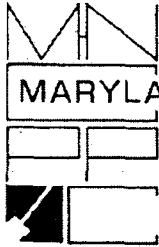


30/13 OSD 10935 Montrose Ave
Garrett Park Historic District

April 2006

Email from
Monica -

they have decided
not to do the
work (move garage,
build addition) and
have moved + are
renting this
house.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland, 20910-3760

Date: November 10, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Anne Fothergill, Senior Planner AF
Historic Preservation Section

SUBJECT: Historic Area Work Permit #400738

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved**.

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: Tim & Monica Tinker

Address: 10935 Montrose Avenue, Garrett Park

This HAWP approval is subject to the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
265 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: MONICA TINKER
Daytime Phone No.: 301 949 8556 (A)
301 651 9056 (C)

Count No.: _____
of Property Owner: TIM + MONICA TINKER Daytime Phone No.: _____
Address: 10935 MONTROSE AVE GARRETT PARK, MD 20896
Street Number City Street Zip Code
Applicant: PABLO REYES Phone No.: _____
Licensor Registration No.: _____
Licensor Name: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

Lot Number: 10935 Street: MONTROSE AVE
City: GARRETT PARK Nearest Cross Street: STRATHMORE AVE
Block: 11 Subdivision: SECTION 97
Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

CHECK ALL APPLICABLE:

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

Construction cost estimate: \$ + 30K (on the high end)

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

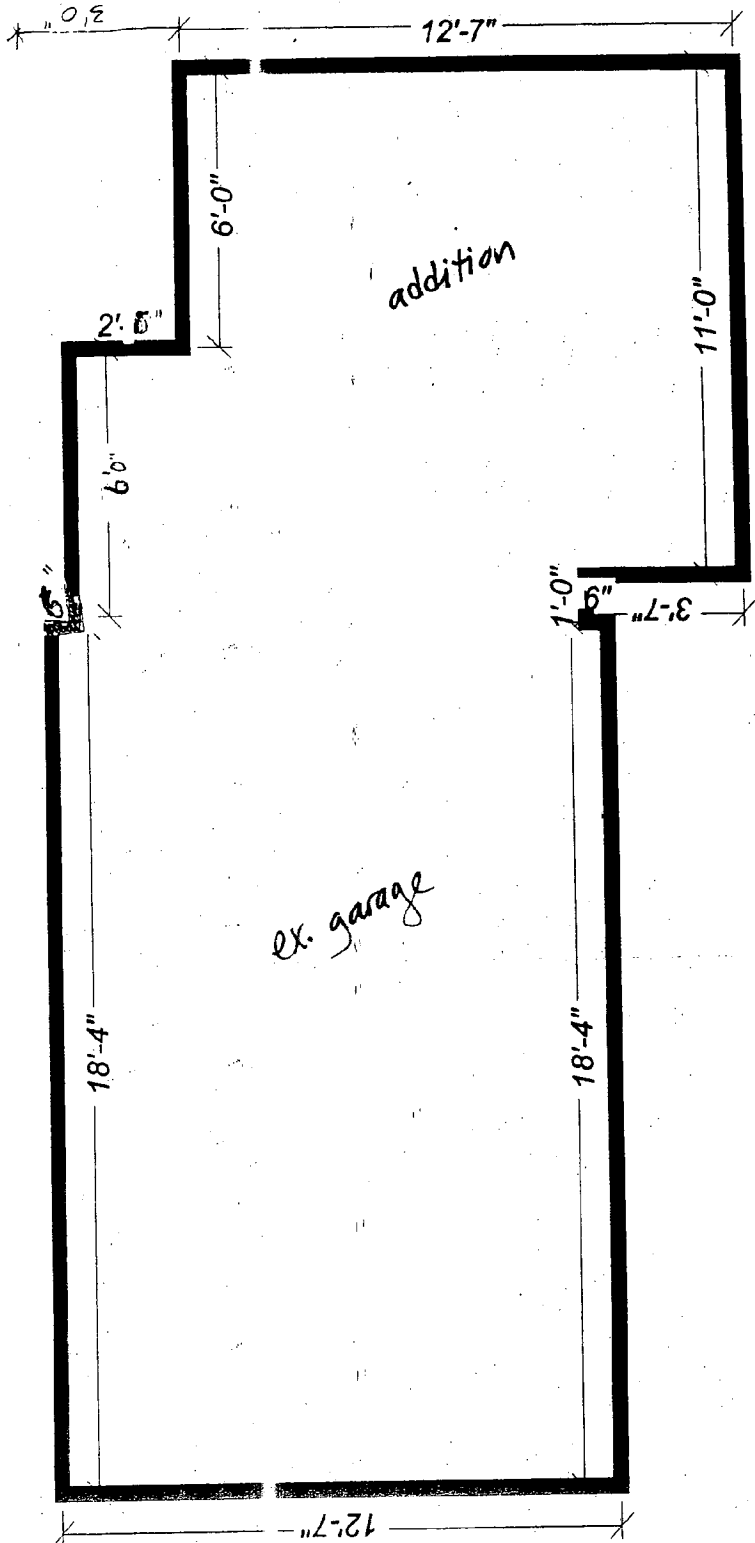
Height _____ feet _____ inches
Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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] _____ 10.04.05
Signature of owner or authorized agent Date

Approved: _____
Disapproved: _____
Application/Permit No.: 4007380 Date Filed: 10/13/05 Date Issued: _____
Signature: Julia O'Malley Date: 11-18-05
Emc

SEE REVERSE SIDE FOR INSTRUCTIONS



Proposed floor plan

APPROVED
 Montgomery County
 Historic Preservation Commission

Julia O'Malley (signature)

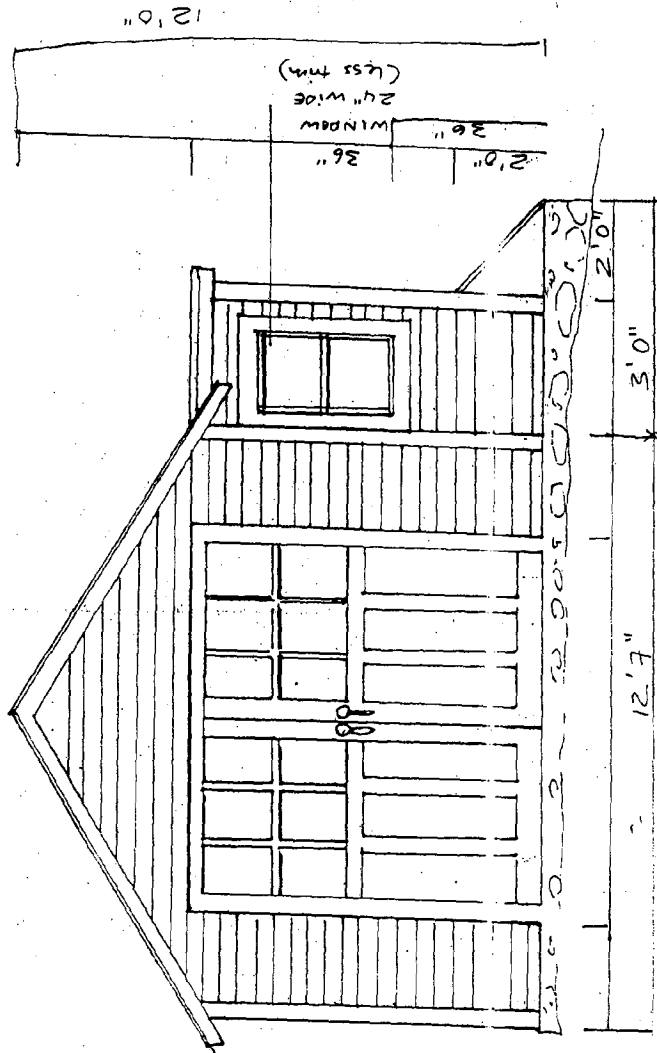
U-17-05

P(1)

