

30/13-06I 4709 Strathmore Ave
Garrett Park Historic District, 30/13

For owner

4-12-07
reminded Amy
we need new
plan for
driveway



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: July 13, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #424102, driveway enlargement

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** at the July 12, 2006 meeting.

The conditions of approval are:

1. Existing driveway will remain.
2. New driveway extension and parking area will be reduced based on design in Circle 11 of staff report. Final design to be reviewed and approved at the staff level.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Bridget & Kevin Giblin

Address: 4709 Strathmore Ave, Garrett Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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.: _____
Name of Property Owner: Bridget + Kevin Giblin Daytime Phone No.: 301.593.0099
Address: 4709 Strathmore Ave Garrett Pk MD 20896
Street Number City Street Zip Code
Contractor: Patterson Builders Remodelers Phone No.: 301.254.8964
Contractor Registration No.: MHC 50558
Agent for Owner: Amy Stacy Daytime Phone No.: 301.593.0099

LOCATION OF BUILDING/PREMISE

House Number: 4709 Street: Strathmore Avenue
Town/City: Garrett Park Nearest Cross Street: Kenilworth Avenue
Lot: Parts of 29-34 Block: 99 Subdivision: Section 2 Garrett Park
Liber: 16890 Folio: 554 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Wreck/Raze
- Revision Repair Reversible

CHECK ALL APPLICABLE:

- AC Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: driveway extension

1B. Construction cost estimate: \$ 5000

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 7-13-06 Date

Approved: with conditions For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 7-13-06
Application/Permit No.: 424102 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

AP 424102

**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:

Chevy house on major street - we
have restored and altered the house in
a prior HAWP. ~~The car~~

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

The owners want to be able to turn cars
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proposed parking area is 8' lower than
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the property for minimal visual impact.

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.

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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.
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6. **TREE SURVEY**

If you are proposing construction adjacent to or within the decline 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**

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Neighbor - Charles 4-12-07
Snyder - called - said
they took down fence
on his property. Talked
to Amy Stacy architect
and she said fence
is on Giblin's property
and they don't intend
to install a new fence +
know they need MPC
approval if they do!

Fothergill, Anne

From: Stacy Studio [stacystudioarch@earthlink.net]
Sent: Monday, April 16, 2007 10:16 AM
To: Fothergill, Anne
Cc: Bridget Giblin
Subject: Re: 4709 Strathmore

Hi Anne -

Sure. The owners of 4709 Strathmore Avenue in Garrett Park, Bridget and Kevin Giblin, are planning to remove a non-historic chain link fence at the rear of their property. (The fence is entirely on their property, according to our surveyor Maddox, Inc, and it was installed by the previous owners of the property at their sole expense, according to the Goblins.) There are no plans for a new fence at this time. The Goblins are aware that a new fence will need to be approved by HPC.

FYI, the GC will not be installing the driveway extension at this time.

I will make sure to file a final plan with you prior to construction of the extension, when and if it occurs.

Thanks,
Amy Stacy
Stacy Studio

On Apr 16, 2007, at 9:46 AM, Fothergill, Anne wrote:

> hi Amy,
>
> Can you email me one sentence that the owners of this property are
> removing the non-historic chain link fence and not installing a new
> one, so I have it in the file. Thanks! Anne
>
> Anne Fothergill
> Historic Preservation Planner
> Montgomery County Planning Department
> Countywide Planning--Historic Preservation Section
> 1109 Spring Street, Suite 801
> Silver Spring, MD 20910
> 301-563-3400 phone
> 301-563-3412 fax
> <http://www.mc-mncppc.org/historic/>
>



HISTORIC PRESERVATION COMMISSION

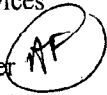
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 Ltr: 16890 Folio: 554 Parcel: _____

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1A. CHECK (X) APPLICABLE: Extend Alter/Renovat Add Slab Room Addition Porch Deck Shed
 Move Install Windy/Barr Solar Fireplace Woodburning Stove Single Family
 Repairs Repair Reversible Fence/Wall (complete Section 4) Other: driveway extension

1B. Construction cost estimate: \$ 5000

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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 having jurisdiction, and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of Owner or Authorized Agent: Amy Stacy Date: 6.13.06

Approved: with conditions _____ Date Issued: 7-13-06
 Disapproved: _____
 Application Permit No.: 424102 Date Filed: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

AP 424102

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a prior HAWP. ~~The car~~

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- the scale, north arrow, and date;
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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4709 Strathmore Avenue, Garrett Park	Meeting Date:	07/12/06
Applicant:	Kevin and Bridget Giblin (Amy Stacy, Agent)	Report Date:	07/05/06
Resource:	Contributing Resource Garrett Park Historic District	Public Notice:	06/28/06
Review:	HAWP	Tax Credit:	None
Case Number:	30/13-06I	Staff:	Anne Fothergill

PROPOSAL: Driveway expansion

RECOMMENDATION: Approval with three conditions

STAFF RECOMMENDATION

Staff is recommending approval with the following conditions:

1. The driveway and parking area material will be pavers or exposed aggregate concrete strips; material to be approved by staff before final approval.
2. The driveway and parking area will be reduced at least 25% based on design suggestions shown in staff report; final design to be reviewed and approved by staff.
3. Tree protection measures will be in place prior to construction.

PROJECT DESCRIPTION

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

BACKGROUND

In 2004 the HPC approved a Historic Area Work Permit for a rear addition to this house. At that time, the site plan showed a proposed driveway extension and parking area but the applicants stated they would return at a later date for a HAWP for the driveway. In the 2004 staff report, staff stated that the site plan showed too much pavement and it should be reduced and that a more permeable material should be proposed. The applicants have now submitted a new driveway and parking area plan for HPC approval. The previous site plan is in Circle 8.

PROPOSAL

The applicants are proposing to extend their existing asphalt driveway and create a paved parking and turnaround area. The existing asphalt driveway (17' 11 to 22' 2" wide x 34' long) will remain and they are proposing that approximately 1430 SF of asphalt be added to the site. There is one 22" oak that is near the proposed parking area.

See proposed site plan in Circle 7/9. Photos of the driveway area are in Circles 16-18.

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 *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

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.

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.

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 applicants would like an off-street parking area and a turn-around area so they don't have to back out onto Strathmore Avenue. In the 2004 staff report, staff had recommended that the parking area be reduced and any extension should be gravel or another permeable surface. The applicants have stated that gravel would not be practical because of the driveway slope. The applicants have responded to staff's suggestion and reduced the parking area.

