit application for 4709 Strathmore Avenue in Garrett Park. This was Takoma Park -- in Garrett Park. And this is the front of the house. This was built in 1926 and is one of the approximately 40 Chevy houses built in Garrett Park. And I'll take you on a little tour of it.

The major addition was built in the seventies, and part of this proposal is to remove part of the 1970's addition, which I will show you. You can see the addition back here, and what the applicants are proposing is removal of this to the right and the side addition, with a new addition. And this part of the addition would remain. And they would restore this gable that was altered in this 1970's addition as part of their proposal.

Specifically, what they are proposing is a new rear addition which would be clad in hardy panel, with wood trim and wood windows with simulated divider lines, asphalt roofing. The foundation would be brick and will have some glass bottle noses. The wood windows with simulated divided lights.

There will be a new deck sort of centered in the back; that they are proposing Trex for the decking, with a wood railing. They are, like I mentioned, proposing restoration of that gable, and then they are proposing insulation of an entry porch right here. And that window that you see there would be removed and a door would be put in, in that location, and then a new window would be put, would be put next to it with a little entry porch and steps down to grade.

They are also proposing a skylight on the front, sorry, on the front right roof. And in general, staff was favorable towards this application. The rear addition is certainly generally approvable for a contributing resource, and to remove all the 1970's addition would be approvable.

The concerns that staff had were mentioned in the three conditions of approval. One is the skylight. Generally, the HPC does not approve skylights that are visible from the street. And staff recommended against the skylight.

The second condition of approval is, the staff recommended was the use of all wood for the deck and no Trex for the deck. In general, the HPC only has allowed Trex on noncontributing resources in historic districts.

And the third concern staff had was the alteration to the left side dining alcove bump out, which you can see in this slide, which is an original feature. There is some information on Chevy houses in your packet, circles 25 and 30. And you can see that two of the three types that were built in Garrett Park, they had this dining alcove extension. And since the application is to restore that gable, which is good, staff saw this as an opportunity to retain that original feature, and not offer further, since there are so many alterations to the house and the rear on the right side.

Also, in the site plan, there is -- it shows that they will need to come back with a separate proposal for a driveway parking pad extension, and they plan to do that at a later date. But we should have some guidance for them on that. You can see it in the site plan.

And I also would point out that the Garrett Park Historic Preservation Committee reviewed this application. You received at the worksession a copy of their comments on this proposal. And the applicant and their architect are here tonight if you have questions for me or them.

MR. FULLER: Comment for staff, I appreciate the pairing of the existing and the proposed conditions page by page. It makes it a lot easier to review them.

MS. FOTHERGILL: Thank you.

MS. O'MALLEY: Any questions for staff? Could the applicant come up, please?

MS. STACY: I have boards if you would like to look at them.

MS. O'MALLEY: Great. Thank you.

(Discussion off the record.)

MS. O'MALLEY: After all, you went to the effort to make them.

MS. STACY: Yes. I've got three boards. I really only need to put two up, I think.

MS. O'MALLEY: You might have to come a little closer to us.

MS. STACY: How's that?

MS. O'MALLEY: Great. Then if you stand at the boards, just use this mike.

MS. STACY: Okay. I drew the proposed floor plans and elevations. This last board is existing conditions, which I think you can probably see more clearly in your packets. I'm Amy Stacy.

MS. O'MALLEY: Of Stacy Studio.

MS. STACY: That's it.

MS. O'MALLEY: All right. Do you want to make any remarks initially?

MS. STACY: Yes. The thing that is really critical to our homeowner in this condition is, they live on Strathmore Avenue, which if you're familiar with Garrett Park, you know is a ridiculously busy road.

One of the things that we're planning to do later, as was mentioned, is to extend the driveway and have a turn around for parking in the back of the yard. And what's going to be key to the success of the project, we feel very strongly, is the new side entrance. Coming into, this is the restored gable on the west end of the house, and this entrance which comes into what was formerly the dining nook, I think, is really going to be key to their using the house in the way they would like to.

Just so you know, this house has almost no original interior features, like there is a little arch here, and the original fireplace, and basically everything else in the existing is gone.

So our thought was, by putting a door in here, we're reusing this, repurposing it in a nice way. That also makes sense as far as how the whole flow of the house works. Currently, this is all of their living room, and it's sort of an L-shaped room that goes to about here. And essentially, this whole half of it is used as an entry now. So we've just made it a more formal entry.

We've made a large stair going to the lower level. Currently, there is about a two-foot-eight wide stair in the back that goes to the lower level. And this, I think, is going to allow them to use the back half of the

house, away from the street, for family functions, so to buffer them a little bit from the road noise, give them a little more privacy from the street. And also, this just basically will make the house flow much better.

It's actually, it's a surprisingly big house. It doesn't look like it from the street, but it's quite big inside. We're only adding about this much overall, although all of this new work adds up to the total square footage that's been added. And I think now the house just flows a lot better than it did before. This, though, being the key for us.

MR. BRESLIN: So it's interesting, you are restoring the gable, which is a good thing, but you're removing the window, which is a bad thing. But I can see why you are doing it.

MS. STACY: Right. Thank you.

MS. WATKINS: I'd like to commend you for going down and using the basement, instead of popping the roof off. Everybody comes in and wants to go up, and it's nice to see you working within the envelope. It's a nice project.

MS. STACY: There was a ton of square footage to work with, and it was just so, as you know, poorly laid out. So we've just really reworked it so it flows a lot better now.

MS. ALDERSON: Can you explain the added window on the east elevation toward the front, and is there a compelling reason that it needs to be that much smaller than the original one, because it seems kind of out of scale.

MS. STACY: This one right here?

MS. ALDERSON: Yes. It looks like a tiny attic window. It's so small.

MS. STACY: It is a tiny window, and we're trying to get it into the corner of the stairwell. The skylight I've proposed, which I know is probably going down, but the skylight is also to bring some natural light into that stairwell, and to bring it all the way down to the lower level. So it's really, it has sort of a minimum dimension, like a powder room would be, and put the smallest window we could find.

MS. ALDERSON: Is it possible to at least bring down the --

MS. STACY: Make is longer?

MS. ALDERSON: -- lower so that it aligns horizontally with the windows, even if you can't match the width. Even align, a horizontal alignment would help.

MS. STACY: We could bring it down to the sill level of these.

MS. ALDERSON: Yes.

MS. STACY: Yes, because the landing for the stair is down in this area. So it could be longer.

MS. ALDERSON: That would make a great difference in tying those two pieces of the house together.

MS. STACY: Okay. That's great.

MS. O'MALLEY: Did you consider on that there were some comments about the side porch and the side door, and trying to keep that dining out? And there was, we do have a letter from Garrett Park from Nancy Schwartz where they said that they had considered the thought of moving the entrance back so that it

wasn't on the original part of the house. If you did that, and had the stairs come forward rather than go back, the stairs would still be the same length?

MS. STACY: That's true, they would, but the idea with the stairs going to the back is they're going towards that future parking area.

MS. O'MALLEY: Well, they'll still end up in the bottom in the same spot, right?

MS. STACY: So you're saying, on the side here?

MS. O'MALLEY: Yeah.

MS. STACY: I guess this is a bay, so that would require sort of a radical resign of that back piece, I think, to make it work. Actually, what Garrett Park considered, I've spoken to Nancy Schwartz about this. She said they considered moving this to this position, to see if it worked, to bring the door right into the kitchen, which would be right where this window is.

MS. O'MALLEY: Window is.

MS. STACY: So, you know, that would have brought this thing sort of down across here. As you can see, that's not great.

MS. O'MALLEY: No, I guess I was picturing it --

MS. STACY: Further back.

MS. O'MALLEY: -- taking the place of the two windows further back. And then if the stair came forward, it would be almost ending up in the same place it ends up now. But you still, then it would be coming into that living room.

MS. STACY: Right. It would come right into this eating area. This is a big bay with a window seat right now.

MS. O'MALLEY: It's a bay?

MS. STACY: With a window seat. I sort of, personally, I like this kind of telescoping quality this piece gives to the front elevation, when it comes off of that end.

MS. O'MALLEY: Are there other comments?

MR. BRESLIN: Yes, you've detailed it appropriately like a side entrance, which is exactly what it is and it looks like.

MS. O'MALLEY: Uh-huh.

MS. ALDERSON: My main concern with the detail on the added entrance is the lattice area. Lattice is a very post-1970's thing, horizontal lattice like that, with large stretches. It just traditionally would not have been used to screen an entrance. Is there, what were you trying to achieve, I guess, in analyzing, could that be achieved with something more traditional? You know, railing is very traditional, or something else?

MS. STACY: Sure. I looked at a number of different options for the side porch, and the homeowners liked the lattice idea, because it would give them some screening and some privacy from this very busy road. And you're right, I did try to make it look more contemporary than the rest of the house, to make it

look different from the historic piece. However, you know, I think painting it in the same trim colors as everything else, I think it could blend very nicely.

MS. ALDERSON: I think that to me, having a wall of those actually draws more attention to that than you want to draw. If there is going to be an addition added, an entrance added there at all, my thinking is to play it down a little bit from what you see from the street, so that the focus remains on the original door, rather than on the added door.

MS. STACY: Okay.

MS. ALDERSON: I guess we've got a consensus on that, so we can begin. Adding the lines in that particular way suggests a pen. That's what's unconventional. It looks like it's a container for children. And that's what's a little off, I think, about it --

MS. STACY: Okay.

MS. ALDERSON: -- in terms of traditional house design where the railing would be something that would be a safety carrier, or might be to give you some screening. But the lattice tends to suggest something else.

MS. STACY: Right, I did actually, this is lattice with four inch square openings, so it's not a tight lattice like you normally see under a porch or something. It's supposed to be very open. But I can see your point.

MS. ALDERSON: You know something that might actually give you the screening, just to toss in one last idea, is a trellis with a vine on it might actually achieve that much better, and wouldn't be hard to put in a wood structure. A simple, you know, even the wires that you grow green things on would give a complete and, you know, with a very nice green addition to the house.

MS. PROTHRO-WILLIAMS: The other idea is, why don't you just do a louvered kind of wall that matches the --

MS. STACY: Who's speaking? I'm sorry.

MS. PROTHRO-WILLIAMS: A louvered door that matches the shutters or something, so it wouldn't be so different from the existing conditions.

MS. WRIGHT: I think the concern is that this is an exterior porch. And I think the lattice is an attempt to make it still feel like an exterior porch, and not like it's becoming more and more of an enclosed --

MS. STACY: Right.

MS. WRIGHT: -- little entry foyer.

MS. STACY: Right.

MS. WRIGHT: And I think staff feels that it should stay as open as possible, sort of as Commissioner Alderson was saying, with a traditional railing and then maybe some plantings or things. But again, our basic concern was having the entrance there at all. But I think if there is an entrance there at all, it needs to be like a traditional porch.

MR. FULLER: I would agree with that. From my perspective, I mean, in general, when I read the staff report, I was supportive of the idea of saying, let's get rid of it. But I think you've presented a compelling argument that that entrance really helps the flow of the house.

So with that said, from my perspective, how do you minimize it? I think you keep it as light as possible, probably reduce it down to simply a traditional rail. If you want to put evergreens in front of it to provide some privacy, then I would say, then I would recommend that, rather than any kind of anything more than that, and just solve it with landscaping. But I think functionally, it makes a lot of sense to have it there, but then after that, I'd say, just work to minimize it.

MS. STACY: Okay, great.

MS. O'MALLEY: But I would remind the commissioners that our job is to look at preserving the historic resource.

MR. BRESLIN: I think given the mitigating circumstances is you restored the gable, which is a pretty major outlet, the side of that back view.

MS. WATKINS: And they've done a lot of work on this house without disturbing a lot of the fabric. They're not asking to do --

MS. STACY: This is major renovation.

MS. WATKINS: -- an addition.

MS. O'MALLEY: To put a dormer on the second story.

MR. FULLER: I completely agree. The earlier comment about that this, to me, this is an applicant who is taking advantage of the volume of the house that exists. So many people come in here and tell us they're never going to work with their lower level. They're going -- to create the additional space, they're going to go up. And we certainly have permitted an awful lot of second story additions on contributing resources.

So from an overall balance standpoint, I believe that the overall, the changes from the massing as you go down the street are going to be so imperceivable to most people in this addition, I feel very comfortable with it.

MS. ALDERSON: I would agree. I think we also, just to add one more thing, is that the terrific changes you're making on the rear to increase them, and the detail, and to integrate that detail so the house is starting to look like the parts relate to the whole again --

MS. STACY: Yes.

MS. ALDERSON: -- is a great achievement.

MS. STACY: Thank you.

MS. FOTHERGILL: One thing I would like to point out is that the applicant is, should you allow the entry porch, is open to relocating the existing window to that new window next to the new door. So they'll reuse it if you ask them to.