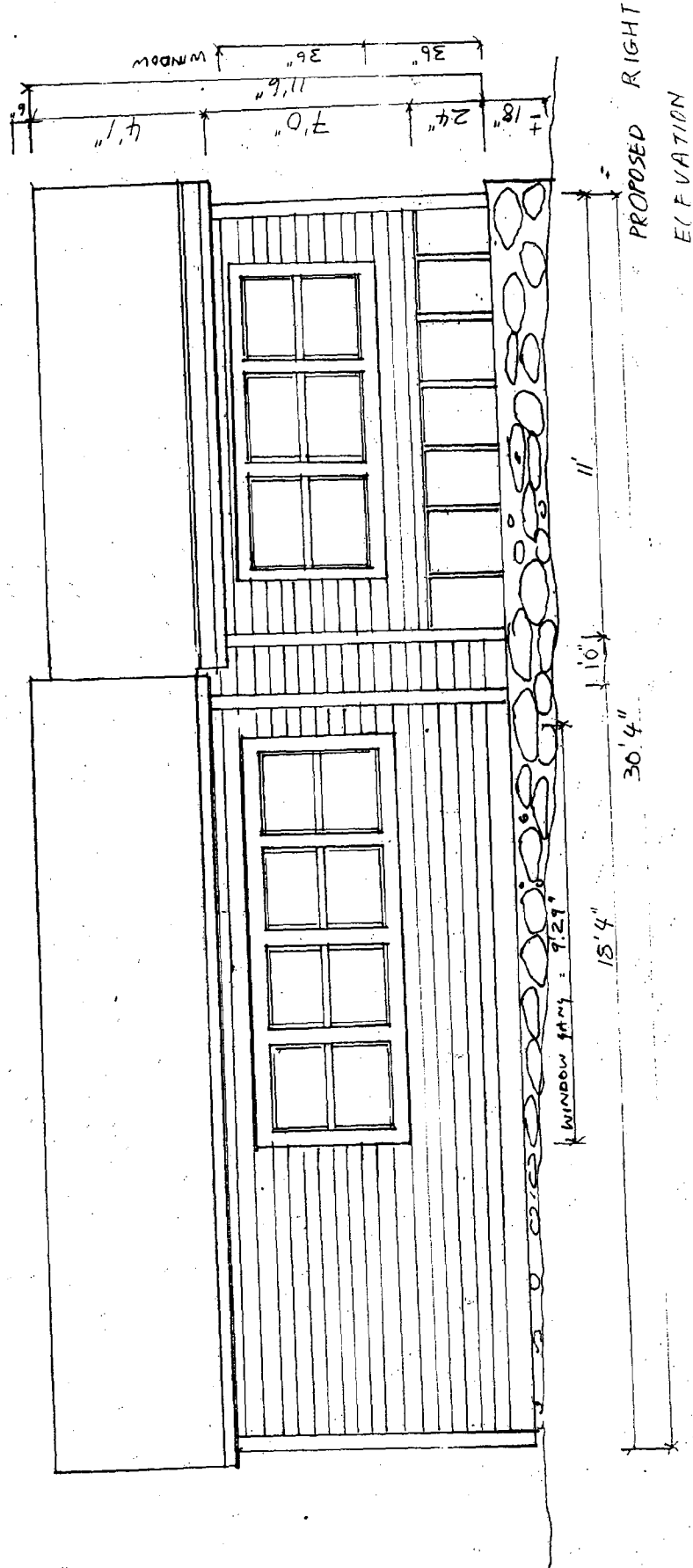
APPROVED
Montgomery County
Historic Preservation Commission

Julia O'Malley #F
11-17-05

PROPOSED FRONT
ELEVATION



APPROVED
 Montgomery County
 Historic Preservation Commission
Julia D. Mallory (Signature)
 117-05



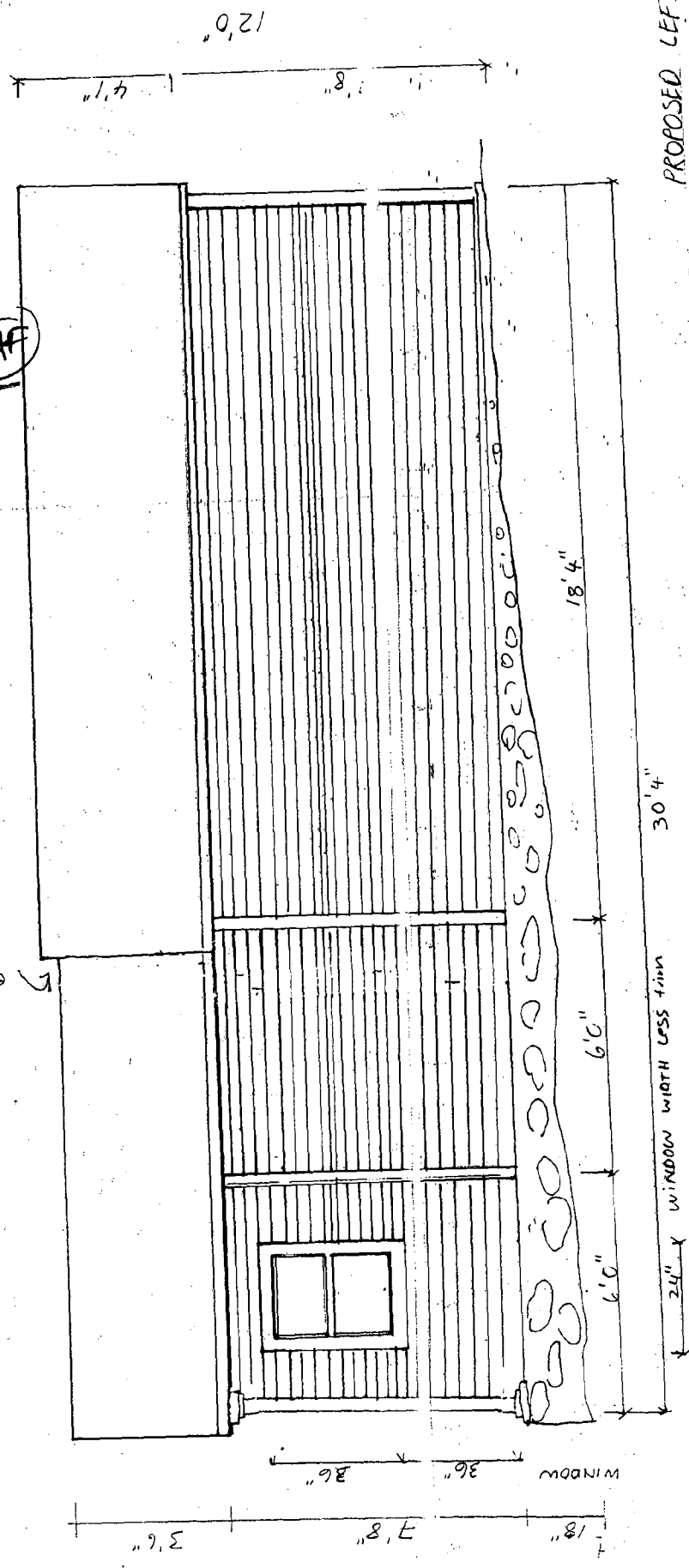
scale 1/4" = 1'

P. (5)

APPROVED
Montgomery County
Historic Preservation Commission

Julia O'Malley (AF)

11-17-05



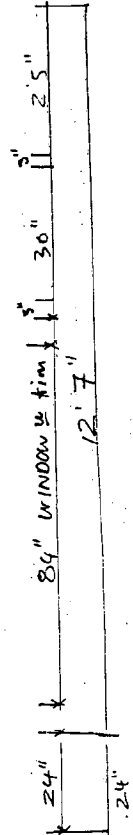
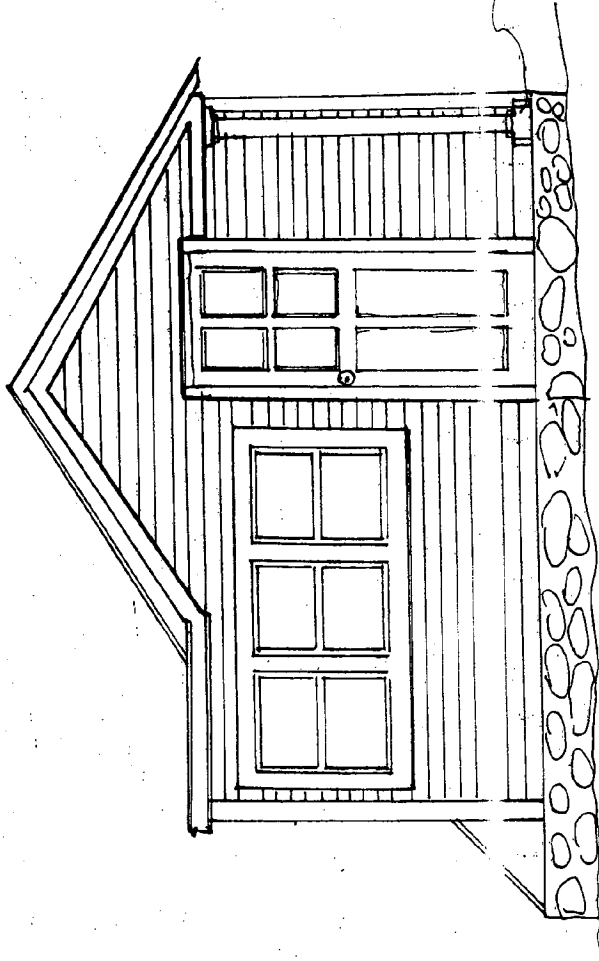
PROPOSED LEFT
ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission

Julia O'Malley **AF**

117-85

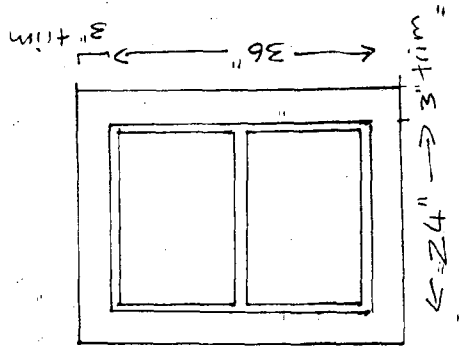
4"x4" wood post



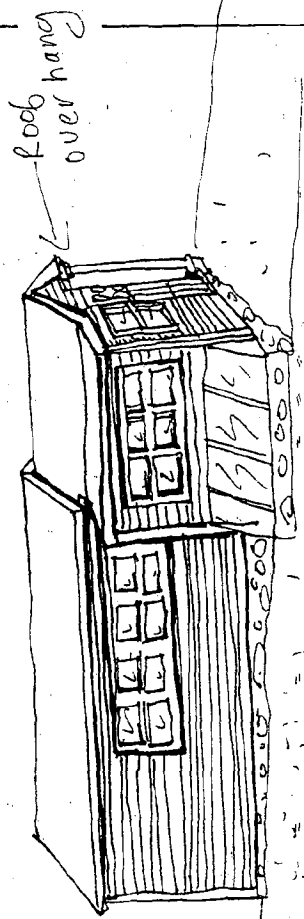
PROPOSED BACK
ELEVATION

- all windows: wood - sash double hung.
- same dimension repeated to make larger groups