The addition of 1430 SF of asphalt where there is already a large asphalt driveway would potentially have an adverse impact on the house's setting, the block and the district. The HPC generally requires pavers or

exposed aggregate concrete strips with grass in the center for a driveway of a Contributing Resource. Staff suggests that the applicant install a more compatible and more permeable material for this lot and this resource, and staff can work with the applicant on the material selection.

In terms of driveway design, there is an advantage to locating the parking area closer to the street and reducing the overall amount of pavement, but there is also an advantage to pushing it further back on the lot where the cars and driveway will be less visible because of the driveway slope. The applicants have proposed the parking area toward the middle of the hill, and staff is not opposed to that location, but would like to work on the design of the area so as to reduce the amount of driveway/parking area on the lot and allow the house to have more side and back yard.

Included in this staff report are a few design options based on the applicants' design but with a reduction in overall surface. One suggestion is that immediately after the driveway apron, they narrow the existing driveway to 11' wide (from the existing 17'11" to 22'2" wide). The new driveway could be centered from the apron or aligned to the right as shown in the applicant's proposed plan.

While the general form of the parking/turnaround area could remain, it should be reduced. Staff consulted with a landscape architect and was told that the 36' parking area could be reduced to 28' and still provide ample parking and turning room for a large minivan. The driveway extension beyond the parking area should be reduced substantially to function as a turnaround area. Sample designs are attached in Circles 10-12 (drawings are not intended to be to scale but are just general design ideas).

With staff's suggestions, there would be 176 SF reduction in the left side parking area (using 28' width for this area and 22' length as applicants proposed), approximately 150 SF reduction in the end of the driveway turnaround area, and approximately 250 SF reduction at the top of driveway off the apron. This is total of approximately 550 SF reduction—or more than 25% overall reduction. Staff can work with the applicants' architect on the revised design so the applicants can have the parking they desire, but so that not as much of the side of the lot is covered in asphalt.

There is one tree that is in close proximity to the driveway and will need to be protected. Staff recommends that the applicants create a tree protection plan that will be in place prior to construction.

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** 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 provided the conditions listed on Circle 1 are met;

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.



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1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Additions	<input type="checkbox"/> Walkways	<input type="checkbox"/> Sides	<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"/> Reversible	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input checked="" type="checkbox"/> Other: <u>driveway extension</u>			

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Amy Stacy _____ 6.13.06
Signature of owner or authorized agent

Approved: _____ for Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application Form # 424102 Date Filed: _____ Date Issued: _____

Edc 6/2/05 **SEE REVERSE SIDE FOR INSTRUCTIONS**

AP 424102

4

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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

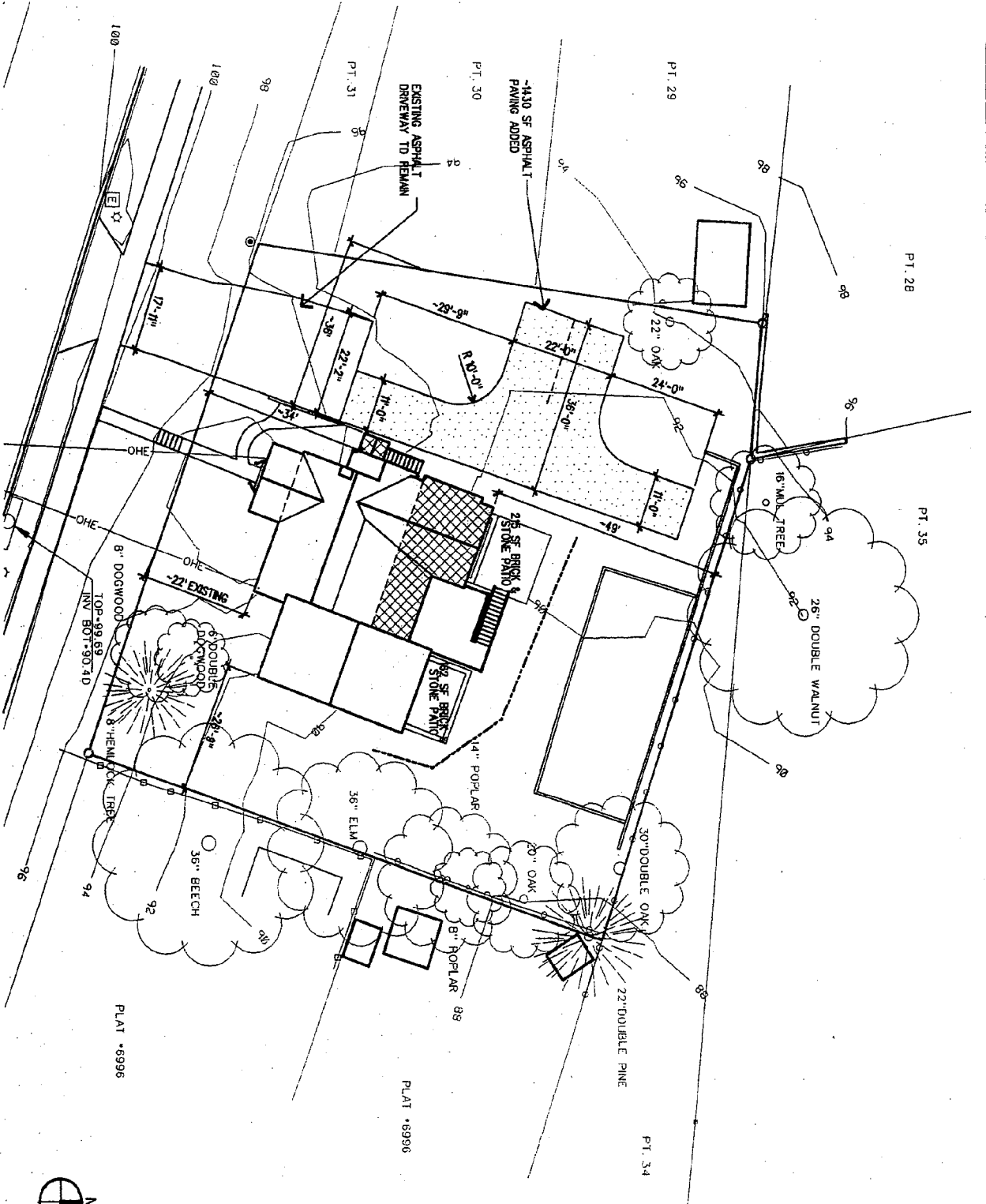
Bob Ratcliff and Sharon Timko
10904 Montrose Avenue, P.O. Box 508
Garrett Park, MD 20896