(Discussion off the record.)

MS. O'MALLEY: Yes, I think, didn't we have comments about the Trex?

MR. FULLER: I was going to say with the Trex, stay with the recommendation.

MS. O'MALLEY: The recommendation that's written.

MR. FULLER: Let me try a motion. I move that we approve case 30/13-04C with staff condition number one to remain, condition number two to remain, condition number three to be modified to read that the new door and porch and window will be allowed. However, the lattice work should be eliminated and worked, reworked with staff's approval to a railing configuration. And with the modification to the, I think it was the west window into the stairwell as discussed.

MS. STACY: Okay.

MS. WATKINS: Second.

MR. BRESLIN: I have a point of discussion. Could that skylight go behind the ridge and still work?

MS. STACY: I was going to ask. Can we do that? I think we, the shaft will be kind of tortured, but I've been thinking about doing sort of a glass piece at the ceiling to conceal that. And it would be great to get the daylight in the stairwell.

MR. BRESLIN: I would imagine. We can discuss is, most folks wouldn't object to the skylight if it was behind the ridge.

MS. STACY: That would be acceptable to us.

MR. BRESLIN: It would appear to me it would probably be doable.

MS. ALDERSON: It would be on the rear side.

MR. FULLER: Then I'll accept the modification to condition two to be that there will not be a skylight visible from the street.

MS. O'MALLEY: Any other discussion? And they will return with the driveway plan. All in favor, raise your right hand? It's unanimous then.

MS. STACY: Thank you.

MS. O'MALLEY: You really worked well with this project.

MS. STACY: Thank you.




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: January 19, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 366215

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH CONDITIONS**. The conditions of approval are:

1. New deck will have wood decking and railings; no Trex will be used.
2. New skylight will be on the rear and not visible from the street
3. Lattice on west side will not be installed; new railing design to be reviewed by staff before final approval
4. New window in the east side of the existing house will be enlarged; new design to be reviewed by staff before final approval

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Kevin and Bridget Giblin

Address: 4709 Strathmore Ave., Garrett Park, MD 20896

This HAWP approval is 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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> 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
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Amy Stacy
Daytime Phone No.: 301.593.0099

Tax Account No.: 00060105

Name of Property Owner: Kevin + Bridget Giblin Daytime Phone No.: 301.942.8193

Address: 4709 Strathmore Avenue Garrett Park MD 20896 (Po Box 232)
Street Number City State Zip Code

Contractor: to be determined Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Amy Stacy Daytime Phone No.: 301.593.0099

Stacy Studio 9908 Indian Lane Silver Spring MD 20901

LOCATION OF BUILDING/PREMISE

House Number: 4709 Street: Strathmore Avenue

Town/City: Garrett Park Nearest Cross Street: Kenilworth Avenue

Lot: pts 29-34 Block: 99 Subdivision: Garrett Park

Liber: 6+72 Folio: 817 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate AAC 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: _____

1B. Construction cost estimate: \$ 300,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- 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.

Amy Stacy 11.17.04
Signature of owner or authorized agent Date

Approved: with 4 conditions For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 1-19-05
Application/Permit No.: 366215 Date Filed: _____ Date Issued: _____

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

This 1923 Chevy house was extensively altered c. 1970's. It has asbestos siding, asphalt shingle roof, wood trim. Houses behind are large Victorians, to the side are Chevy houses, across the street are brick Cape Cods.

The west end gable is obscured by a rear addition. The original rear porch was enclosed c. 1970's. The floor of this room is bouncy.

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

Propose removal of rear addition & enclosed porch, and construction of new addition & deck scaled to complement large neighboring houses to rear. The original west gable will be restored with a new family entry. Propose skylight & small art glass window on original house to illuminate new stair.

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 canopy 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).

Fothergill, Anne

From: Ken and Nancy Schwartz [gp.schwartz@verizon.net]
Sent: Tuesday, December 14, 2004 1:53 PM
To: Fothergill, Anne
Cc: Beth Irons; Bob Reinhardt; Perry Chapman; Andy Seferlis; Carolyn Shawaker; Town of Garrett Park; Amy Stacy
Subject: Letter from the Garrett Park HPC re 4709 Strathmore Ave.

Attached is a letter from the Historic Preservation Committee of Garrett Park. Our committee met last night to review the proposal for a HAWP for the Giblin's property at 4709 Strathmore Ave. If you have any questions regarding our comments, please e-mail or call me at 301-942-3291. We hope our observations will be helpful.

Thank you,

Nancy Schwartz

12/15/2004

December 14, 2004

Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Request for a Historic Area Work Permit for the house at 4709 Strathmore Avenue in the Garrett Park Historic District. Case number 30/13-04C

The members of the Garrett Park Historic Preservation Committee met on December 13 to review the proposed addition to the house at 4709 Strathmore Avenue. In general, we were quite favorable to this proposal. The work being planned is almost all at the rear of the house, replacing an earlier and not very attractive addition. The original Chevy House and its distinctive porch, chimney, and roofline will remain. We find the proposed changes—which greatly alter the interior—to be respectful of the original building on the exterior.

We would like to comment on several elements of the plan:

- 1) The skylight being added to the front of the roof near the ridge to light the new stairwell is small, but it would be nice if it were not visible from the street at all. We wondered if it would be possible to move the skylight to the rear slope of the roof where it could not be seen, or eliminate it altogether.
- 2) The most visible change to the original building is the proposed side entrance porch and stairs that would alter the fenestration and function of the original dining nook bump out. It is clear that an entrance from the driveway is important to the successful functioning of the proposed interior layout. Our committee considered the implications of moving that entrance further back along the west wall to the north side of the kitchen. Although this would allow entrance to the kitchen and avoid alteration of the original dining nook, a stair in this location would have a much longer run due to the slope of the lot, and it would obstruct the windows of the proposed first floor family room. We, therefore, feel that the proposed porch is probably necessary. It has been carefully designed to be of minimal size and to echo the posts and roofline of the original front porch. Also it does not obscure the distinctive roof of the dining nook and, in fact, restores the original gable. Several of our committee members felt that the new porch actually helped to balance the large addition on the east side of the house.
- 3) We note that the staff report objects to the use of Trex flooring on the new deck. Our committee has no objection to the use of this material. The proposed deck will be entirely surrounded and partially enclosed by new construction. Not only will it not touch the original house, it will hardly be visible from anywhere except the residents' back yard. Since a deck is a decidedly modern phenomenon, we see no reason not to use modern materials that are easier to keep up and do not require toxic materials to maintain.
- 4) Although the final proposal for the driveway has not been submitted, we would like to include some comments about its location. Because of the ongoing

redesign of Strathmore Avenue, residents along that street will need some way to turn their cars around on their property. The wide shoulders that the residents used to use to exit their drive have been eliminated. It would be difficult and dangerous to back out on to Strathmore Avenue. The proposed location of parking and turn around shown on the plat submitted with the HAWP seems logical to us. A narrow, single car drive passing along the west side of the house would actually reduce the amount a paving near the house and would be similar to the driveway configuration for other Chevy Houses. Since the lot slopes strongly to the rear, the proposed parking and turn-around area would be below street level. It would be less visible from the street than the present parking pad and could also be easily screened with plantings. The use of more permeable paving materials would be nice, but because of the slope of the land, it may be hard to keep gravel from washing.

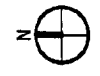
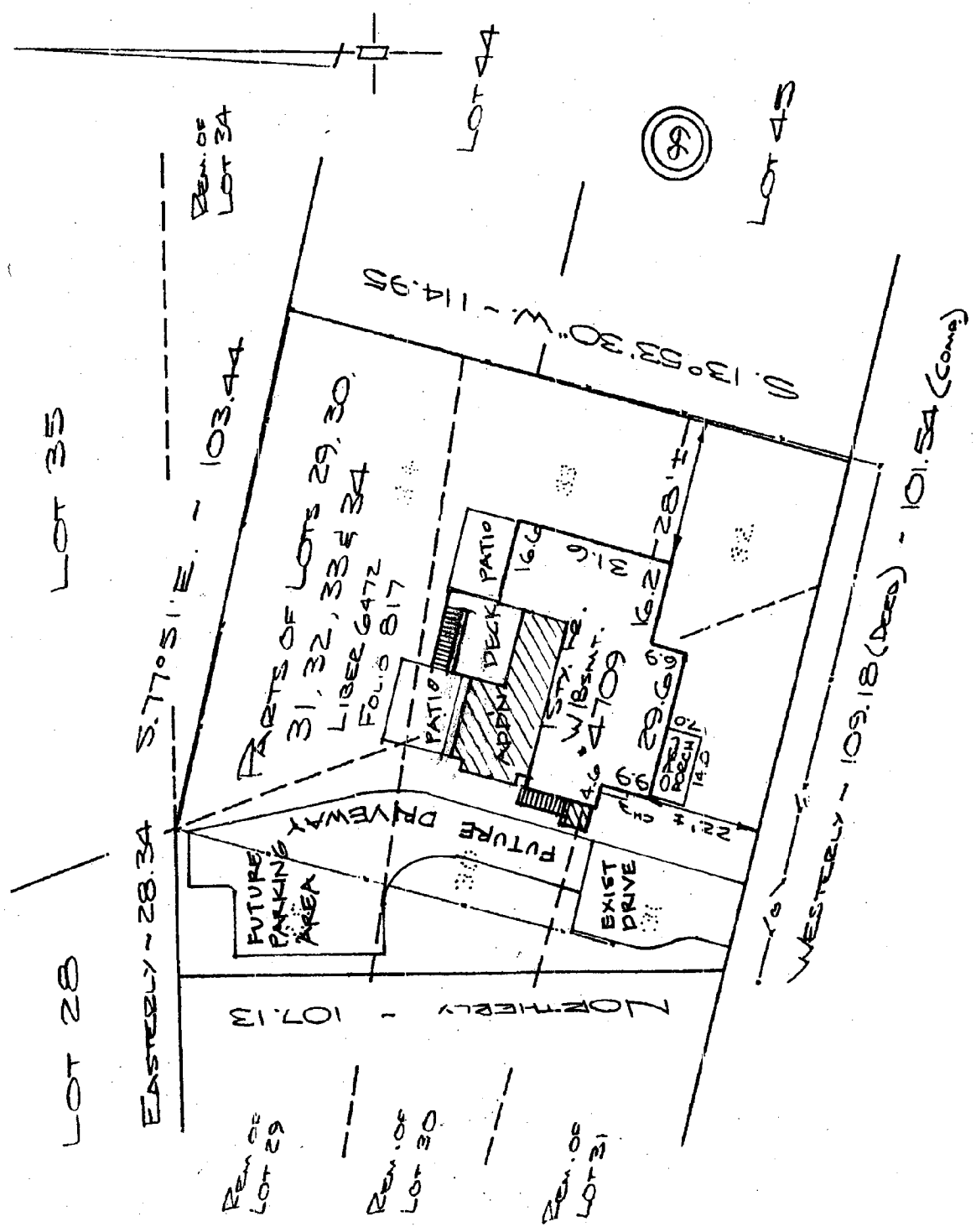
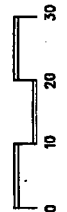
We hope these comments will be useful in your deliberations.

Yours,

Nancy B. Schwartz
Historic Preservation Committee of Garrett Park

FIRST FLOOR: 1745 SF
 GROUND FLOOR: 1733 SF
 SITE: 13,906 SF
 SITE COVERAGE: 12.5%
 PAR: 25

NOTE: EXACT DIMENSIONS OF PATIOS
 AND NUMBER OF RISERS ON STAIRS
 TO BE DETERMINED WITH SURVEY.



STACY STUDIO
 9908 Indian Lane Silver Spring MD 20991 301-593-0099

GIBLIN RESIDENCE
 4709 Strathmore Avenue
 Garrett Park, Maryland 20896

ADDITIONS AND ALTERATIONS TO THE

DRAWING: Proposed Site Plan

DATE: 23 November 2004

SCALE: 1"=30'-0"

SK 01

(7)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4709 Strathmore Avenue, Takoma Park **Meeting Date:** 12/15/04
Applicant: Kevin and Bridget Giblin **Report Date:** 12/08/04
(Amy Stacy, Agent)
Resource: Contributing Resource **Public Notice:** 12/01/04
Garrett Park Historic District
Review: HAWP **Tax Credit:** Partial
Case Number: 30/13-04C **Staff:** Anne Fothergill

PROPOSAL: Deck removal, non-contributing addition removal, rear addition, side porch and deck construction, skylight and window installation, other alterations

RECOMMEND: Approval with three conditions

STAFF RECOMMENDATION

Staff is recommending approval with the following conditions:

1. The new deck will have wood decking and railings; no Trex will be used.
2. The skylight will not be installed.
3. The new door, window, porch, lattice, and steps on the left side will not be installed.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Garrett Park Historic District
STYLE: Chevy House
DATE: 1926

This house was built in 1926 and an addition was built on the rear and off the right side in the 1970s. An important feature of the Garrett Park Historic District is the construction of "Chevy" Houses in Garrett Park. The development of these modest cottages enticed homebuyers to pay a bit extra to receive a new Chevrolet as part of their house purchase. For more information on Chevy Houses in Garrett Park, see Circles 27-30.