WINDOW DETAIL

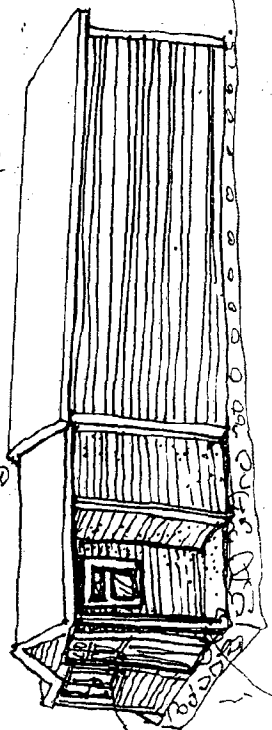


Scale $\frac{4}{8} = 12"$



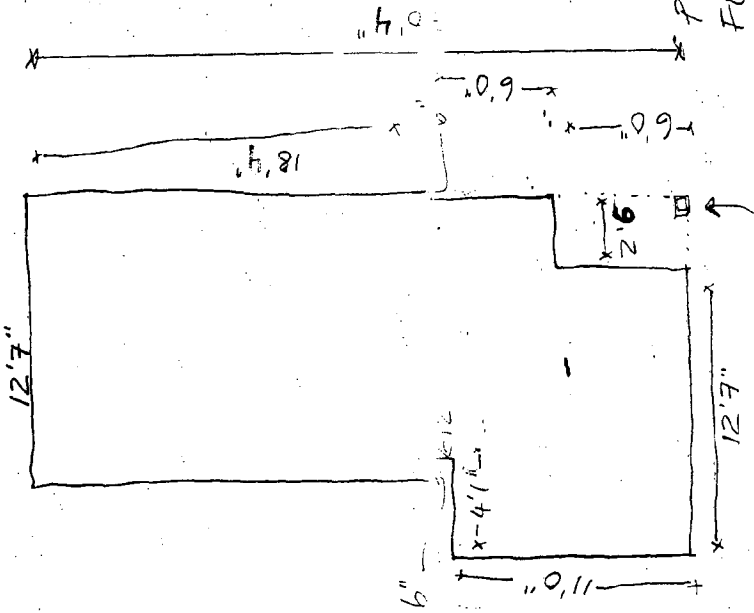
PERSPECTIVE RIGHT

6" drop shed roof butts to garage under fascia board.



PERSPECTIVE LEFT

Roof extends over 3x6" open slab
4 x 4 Post



PROPOSED FOOTPRINT

Scale 1/8" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

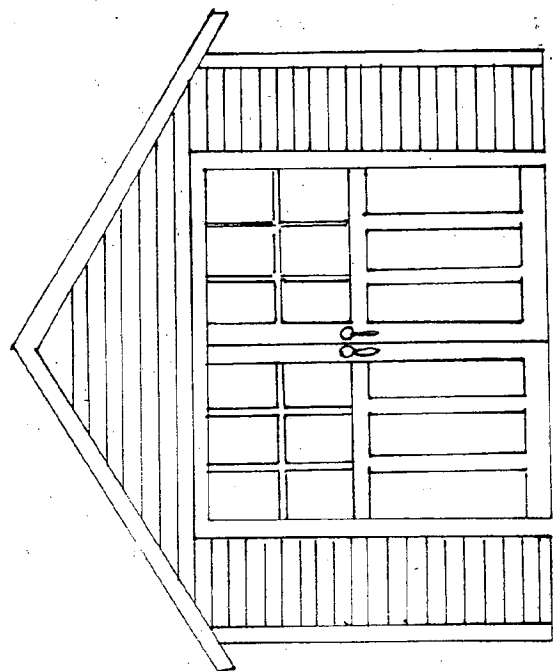
Julia O'Malley

11-17-05

EXISTING FRONT
ELEVATION SHOWING
PROPOSED GARAGE DOOR

APPROVED
Montgomery County
Historic Preservation Commission
Julia G. Hall (AF)

11-17-05



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10935 Montrose Avenue, Garrett Park	Meeting Date:	11/16/2005
Applicant:	Tim and Monica Tinker	Report Date:	11/09/2005
Resource:	Contributing Resource Garrett Park Historic District	Public Notice:	11/02/2005
Review:	HAWP	Tax Credit:	None
Case Number:	30/15-05D	Staff:	Anne Fothergill
PROPOSAL:	Garage relocation and addition	RECOMMENDATION:	Approval

PROJECT DESCRIPTION

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

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.

PROPOSAL

The applicants are proposing to relocate their garage 14 feet straight back from its existing location on their lot. The garage is currently 10 feet behind their deck and in the new location it will be 24 feet behind the deck. See existing and proposed site plans in Circles 6-8.

The applicants also propose to construct an approximately 15' wide x 12' deep rear addition to the garage. There is an existing non-original shed behind the garage and the applicants propose to remove that shed. The rear addition will be clad in Hardiplank, will have a 6" lower roof line than the garage, and will be inset 3 feet on the left side and will extend 4 feet on the right side. The windows in the new addition will be wood or aluminum-clad wood double hung windows and there will be a 4-light wood entry door on the back of the addition. A 2' metal and glass cold frame will be installed in the new addition on the back of the right side. There will be an 18" (at the tallest point) Pennsylvania stone foundation.

They propose to replace the non-original metal roll-up garage door with a wood carriage-type door with simulated divided lights. The proposed door can be seen in Circles 15-19, which include a drawing of the proposed door, the spec sheet for the door, and a photo of an existing Chevy garage down Montrose Avenue with a similar door. They will remove a non-original door from the east side (originally installed by owner with HPC approval three years ago) and will patch the siding with matching wood boards salvaged from the shed. They will install four new wood double hung windows on the east side of the garage to replace the existing non-original windows (also installed three years ago, same HAWP).

No trees will be affected by the garage relocation and addition. See proposed elevations and plans in Circles 9-14.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Garrett Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

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.

Standard # 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The relocation of the original garage of a Chevy House in Garrett Park has been approved twice recently by the HPC. The owners of the house next door were recently approved by the HPC to move their Chevy garage, and the proposed site of the applicants' garage will be appropriately aligned with the neighbors' relocated garage. The proposed new site for the garage will not have an adverse effect on the house or the district.

The proposed garage door is compatible and more appropriate for this garage than the existing door. The demolition of the non-original shed is also approvable. The proposed addition to the garage is small and at the rear and defers to the original garage. The garage door and windows to be replaced are not original and are on the right side and not visible from the front.

Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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 *Secretary of the Interior's Standards for Rehabilitation*,

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.

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

WRITTEN DESCRIPTION OF PROJECT

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

CHEVY HOUSE + GARAGE CONTRIBUTING RESOURCE

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

WANT TO MOVE EXISTING GARAGE 14 FEET STRAIGHT BACK FROM PRESENT LOCATION. WE NEED ALSO TO RAZE + REBUILD THE SECOND SAEED ON THE BACK OF GARAGE.

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 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.

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.

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).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Building Location Plat
Lot 11
Section 97
GARRETT PARK
Montgomery County, Maryland
Scale: 1"=30'