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

FIRST FLOOR: 1745 SF
 GROUND FLOOR: 1733 SF
 SITE: 13,906 SF
 SITE COVERAGE: 12.5%
 PAR: 23

Proposed parking area



SK 01

DRAWING: Proposed Site Plan with Driveway Extension

DATE: 12 June 2006

SCALE: 1"=30'-0"

ADDITIONS AND ALTERATIONS TO THE

GIELIN RESIDENCE

4709 Strathmore Avenue
 Garrett Park, Maryland 20896



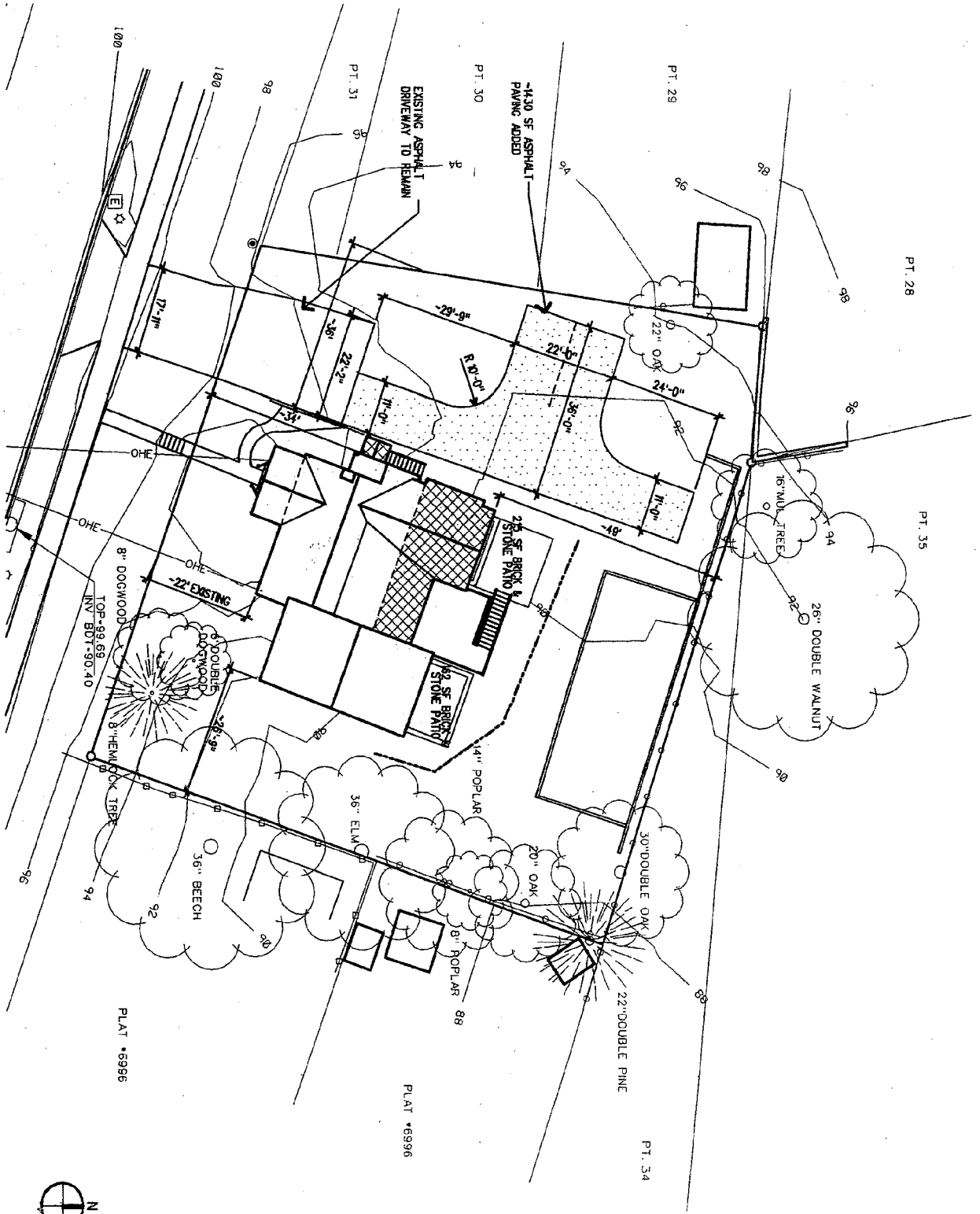
7

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593 0099

FIRST FLOOR: 1745 SF
 GROUND FLOOR: 1733 SF
 SITE: 13,808 SF
 SITE COVERAGE: 12.5%
 PAR: 25

Proposed driveway and parking area



SK 01

DRAWING: Proposed Site Plan with Driveway Extension
 DATE: 12 June 2006

SCALE: 1"=30'-0"