PROPOSAL

The applicants are proposing (see Circles 8-19 for floor plans and elevations):

- Removal of the 1970s rear addition and deck
- Construction of a new rear addition; the addition will be clad in hardipanel with wood

trim and will have wood windows with simulated divided lites and asphalt roofing; the foundation will be brick and will have some glass block windows and some wood windows with simulated divided lites

- Construction of a new deck with Trex decking and a wood railing centered at the back of the house off the new addition
- Restoration of the original gable roof on the left side of the house (which had been altered in the 1970s)
- Replacement of a window on the left side with a wood French door with simulated divided lites
- Installation a double hung wood window with simulated divided lites to the left of the new door
- Construction of an entry porch with wood lattice and wood stairs and railing to grade on the left side
- Replacement of the rear basement windows (part of the right side 1970s addition that will remain) with a pair of glass doors with sidelites with a roof above the entry
- Removal of one foundation level window on the right side of the main block; replacement of the foundation level window on the front of the 1970s addition at the right with a glass block window
- Removal of one window on the right side of the 1970s addition

The applicants will be meeting with the Town of Garrett Park's review committee and will provide a report on that discussion prior to the HPC meeting.

The applicants will return at a later date with an application to extend the driveway and add a parking pad and to install a new patio off the deck.

STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

Standard # 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The removal of the 1970s addition and its replacement with a new addition that is differentiated yet compatible is approvable within the *Standards*. The restoration of the original left side gable form is a noteworthy design feature. On the right side elevation of the house, just before the new large 1970s addition comes off this side, the proposed small window is set far back on this side wall and barely visible from the street. This side elevation has already been altered with the recent addition and staff finds the installation of that small window approvable. The alterations to the foundation level windows are also approvable.

However, there are a few elements of this proposal that staff finds more problematic. The skylight on the front slope of the roof would be very visible from the street and would adversely affect the resource. This alteration would not be approvable. At the rear of the house, the HPC generally allows the use of Trex only on decks on Non-Contributing resources. Staff would recommend wood for the deck.

Staff also has concerns about the proposed alterations to the left side of the original house. This left side extension of the house (the original dining alcove) is a character-defining feature of a Chevy House and can be seen on many Chevy Houses in Garrett Park. Another character-defining feature of a Chevy House is the interior floor plan, but that has already been completely changed as part of the 1970s renovation work.

The left side small gable is being restored as part of this proposal, and staff feels this is an opportunity to restore this small side section of the historic block and not to alter it more. The retention of this section's integrity is important since an addition is being built at the rear and the large 1970s section will remain on the right side. Staff finds the proposed changes would adversely affect the historic character and features of the resource and would not be approvable using the *Standards for Rehabilitation*.

As noted earlier in this staff report, the applicants would need to return with a separate proposal for any driveway/parking pad expansion plans. Strathmore Avenue is a busy road and it is understandable that the applicants need a better turn-around area, but staff would recommend that it not be as large as shown on the site plan and any extension should be gravel or another permeable surface.

Staff is recommending approval of this proposal with the three conditions listed at the beginning of this report.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the conditions listed at the beginning of this report** the HAWP application as being consistent with 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 the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org 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
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Amy Stacy
Daytime Phone No.: 301.593.0099

Tax Account No.: 00060105

Name of Property Owner: Kevin + Bridget Giblin Daytime Phone No.: 301.942.8193

Address: 4709 Strathmore Avenue Garrett Park MD 20896 (Po Box 232)
Street Number City State Zip Code

Contractor: to be determined Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Amy Stacy Daytime Phone No.: 301.593.0099

Stacy Studio 9908 Indian Lane Silver Spring MD 20901

LOCATION OF BUILDING/PREMISE

House Number: 4709 Street: Strathmore Avenue

Town/City: Garrett Park Nearest Cross Street: Kenilworth Avenue

Lot: Pts 29-34 Block: 99 Subdivision: Garrett Park

Liber: 6+72 Folio: 817 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- 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: _____

1B. Construction cost estimate: \$ 300,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- 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.

Amy Stacy
Signature of owner or authorized agent

11.17.04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 366215 Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

This 1923 Chevy house was extensively altered c. 1970's. It has asbestos siding, asphalt shingle roof, wood trim. Houses behind are large Victorians, to the side are Chevy houses, across the street are brick Cape Cods.

The west end gable is obscured by a rear addition. The original rear porch was enclosed c. 1970's. The floor of this room is bouncy.

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

Propose removal of rear addition & enclosed porch, and construction of new addition & deck scaled to complement large neighboring houses to rear. The original west gable will be restored with a new family entry. Propose skylight & small art glass window on original house to illuminate new stair.

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 canopy 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).

Adjacent and Confronting Property Owners

Michael and Regina Grieb
4705 Strathmore Avenue, P.O. Box 6
Garrett Park, MD 20896

Pam and Spencer Kelly
4710 Strathmore Avenue, P.O. Box 542
Garrett Park, MD 20896

Virginia Murphy
0903 Kenilworth Avenue, P.O. Box 87
Garrett Park, MD 20896

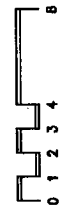
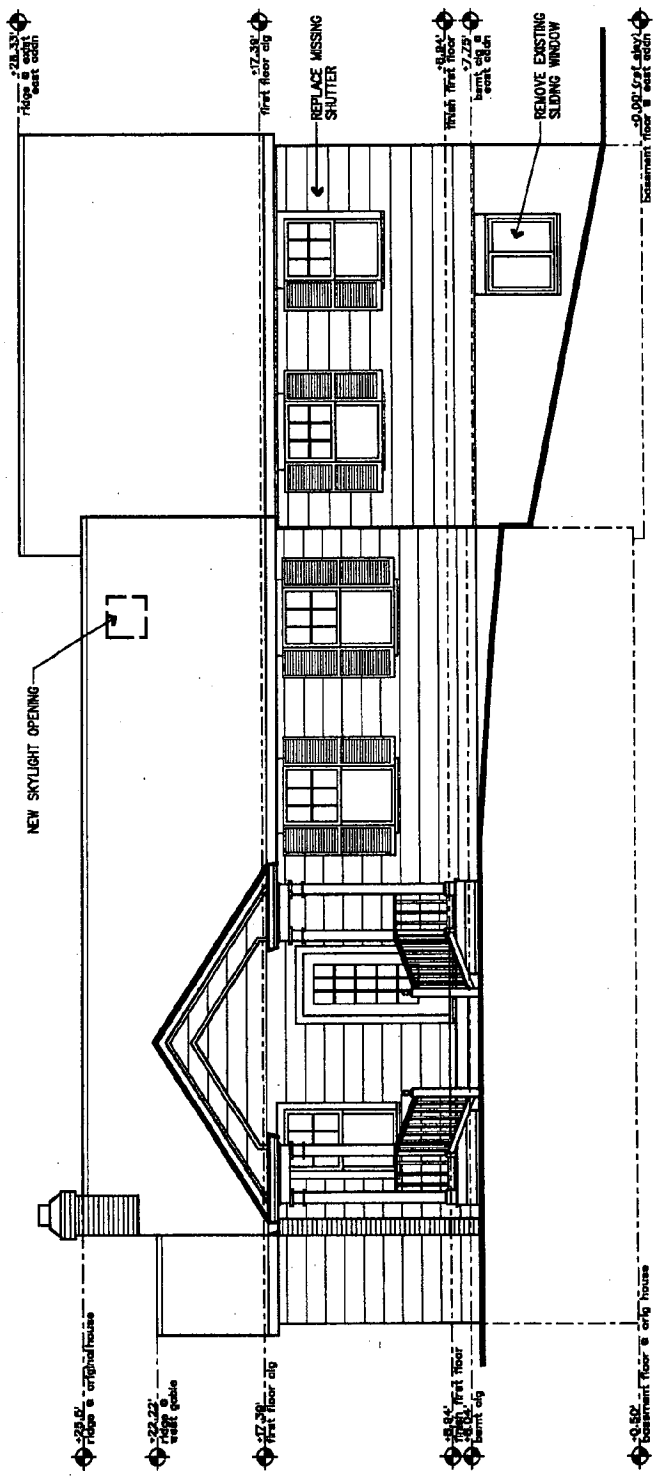
Jim Gordon
10909 Kenilworth Avenue, P.O. Box 135
Garrett Park, MD 20896

Charles and Carol Snyder
10910 Montrose Avenue, P.O. Box 571
Garrett Park, MD 20896

Bob Ratcliff and Sharon Timko
10904 Montrose Avenue, P.O. Box 508
Garrett Park, MD 20896

Isabelle Suthard
4706 Strathmore Avenue
Garrett Park, MD 20896

Sandra-Lee Abu El-Haj
4704 Strathmore Avenue, P.O. Box 108
Garrett Park, MD 20896



DRAWING: Existing South Elevation

DATE: 23 November 2004

SCALE: 1/8" = 1'-0"

ADDITIONS AND ALTERATIONS TO THE

GIBLIN RESIDENCE

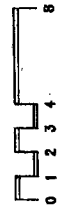
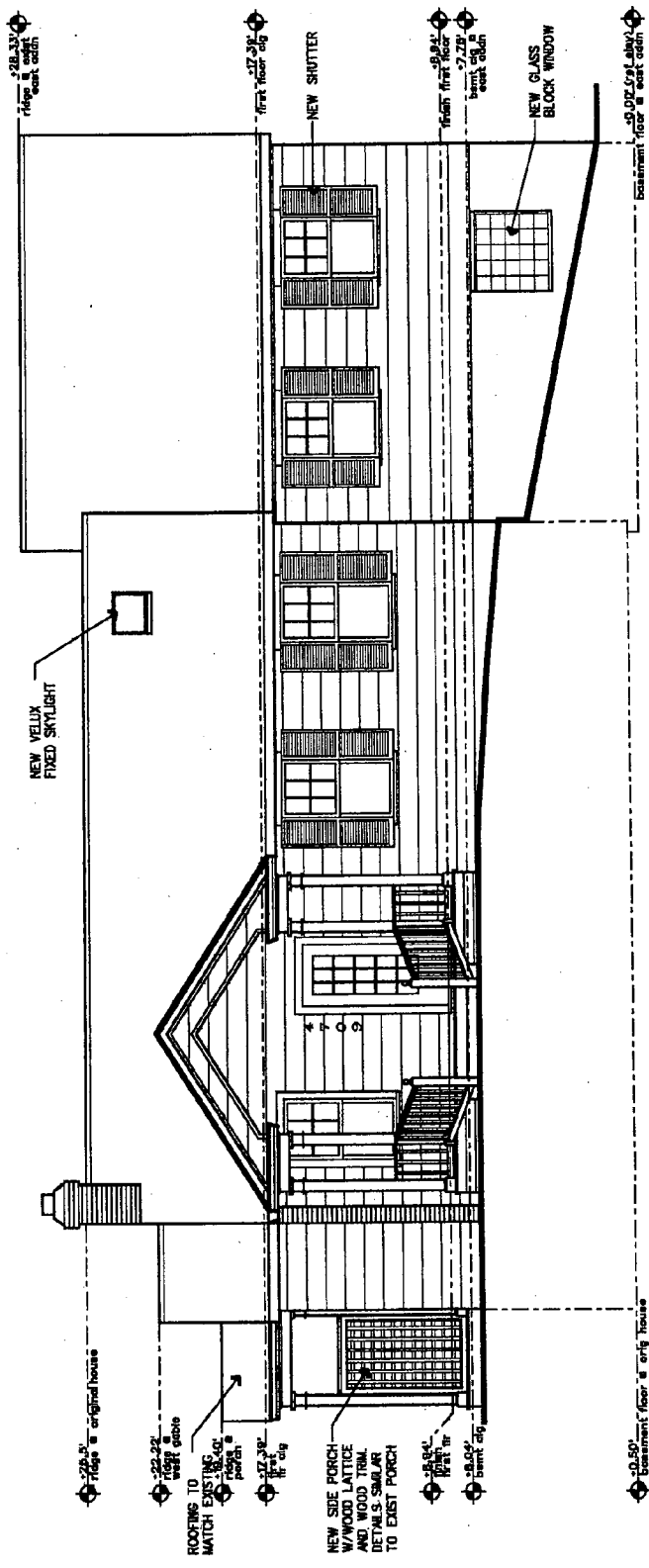
4709 Strathmore Avenue
Garrett Park, Maryland 20896