Surveyor's Certificate

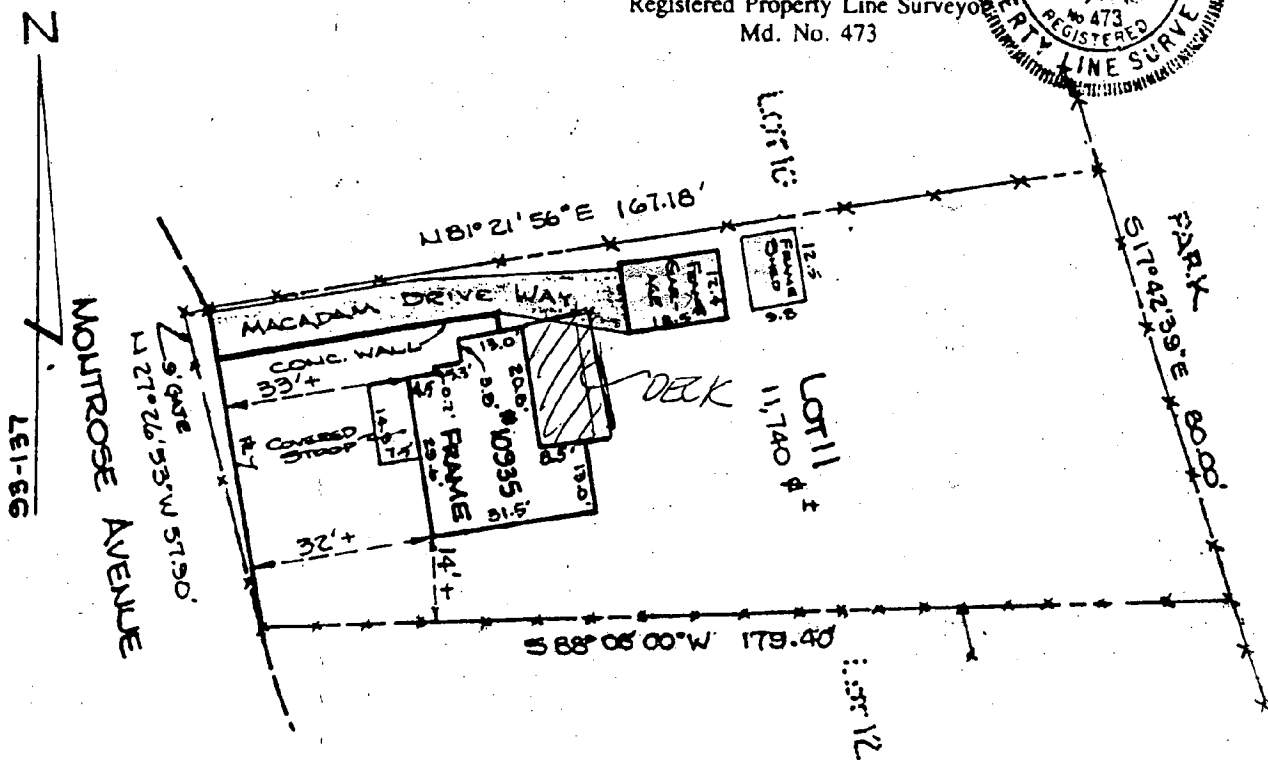
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown. This is not a ALTA/ACSM Survey.

Date: August 18, 1993

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

Plat Book A
Plat No. 27

By: John W. Kostic
John W. Kostic
Registered Property Line Surveyor
Md. No. 473



MONTGOMERY CO. GOVERNMENT

Department of Environmental Protection
Division of Environmental Policy & Compliance