ADDITIONS AND ALTERATIONS TO THE
GIBLIN RESIDENCE

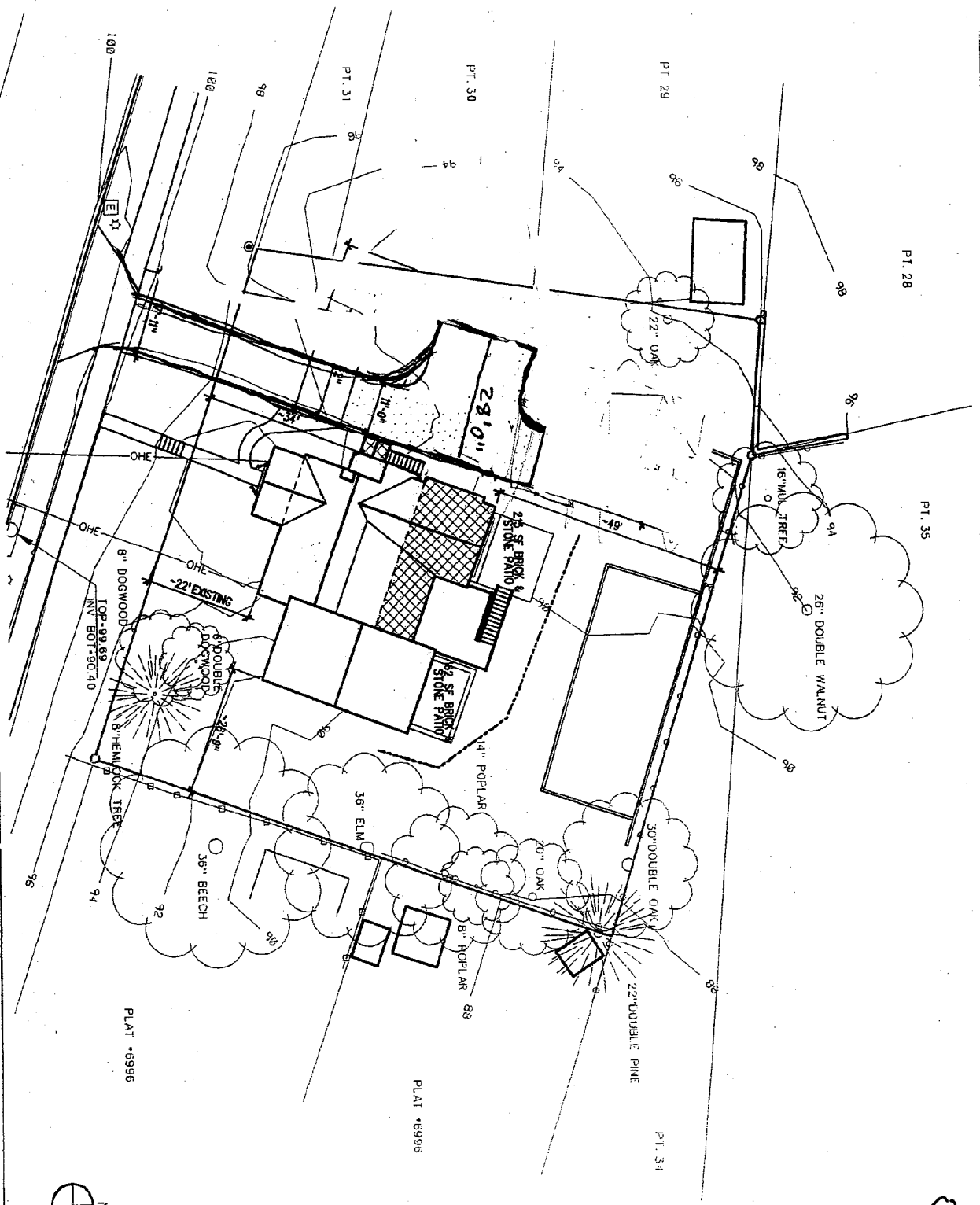
4709 Strathmore Avenue
 Garrett Park, Maryland 20896

STACY STUDIO
 9708 Indian Lane Silver Spring MD 20901 301 593 0079

9

FIRST FLOOR: 1745 SF
 GROUND FLOOR: 1733 SF
 SITE: 13,903 SF
 SITE COVERAGE: 12.5%
 PAR: 25

*Staff suggestion
 (parking area closer to street)*



10

SK 01

DRAWING: Proposed Site Plan with
 Driveway Extension

DATE: 12 June 2006

ADDITIONS AND ALTERATIONS TO THE

GIBLIN RESIDENCE

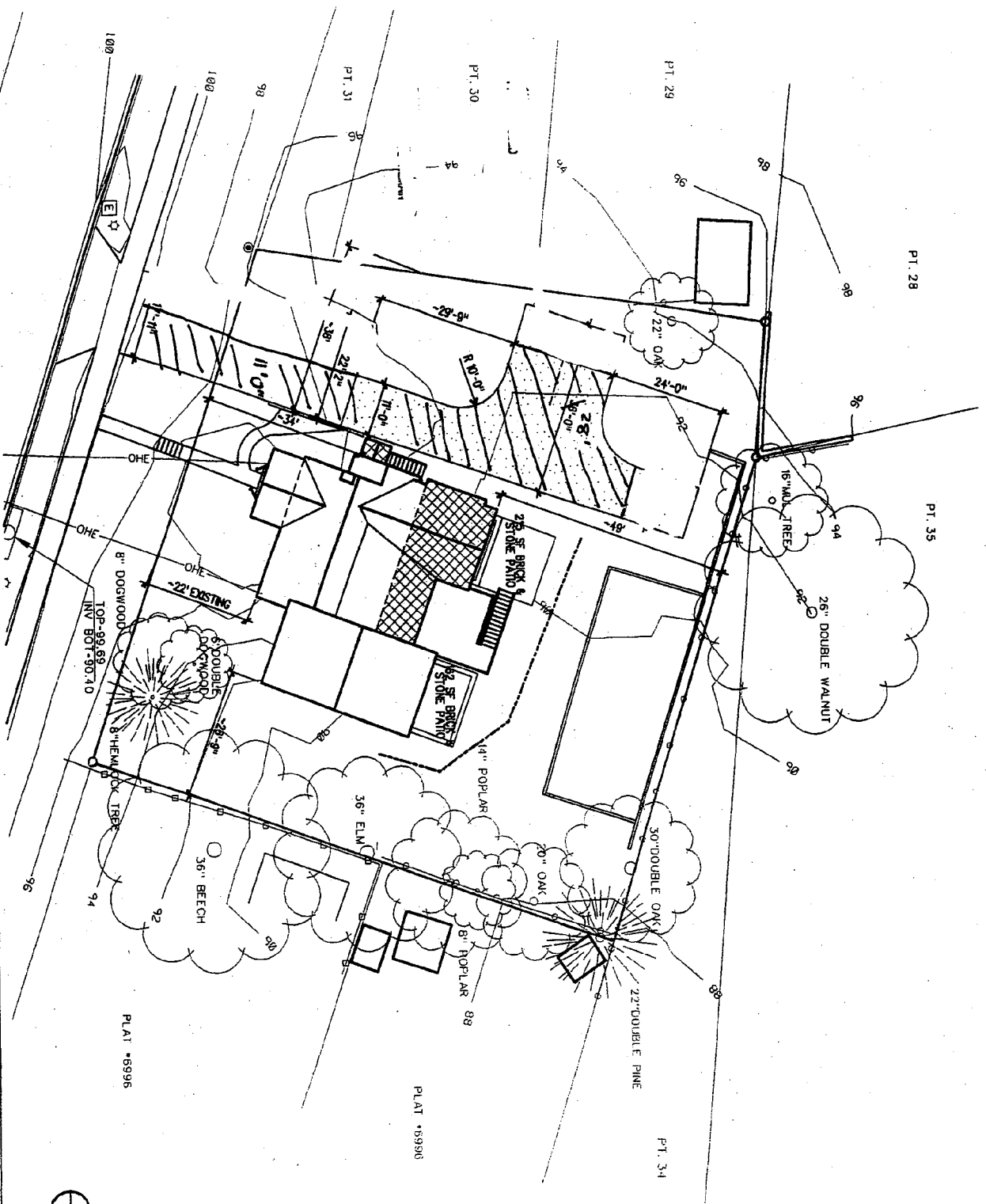
4709 Strathmore Avenue
 Garrett Park, Maryland 20896