STACY STUDIO

9708 Indian Lane Silver Spring MD 20901 301 593 0099

SK 04

8

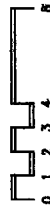
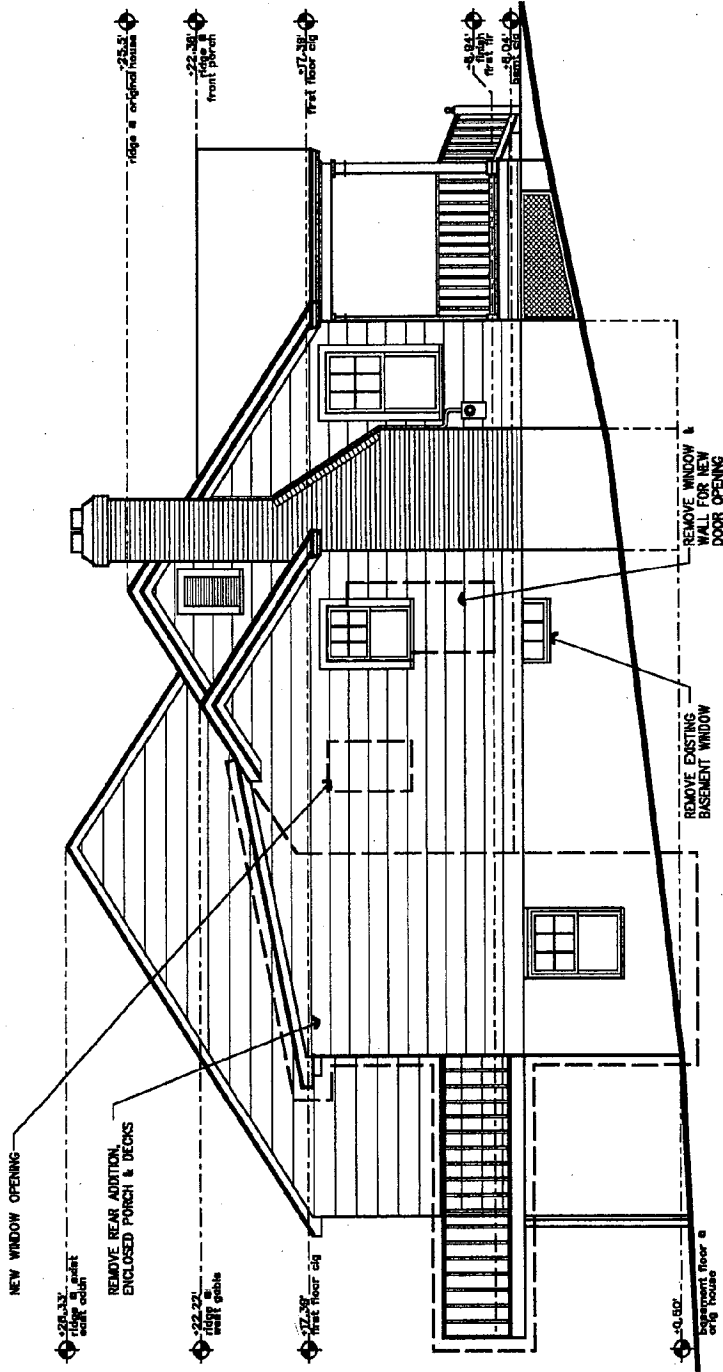


STACY STUDIO
 9908 Indian Lane Silver Spring MD 20901 301 593 0099

ADDITIONS AND ALTERATIONS TO THE
GIBLIN RESIDENCE
 4709 Strathmore Avenue
 Garrett Park, Maryland 20896

DRAWING: Proposed South Elevation
 DATE: 23 November 2004
 SCALE: 1/8" = 1'-0"

SK 70
 9



DRAWING: Existing West Elevation

DATE: 23 November 2004

SCALE: 1/8" = 1'-0"

ADDITIONS AND ALTERATIONS TO THE

GIBLIN RESIDENCE

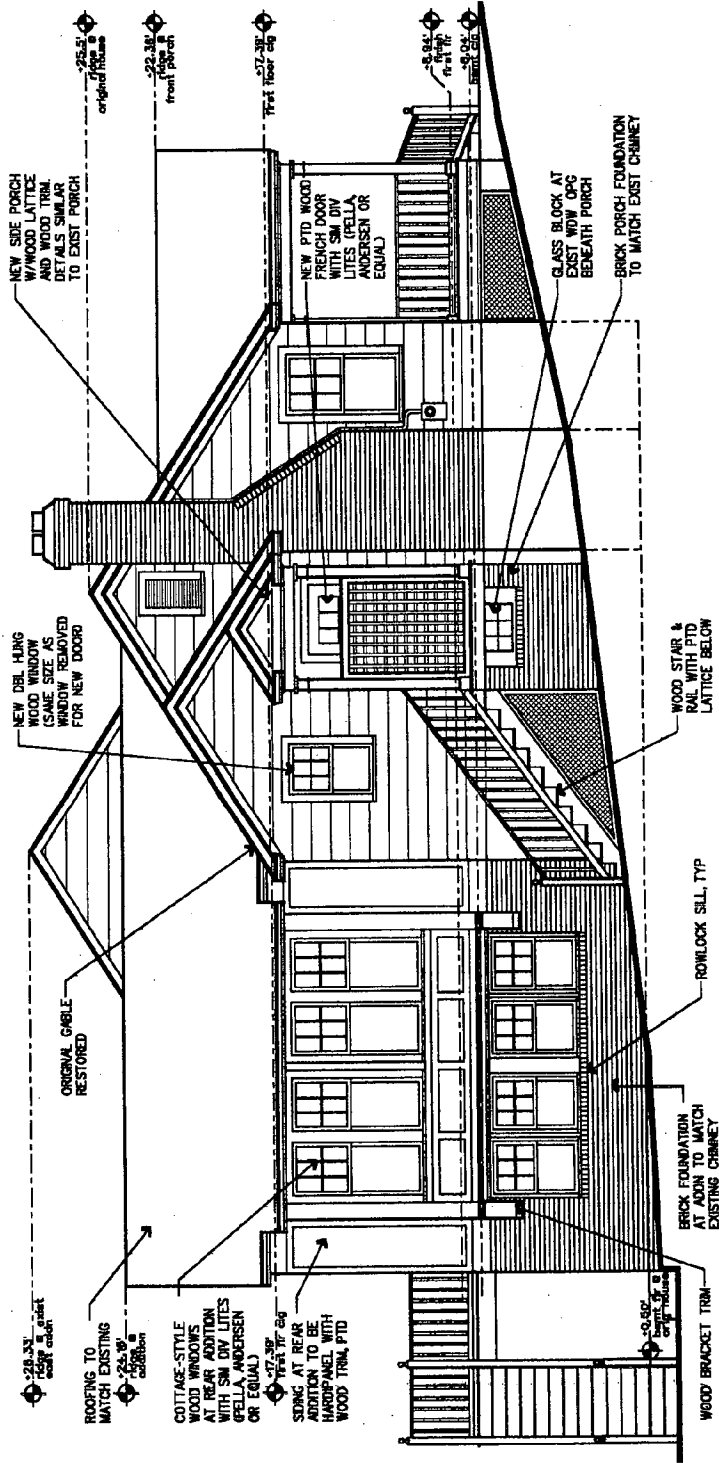
4709 Strathmore Avenue
Garrett Park, Maryland 20896

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593 0099

SK 05

10



STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593 0099

GIBLIN RESIDENCE

4709 Strathmore Avenue
Garrett Park, Maryland 20896

ADDITIONS AND ALTERATIONS TO THE

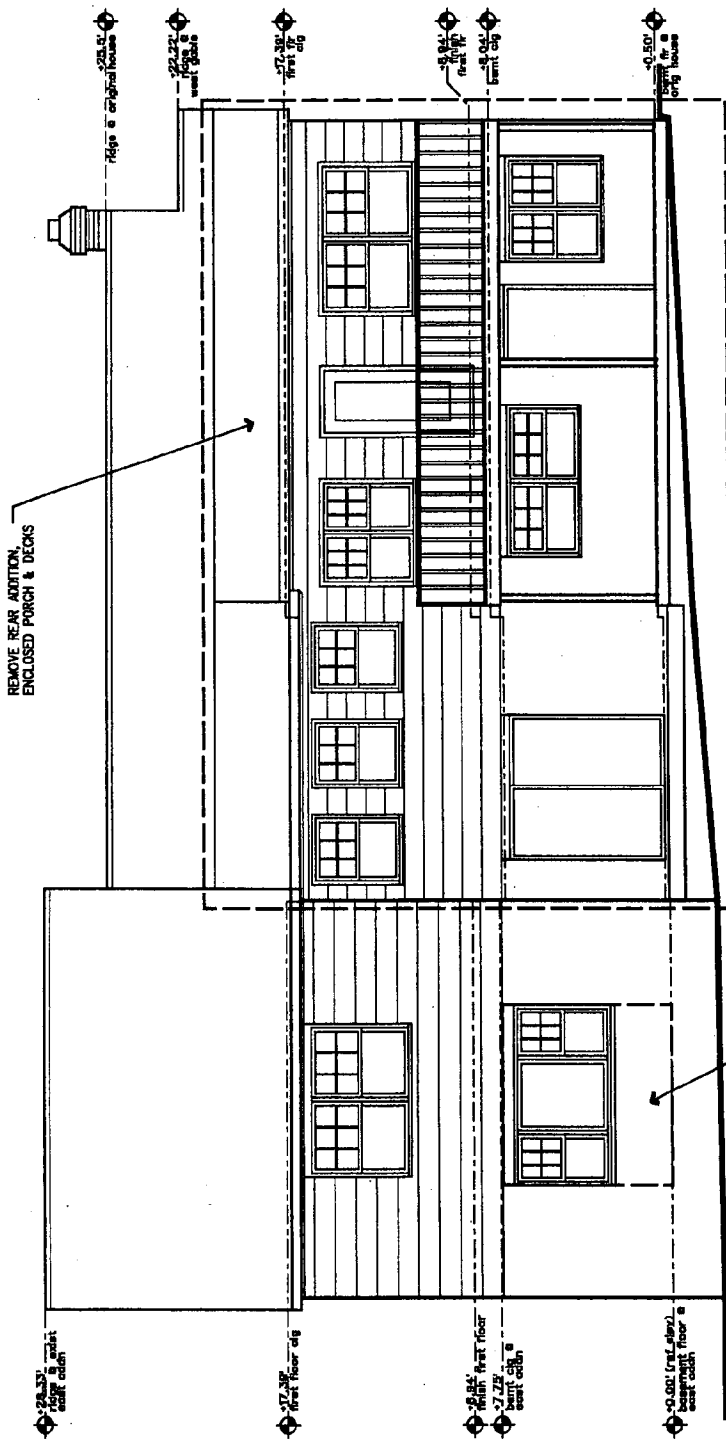
DRAWING: Proposed West Elevation

DATE: 23 November 2004

SCALE: 1/8" = 1'-0"

SK 11



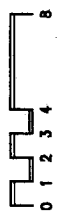
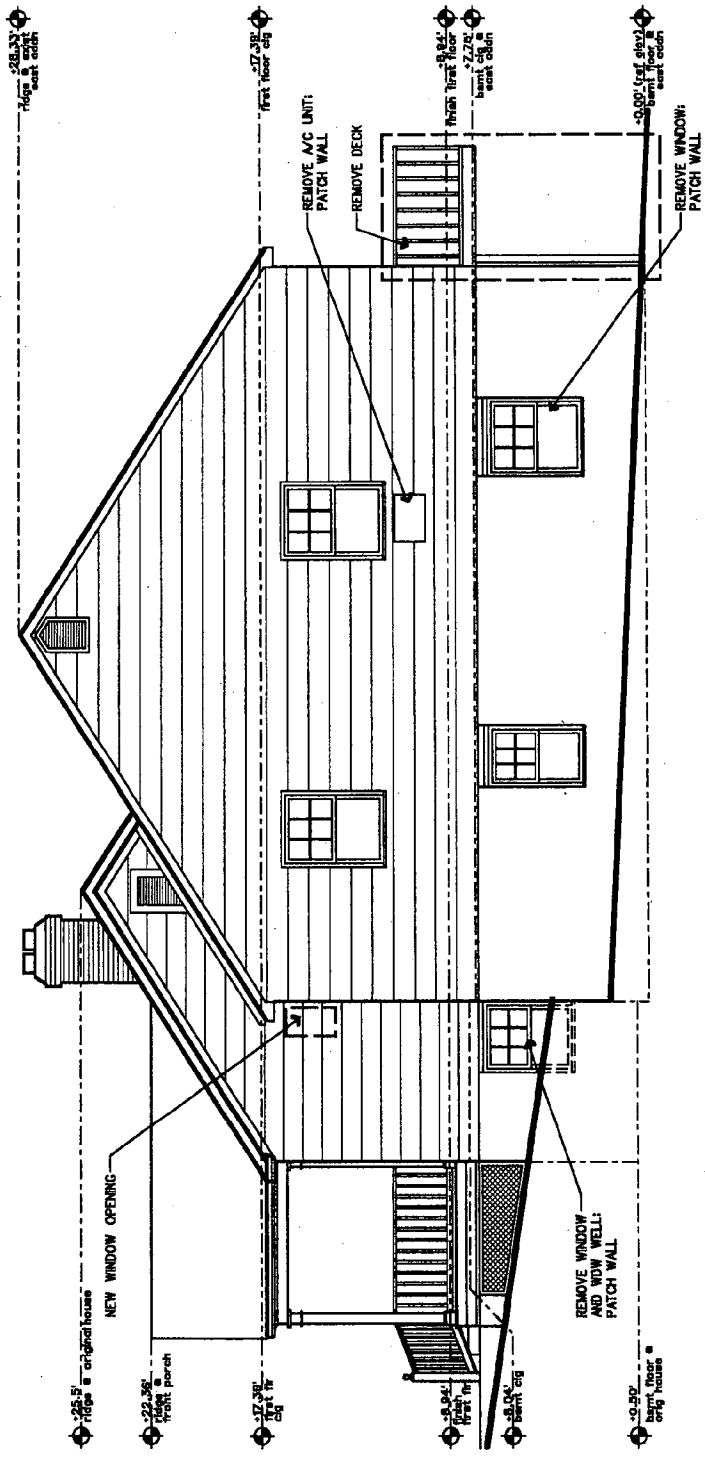


