

30/13-5-97A 11018 Kenilworth Ave.  
(Garrett Park Historic District)

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jon M Siegel  
 Contact Phone No.: 301 806 9340

Tax Account No.: 100630  
 Name of Property Owner: Jon M and J Toy Siegel  
 Daytime Phone No.: 301 806 9340

Address: 1101 Lymannor Rd N Bethesda MD 20852  
 Street Address, City, State, Zip Code

Contractor: Jon Mark Companies, Inc  
 Phone No.: 301 588 9350  
 Contractor Registration No.: MHC 34595  
 Agent for Owner: Jon M Siegel  
 Daytime Phone No.: 301 806 9340

## LOCATION OF BUILDING/PREMISE

House Number: 1101B Street: KENILWORTH AVE

Town/City: GARRETT PARK Subdivision: GARRETT PARK

Lot: 21 Block: 102 Parcel: \_\_\_\_\_  
 Libor: \_\_\_\_\_  
 Part: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Add  Room Addition  Deck  Shed  Move  Remove  Repair  Retain

1B. Construction cost estimate: \$ 300,000  
 (If the construction of a new building or addition to an existing building is proposed, the contractor shall provide a detailed cost estimate for the work to be performed.)

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal:  WSSC  Septic  Other: \_\_\_\_\_  
 2B. Type of water supply:  WSSC  Well  Other: \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: \_\_\_\_\_ feet  
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: \_\_\_\_\_  
 3C. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: \_\_\_\_\_

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: \_\_\_\_\_  
 Date: 12/17/14

301-949-7555  
 949-6146

Approved: \_\_\_\_\_  
 For Chairman, Historic Preservation Commission

slides -

Sb-66

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 11018 Kenilworth Avenue

**Meeting Date:** 04/09/97

**Resource:** Master Plan Site #30/13-5, Brady House

**Review:** Preliminary Consultation

**Case Number:** Not applicable

**Tax Credit:** Partial

**Public Notice:** 03/26/97

**Report Date:** 04/02/97

**Applicant:** Jon and Joy Siegel

**Staff:** Perry Kephart

**PROPOSAL:** Alteration/Addition/  
Fire Damage Restoration

**RECOMMEND:** Proceed to HAWP  
w/modifications

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### BACKGROUND

The 2 1/2 story frame ell-shaped Victorian residence is an individual Master Plan site in Garrett Park on the edge of the Garrett Park Historic District. Built in 1892, the house was the home of Eugene Brady, Mayor of Garrett Park from 1898 to 1902. A fire in August 1996 and the efforts to extinguish it destroyed a substantial portion of the rear of the heretofore intact and excellent example of fine Queen Anne architecture. All the windows in the original house have been broken, the interior throughout the house has been heavily damaged by smoke and water. A somewhat later rear infill of the ell was also damaged. The front and side facades of lapped siding and fishscale shingles, with decorative woodwork around the windows, on the front three-story turret, and on the wraparound porch are substantially in place as is the alternating patterned slate roof. The house is situated in the center of two 50' x 200' building lots with mature specimen trees at the front of the property. The footprint of the original front block is approximately 45' x 43'. The rear portion, including the ell and the infill, measures approximately 30' wide and 20' deep. An out-of-period garage sits on the right rear of the property.

### PROPOSAL

The applicant has recently purchased the historic resource and rather than demolish the entire building, proposes to restore the main block and bring it back into use as a residence with the following modifications:

1. Demolish the burned out rear ell of the historic resource and the two infill sections at the rear.
2. Construct a new rear addition with a side porch and rear double-gabled addition, beginning approximately 43' back from the front facade and proposed to extend approximately 10' out from the side plane of the historic resource and approximately 24' to the rear beyond the original footprint.
3. On the site of the infill sections, construct a continuation of the new rear addition

that would extend 10' farther to the back than does the existing structure. The existing one story rear addition is proposed to be reproduced to be slightly wider than the current structure and to function as a sun room or conservatory with windows on three sides

4. In the U-shaped space between the right and left sections of the rear construction, construct a brick or paving stone terrace with access from the kitchen, breakfast room and sun room.
5. Demolish the one-story garage and replace it with a longer one-and-a-half story garage on the same site. The garage is proposed to have a front and side gable and an exterior stairway on the left (or yard side) leading to a 2nd floor office space.

### STAFF DISCUSSION

The Brady House was heavily damaged in the recent fire. The new owners are to be commended for their commitment to saving this exceptional historic resource. Staff would support their proposal to restore the house and to add living space by enlarging the rear portion to the back and to the side when it is rebuilt. Staff feels that the proposed modifications retain as much of the original material as is possible given the degree of damage to the rear half of the house. The only change to the front elevation is the replacement of broken glass in the existing wood windows except where the frame, sash, or in a few windows, the muntins have been destroyed. For these, the applicant has indicated that new wood windows of the same configuration are to be used. Staff would recommend that a window survey be provided as part of the HAWP in order to ascertain the extent of original window material that is being replaced. Staff would make the point that every effort should be made to retain the existing windows.

On the left side at the rear, the hipped roof infill section that has a shed roof extension to the side is not salvageable and is proposed to be replaced with a somewhat awkward shed roof two story section that is wider on the 2nd story than the original. Staff would suggest that the more graceful hipped roof design be retained. The plainness of the proposed flush facade on the left side is sufficiently balanced, in staff's opinion, by the rear one story hipped roof addition that the applicant proposes to replace in the same location, but slightly enlarged and with banked 1/1 windows in all three walls.

The most controversial modification proposed by the applicant is the replacement of the original rear ell with a substantially wider and longer rear addition. Staff feels that the proposed enlargement that begins 43' back from the front facade is placed sufficiently to the rear of the important front block as to be an acceptable change within the Secretary of Interior's Standards for Rehabilitation. The lower roof line of the side addition and the use of a side porch to soften the front facade of the addition both clearly differentiate the back section from the front. As to the double gabled configuration of the right rear addition, in staff's opinion this is a reasonable modification that is well placed at the back of the house, well away from the street. The house is on a double lot and the additional lot coverage of the new construction is appropriate to the lot size. The addition of more windows is a more contemporary treatment of a back wing, but not noticeable from the front or sides. Staff would note that the folding hinged shutters on the historic building have been modified to single hinged shutters on either side of the banked

windows on the front facade so would suggest that the design of the shutters be reproduced for the rear banked windows, but that folding shutters not be required for the new banked windows.

The applicant has also proposed to demolish the out-of-period two car garage (c. 1930-1940) and replace it with a one and a half story, two car wood sided garage that is two and a half times longer but of the same width as the existing garage. Proposed access to the upper story office space is by an exterior stair that is not seen from the street. The garage is not to be attached in any way to the residence although the long rear addition on the right of the main house will leave minimal space (4') between the two structures. Staff has some concern that the combination of the side addition at the rear of the house and the higher elevation of the garage together create a noticeable massing next to the historic resource, but is of the opinion the changes are placed sufficiently to the rear of the house as not to be a problem when viewing the house from the front or along the street viewshed. The design of the proposed garage is appropriately restrained to avoid pulling attention away from the historic architecture. Staff would suggest that the shutters be deleted from the garage or be of a simpler design more in keeping for an outbuilding of the period. The exterior stair is in staff's opinion an interesting solution to the need for access to the second floor.

Finally, staff recognizes the economic limitations to using slate for the roofing, but would encourage the applicant to investigate the use of slate substitutes if the use of original roofing or replacement slate roofing is not possible for the residence. Roofing on the garage is could be of composition shingle.

### **STAFF RECOMMENDATION**

Staff recommends that the applicant develop more detailed designs and drawings for this proposal, including existing elevations for comparison, and submit an application for a Historic Area Work Permit. Special attention should be given to the following design issues:

1. As much of the original material as possible should be retained including slate roofing and original siding, window frames and sashes, shingles and decorative detail.
2. A window survey should be provided to ascertain the extent of the proposed window replacement or modification.
3. All windows and doors in the new construction should be wood and should match the design of those in the original building, as seen in photographs. New 1/1 windows may be double-glazed, thermal pane. The shutters are to be similar in design and size to those on the original structure. Replacement windows in the front block should be of the same configuration as those destroyed to the extent the original design can be ascertained.
4. All the new construction should have wood siding. The gable pediments should match the design details of the burned rear section including the fishscale shingles

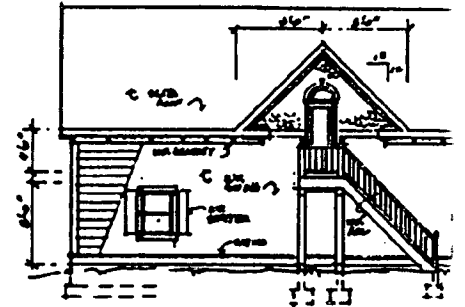
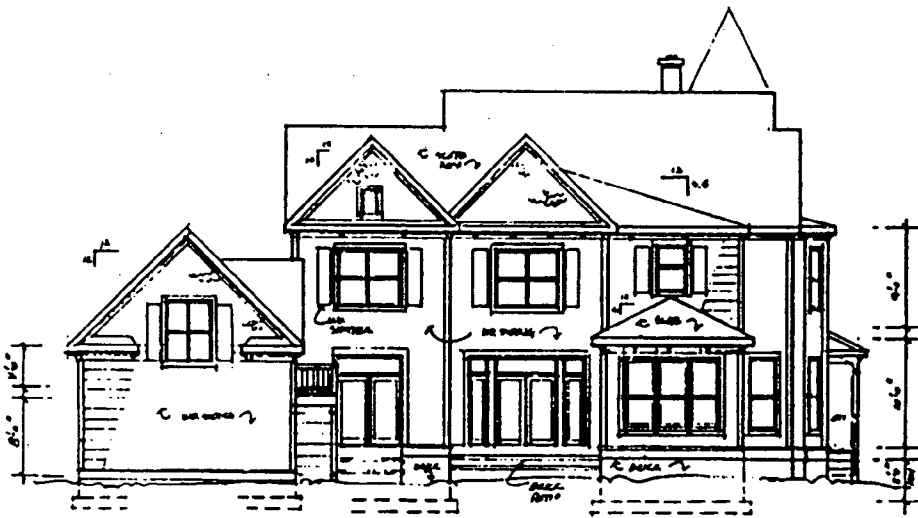
and cornice returns that are being removed.

5. The hipped roof configuration of the existing "front" infill rear section (or something other than the shed roof design that is proposed) should be used for that portion of the new rear addition. The hipped roof design of the "back" one-story section of the infill should be retained, as noted on the proposed design.