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593 0099

FIRST FLOOR: 1745 SF
 GROUND FLOOR: 1733 SF
 SITE: 13,908 SF
 SITE COVERAGE: 12.5%
 PLAN 23

*staff suggestion
 (parking main same location)*



DRAWING: Proposed Site Plan with Driveway Extension

DATE: 12 June 2006

SK 01

ADDITIONS AND ALTERATIONS TO THE

GIBLIN RESIDENCE

4709 Strathmore Avenue
 Garrett Park, Maryland 20896



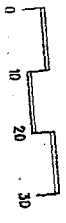
STACY STUDIO
 9908 Indian Lane Silver Spring MD 20991 301 593 0077

PLAT #6996

PLAT #6996

FIRST FLOOR: 745 SF
 GROUND FLOOR: 733 SF
 SITE: 13,906 SF
 SITE COVERAGE: 12.5%
 PAR: 23

*Staff suggestion
 (parking area at back of lot)*



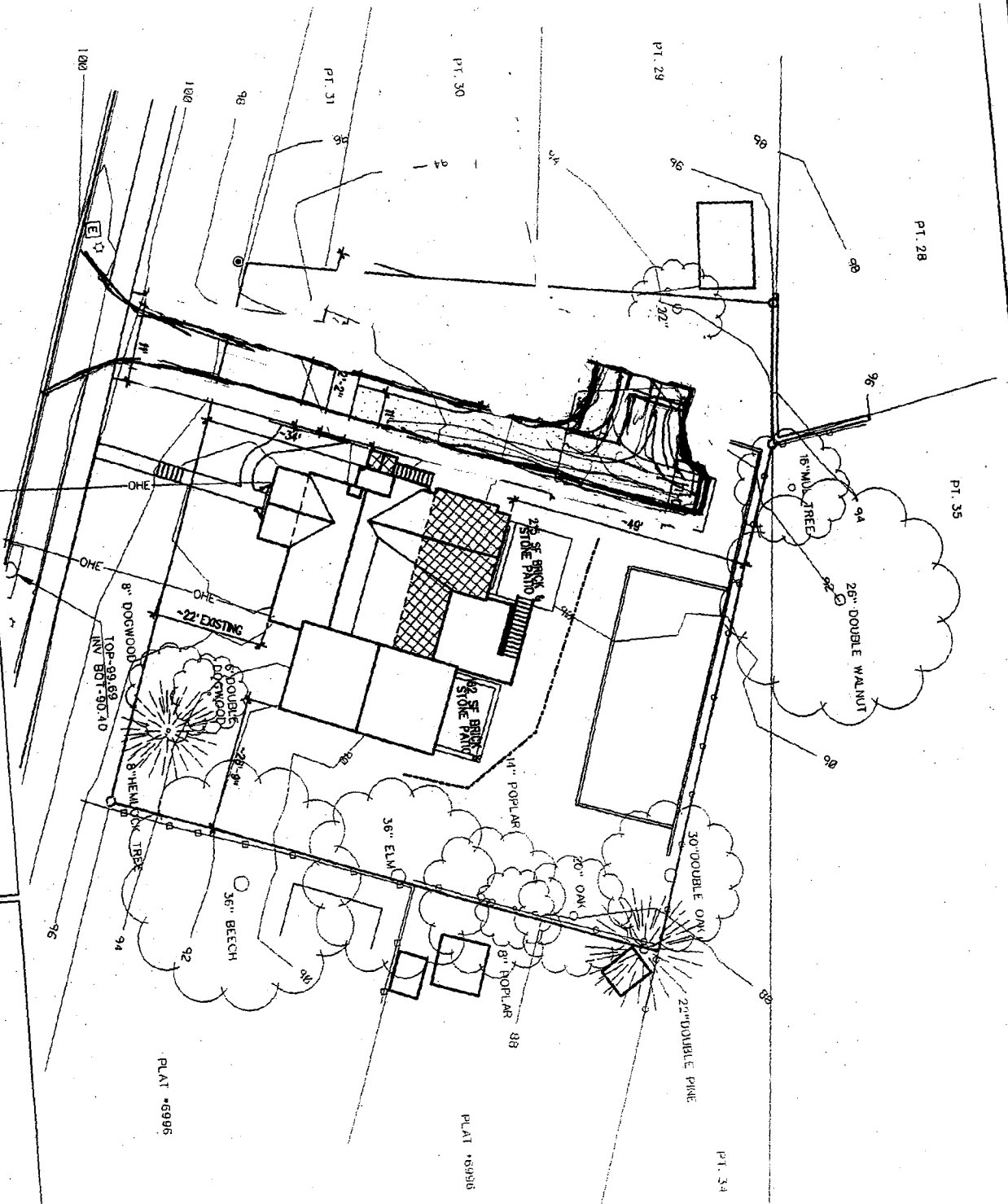
SK 01

DRAWING: Proposed Site Plan with
 Driveway Extension
 DATE: 12 June 2008

ADDITIONS AND ALTERATIONS TO THE

GIELIN RESIDENCE

4708 Strathmore Avenue
 Randall Dale, Maryland 20881



STACY STUDIO
 9908 Indian Lane Silver Spring MD 20901 301.503.0099



Street (South) Elevation



Rear (North) Elevation

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

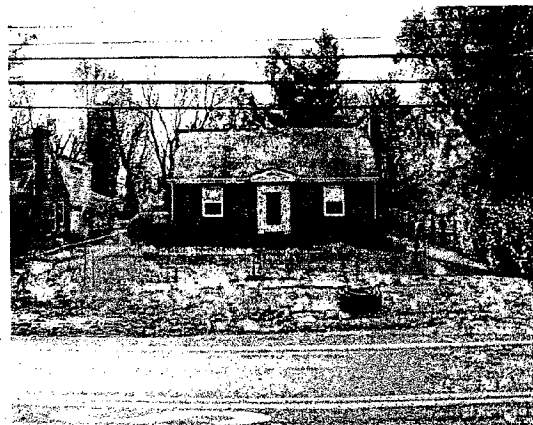
4709 Strathmore Avenue
Garrett Park, MD 20896