STACY STUDIO
 9908 Indian Lane, Silver Spring MD 20901 301 593 0099

ADDITIONS AND ALTERATIONS TO THE
GIOLIN RESIDENCE
 4709 Strathmore Avenue
 Garrett Park, Maryland 20896

DRAWING: Existing North Elevation
 DATE: 23 November 2004
 SCALE: 1/8" = 1'-0"

SK 06
 21

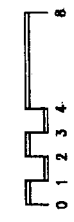
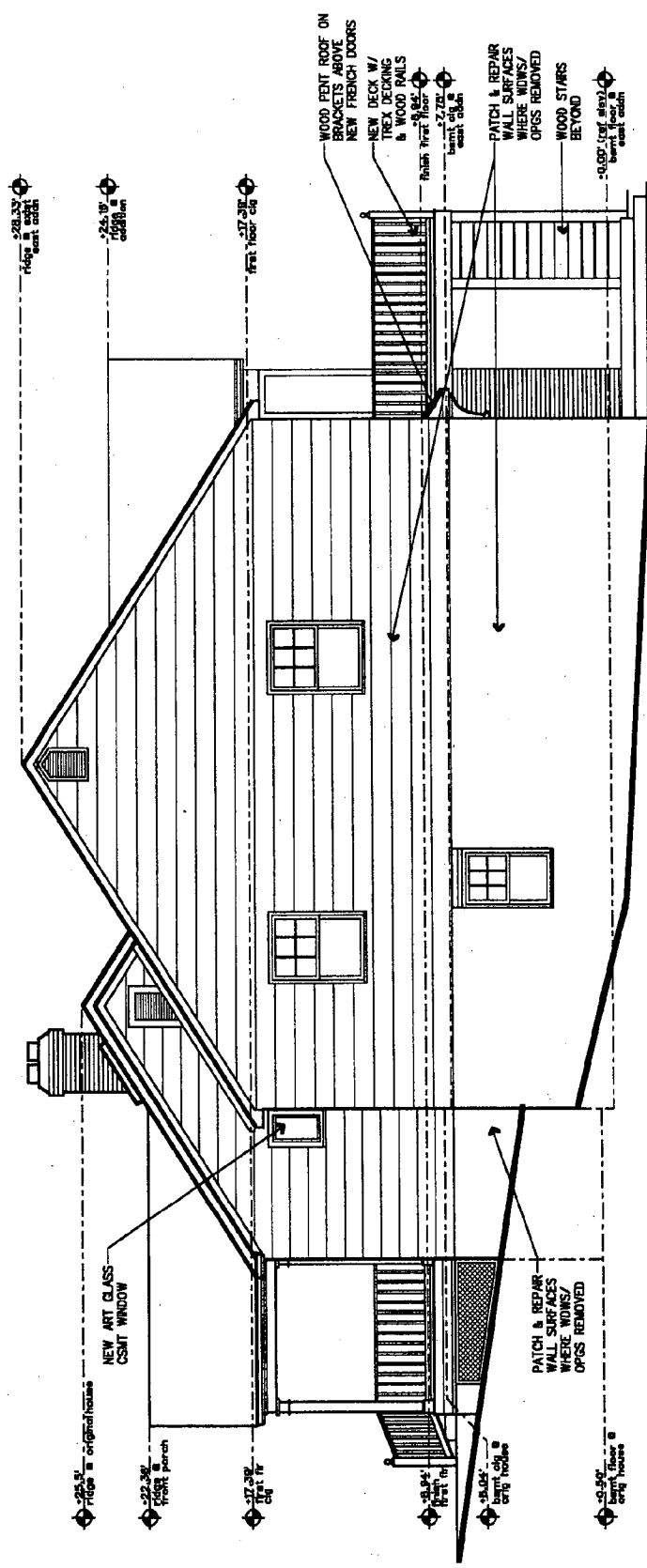


STACY STUDIO
 9908 Indian Lane Silver Spring MD 20901 301.593.0099

ADDITIONS AND ALTERATIONS TO THE
GIBLIN RESIDENCE
 4709 Strathmore Avenue
 Garrett Park, Maryland 20896

DRAWING: Existing East Elevation
 DATE: 23 November 2004
 SCALE: 1/8" = 1'-0"

SK 07
 14

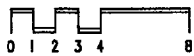
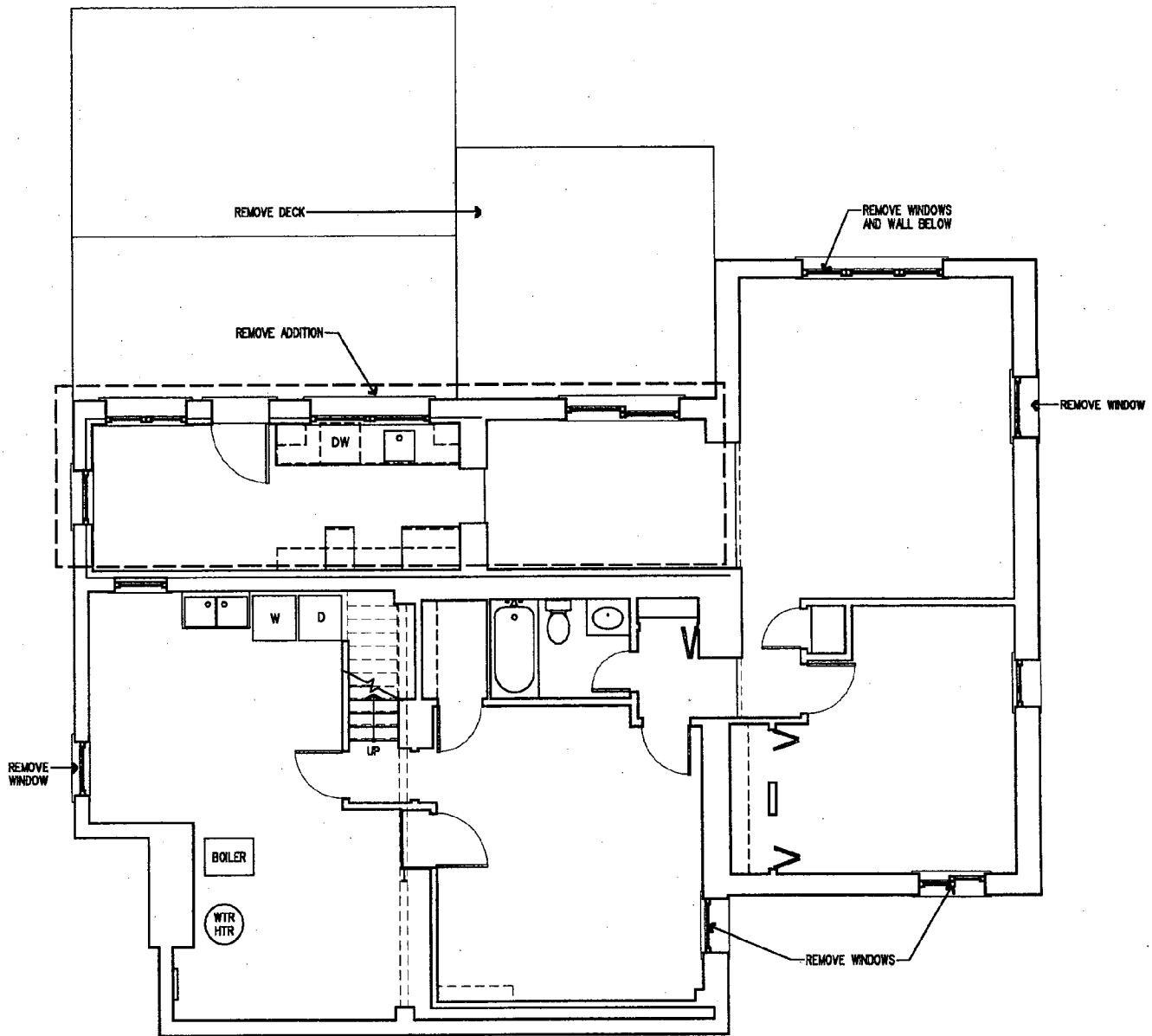


STACY STUDIO
 9908 Indian Lane Silver Spring MD 20901 301 593 0099

ADDITIONS AND ALTERATIONS TO THE
GIOLIN RESIDENCE
 4709 Strathmore Avenue
 Garrett Park, Maryland 20896

DRAWING: Proposed East Elevation
 DATE: 23 November 2004
 SCALE: 1/8" = 1'-0"

SK 73
 15



SK 03

DRAWING: Existing Ground Floor Plan

DATE: 23 November 2004

SCALE: 1/8" = 1'-0"

ADDITIONS AND ALTERATIONS TO THE

GIBLIN RESIDENCE

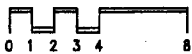
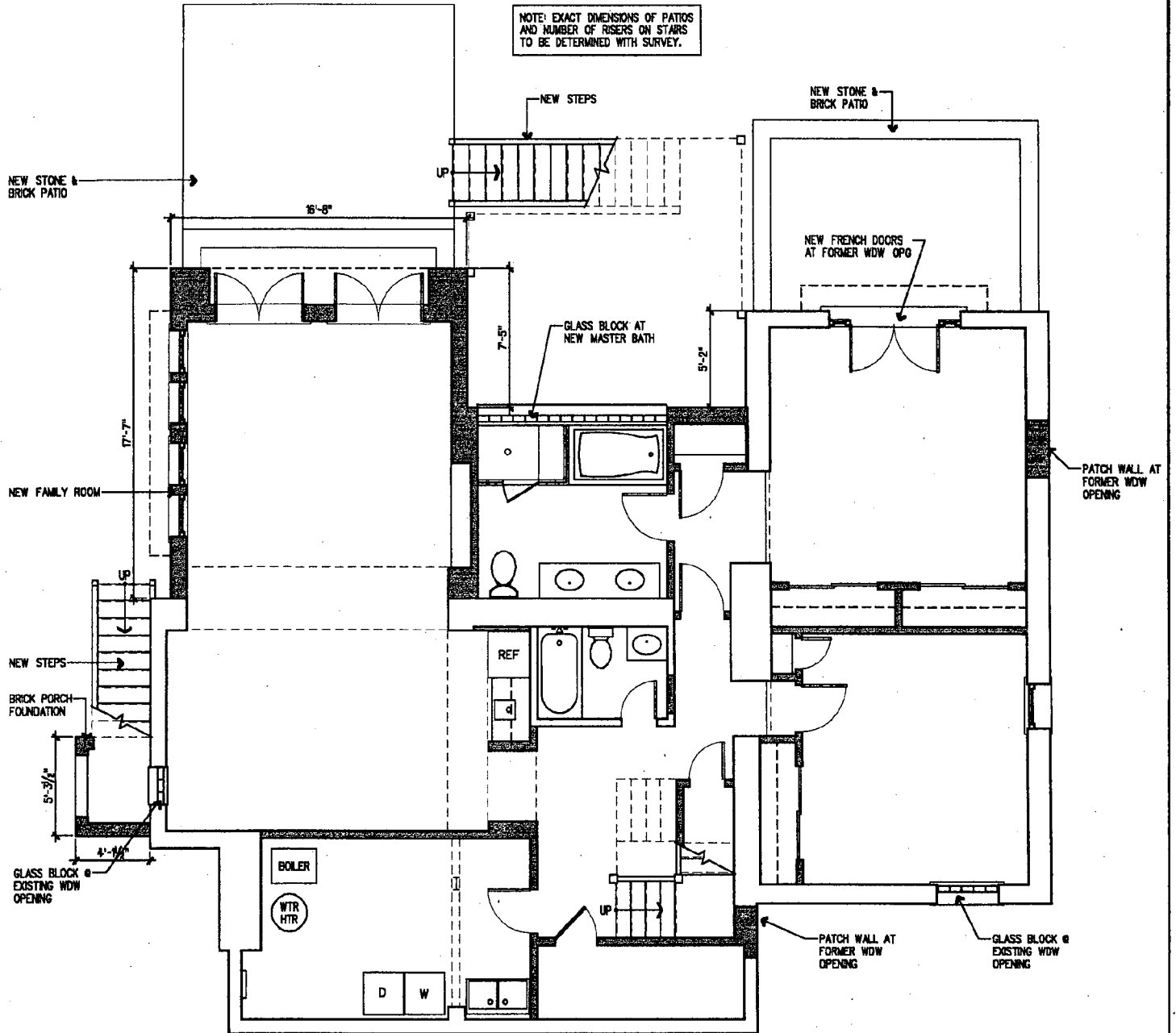
4709 Strathmore Avenue
Garrett Park, Maryland 20896

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593 0099

16

NOTE: EXACT DIMENSIONS OF PATIOS AND NUMBER OF RISERS ON STAIRS TO BE DETERMINED WITH SURVEY.