3a



FRONT ELEVATION  
 1/8" = 1'-0"  
**Proposed Front**

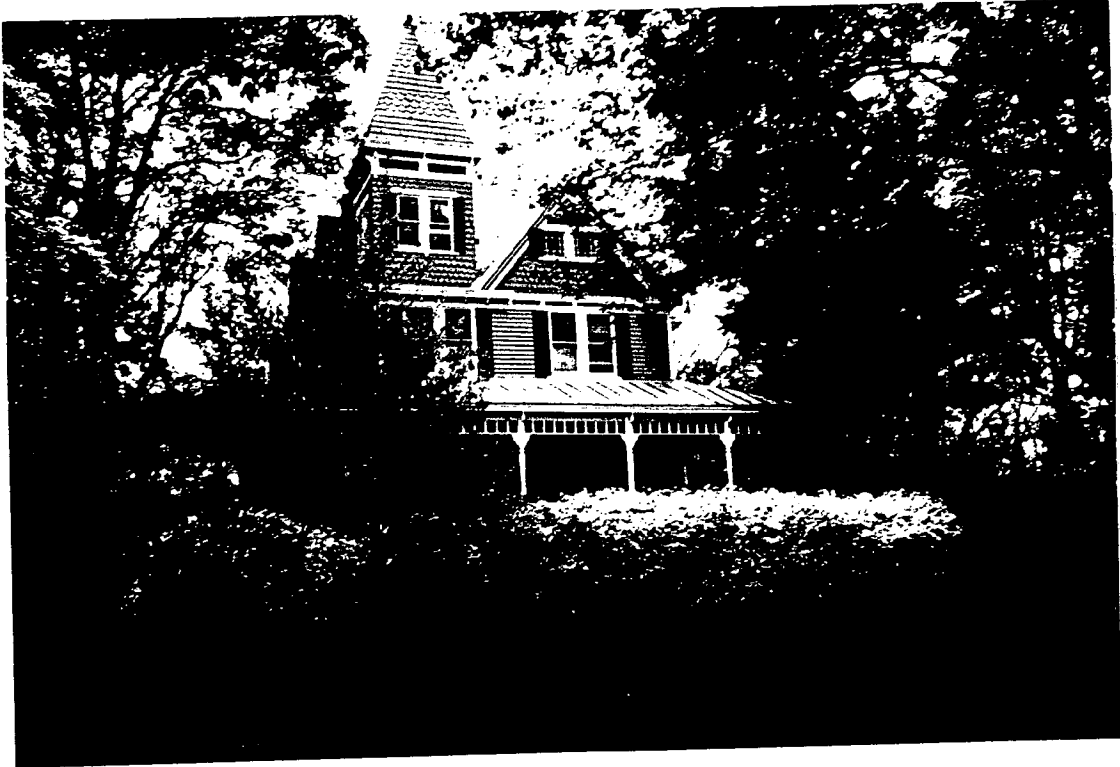


REAR ELEVATION  
 1/8" = 1'-0"  
**Proposed Rear**







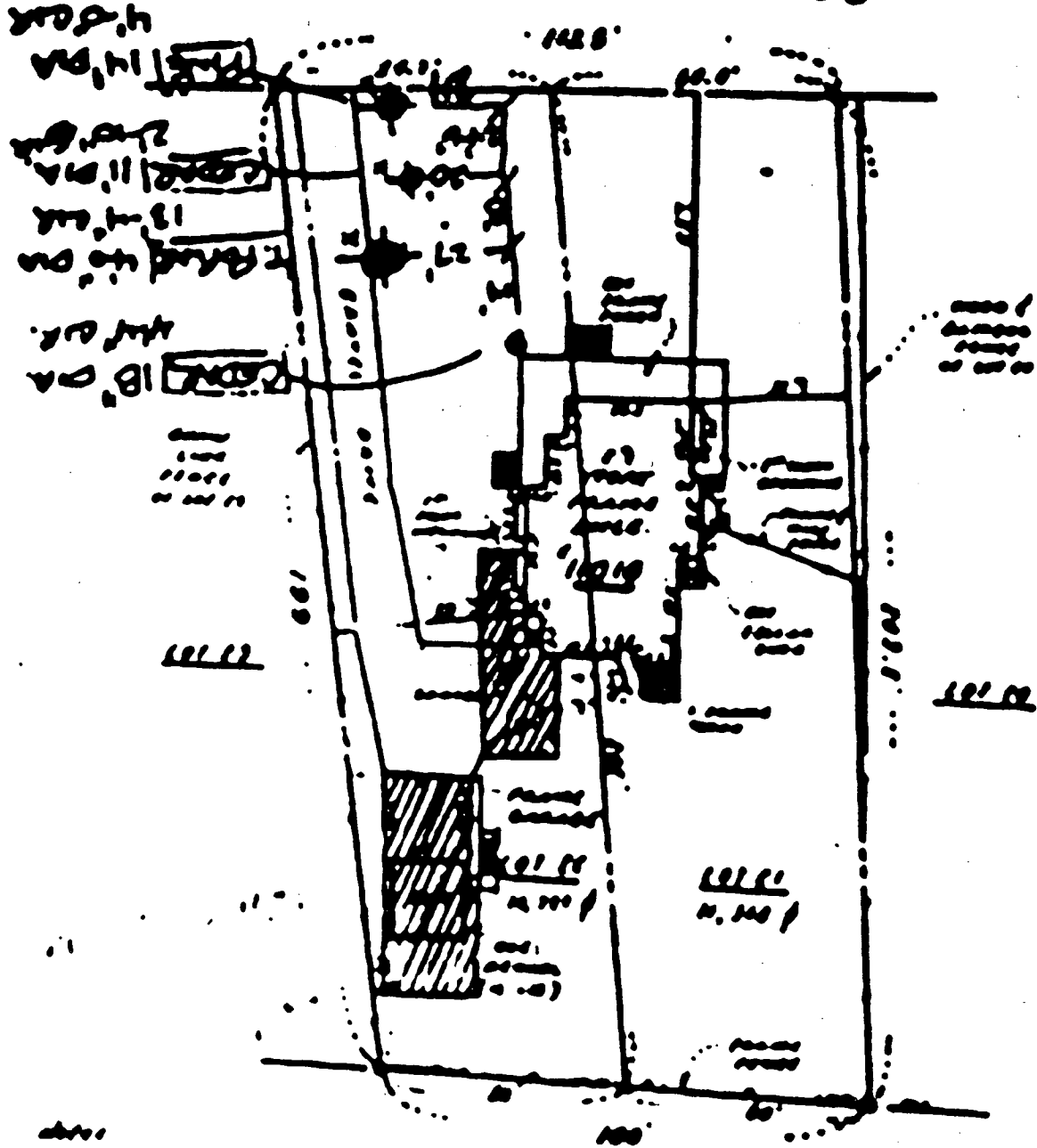


11018 Kenilworth Avenue  
before the fire

**SURVEYORS, LAND PLANNERS & ENGINEERS**

100 WEST ST. / LAUREL, MD. 20630  
 (301) 251-1100 / (301) 251-1101

**KENILWORTH AVENUE**



Survey of property shown and described as  
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**LOCATION SURVEY**

**11018 KENILWORTH AVENUE  
 MONTGOMERY COUNTY, MD.**

Case No. 2724

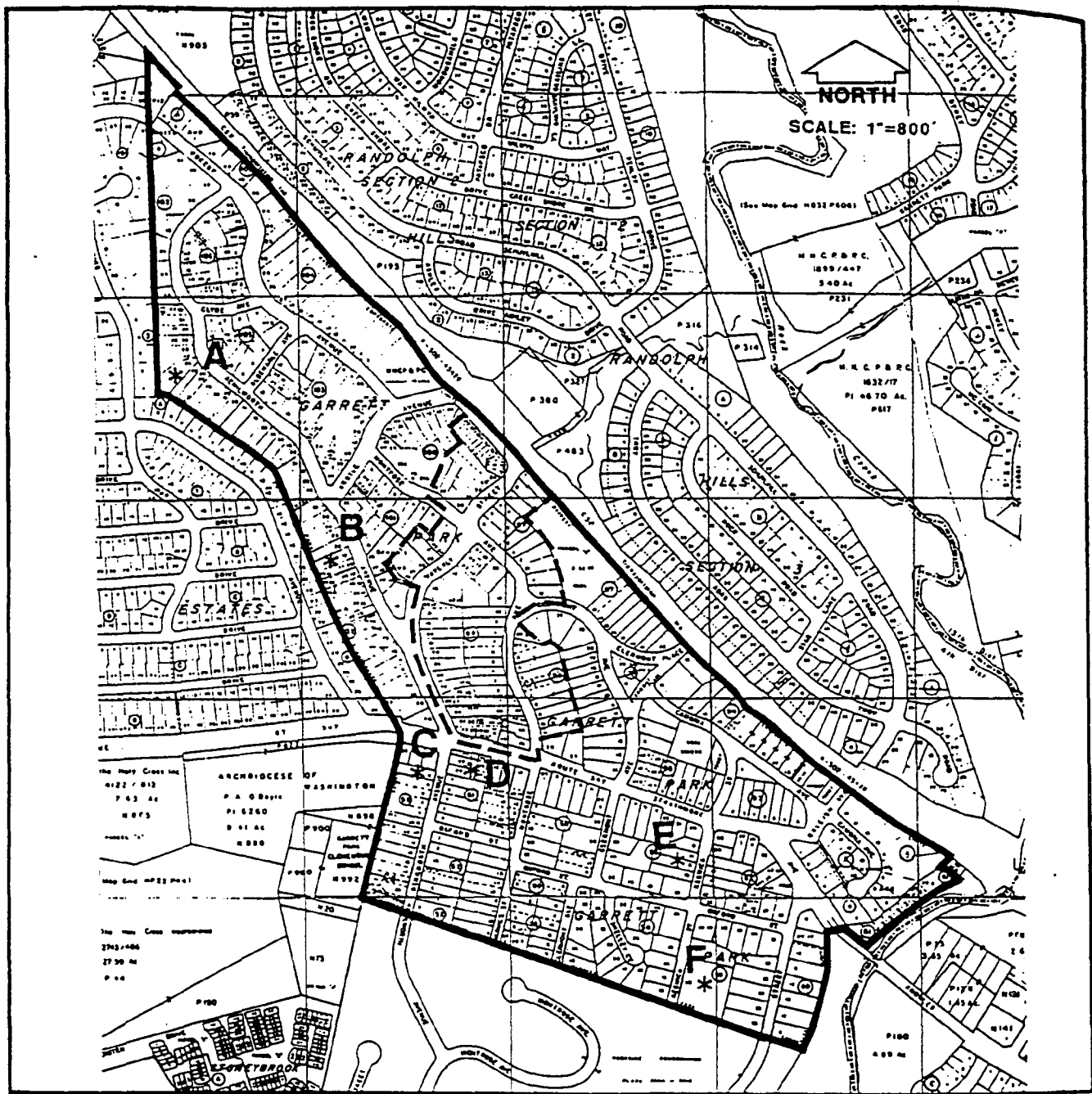
DATE 5/1/20  
 SURVEYOR D. W. W.  
 CASE 17-20



I hereby certify that I have examined the foregoing survey and find that it is correct and true to the original plan and description of the property and that the same is in accordance with the laws of the State of Maryland and the rules and regulations of the Board of Surveyors of the State of Maryland.

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Figure 73



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**GARRETT PARK HISTORIC DISTRICT**

- <sup>TOWN</sup> HPC Recommended Boundaries
- - -** <sup>APPROVED H.P.</sup> Staff Recommended Boundaries
- \*** <sup>APPROVED INDIVIDUAL</sup> Staff Recommended Resources
- A** 11210 Kenilworth Avenue
- B** 11018 Kenilworth Avenue

- C** Garrett Park Town Hall
- D** 10811 Kenilworth Avenue
- E** 10806 Keswick Street
- F** 10701 Keswick Street

30/13

North Bethesda-Garrett Park  
Planning Area  
March 1992

The Maryland-National Capital Park and Planning Commission

11

11018 KENILWORTH AVENUE

The existing structure is the remains of a circa 1890 Queen Anne Victorian which was extensively damaged by fire in August 1996. Approximately one-third of the home has structural damage. In this area no architectural materials are salvagable. The structure is burned through to the rafters and through the exterior siding. The balance of the structure has suffered damage consistant with a severe fire, such as: Extraordinary smoke damage, wall and ceiling plaster falling down from the water damage caused from the firefighters as well as a result of the water pipes breaking during the winter (The house was not winterized following the fire); Nearly all of the windows were broken out and many of the window sash frames were broken as a result of the fire. Much of the interior door, window and floor trim is charred and blistered; All light fixtures were destroyed; The electrical wiring has suffered severe damage in over half of the house.

The project includes the total rectoration of the existing fire damaged structure, and the addition of a kitchen/bedroom wing, family room extension and separate garage. Insurance estimates to repair the existing structure are as high as \$400,000.

The environmental conditions of the property will largely remain unchanged. The site is currently overgrown. Pruning of large trees has not been undertaken for sometime, many shrub trees and shrubs have been allowed to dominate the site. Plans are in the works for an arborist to report on the very large tulip poplar and ginko trees.

The design of the proposed new work and renovation of the damaged areas will be consistant with the existing Queen Anne Victorian style. Materials will match as closely as possible in all repects. Due to the severity of damage to the interior of the structure (Broken water lines, damaged electrical system, water damaged and loose plaster, and peeling lead-based paint), much of the interior finishes will require gutting with new plaster walls installed throughout. Salvagable wood trims will be saved and reused in their original locations.