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

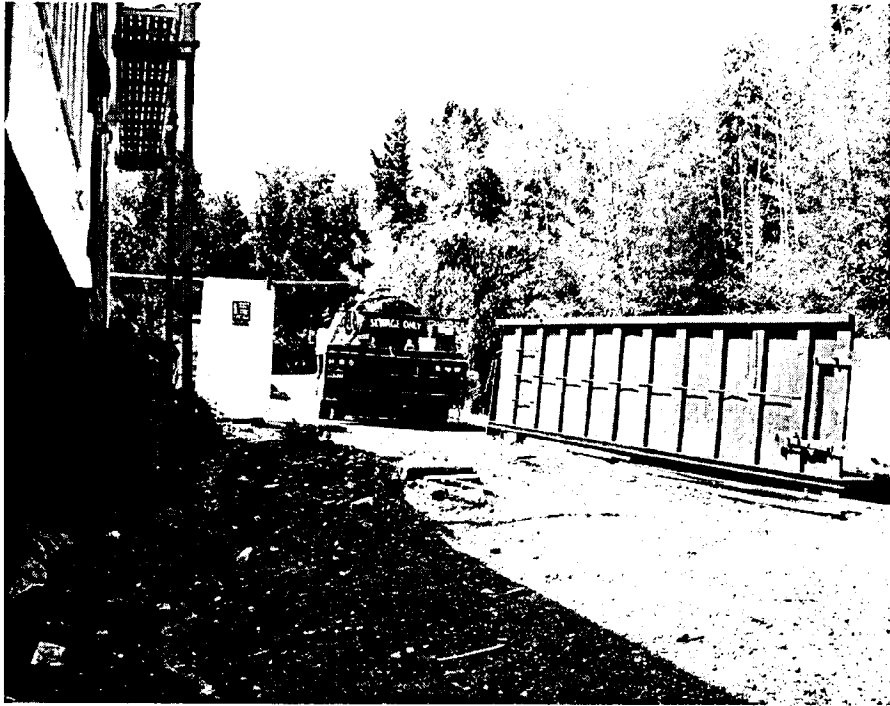
STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901

existing driveway



proposed driveway extension and parking area location





LILA FENDRICK

landscape architecture & garden design

Fax Transmittal

COMPANY: Historic Preservation. Montg. Co. Park & Planning DATE: 6-27-06
 ATTENTION: Anne Fothergill FAX: (301) 563-3412
 PROJECT: _____ # OF PAGES INCLUDING COVER PAGE: 4

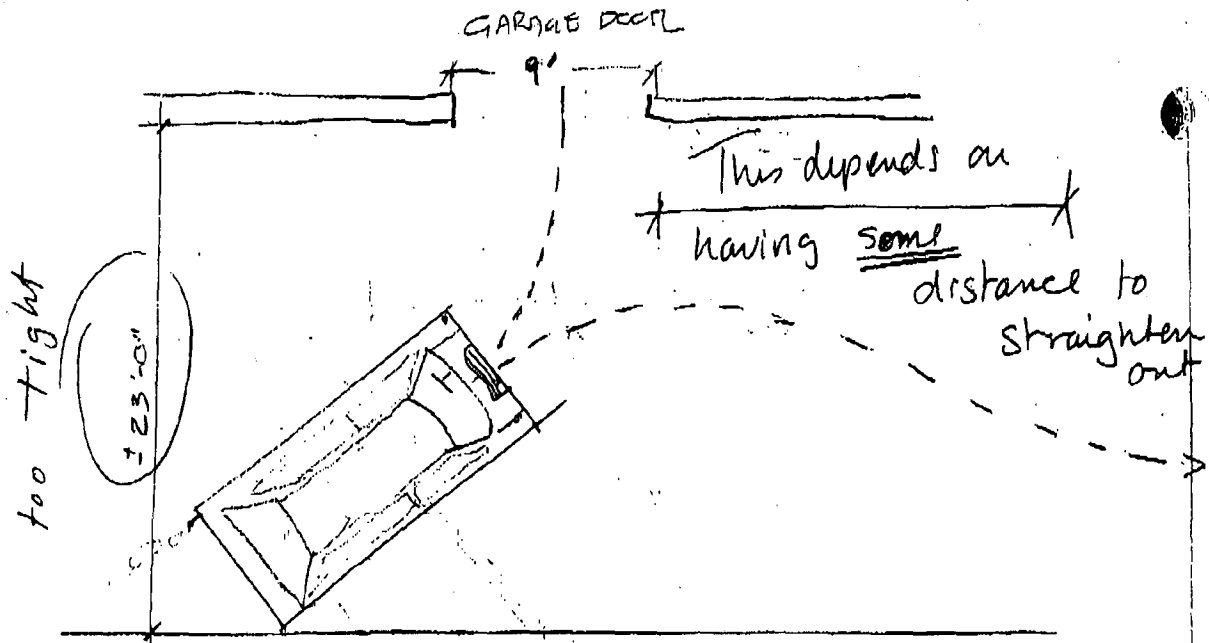
MESSAGE:

- See E-mail note also.