Approved RR FERRO Date 8-27-93

Zoning Class R-90 Page 214/215

Board of Appeals Case _____

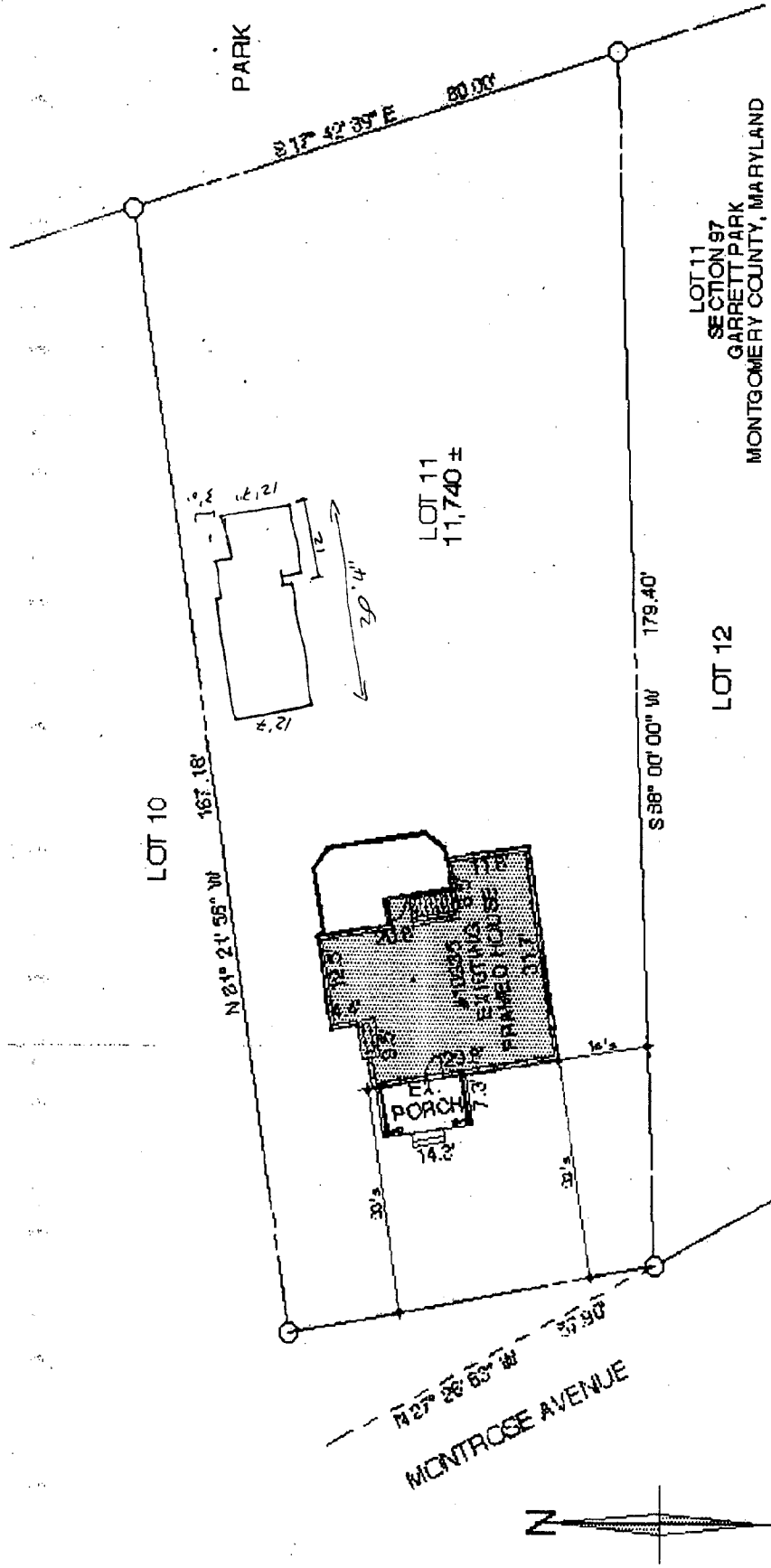
DECK



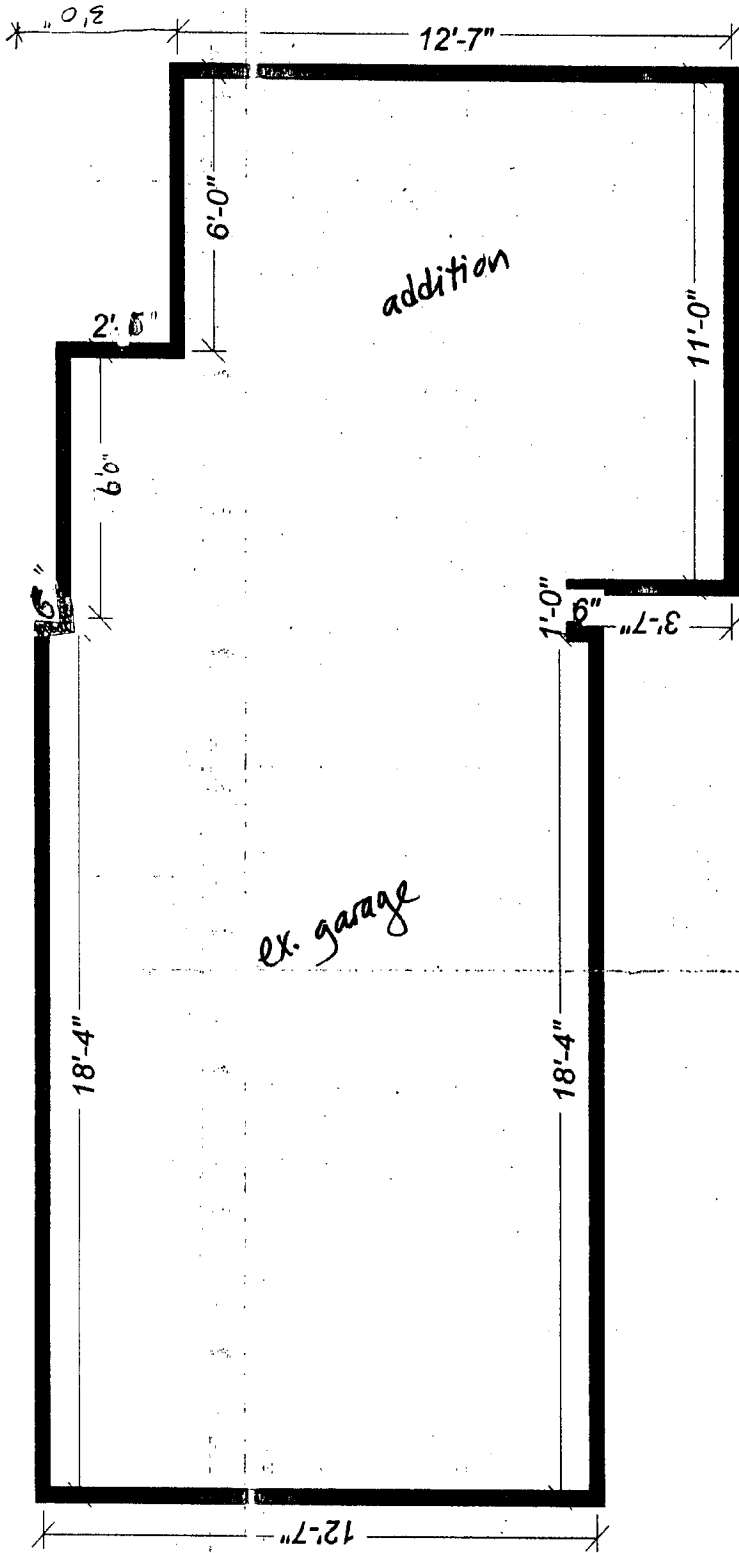
9308270201

TINKER RESIDENCE • MARYLAND

Site Plan *PROPOSED*

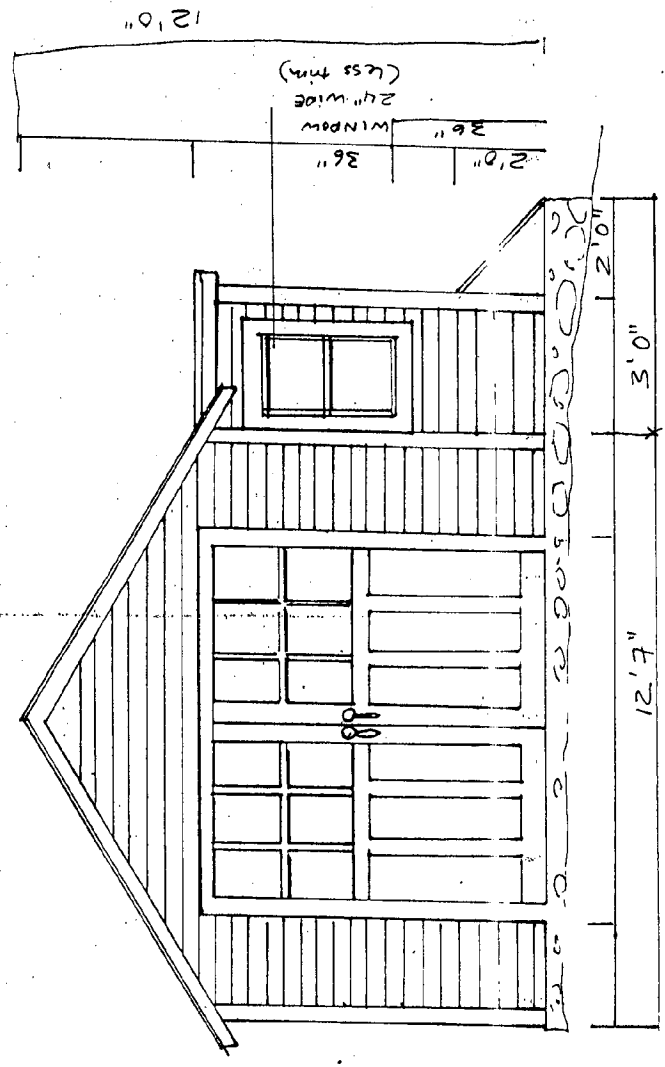


COPYRIGHT © 2004 clyde m. berger, III • architect ards 346 east third street frederick maryland 21701 301.695.7663

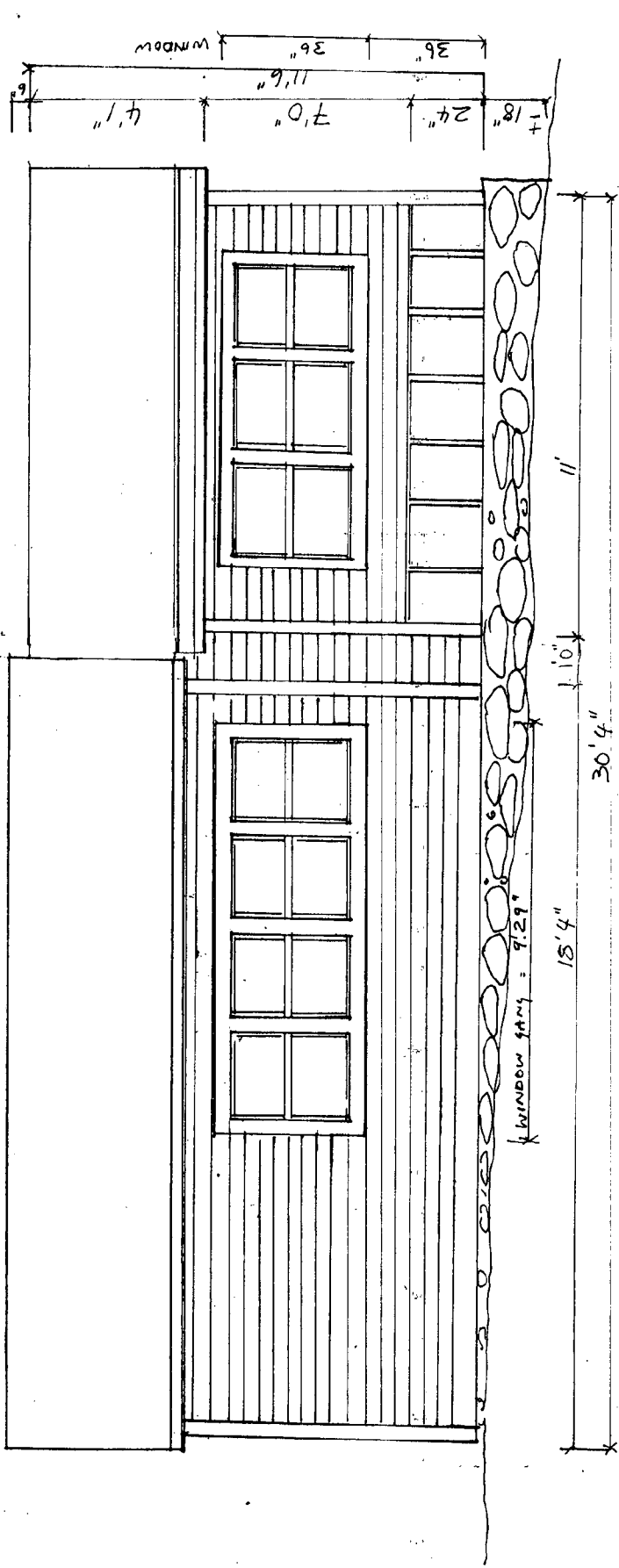


Proposed floor plan

P.T.