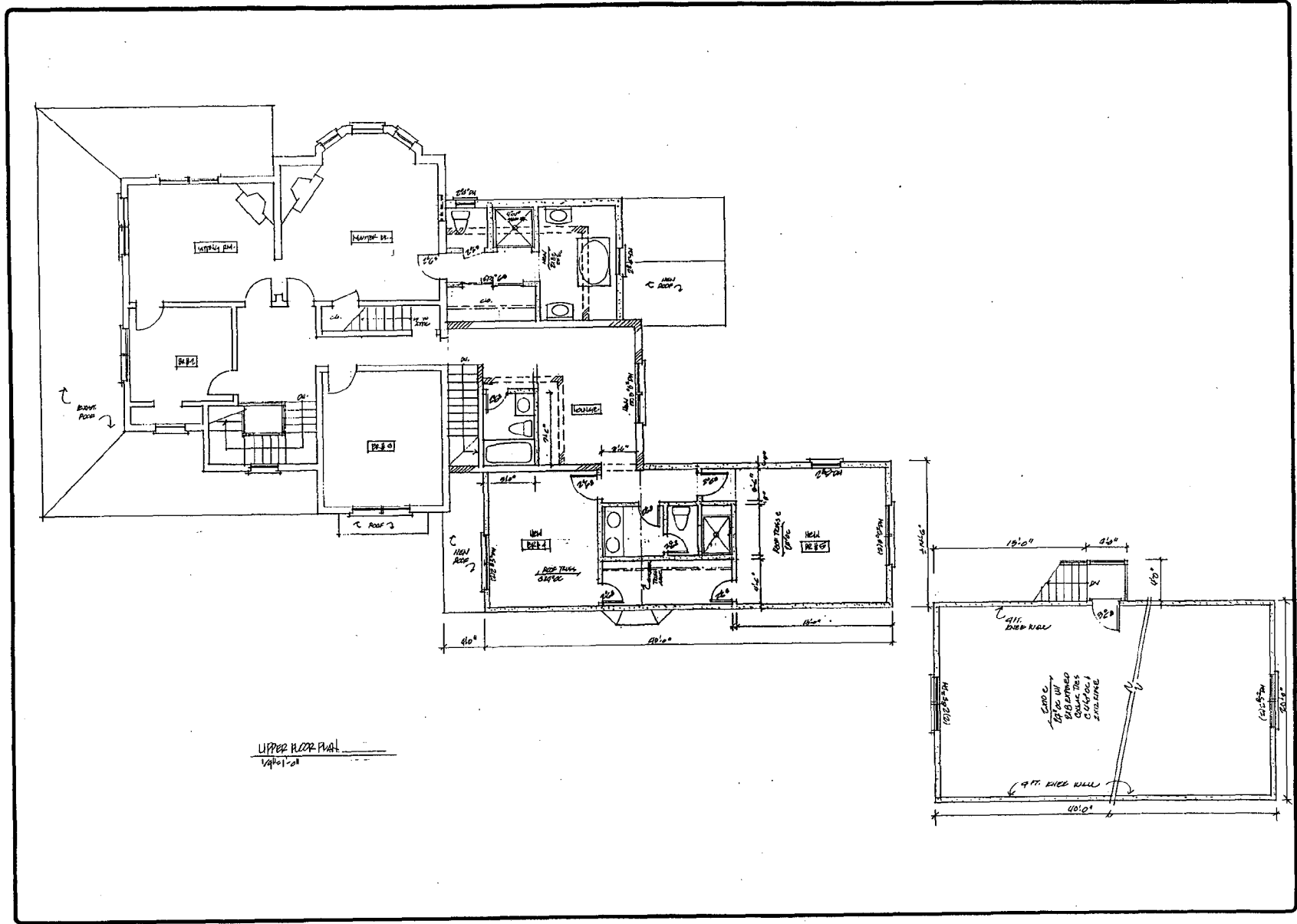


REVISIONS	BY

TERTAMADI ARCHITECT  
 345 SCHIFFLEY SQ. RD.  
 GAITHERSBURG, MD. 20878

RENOVATION AND ADDITION  
 BEIGEL RESIDENCE  
 10000 WINDY AVENUE  
 LOUISVILLE, KY 40258

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
OF



UPPER FLOOR PLAN  
 1/20/12





## HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 11018 Kenilworth Avenue

**Meeting Date:** 04/23/97

**Resource:** Master Plan Site #30/13-5, **Brady House**

**Review:** HAWP

**Case Number:** 30/13-5-97A

**Tax Credit:** Partial

**Public Notice:** 04/09/97

**Report Date:** 04/16/97

**Applicant:** Jon and Joy Siegel

**Staff:** Perry Kephart

**PROPOSAL:** Alteration/Addition/  
Fire Damage Restoration

**RECOMMEND:** Approve  
w/conditions

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### BACKGROUND

The 2 1/2 story frame ell-shaped Victorian residence is an individual Master Plan site in Garrett Park on the edge of the Garrett Park Historic District. Built in 1892, the house was the home of Eugene Brady, Mayor of Garrett Park from 1898 to 1902. A fire in August 1996 and the efforts to extinguish it destroyed a substantial portion of the rear of the heretofore intact and excellent example of fine Queen Anne architecture. All the windows in the original house have been broken, the interior throughout the house has been heavily damaged by smoke and water. A somewhat later rear infill of the ell was also damaged. The front and side facades of lapped siding and fishscale shingles, with decorative woodwork around the windows, on the front three-story turret, and on the wraparound porch are substantially in place as is the alternating patterned slate roof.

The house is situated in the center of two 50' x 200' building lots with mature specimen trees at the front of the property. The footprint of the original front block is approximately 45' x 43'. The rear portion, including the ell and the infill, measures approximately 30' wide and 20' deep. An out-of-period garage sits on the right rear of the property.

The resource was the subject of a Preliminary Consultation on April 9, 1997. At the meeting the Garrett Park Historic Committee, represented by Harry Gordon, indicated that they supported the proposed restoration and addition although they had some concern that the garage situated so close to the rear addition of the house created excessive massing. The HPC as a whole indicated their appreciation of the restoration. Commissioners Hondowicz, Soderberg and Spurlock suggested that the garage should be moved farther back on the lot to increase the distance between the two structures. The applicant responded that this would require removal of unusual ornamental trees that they wished to retain. Commissioner Jordan spoke in support of the proposed garage siting as it created a courtyard effect that he felt would be a favorable configuration for the environmental setting of the resource. Commissioner Eig requested a footprint of the site and the adjacent lots. This has been included in the application.

## PROPOSAL

The applicant has recently purchased the fire-damaged historic resource and proposes to restore the main block and bring it back into use as a residence with the following modifications:

1. Demolish the burned out rear ell of the historic resource and the two infill sections at the rear.
2. Construct a new rear addition with a side porch and rear double-gabled addition, beginning approximately 43' back from the front facade and proposed to extend approximately 10' out from the side plane of the historic resource and approximately 24' to the rear beyond the original footprint.

All doors, windows and trim in the new construction are to be of wood to match the design of those in the original building. The windows are to be 1/1 double-glazed thermal pane. The shutters are match in design and size those on the original structure except those on the banked windows are to be single panels. All new construction is to have wood siding. The gable pediments are to include the design details, and where possible, the original material of the burned rear section including the fishscale shingles and wood cornice returns..

3. On the site of the infill sections, construct a continuation of the new rear addition that would extend 10' farther to the back than does the existing structure. The existing one story rear addition is proposed to be reproduced to be slightly wider than the current structure and to function as a sun room or conservatory with windows on three sides. All design details are the same as listed in (2) above.
4. In the U-shaped space between the right and left sections of the rear construction, construct a brick or paving stone terrace with access from the kitchen, breakfast room and sun room.
5. Demolish the one-story garage and replace it with a longer one-and-a-half story garage on the same site. The garage is proposed to have a front and side gable and an exterior stairway on the left (or yard side) leading to a 2nd floor office space. The roof is to be of composite shingle. Shutters are to be full-sized and of a simple, non-louvered design. The siding and window trim is proposed to be of wood. The windows are proposed to be new 1/1 double-glazed thermal pane. The stairway is to be of wood.
6. Repair all the salvageable windows in the main or front block. Use original windows (including frames) from the demolished rear addition to replace those that cannot be repaired. Replace the remainder of the damaged windows in the front section with new single-glazed windows of the exact configuration as those lost.

7. Replace the broken glass in the front door with glass in a design to be approved by staff.

### **STAFF DISCUSSION**

The new owners are to be commended for their commitment to saving this exceptional historic resource. Staff would support their proposal to restore the house and to add living space by enlarging the rear portion to the back and to the side when it is rebuilt. Staff feels that the proposed modifications retain as much of the original material as is possible given the degree of damage to the rear half of the house. The only change to the front elevation is the replacement of broken glass in the existing wood windows except where the frame, sash, or in a few windows, the muntins have been destroyed. For windows or portions of windows beyond restoration, the applicant has indicated that original windows from the rear addition will be installed, without changing the size of the openings, or new wood windows of the same configuration will be used. Applicant has provided a window survey, as requested by the HPC, which delineates the extent of damage and the proposed method of repair or replacement.

On the left side at the rear, the hipped roof infill section that has a shed roof extension to the side is not salvageable and is proposed to be replaced with a two story hipped roof section that is wider on the 2nd story than the original. The plainness of the proposed flush facade on the left side is sufficiently balanced, in staff's opinion, by the rear one story hipped roof addition that the applicant proposes to replace with a slightly larger addition of the same outline and with banked 1/1 windows in all three walls instead of the one small window now at the rear of the existing section.

The most controversial modification proposed by the applicant is the replacement of the original rear ell with a substantially wider and longer rear addition. Staff feels that the proposed enlargement that begins 43' back from the front facade is placed sufficiently to the rear of the important front block as to be an acceptable change within the Secretary of Interior's Standards for Rehabilitation. The lower roof line of the side addition and the use of a side porch to soften the front facade of the addition both clearly differentiate the back section from the front. As to the double gabled configuration of the right rear addition, in staff's opinion this is a reasonable modification that is placed at the back of the house, well away from the street. The house is on a double lot and the additional lot coverage of the new construction is appropriate to the lot size. The addition of more windows is a more contemporary treatment of a back wing, but not noticeable from the front or sides. Staff would note that the folding hinged shutters on the banked windows of the historic building have been modified, for the most part, to single panel. Staff would concur with the proposal that continues this pattern by using full-size single panel shutters on the rear banked windows.

The applicant has also proposed to demolish the out-of-period two-car garage (c. 1930-1940) and replace it with a one and a half story, two-car wood sided garage that is two and a half times longer but of the same width as the existing garage. Proposed access to the upper story office space is by an exterior stair that is not seen from the street. The garage is not to be attached in any way to the residence although the long rear addition on the right of the main

house will leave minimal space between the two structures. (It should be noted that the applicant has indicated the distance between the house and garage of 4' shown on the drawings is to be 6'.) Staff has some concern that the combination of the side addition at the rear of the house and the higher elevation of the garage together create a noticeable massing next to the historic resource, but is of the opinion the changes are placed sufficiently to the rear of the house as not to be a problem when viewing the house from the front or along the street viewshed. The design of the proposed garage is appropriately restrained to avoid pulling attention away from the historic architecture. Staff would concur with applicant's proposal to use non-louvered shutters in a simple design more in keeping for an outbuilding of the period. The exterior wooden stairway is, in staff's opinion, an interesting solution to the need for access to the second floor.

Applicant has indicated that the roofing for the new addition is to be slate, either new or salvaged from the demolished section. Roofing on the garage is to be of composition shingle.

### **STAFF RECOMMENDATION**

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

New additions and adjacent or related new construction shall 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.

### **CONDITIONS**

1. As much of the original material as possible should be retained including slate roofing and original siding, window frames and sashes, shingles and decorative detail.
2. All windows and doors in the new construction should be wood and should match the design of those in the original building, as seen in photographs. New 1/1 windows in the new section may be double-glazed, thermal pane. The shutters are to be similar in design and size to those on the original structure. Replacement windows in the front block should be of the same configuration as those destroyed to the extent the original design can be ascertained.

④



3. All the new construction should have wood siding. The gable pediments should match the design details of the burned rear section including the fishscale shingles and cornice returns that are being removed.
4. The distance between the garage and the rear of the house should not be less than six feet.
5. The design for the glass door panels will be subject to staff approval.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

5

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JON M SIEGEL

Daytime Phone No.: 301 806 9340

Tax Account No.: 60630

Name of Property Owner: JON M AND P JOY SIEGEL Daytime Phone No.: 301 806 9340

Address: 1104 LUXMANOR RD N BETHESDA MD 20852  
Street Number City State Zip Code

Contractor: JON MARK COMPANIES, INC Phone No.: 301 588 9350

Contractor Registration No.: MHIC 34595

Agent for Owner: JON M SIEGEL Daytime Phone No.: 301 806 9340

## LOCATION OF BUILDING/PREMISE

House Number: 11018 Street: KENILWORTH AVE

Town/City: GARRETT PARK Nearest Cross Street: STRATHMORE

Lot: 21 Block: 102 Subdivision: GARRETT PARK

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

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

(B) 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: MATERIALS SPECIFICATIONS

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.