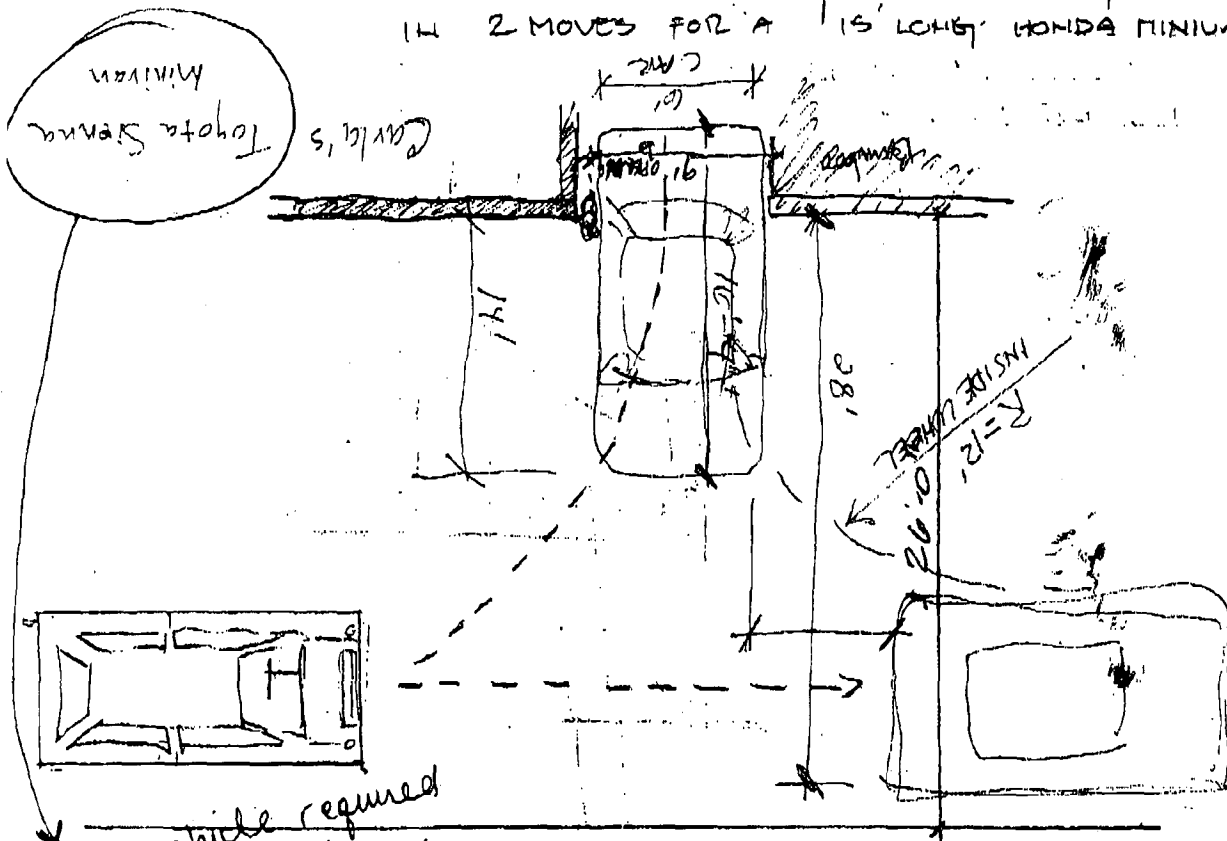
FROM: Lisa Skooglund.

CC: _____

Should there be any questions regarding this material, or difficulty in receiving a clear copy, please call our office during normal business hours at 301-907-7700.



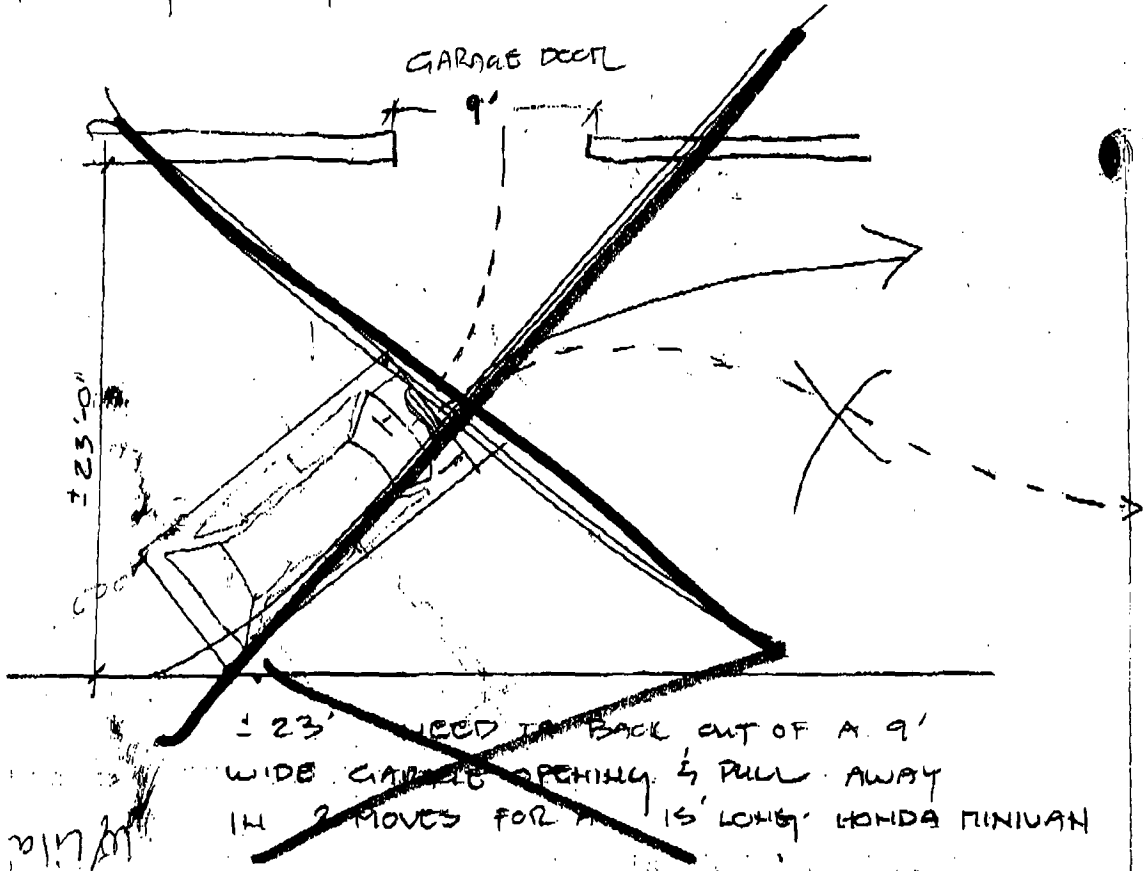
23' NEED TO BACK OUT OF A 9' WIDE GARAGE OPENING & PULL AWAY IN 2 MOVES FOR A 15' LONG HONDA MINIVAN