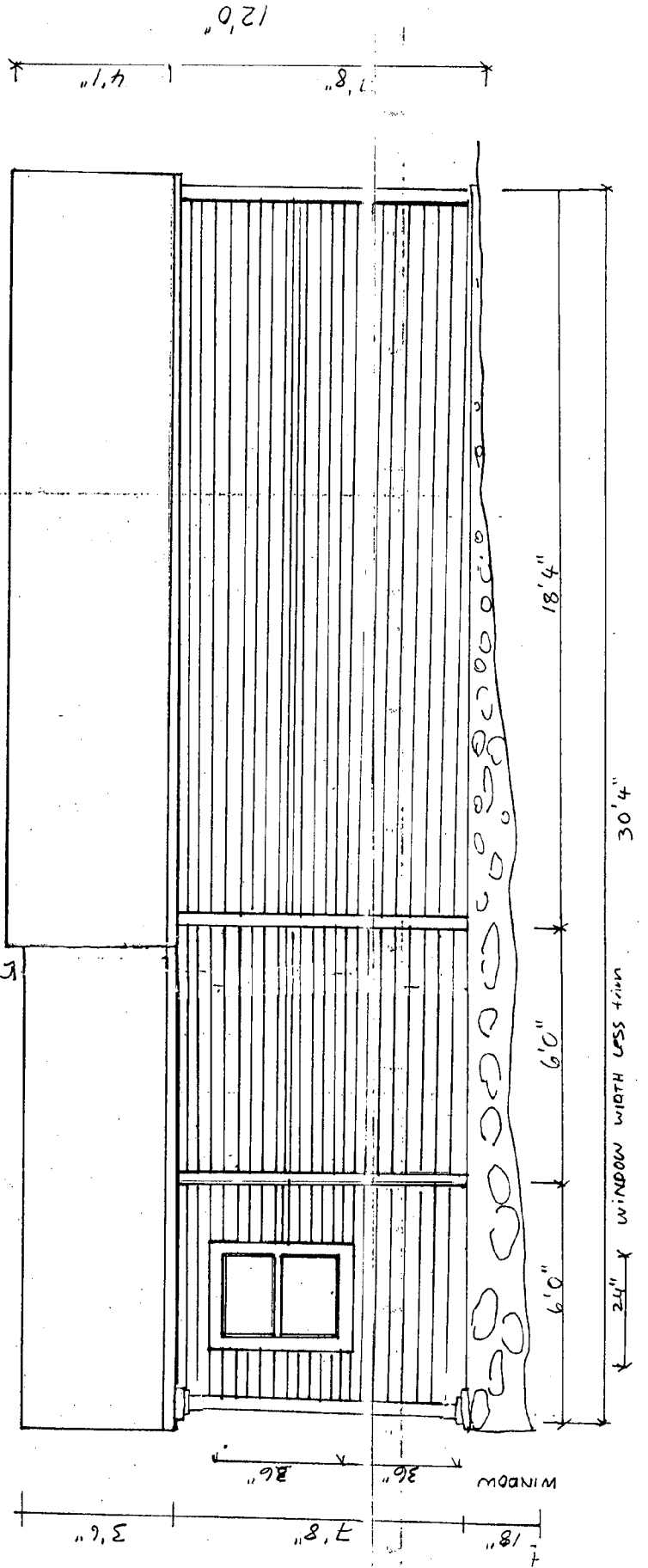


PROPOSED FRONT
ELEVATION



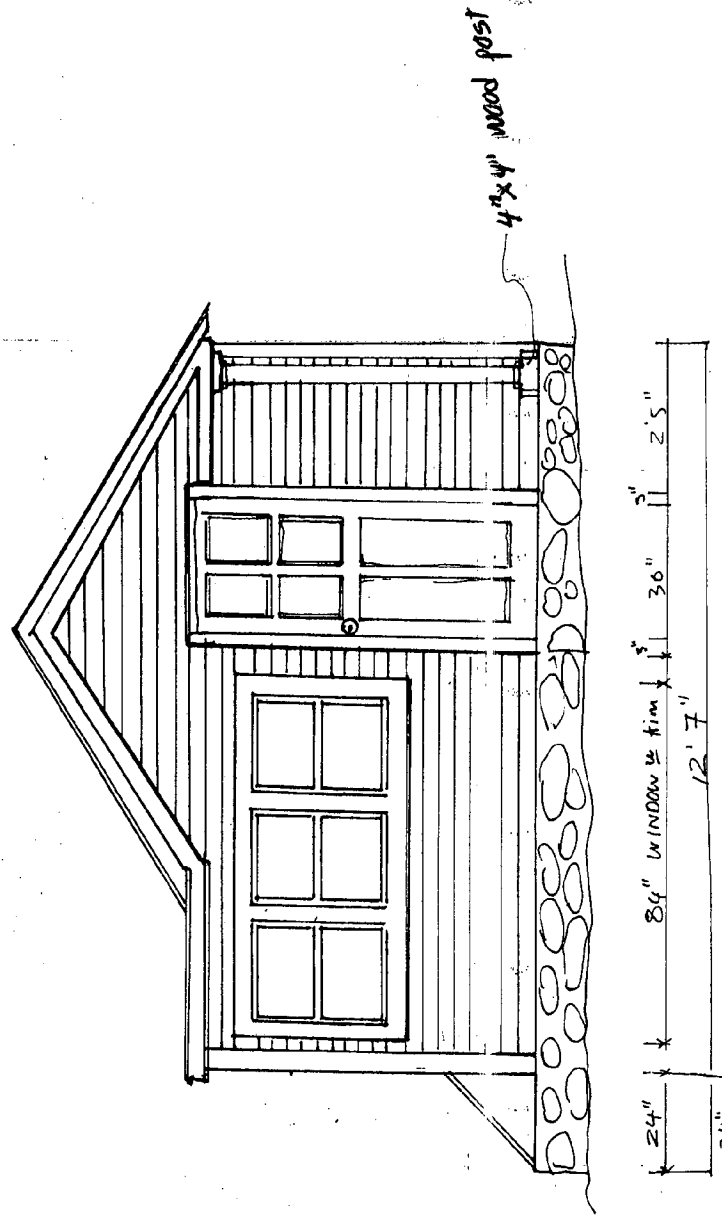
PROPOSED RIGHT ELEVATION

Scale 1/4" = 1'



PROPOSED LEFT
ELEVATION

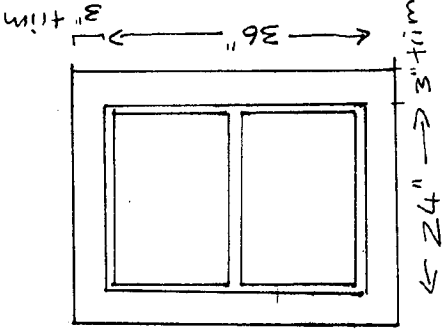
P. 4



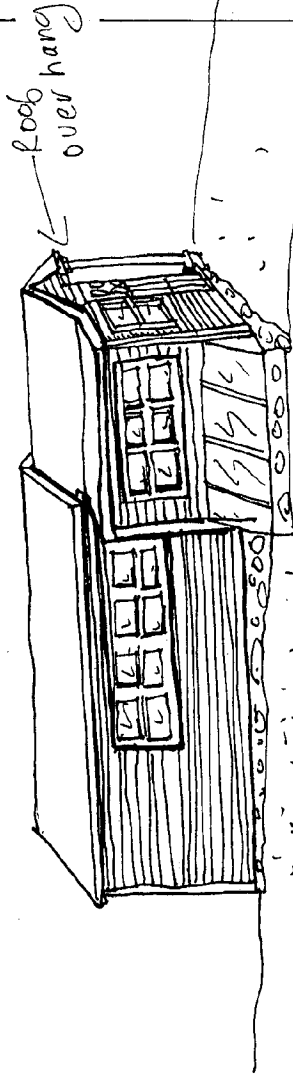
PROPOSED BACK ELEVATION

- all windows wood - sash double hung.
- same dimension repeated to make larger groups

WINDOW DETAIL

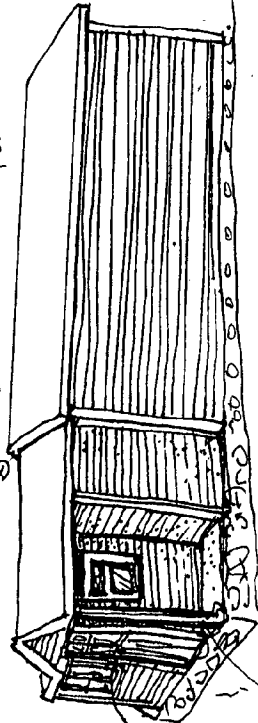


scale $\frac{4}{8} = 1/2$ "



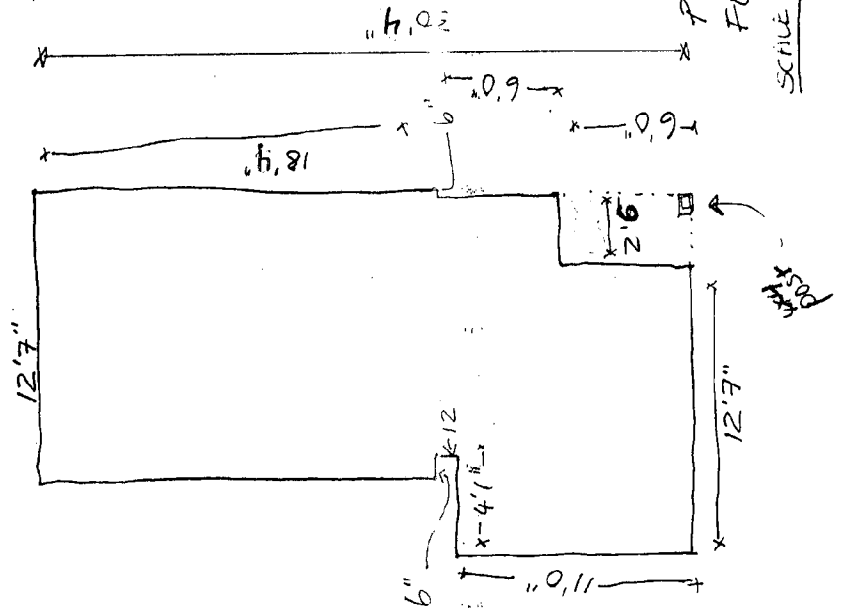
PERSPECTIVE RIGHT

6" deep sheet roof butts to garage overhang fascia board.

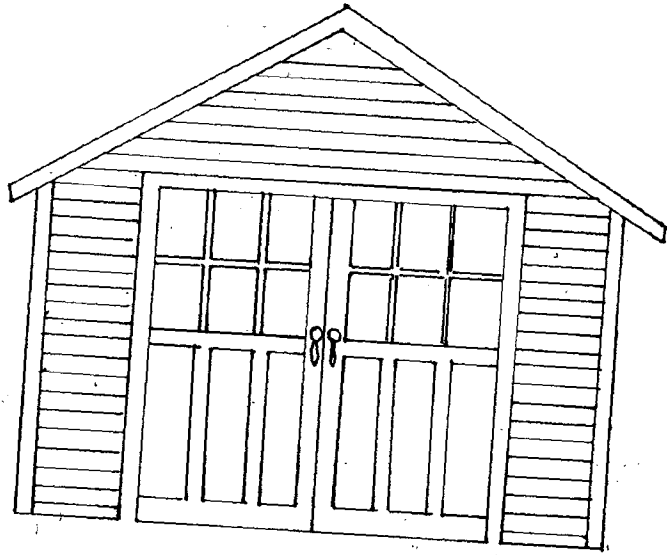


PERSPECTIVE LEFT

- Roof extends over 3x6" open slab
- 4 x 4 post



PROPOSED FOOTPRINT
scale $\frac{1}{8} = 1/8$ "



EXISTING FRONT
ELEVATION SHOWING
PROPOSED GARAGE DOOR

17



Clopay Reserve



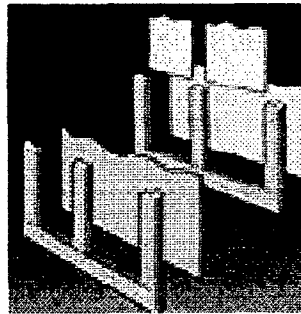
Reserve Collection

[Home](#)

[Up](#)

This page may take several minutes to download due the heavy graphic content.
We appreciate your patience.