  
 Signature of Owner or authorized agent

4/7/97  
 Date

(6)

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

A 2 1/2 story frame ell-shaped Victorian residence in Garrett Park. Built in 1892 the Queen Anne style residence is listed as an individual Master Plan site. In August 1996 a fire and the efforts to extinguish it destroyed a substantial portion of the residence. Virtually all of the windows have been destroyed. The front + left side <sup>+ porch</sup> are in fair condition, the rear portion (approx 1/3 of structure) is structurally damaged with no elements remaining. The balance suffered heavy damage from smoke + water. One story garage at rear.

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

Propose to restore the residence with the following modifications: (1) Demolish the structurally damaged + burned out rear-ell and the two m-fill sections at the rear and rebuild (2) ADD a rear addition w/a side porch starting ±43' back from front facade, extending ±10' from side plane to ±24' to rear beyond original structure. (3) Rebuild m-fill exterior sections continuing 10' to rear beyond existing. (4) Add brick/stone patio between rear additions (5) Demolish 1 story garage + replace with larger 1 1/2 story garage at same site.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

Retain as much original material as possible. Rebuilt  
by matching existing architectural elements + materials  
No change to front elevation, addition begins 43'  
from front + extends to rear.

- b. the relationship of this design to the existing resource(s):

Addition on right side begins ±43' from front elevation,  
and extends ±10' from side + ±24' from rear.  
Addition on left rear is an extension of an earlier  
in-fill, ±10' to rear. Replace existing garage with  
larger 1 1/2 story garage in same location.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):
- 
- 
- 
- 

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

- 5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
- 6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
- 7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
- 8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- 9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

- 10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

- 1. Name STANLEY J McLEOD  
 Address 11015 KENILWORTH AVENUE  
 City/Zip GARRETT PARK, MD 20896
- 2. Name JOSEPH LEPAK  
 Address 11016 KENILWORTH AVENUE  
 City/Zip GARRETT PARK, MD 20896

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3. Name MARY TRAIL  
 Address 4829 FLANDERS AVENUE  
 City/Zip KENSINGTON, MD 20895

4. Name MARY TRAIL (VACANT LOT)  
 Address 11022 KENILWORTH AVENUE  
 City/Zip GARRETT PARK, MD 20896

(SEND TO ADDRESS ABOVE)

5. Name EDWARD LIJEWski  
 Address 4827 FLANDERS AVE.  
 City/Zip KENSINGTON, MD 20895

SEND TO:  
 5200 BANGOR DR.  
 KENSINGTON, 20895

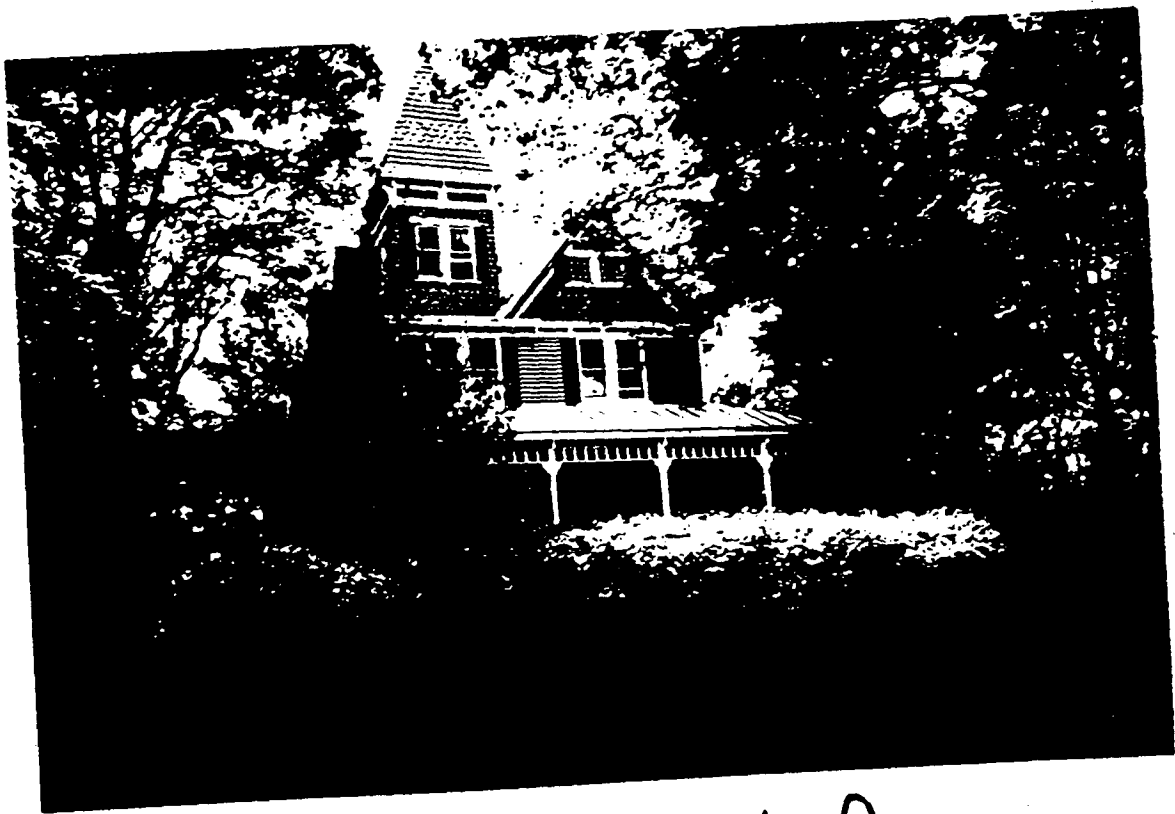
6. Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_

1757E

10



11018 Kenilworth Avenue  
before the fire



11018 KENILWORTH AVENUE

The existing structure is the remains of a circa 1890 Queen Anne Victorian which was extensively damaged by fire in August 1996. Approximately one-third of the home has structural damage. In this area no architectural materials are salvagable. The structure is burned through to the rafters and through the exterior siding. The balance of the structure has suffered damage consistent with a severe fire, such as: Extraordinary smoke damage, wall and ceiling plaster falling down from the water damage caused from the firefighters as well as a result of the water pipes breaking during the winter (The house was not winterized following the fire); Nearly all of the windows were broken out and many of the window sash frames were broken as a result of the fire. Much of the interior door, window and floor trim is charred and blistered; All light fixtures were destroyed; The electrical wiring has suffered severe damage in over half of the house.

The project includes the total restoration of the existing fire damaged structure, and the addition of a kitchen/bedroom wing, family room extension and separate garage. Insurance estimates to repair the existing structure are as high as \$400,000.

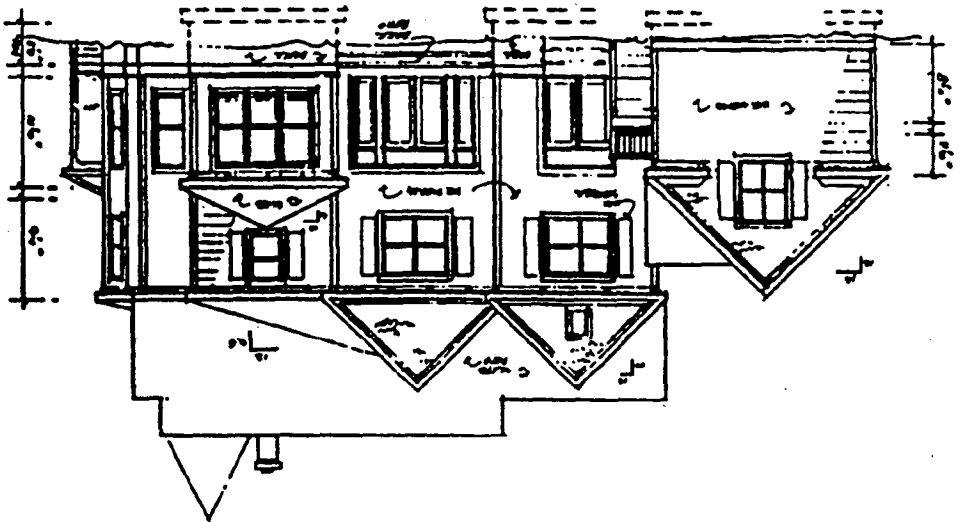
The environmental conditions of the property will largely remain unchanged. The site is currently overgrown. Pruning of large trees has not been undertaken for sometime, many shrub trees and shrubs have been allowed to dominate the site. Plans are in the works for an arborist to report on the very large tulip poplar and ginkgo trees.

The design of the proposed new work and renovation of the damaged areas will be consistent with the existing Queen Anne Victorian style. Materials will match as closely as possible in all respects. Due to the severity of damage to the interior of the structure (Broken water lines, damaged electrical system, water damaged and loose plaster, and peeling lead-based paint), much of the interior finishes will require gutting with new plaster walls installed throughout. Salvagable wood trims will be saved and reused in their original locations.