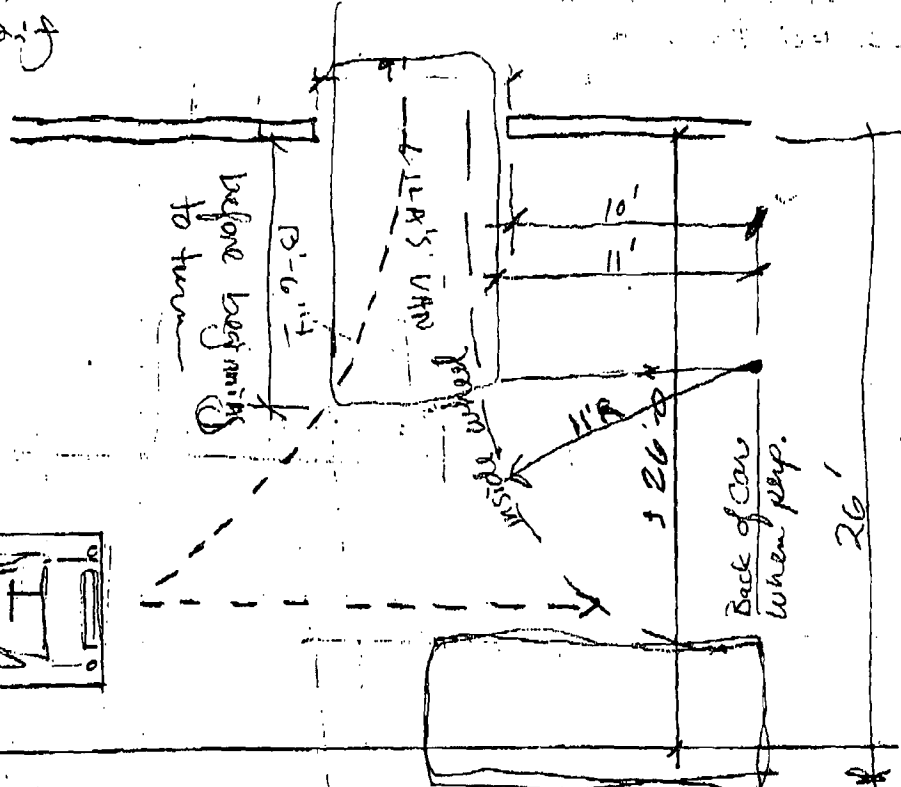
Min of ~~26~~ 28' NEEDED TO BACK OUT OF A 9' WIDE GARAGE OPENING TO A POSITION PERPENDICULAR TO GARAGE DOOR.

* FRONT WHEELS MUST BE EVEN W/ GARAGE DOOR BEFORE VEHICLE CAN BEGIN TO TURN.

PARKING CHART



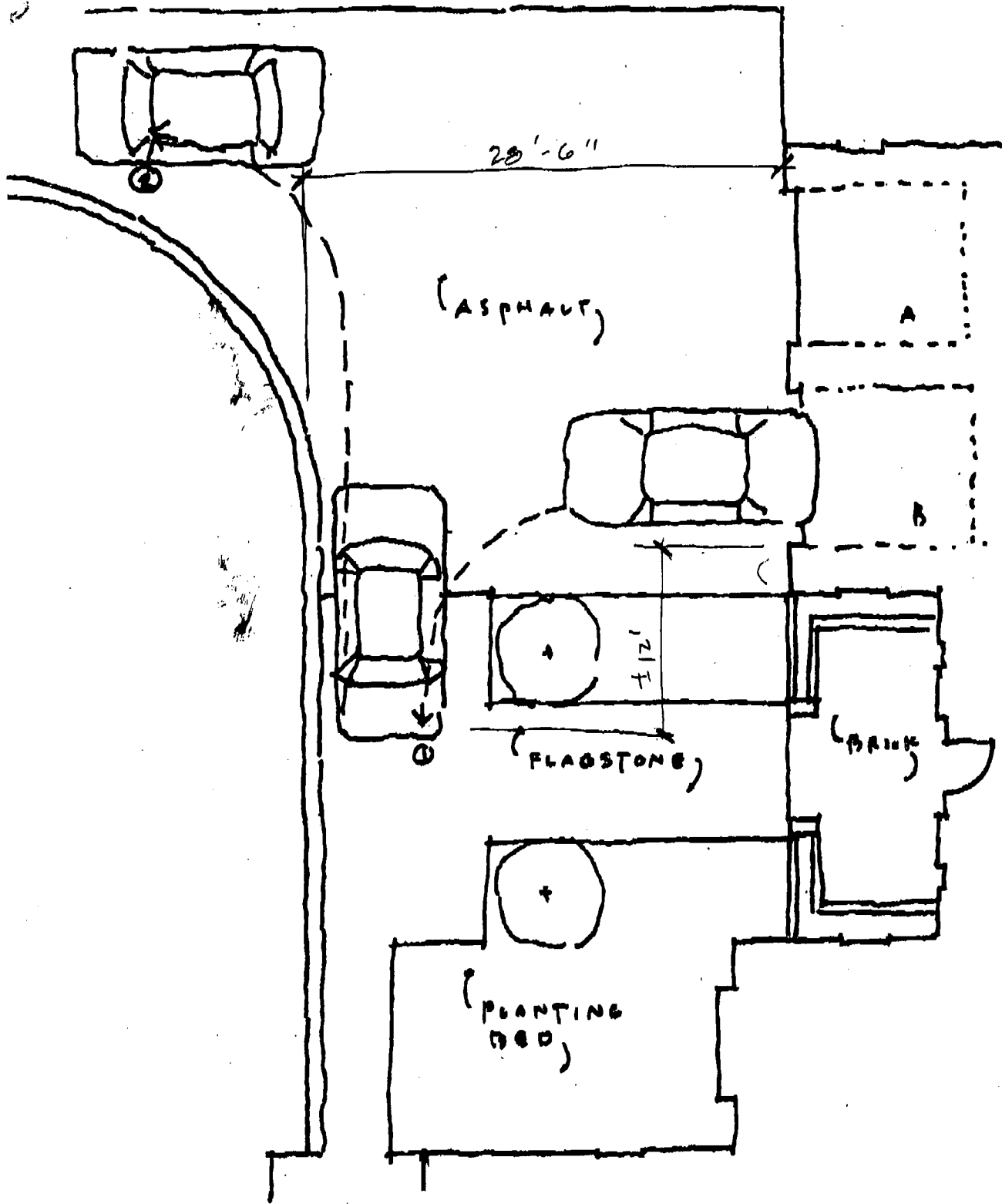
*Fixed measurement
Lila's Minivan*



Honda Minivan

MIN. of ± 26' NEEDED TO BACK OUT OF A 9' WIDE GARAGE OPENING TO A POSITION PERPENDICULAR TO GARAGE DOOR.

* FRONT WHEELS MUST BE EVEN W/ GARAGE AND BEFORE VEHICLE CAN BEGIN TO TURN.



This is a project we designed recently.



Street (South) Elevation



Rear (North) Elevation

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