SK 09

DRAWING: Proposed Ground Floor Plan

DATE: 23 November 2004

SCALE: 1/8" = 1'-0"

ADDITIONS AND ALTERATIONS TO THE

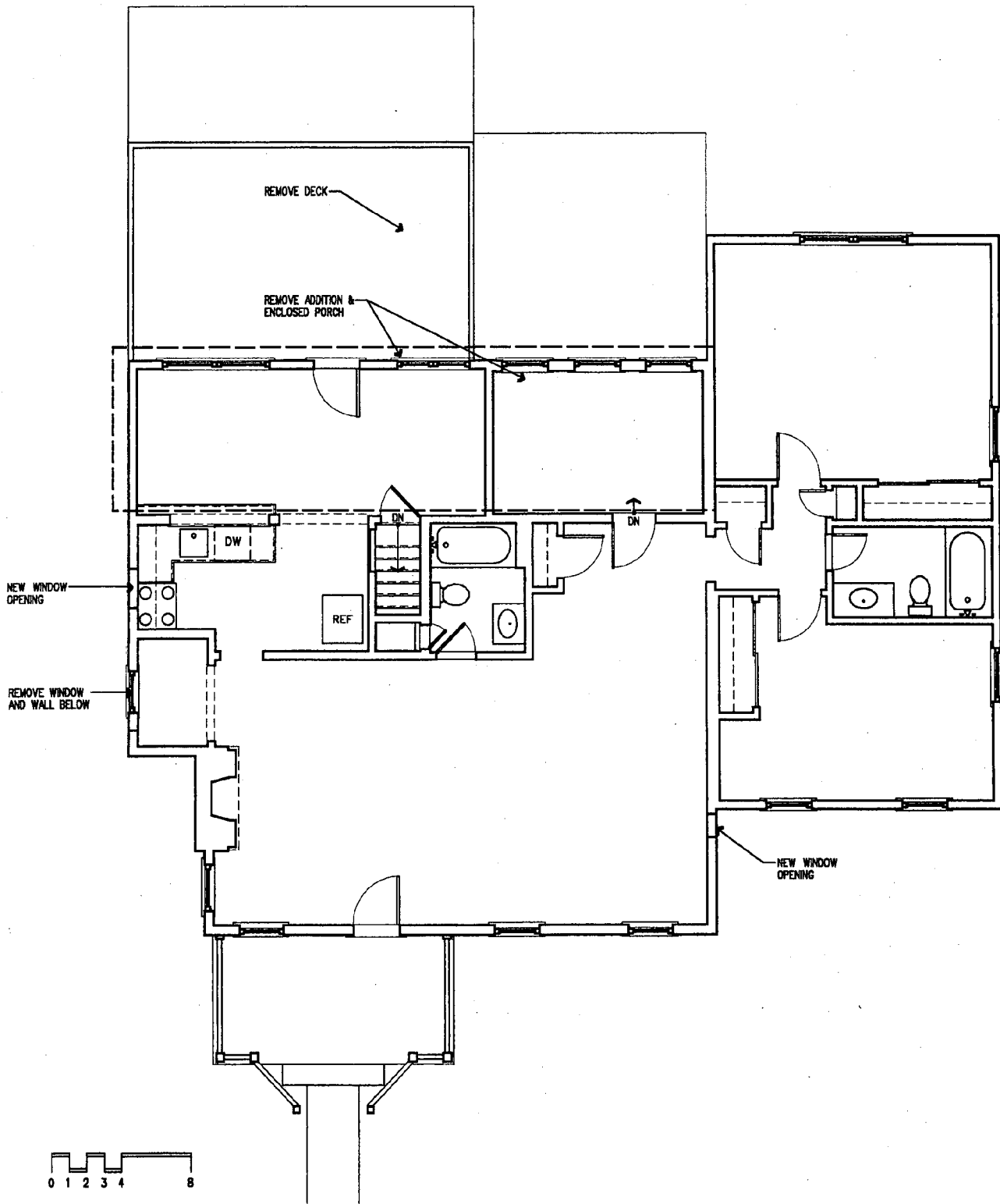
GIBLIN RESIDENCE

4709 Strathmore Avenue
Garrett Park, Maryland 20896

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593 0099

17



SK 02

DRAWING: Existing First Floor Plan

DATE: 23 November 2004

SCALE: 1/8" = 1'-0"

ADDITIONS AND ALTERATIONS TO THE

GIBLIN RESIDENCE

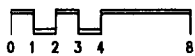
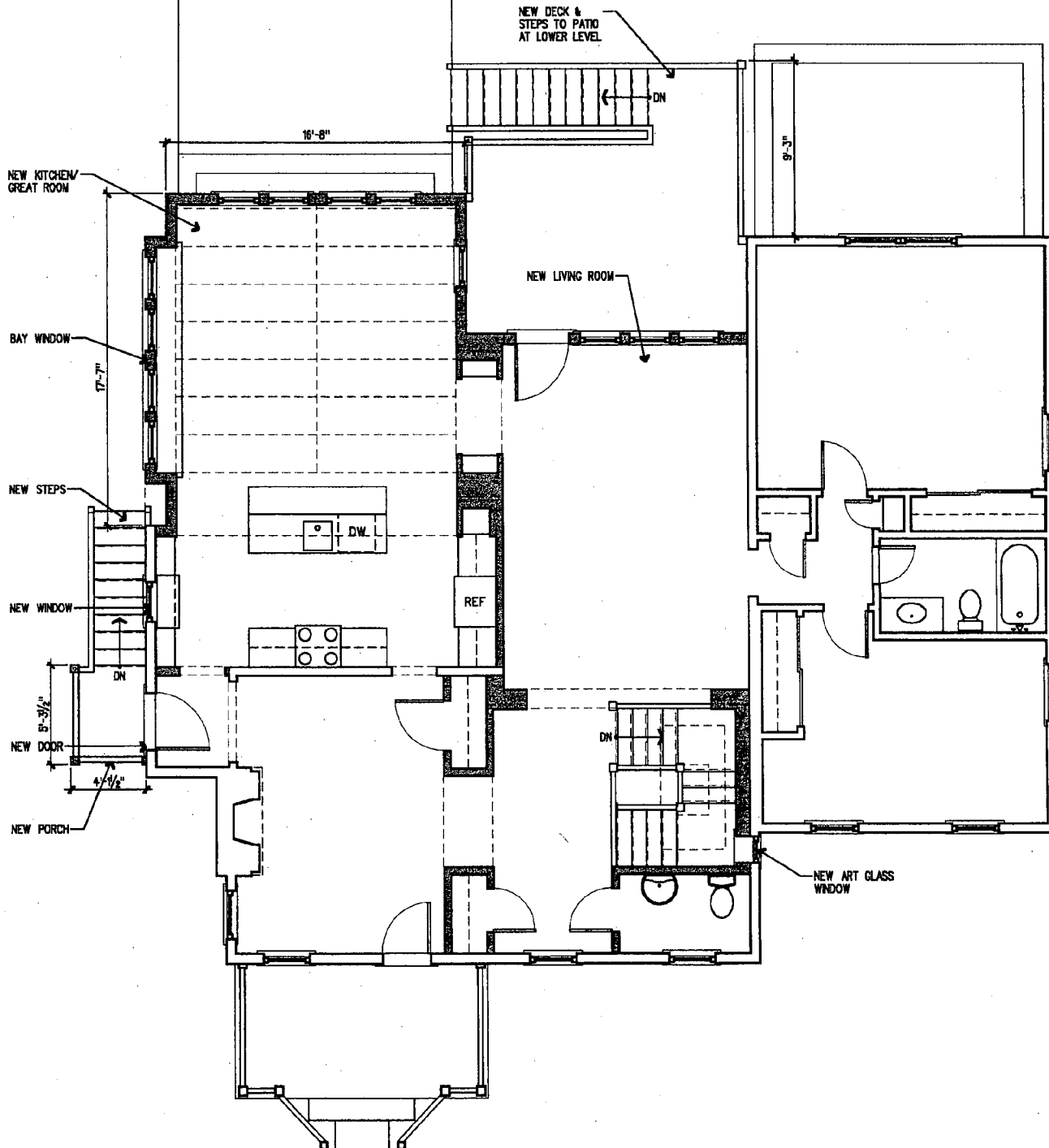
4709 Strathmore Avenue
Garrett Park, Maryland 20896

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593 0099

18

NOTE: EXACT DIMENSIONS OF PATIOS
AND NUMBER OF RISERS ON STAIRS
TO BE DETERMINED WITH SURVEY.



SK 08

DRAWING: Proposed First Floor Plan

DATE: 23 November 2004

SCALE: 1/8" = 1'-0"

ADDITIONS AND ALTERATIONS TO THE

GIBLIN RESIDENCE

4709 Strathmore Avenue
Garrett Park, Maryland 20896

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301.593.0099

(19)



Street (South) Elevation



Rear (North) Elevation

GIBLIN RESIDENCE
4709 Strathmore Avenue
Garrett Park, MD 20896

STACY STUDIO
9908 Indian Lane
Silver Spring, MD 20901



West Elevation



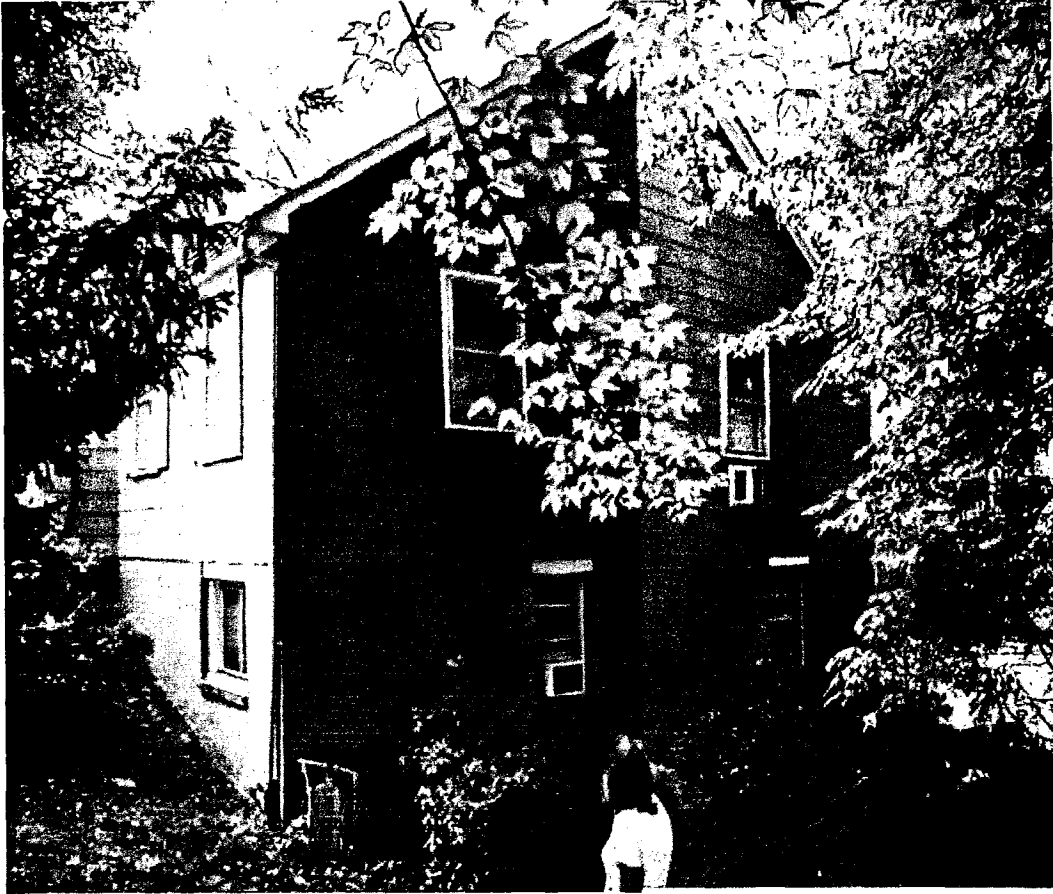
West Elevation - Rear Addition and Deck to be Removed;
Original Gable to be Restored