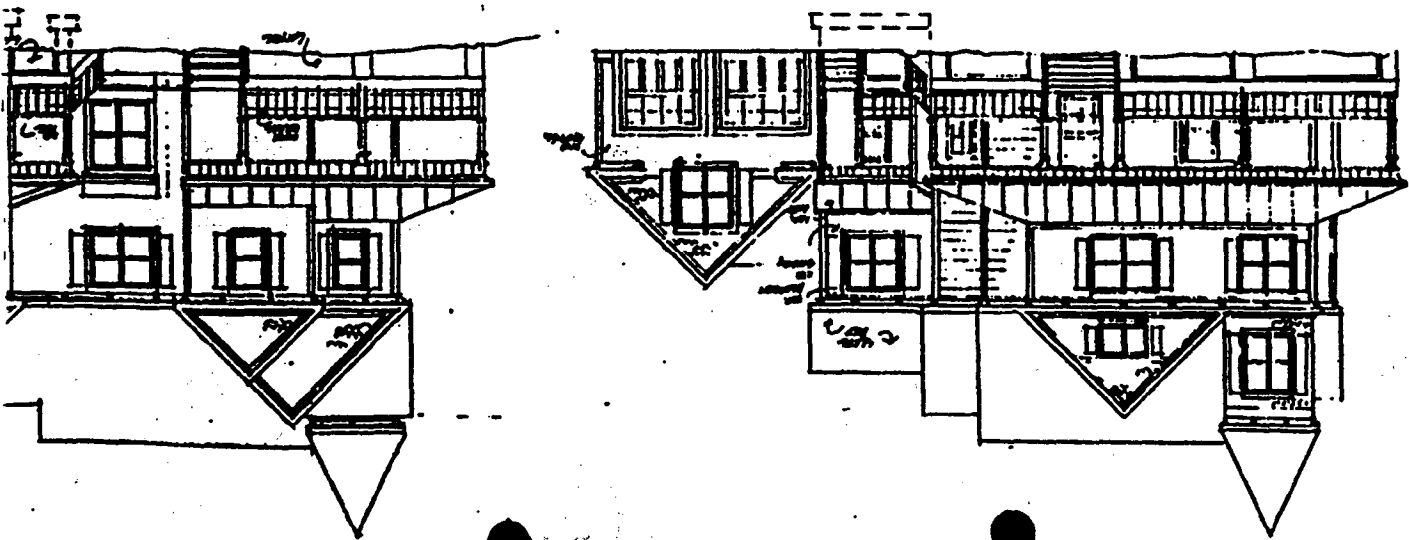
# Proposed Rear

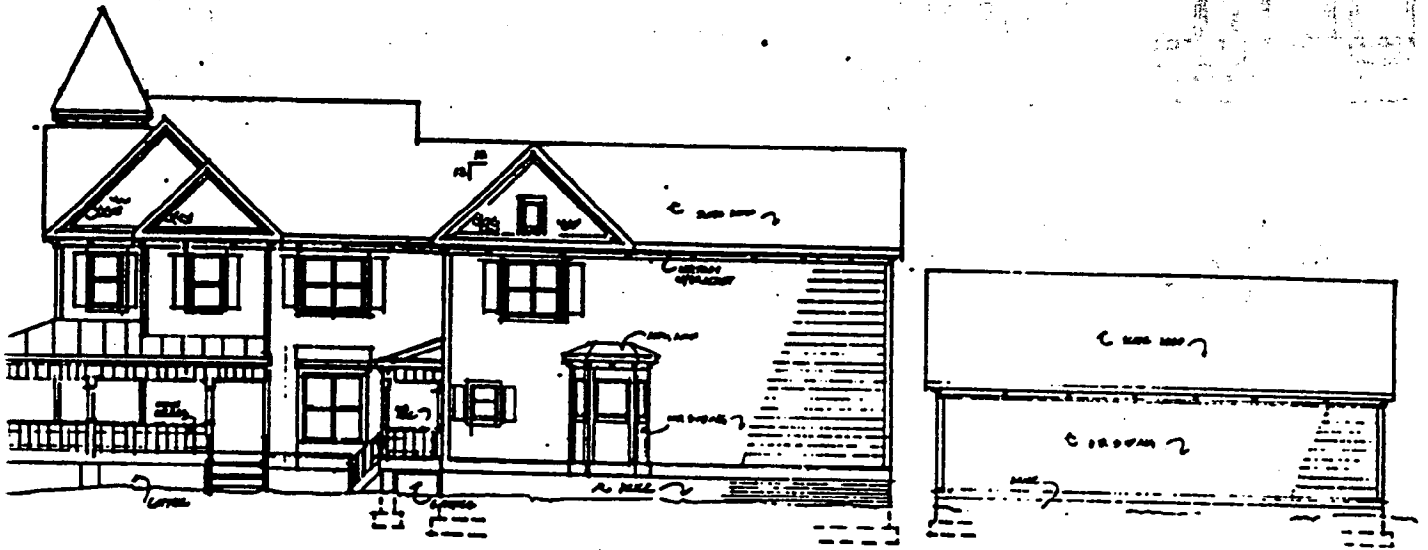
West elevation



# Proposed Front

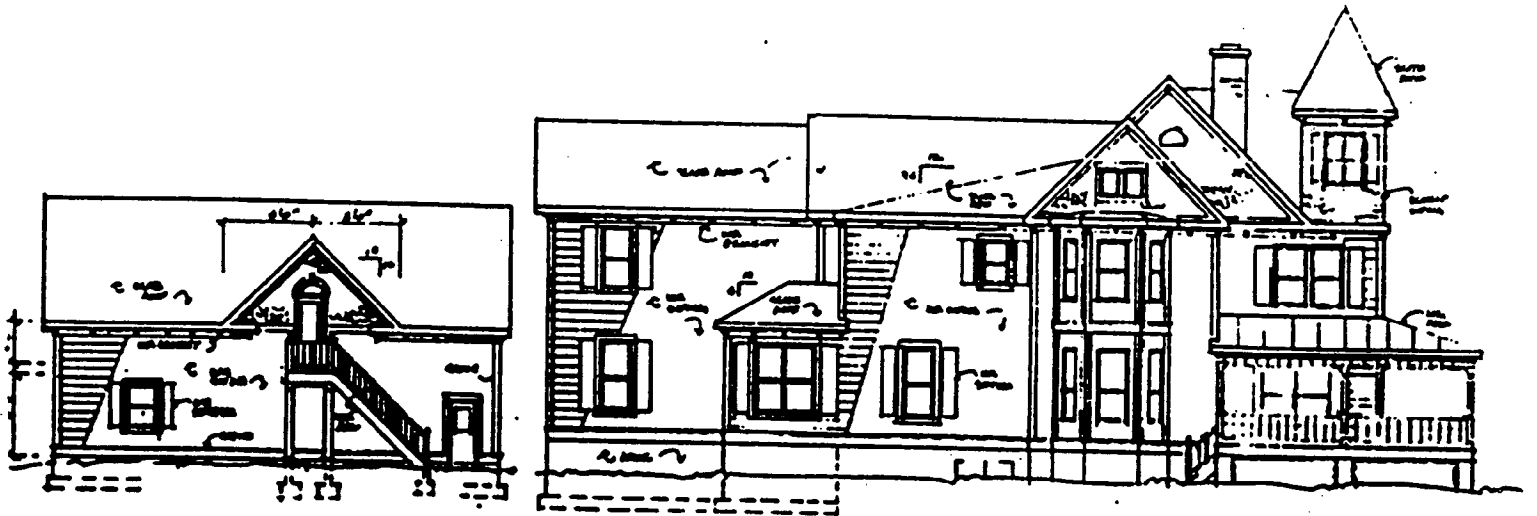
West elevation





RIGHT SIDE ELEVATION  
10.1.12

Proposed Right

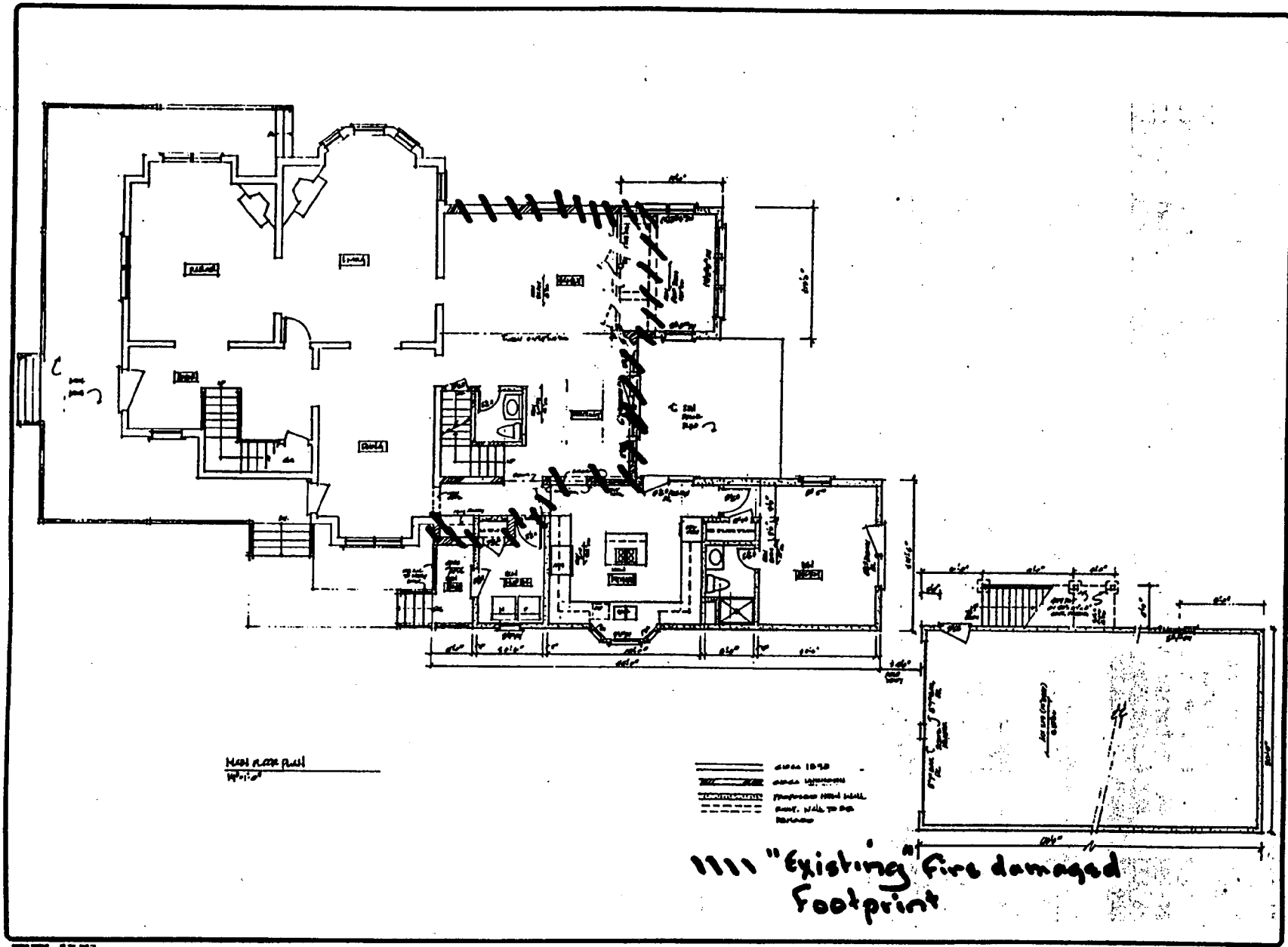


LEFT SIDE ELEVATION  
10.1.12

Proposed Left



14



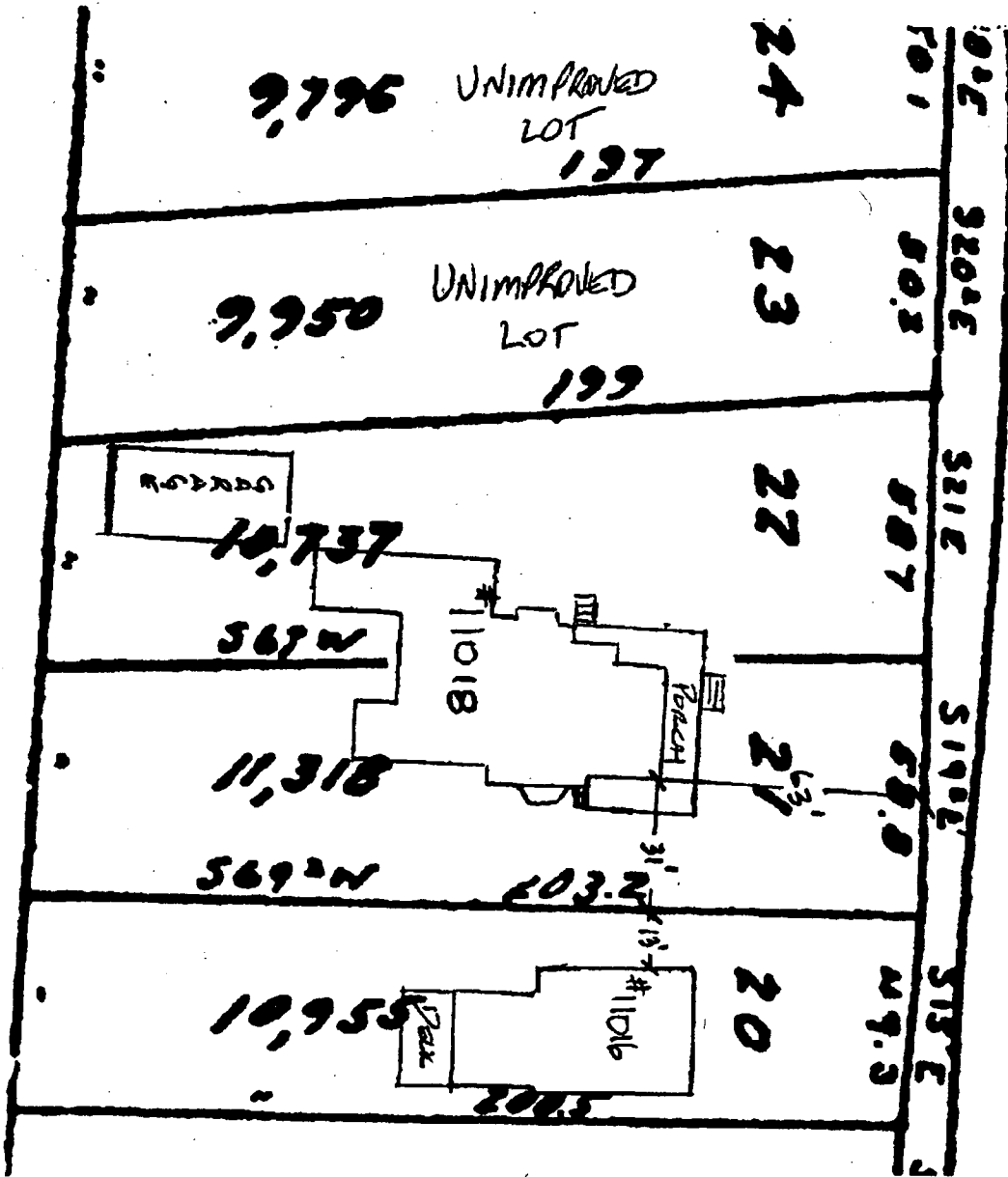
Existing fire damaged footprint

REVISION	BY

PREPARED AND CHECKED BY  
 ENGINEER AND ARCHITECT  
 1400 COMMUNITY AVENUE  
 SUITE 1000  
 BOSTON, MA 02118

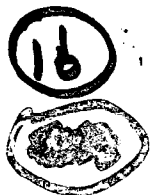
DATE	
SCALE	
PROJECT	
NO.	