Custom Wood Doors



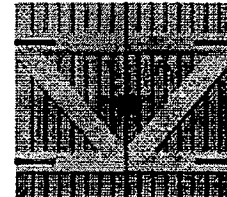
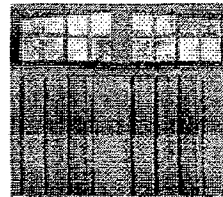
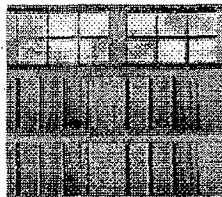
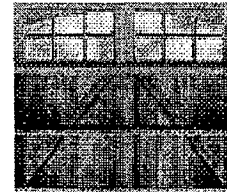
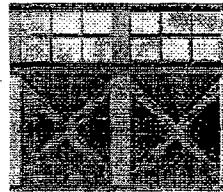
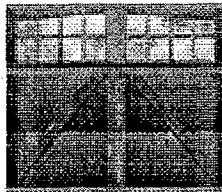
Custom Wood Doors

- ↳ Constructed to provide excellent insulation and durability
- ↳ Available in wide array of woods and finishes



Decorative Hardware

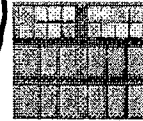
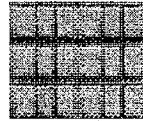
Design Options:





ARCH3 windows

ARCH4 windows



Solid

REC13 windows

REC14 windows

SQ23 windows

SQ24 windows



ARCH3 windows

ARCH4 windows



Solid

REC13 windows

REC14 windows

SQ23 windows

SQ24 windows



ARCH3 windows

ARCH4 windows

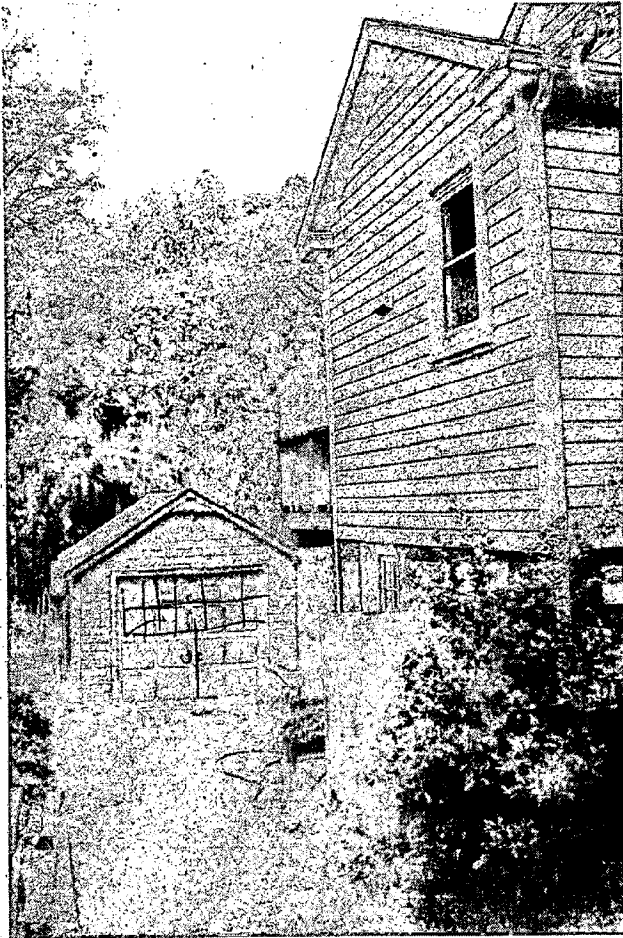


Example of carriage door.



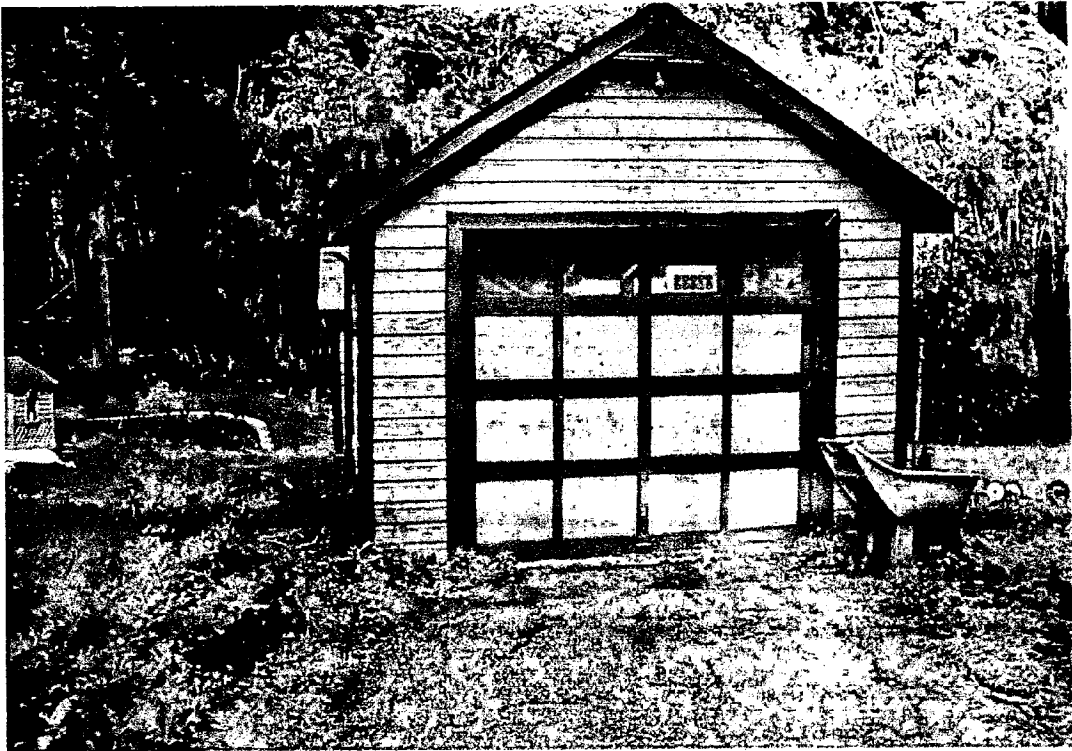
another cherry garage
on Montrose Ave.
(proposed doors)