GIOLIN RESIDENCE

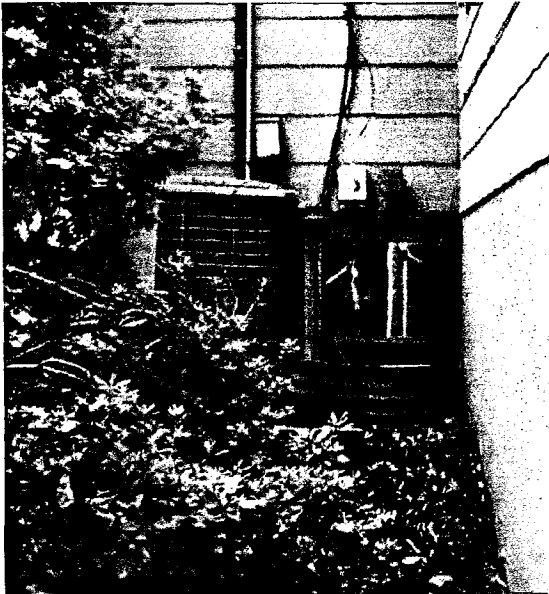
4709 Strathmore Avenue
Garrett Park, MD 20896

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901



East Elevation



Detail: Basement Window on East Elevation, to be removed

GIOLIN RESIDENCE

4709 Strathmore Avenue
Garrett Park, MD 20896

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901



South Elevation in Context along Strathmore Avenue



10903 Kenilworth Avenue



4705 Strathmore Avenue

GIBLIN RESIDENCE

4709 Strathmore Avenue
Garrett Park, MD 20896

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901



4710 Strathmore Avenue



4706 Strathmore Avenue



4704 Strathmore Avenue



4702 Strathmore Avenue

GIOLIN RESIDENCE

4709 Strathmore Avenue
Garrett Park, MD 20896

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901

Attachement: Chevy House (30-13)
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 $\frac{3}{8}$ -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.

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

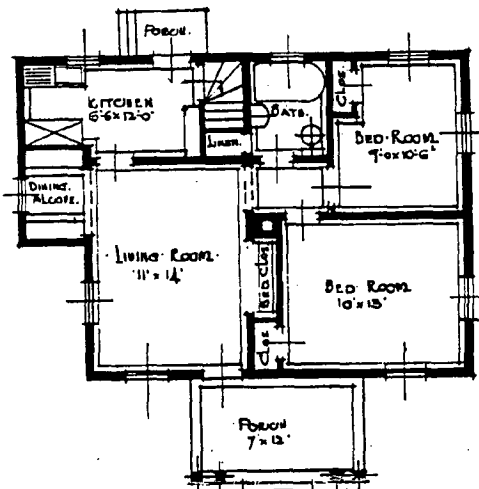
The building, purchasing, and other departments of Maddux, Marshall & Co. are under practical, experienced men of outstanding ability in their respective fields. All material, which is carefully inspected and tested upon delivery, is purchased by an expert staff that knows the market thoroughly and understands 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

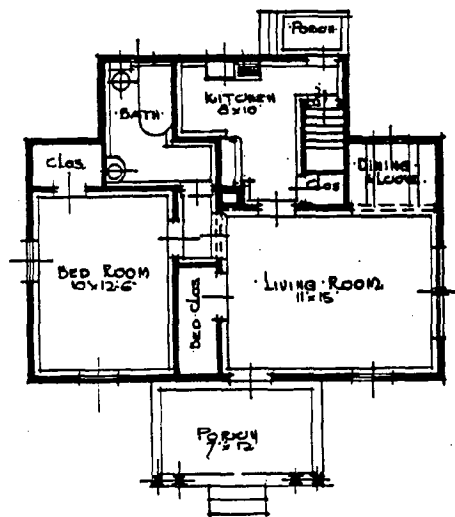
It is because of this splendid organization, economical management, and efficient administration that Maddux, Marshall and Co. can build homes at least 20% below the usual cost, and, therefore, sell them that much cheaper, it being their policy to share with their clients all savings the firm is able 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

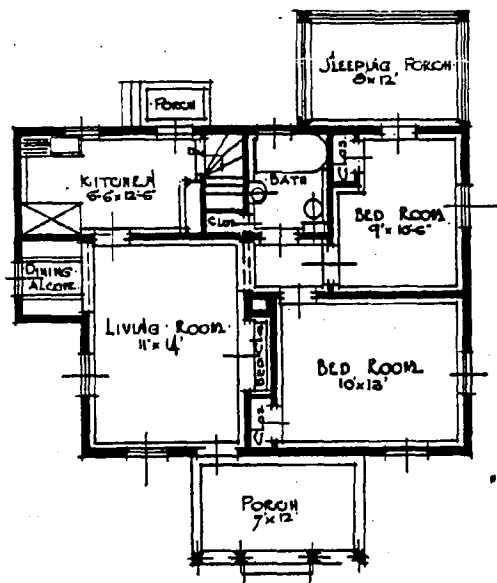
Due to variations from time to time in the cost of material and labor as well as because of other considerations, the prices of the homes in Garrett Park will increase or decrease accordingly, the purchaser always being given full benefit of any decrease in cost of building. Therefore, instead of incorporating 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.



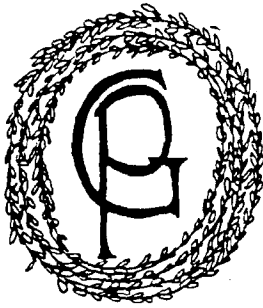
The Sylvan



The Roseland



The Woodbine



GARRETT PARK CHEVY HOUSE TOUR

Presented By the Women's Club

29 April 1984

Welcome to the Garrett Park Chevy House Tour. As Sponsor, the Women's Club warmly thanks the many citizens who are showing their homes today, and thanks, also, to the many others who have made this tour possible. This tour is for the enjoyment of Garrett Park residents and their guests. Please wear your ticket in an easily-seen place all afternoon.

PROGRAM

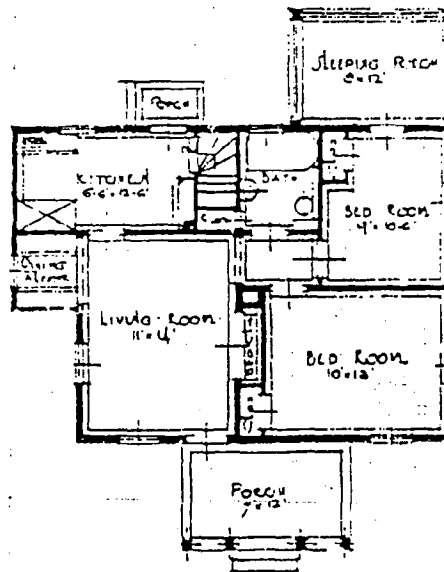
Tour	1:00 p.m. - 4:00 p.m.
Plant Sale	1:00 p.m. - 4:00 p.m.
Reception	4:00 p.m. - 5:00 p.m.

Garrett Park in 1924 was a sylvan wilderness whose 159 residents had some paved streets, some household electricity, no sewers, and constant problems with outhouses and chicken houses. Into this "residential park development of charm and distinction" as their brochure described it, came Maddux, Marshall & Co. (later Maddux, Marshall, Moss & Mallory) to build homes for families of modest means.

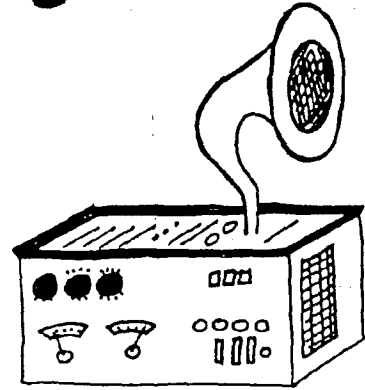
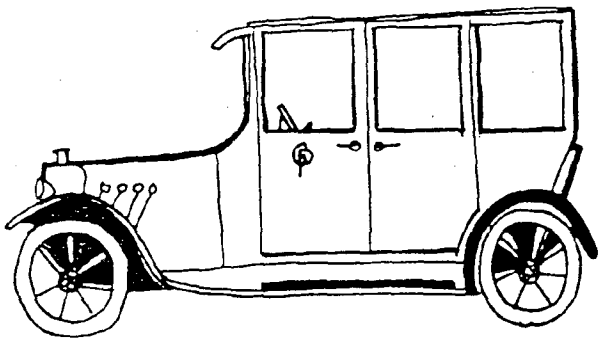
The new ideology that the mass produced flivver would expand the frontiers of the city was cleverly exploited. Small one-story 4M houses were to be sold with the option, to be included with the mortgage, of a garage - \$150 extra, and a Chevrolet \$708/\$820 extra, depending upon the model chosen.

Soon after the houses were begun, Mayor Durr began receiving complaints that the "Chevy Houses" were beneath Garrett Park - too small, too cheap, too cramped. MMM&M hurried to assure the council that no more \$4,950 houses would be built, that only three \$7,500 ones would be built - the next ones would sell for \$8,500, and that at least one lot would be left vacant between the houses. Before the company went bankrupt it had added nearly 50 houses to the tax rolls.

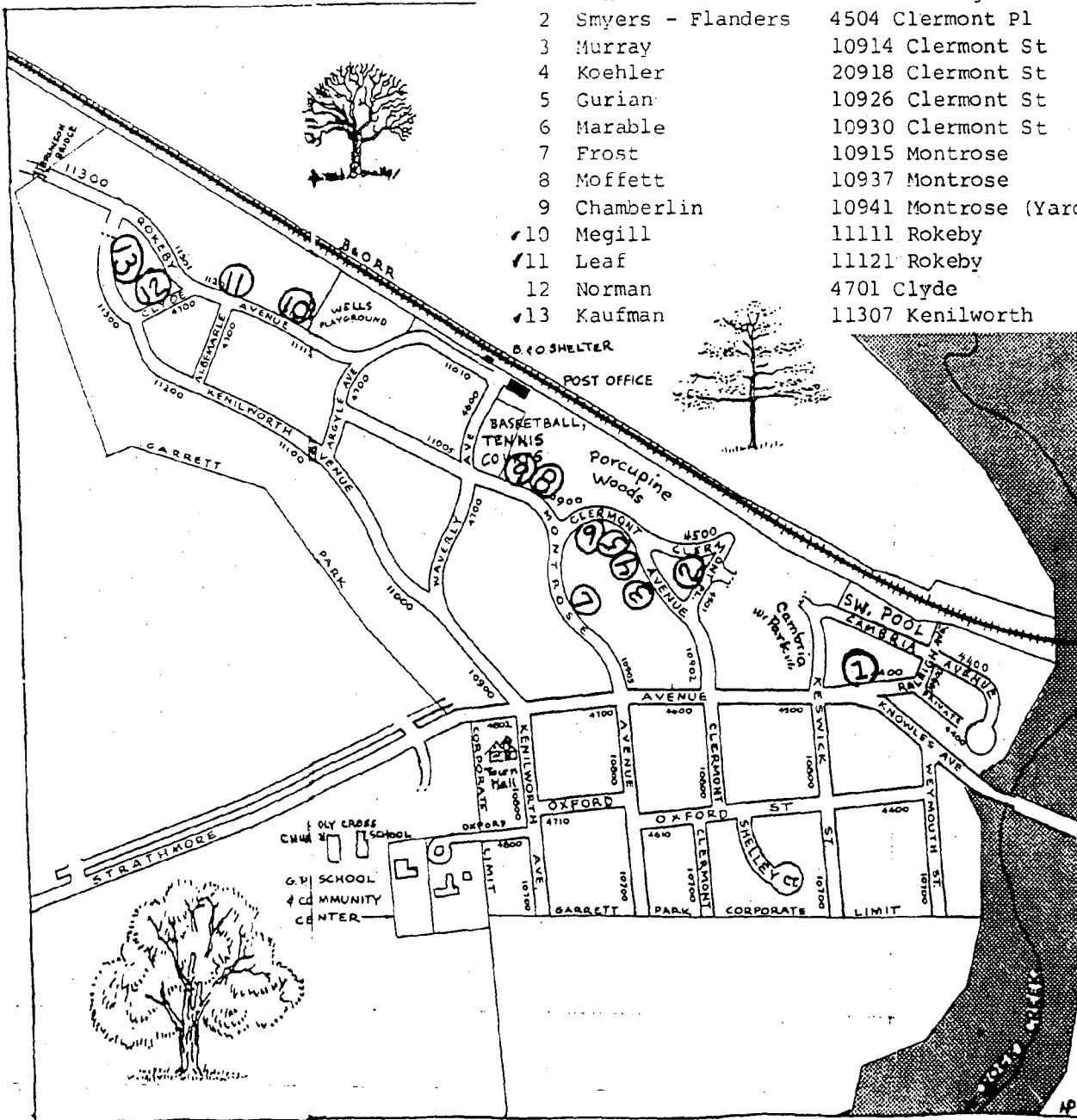
Today you may or may not be able to recognize a "Chevy House". This tour was organized to show you how they have been expanded, remodeled, or in some cases, rebuilt. Below is an original floorplan of the most typical model built.