15



KENILWORTH AVENUE

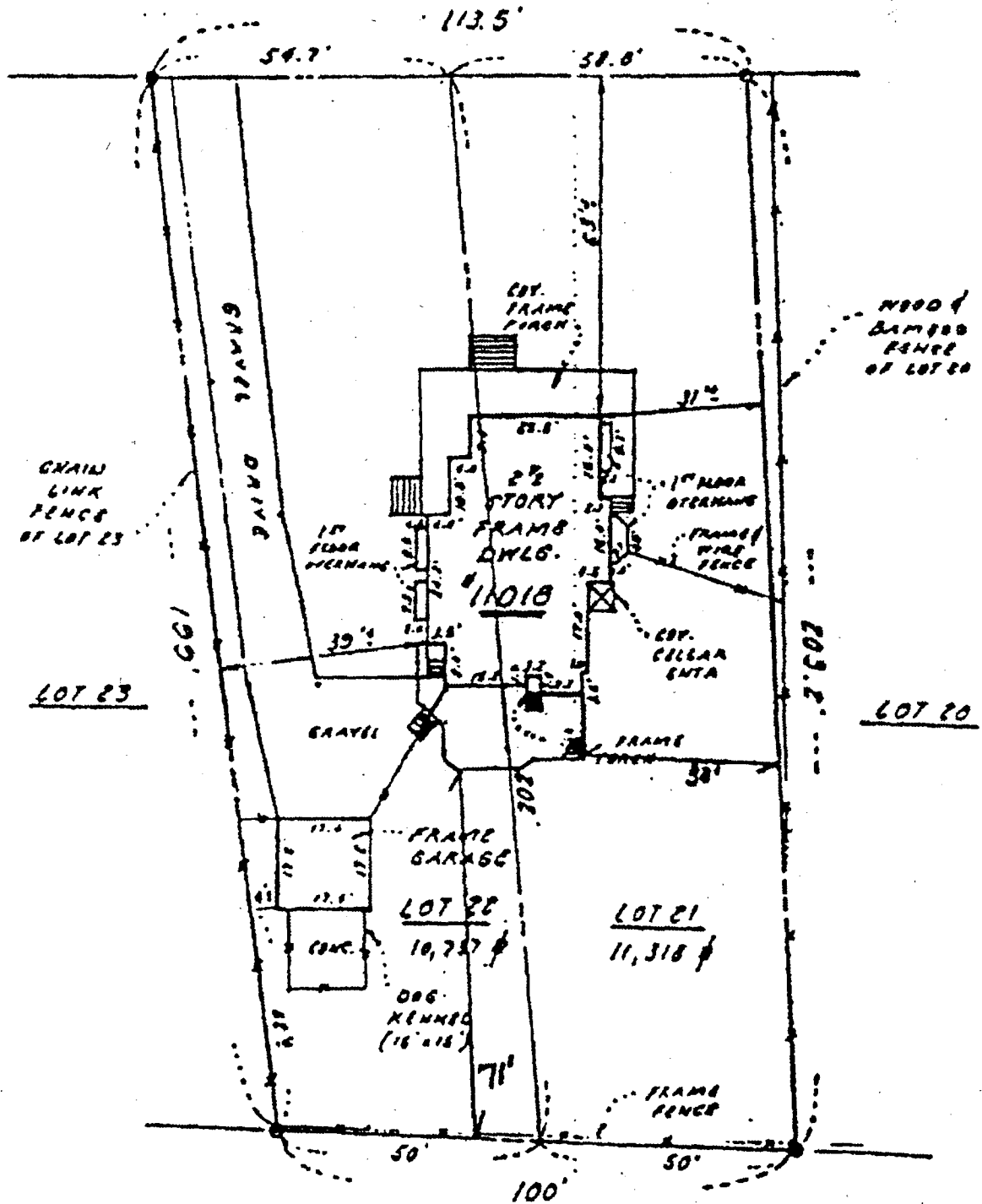
SCALE 1" = 40'



90 WEST ST. / LAUREL, MD. 207

(301) 953-1821 / 792-8096

# KENILWORTH AVENUE



Notes:  
 1) Being known and designated as  
 Lots 21 & 22, Block 102 as shown on a  
 plat of "Section 1 Map of The Subdivision"

## LOCATION SURVEY

Existing

17  
 12









51

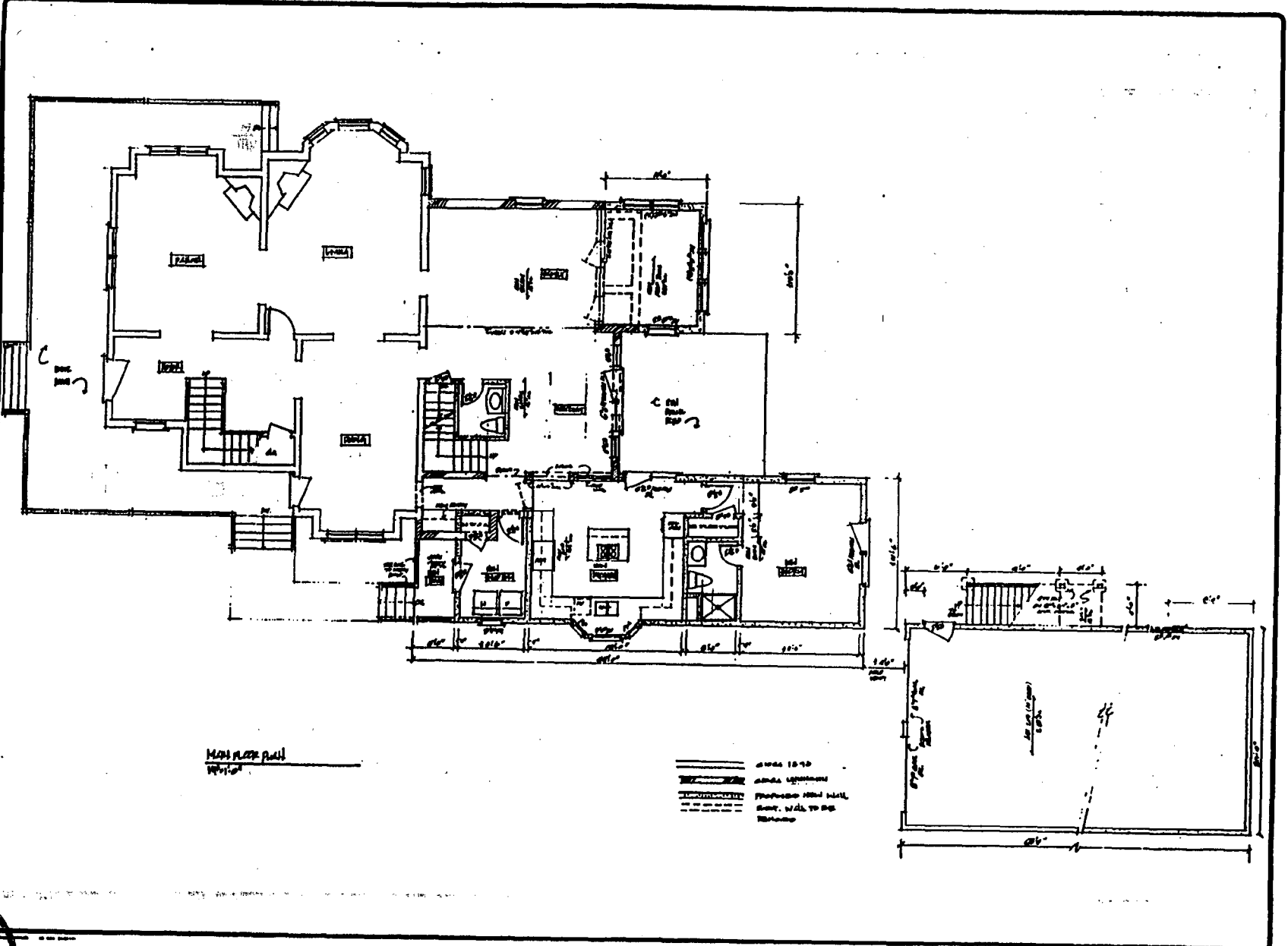
NO. OF ROOMS	17
NO. OF BATHS	1
NO. OF STAIRS	3
NO. OF ELEVATORS	0
NO. OF OFFICES	1
NO. OF CLASS ROOMS	0
NO. OF LABORATORIES	0
NO. OF STORAGE ROOMS	1
NO. OF REST ROOMS	1
NO. OF RECEPTION AREAS	1
NO. OF LOBBIES	1
NO. OF HALLS	1
NO. OF CORRIDORS	1
NO. OF ENTRANCES	1
NO. OF EXITS	1
NO. OF STAIRWELLS	1
NO. OF ELEVATOR SHAFTS	0
NO. OF MECHANICAL ROOMS	1
NO. OF ELECTRICAL ROOMS	1
NO. OF TELEPHONE ROOMS	1
NO. OF JANITORIES	1
NO. OF STORAGE CLOSETS	1
NO. OF LOCKERS	1
NO. OF OTHER ROOMS	1

RETAINING ARCHITECTURE  
 TO BE MAINTAINED  
 AS SHOWN ON THIS PLAN

REVISIONS AND NOTES  
 1-19-68 REVISIONS BY ARCHITECT  
 QUANTITY PLAN, 100

NO. OF ROOMS	17
NO. OF BATHS	1
NO. OF STAIRS	3
NO. OF ELEVATORS	0
NO. OF OFFICES	1
NO. OF CLASS ROOMS	0
NO. OF LABORATORIES	0
NO. OF STORAGE ROOMS	1
NO. OF REST ROOMS	1
NO. OF RECEPTION AREAS	1
NO. OF LOBBIES	1
NO. OF HALLS	1
NO. OF CORRIDORS	1
NO. OF ENTRANCES	1
NO. OF EXITS	1
NO. OF STAIRWELLS	1
NO. OF ELEVATOR SHAFTS	0
NO. OF MECHANICAL ROOMS	1
NO. OF ELECTRICAL ROOMS	1
NO. OF TELEPHONE ROOMS	1
NO. OF JANITORIES	1
NO. OF STORAGE CLOSETS	1
NO. OF LOCKERS	1
NO. OF OTHER ROOMS	1

51



21







### RIGHT (NORTH) ELEVATION

This is the most significantly damaged area of our home. Damage to the wall framing, second floor joists, bedrooms, and roof framing must involve demolition and rebuilding of these areas due to structural damage. This area was chosen as a starting point for the new addition in order to minimize some of the rebuilding costs.



### LEFT (SOUTH) ELEVATION

Damage on this elevation was most severe to the fill-in addition area. Structural damage of the second floor joists requires their removal and installation of new materials. The small second floor bathroom above will need to be rebuilt directly over the foundation walls to meet design load criteria.



20

## EXISTING GARAGE

The existing garage details are uncommon to those of the house. Dutch lap siding, exposed rafter tails, casement windows, and asphalt roofing shingles are the most obvious differences. The structural condition of this building finds severe wood rot at the floor plate and lower areas of stud walls. The floor slab sits below the driveway grade immediately to the front (east) side of the garage. This has allowed water to drain into the garage and subsequently cause the structural decay. The age of the garage is unknown but likely built sometime around 1950.