Replace cement
roll-top with
carriage type
door. →



drive way view





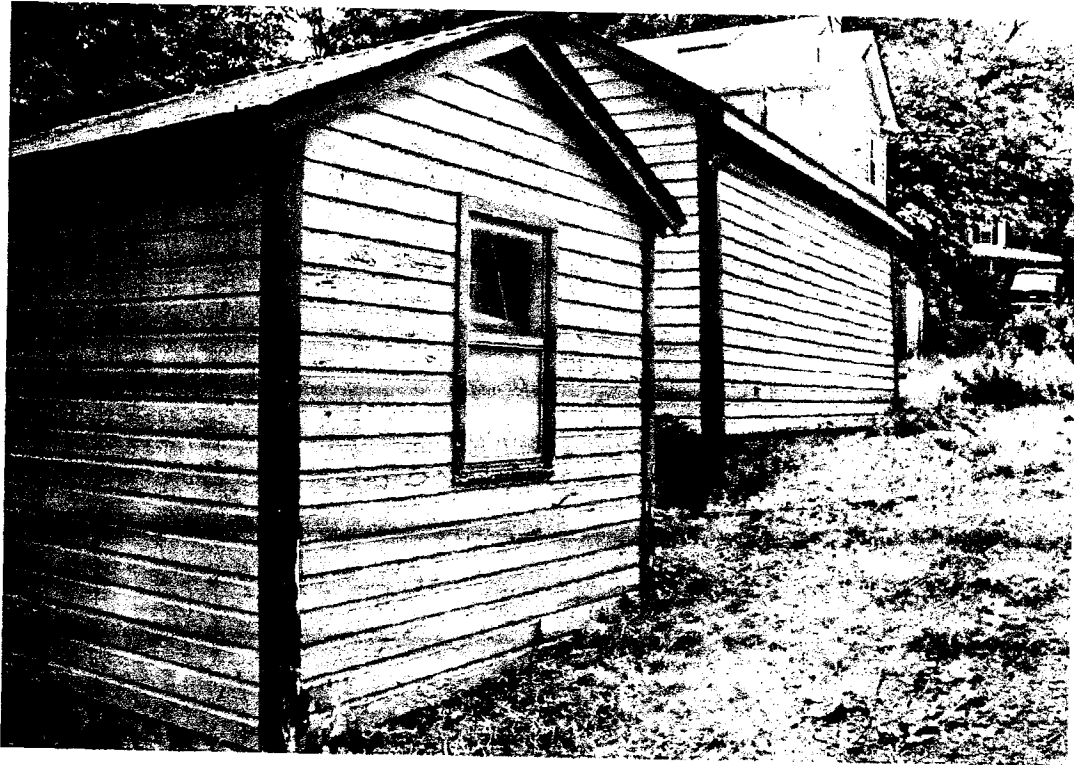
front



right



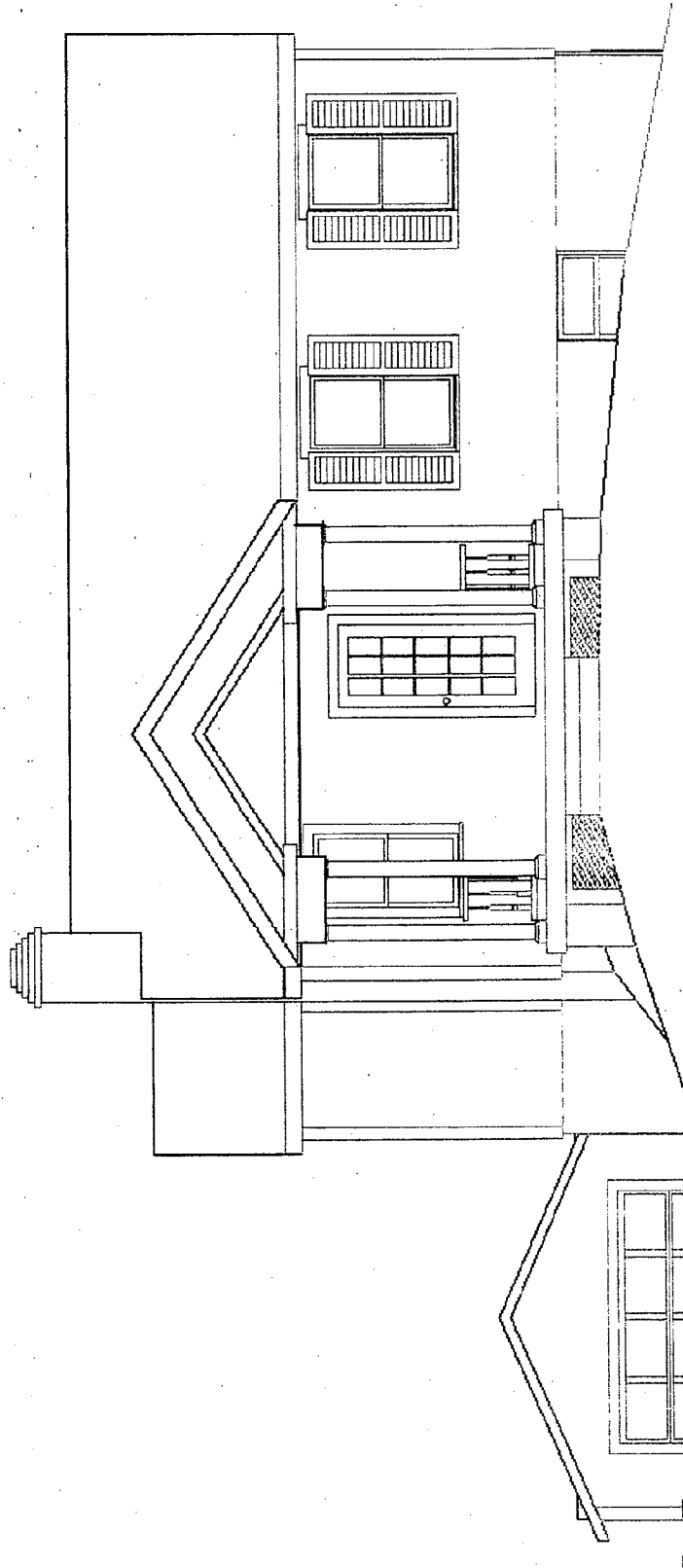
from bottom of property



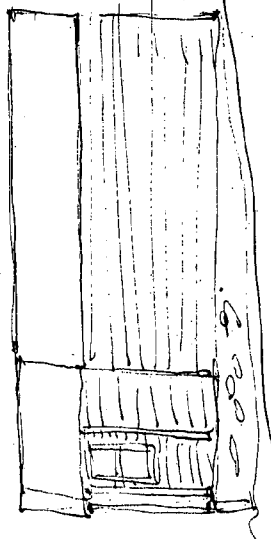
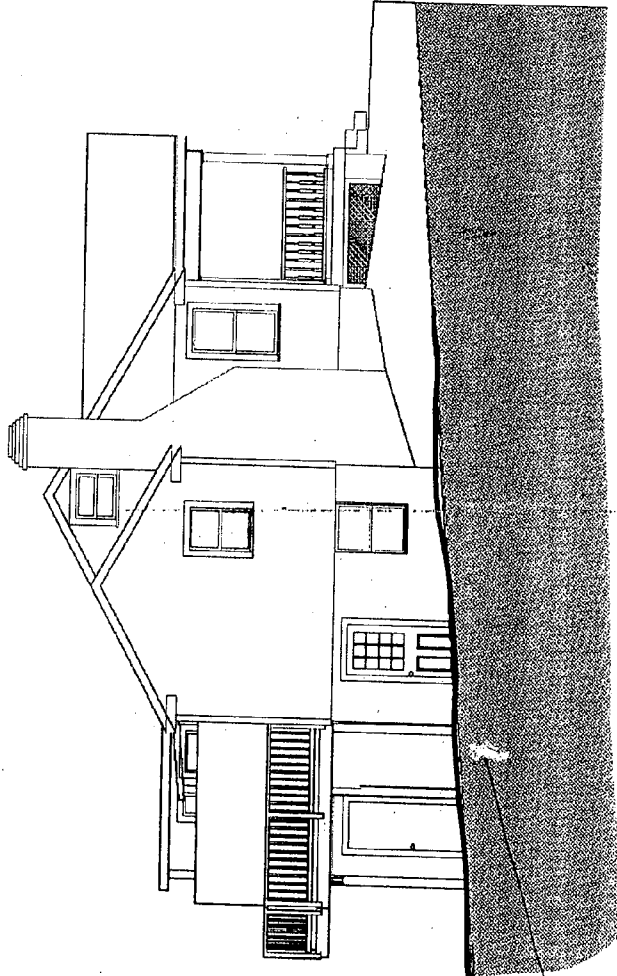
Back left

TINKER RESIDENCE • MARYLAND

Existing Elevation @ front



Proposed (approximate dimensions and location)





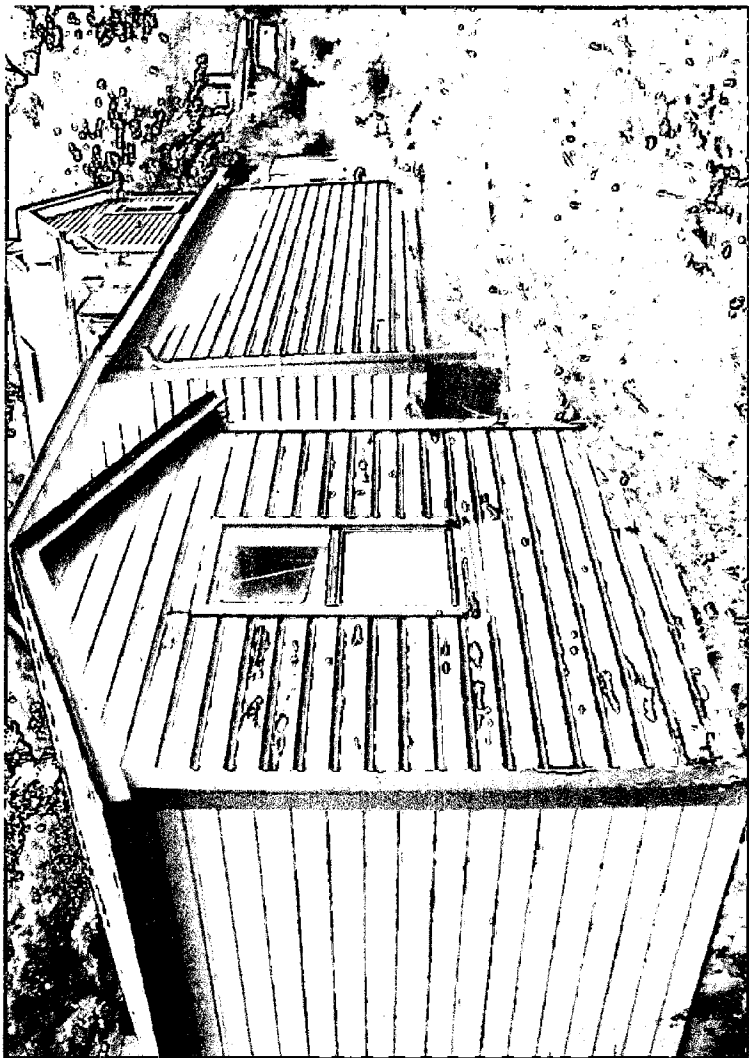
front



right



from bottom of property



Back left