The Woodbine



- | | |
|---------------------|----------------------------|
| 1 Lincoln | 10900 Raleigh |
| 2 Smyers - Flanders | 4504 Clermont Pl |
| 3 Murray | 10914 Clermont St |
| 4 Koehler | 20918 Clermont St |
| 5 Gurian | 10926 Clermont St |
| 6 Marable | 10930 Clermont St |
| 7 Frost | 10915 Montrose |
| 8 Moffett | 10937 Montrose |
| 9 Chamberlin | 10941 Montrose (Yard only) |
| ✓10 Megill | 11111 Rokeby |
| ✓11 Leaf | 11121 Rokeby |
| 12 Norman | 4701 Clyde |
| ✓13 Kaufman | 11307 Kenilworth |



1. 10900 Raleigh Ave - Ed & Mel Lincoln
We removed the back wall all the way across, enlarging the third bedroom to 11' x 11', widened the kitchen by 2', then added a family room with dining quarter (26' x 16'). There is a 3' wide counter between the kitchen and the family room with a skylight above. A deck was added on outside the family room later (18' x 24').

2. 4504 Clermont Pl - Barbara Smyers/Sob Flanders. In 1927 Lot #3, Sect 96 was bought by 3M's from Pearl & John Shaddick. The house was built between 1924-26 and purchased in '26 by Allie & Urban MacMullen. The MacMullens owned it until 1965 (with the exception of a 1-yr period when they first sold it, then bought it back from Helen Gray). The MacMullens made the front porch into an extension of the living room. In 1965 Charles and Ann Bingham bought the house and turned the back porch into a third bedroom. In 1967 the house was sold to Adolphe Kappus - we bought it from him in 1977.

3. 10914 Clermont Ave - Mrs. Exa Murray
This house, originally bought by Mr. & Mrs. John Lee, was the MODEL Chevy house. It has the fancier door and window facing than most. We are the second owners but several renters lived here between 1937 when John Lee moved to Bethesda and we moved in, in May of 1946. (We bought the house in Nov of 1945 but it took 6-mos to get the renters out!) Incidentally, John Lee chose the Atwater Kent Radio rather than the "Chevy". The changes are: What originally was the living, dining alcove and kitchen is now the living room - odd shaped as it is - it is the living room. The Murphy bed has been removed. The kitchen and dining room have been added across the back of the house. Windows have been closed up and others have been added.

4. 10918 Clermont Ave - Paul & Angelina Koehler

- 12' x 14' = 168 s.f.
- opens up into adjoining existing room 12' x 10'
- common cathedral ceiling
- ceramic tile floor
- double glazed windows/sliding doors
- crawl space below floor
- h.w. heat - no a/c

5. 10926 Clermont Ave - Joan Gurian
This Chevy house, built in 1925, has undergone several modifications, making it more suitable for today's lifestyle, without sacrificing the character of the original house. The screened porch was enclosed. In the mid-sixties, the

rear porch was enclosed to be used as a family room, and a new open porch added (without exit to the yard, so that it could serve as an outdoor-playpen for the then owners children). Major remodeling, consisting of moving the kitchen into the enclosed porch and removing the wall between the living room and old kitchen, thereby enlarging the living room, took place in 1975.

6. 10930 Clermont Ave - Walt & Joyce Marable
Built in 1923 as a two-bedroom bungalow, it was first modified during the '40s by adding a wing to the north end of the bldg - two additional bedrooms upstairs and a large family room on the lower level. To reach the lower level, the smaller original upstairs bedroom was converted into a small hallway and stairway to the living room - the stairway turns 90° while descending. The backporch was probably enlarged at this time. An outside entrance was also provided for the lower level family room via a sentry box and stone walkway. Steps led from the stone walkway to the upper original porch (the steps were moved from front to side). During the 50's, the front original upstairs bedroom was divided in half, providing two small bedrooms. After the Marables purchased the house in 1965, changes were made to accommodate their growing family. The first major change involved enlarging the kitchen by moving the wall 4' providing an eating area in the kitchen. Later changes provided a den, bath and additional bedroom on the lower level. At the time of the kitchen renovation, the front walkway was restored to its original location. Early in 1980, the split front bedroom was restored as a formal dining room. The original living room with fireplace is now a small sitting room.

* ^{H.D.} 7. 10915 Montrose Ave - Robert & Barbara Frost
This is basically an unchanged Chevy house. The Frost's arrived here in 1931. Robert has lived off and on here since 1931 and has since settled here with his family in 1971. The modernizing was done as such - the right and left side backrooms in 1982, the bathroom in 1955, and we extended the front porch in 1982.

8. ^{H.D.} 10937 Montrose Ave - Pat & Dan Moffett
Welcome to our "Woodbine Cottage". This house/garage were built in 1926 for \$6400 and has an extra lot. A two-story addition was built in the mid-40s by the Dupree's making the living room, dining alcove and kitchen one large room. The old kitchen became their nursery with a connecting door to the master bedroom. A skylight was inserted in the bathroom ceiling when they covered the old bathroom window. Since we "traded up" four years ago, the things we've done have been mainly functional - plumbing, wiring, fixing leaks, adding a closet in the living room next to the front door, and a closet in the front bedroom, and re-doing the master bedroom from insulation to making the wood-work trim. The most noticeable improvement has been to rip off the old delapidated screened front porch, open up the archway, and adding the railing. In case your wondering where the kitchen is, come downstairs. Here you'll find a family room and a 40s "modernized" kitchen which, as you can see, is ready to be updated - we hope to do this in May.

9. ^{H.D.} 10941 Montrose Ave - Bennett Chamberlin and Kathy This Chevy house was owned by Bennett's folks, who bought it in 1940. They added a third bedroom and kitchen with a small porch to the back and turned the original kitchen area into a dining room. After Bennett bought the house from his folks in 1964, he added a pool and patio as well as a wet bar under the small porch for summer entertaining. Most recently he has added a gazebo which overlooks the pool. Primarily designed by him, and built from scratch, the gazebo adds a lot of charm to the many trees and surrounding flower gardens.

10. 11111 Rokeby Ave - Ray & Annabelle Megill
We purchased this home in May of 1982. The house had two bedrooms, one used by Megan, our 1-yr old daughter, and the other shared by my husband, myself, our dog, and our grand piano. In remodeling, we, of course, opted for a room for that lovely grand piano. This is now our home. We hope you love it is much as we do!

11. 11121 Rokeby - Margaret Leaf
Architect Don Hawkins started this mid-70's renovation by removing the front porch; he then added a new entry outside the original fireplace wall. The original living/dining area became a new den and formal dining room. The original front door was placed with a window to match the original units. The garage was removed and a driveway added. The new living room - built to the right of the new entry has an open ceiling and celestory windows giving it a great feel of open space. To maximize storage space tall, narrow windows were fitted into that wall between floor-to-ceiling shelves and the sidewalls. Next to the fireplace, a built-in bar stands ready for use behind sliding doors, with a niche above the bar and plenty of record storage on the bottom shelf. Conveniently located in the center of the house, the new dining room is handy to the kitchen - the half wall separates the dining room from the living room without blocking the view to the deck and garden. The new den, is out of the way of day-to-day traffic and is a great place for studying, conversation or curling up in front of the fireplace.

12. 4701 Clyde Ave (Originally 35 Rokeby) Peg & George Norman This remodeled "Woodbine" was and remains one of two Chevy houses located west of Albemarle. A large living room was added approximately in the mid-30's. At the time of purchase by the Normans in July, 1948 the original garage was still "standing". It immediately became our number 1 push-over project and the present garage was built shortly thereafter (1951) by George. In 1963 the rear of the house was remodeled resulting in two bedrooms and an additional bathroom. The original front porch, which now serves as a small but adequate summer sitting room, was changed by George in 1970. We never tire of relating the fascinating tale of the "Chevy House" and Garrett Park to the inquisitive but envious outsider.

13. 11307 Kenilworth Ave - Stuart & Phyllis Kaufman We have lived here for eight years. You are invited to view the renovation of the original living, dining and kitchen area.



Street (South) Elevation



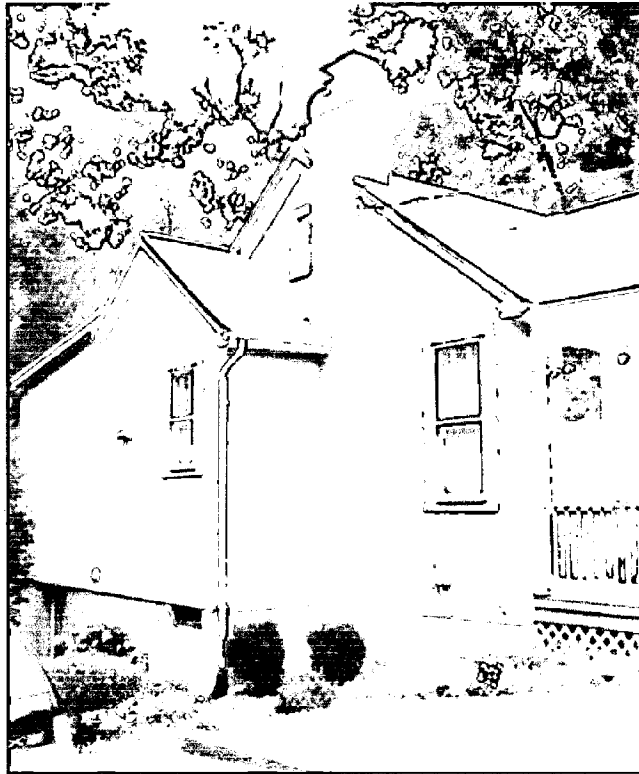
Rear (North) Elevation

GIBLIN RESIDENCE

4709 Strathmore Avenue
Garrett Park, MD 20896

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901



West Elevation



West Elevation - Rear Addition and Deck to be Removed;
Original Gable to be Restored

GIBLIN RESIDENCE

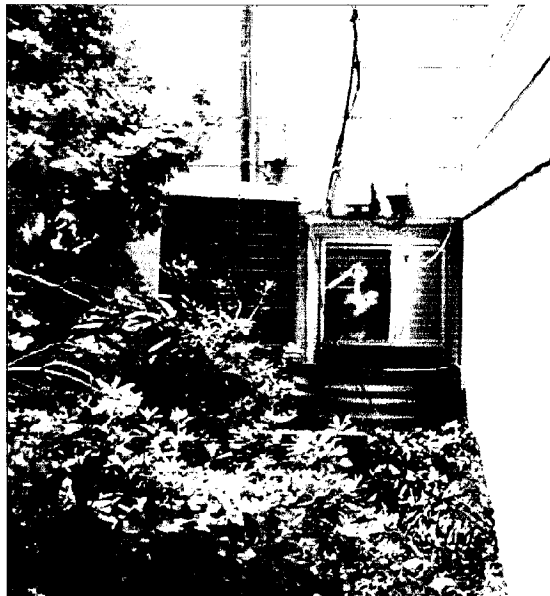
4709 Strathmore Avenue
Garrett Park, MD 20896

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901



East Elevation



Detail: Basement Window on East Elevation, to be removed

GIBLIN RESIDENCE

4709 Strathmore Avenue
Garrett Park, MD 20896

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901



South Elevation in Context along Strathmore Avenue



10903 Kenilworth Avenue



4705 Strathmore Avenue

GIBLIN RESIDENCE

4709 Strathmore Avenue
Garrett Park, MD 20896

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901



4710 Strathmore Avenue



4706 Strathmore Avenue



4704 Strathmore Avenue



4702 Strathmore Avenue

GIBLIN RESIDENCE

4709 Strathmore Avenue
Garrett Park, MD 20896

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901