21

LIVING ROOM CEILING



FAMILY ROOM



(21)

(27)

SECOND FLOOR HALLWAY



28

SECOND FLOOR BATH



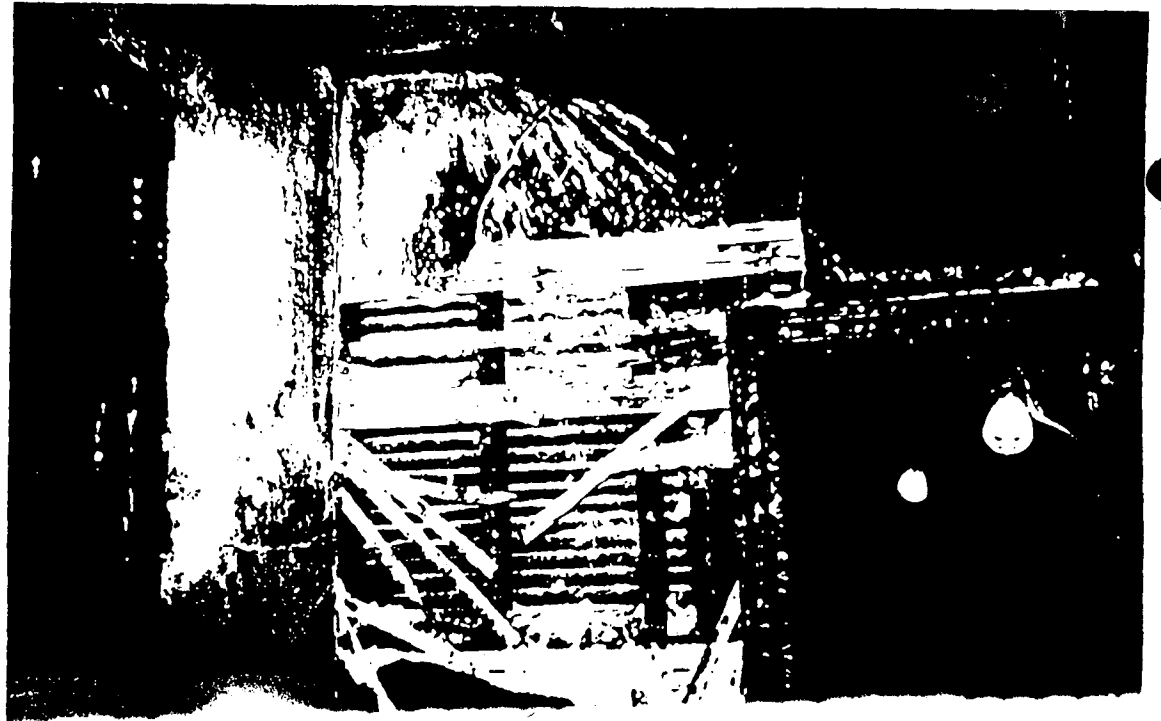
22



SOUTH WEST CORNER

29

DINING ROOM



23



24



## MATERIALS

The existing finishes of the structure will be refurbished where necessary and repainted. The new addition to our home will duplicate, as closely as possible, the existing details including but limited to: Porch railings, columns, decorative blocks, soffit, brackets, shutters, siding and lattice.



30

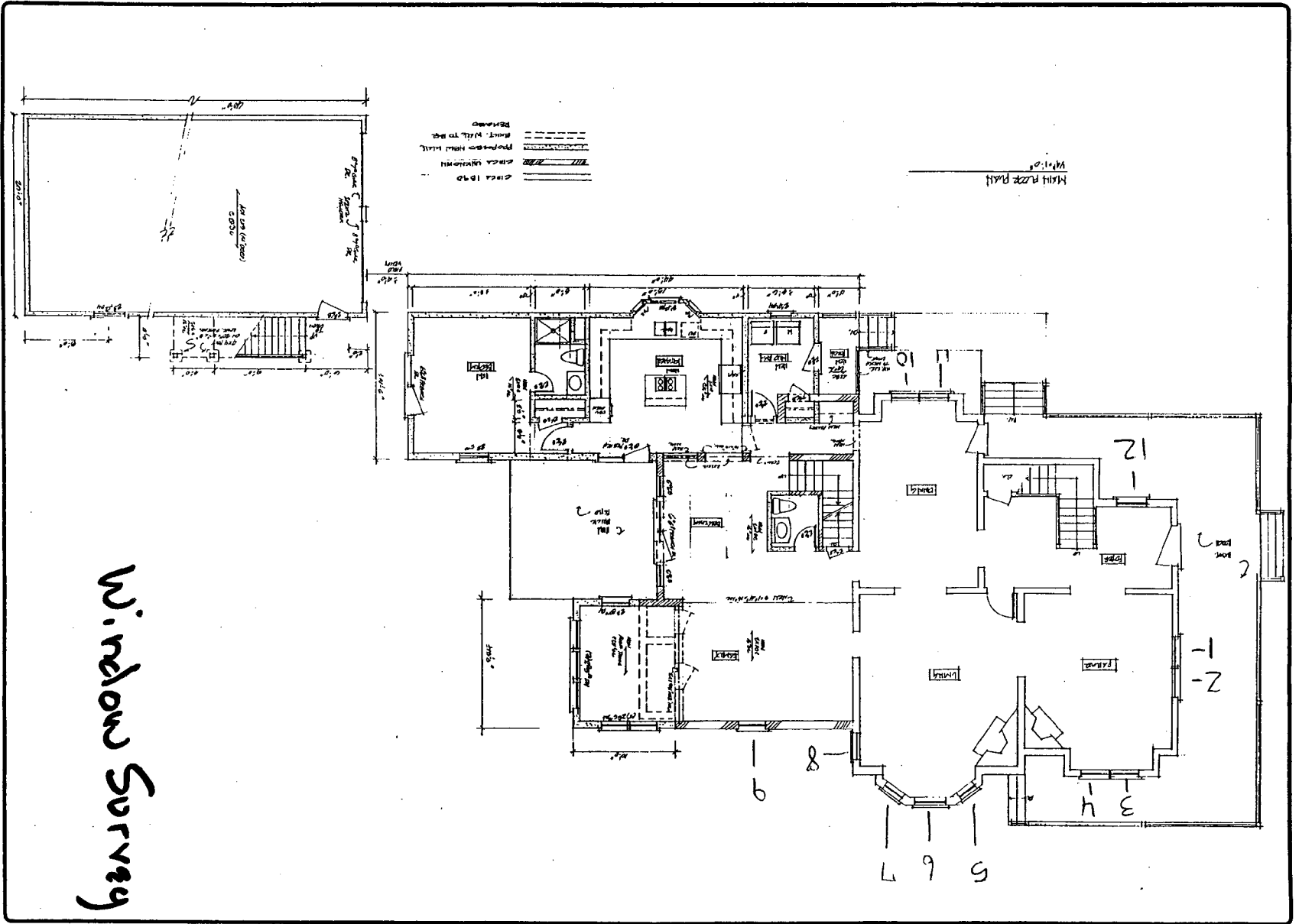
DATE	27
SCALE	1/8" = 1'-0"
PROJECT	RESIDENTIAL ARCHITECTURE
CLIENT	14018 WALKWAY AVENUE
ADDRESS	CARROLL PARK, MD.

RESIDENTIAL ARCHITECTURE  
 14018 WALKWAY AVENUE  
 CARROLL PARK, MD.

THESE PLANS ARCHITECT  
 HAS PROVIDED TO YOU  
 FOR YOUR INFORMATION ONLY.

NO.	REVISIONS

31



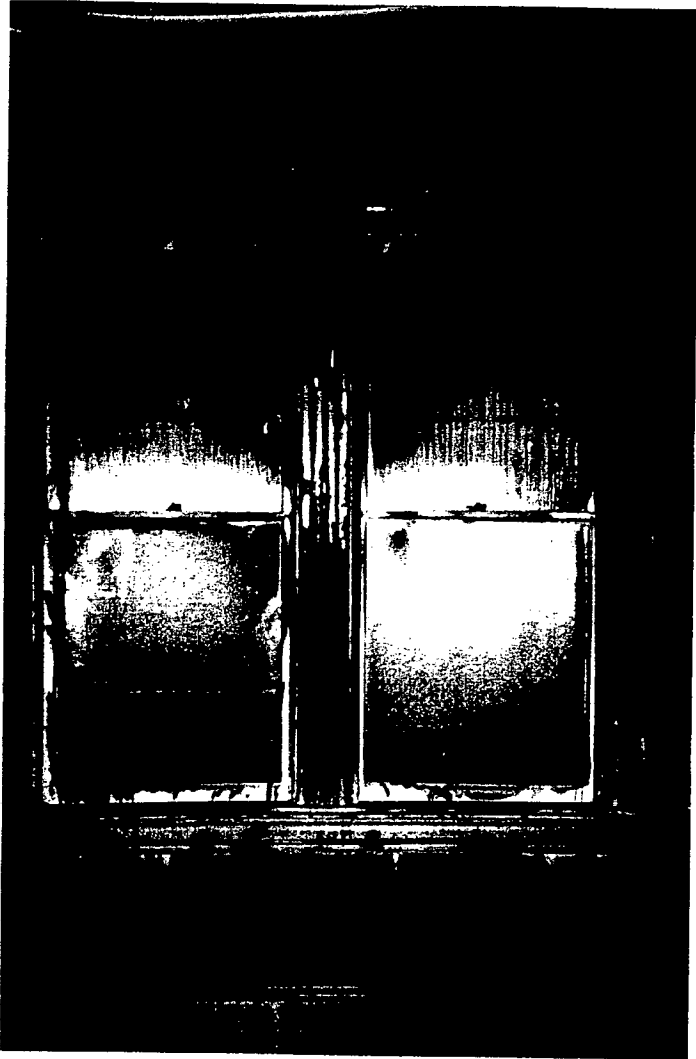


PARLOR

Front

# 1

# 2



#1: Glass - 3/4 glass broken  
#2 Sash: needs some repair; heat + rot

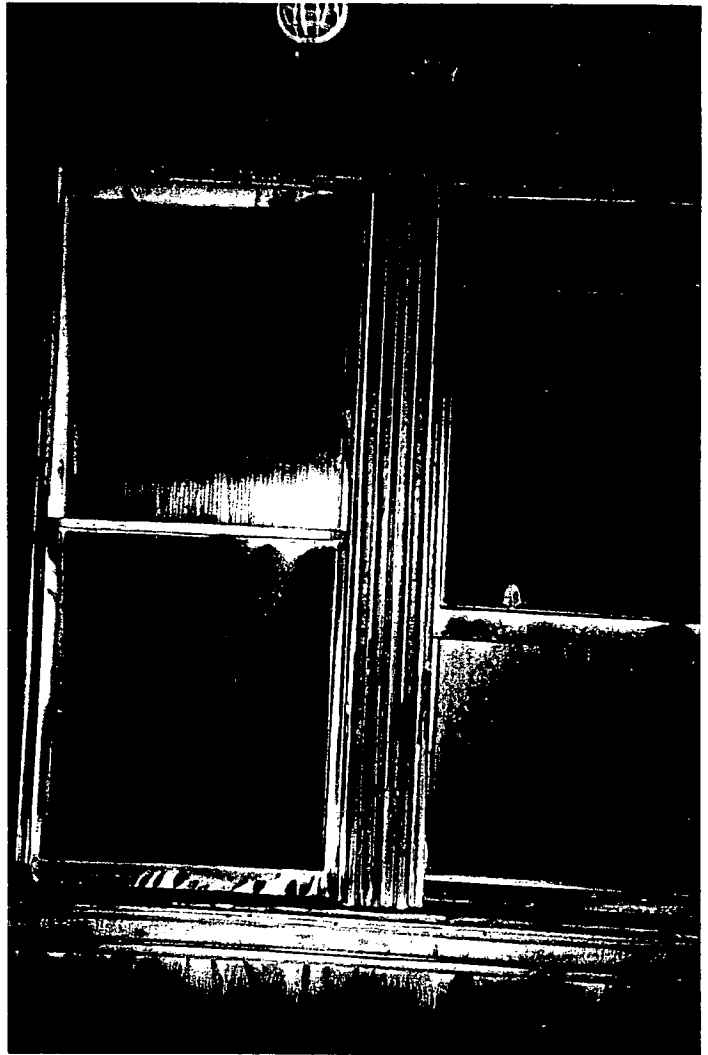
Note: chain balances -operating

Action: Repair

left side

# 3

# 4



#3 + #4 3/4 Glass broken  
Sash. frame damaged; needs repair

Not Operational, Chains

Action: repair, if possible

Living Room

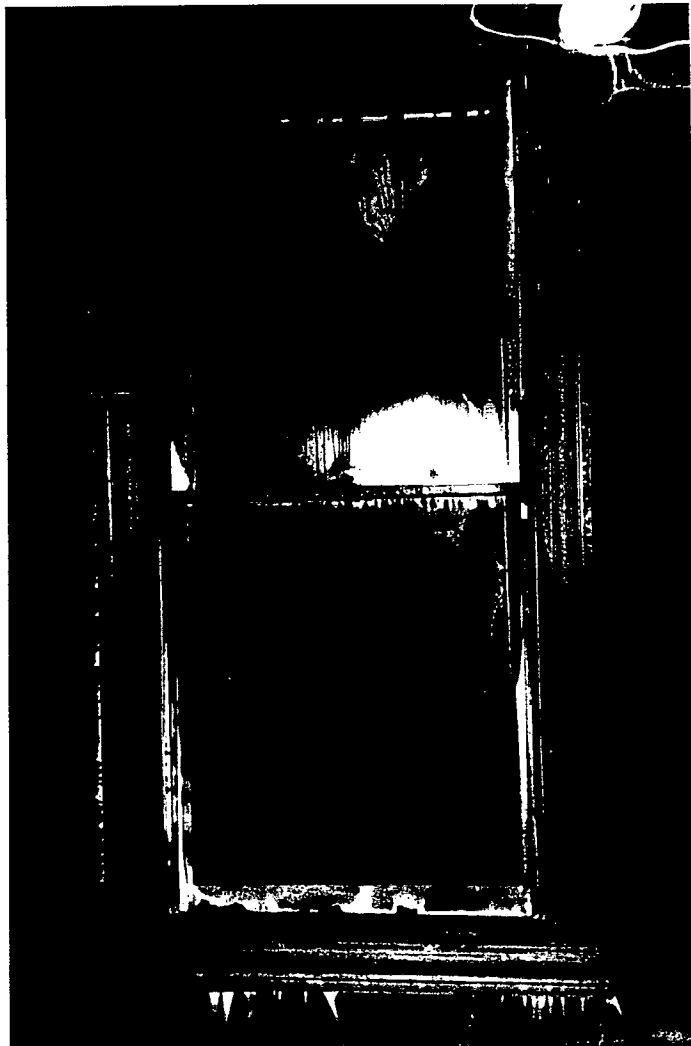
left side



# 5

# 6

# 7



# 8  
Rear

5/6/7 : ALL Glass Broken  
- ALL Non-Operating  
# 6 : Top Sash Fire Damage  
# 7 : Top Sash Fire Damage

Action. Replace

# 8 : All Glass Broken  
Sashes Fire Damaged  
Non-Operating

Action. Replace

34



Family Room

#9 Destroyed

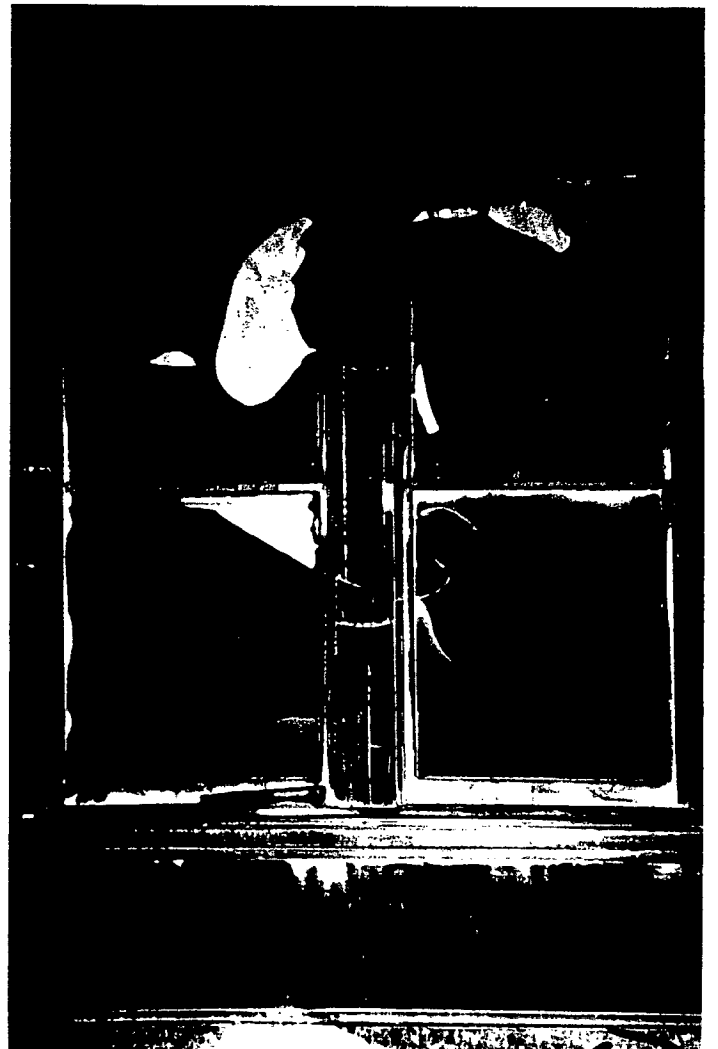
Action: Window eliminated  
in new plan

Dining Room

Right Side

#10

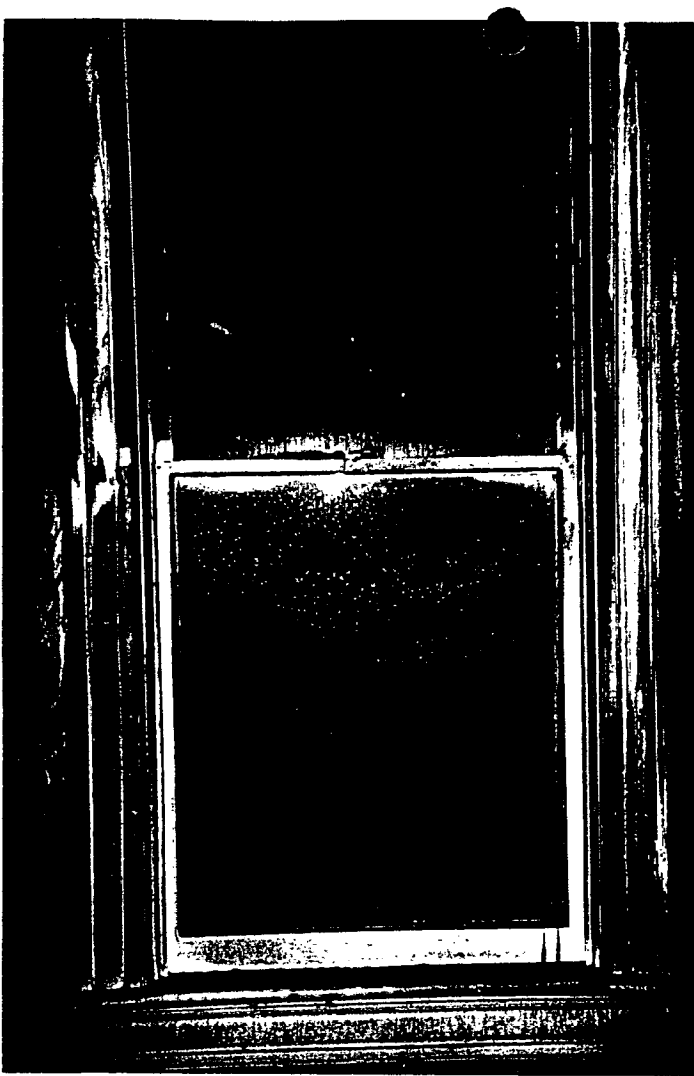
#11



#10 / #11

Sashes heavily fire  
damaged, all glass broken

Action: replace



Eyez

#12 : Glass - 1 broken  
Non-Operational  
Sash - heat damage

Action : Repair

Stairwell

#13



#13:

Glass - All broken

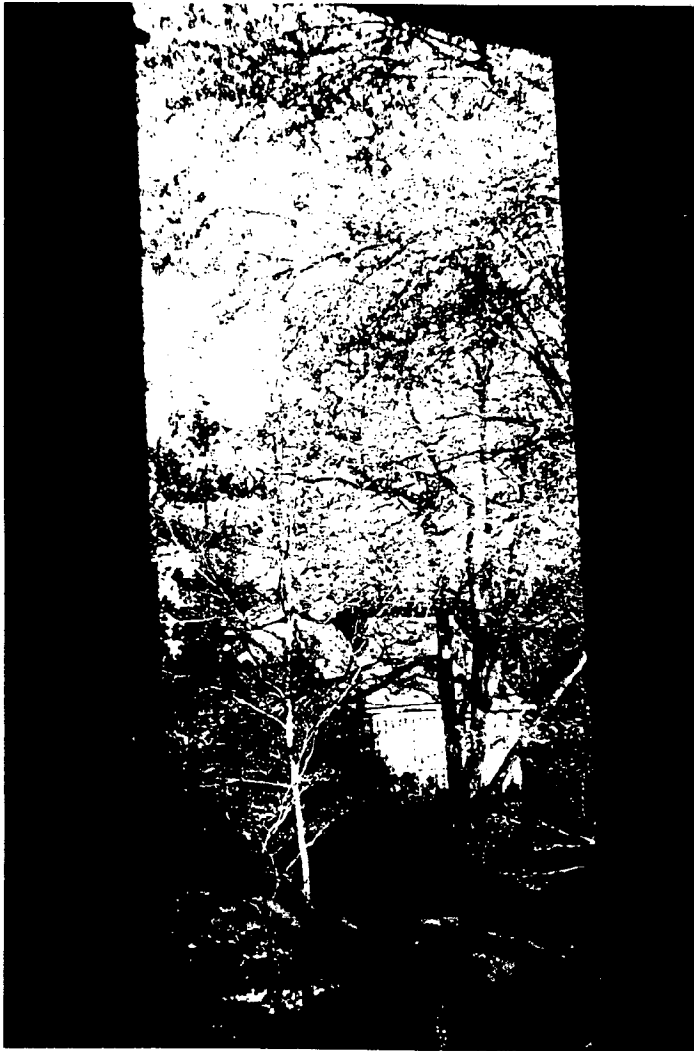
Non-Operational

Sash - heat damage

Action - repair, if possible

Bedroom #2

#14 Not Pictured : Action : repair



#15

#16 (not pictured)

15/16 :

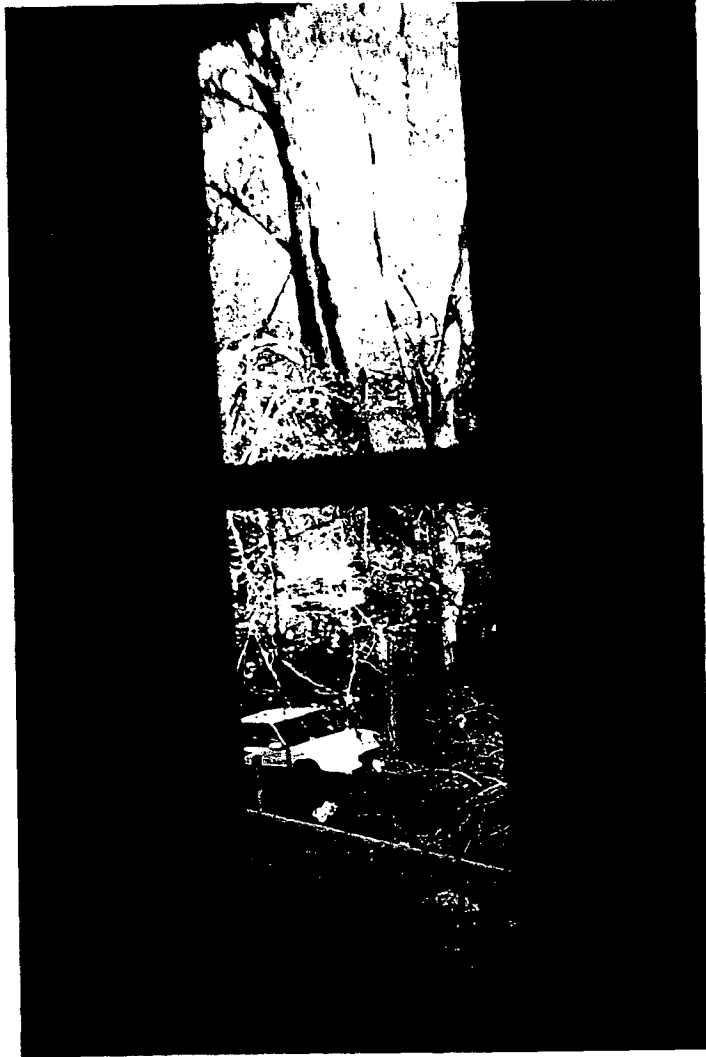
Glass: All broken

Sashes: heavily damaged  
(nothing left)

Action: replace



Sitting Room



#17

#18 (not shown)

#17/18

Glass: All broken

Sashes: heavily damaged  
by firemen, also rot

Action: Replace

21

22

23



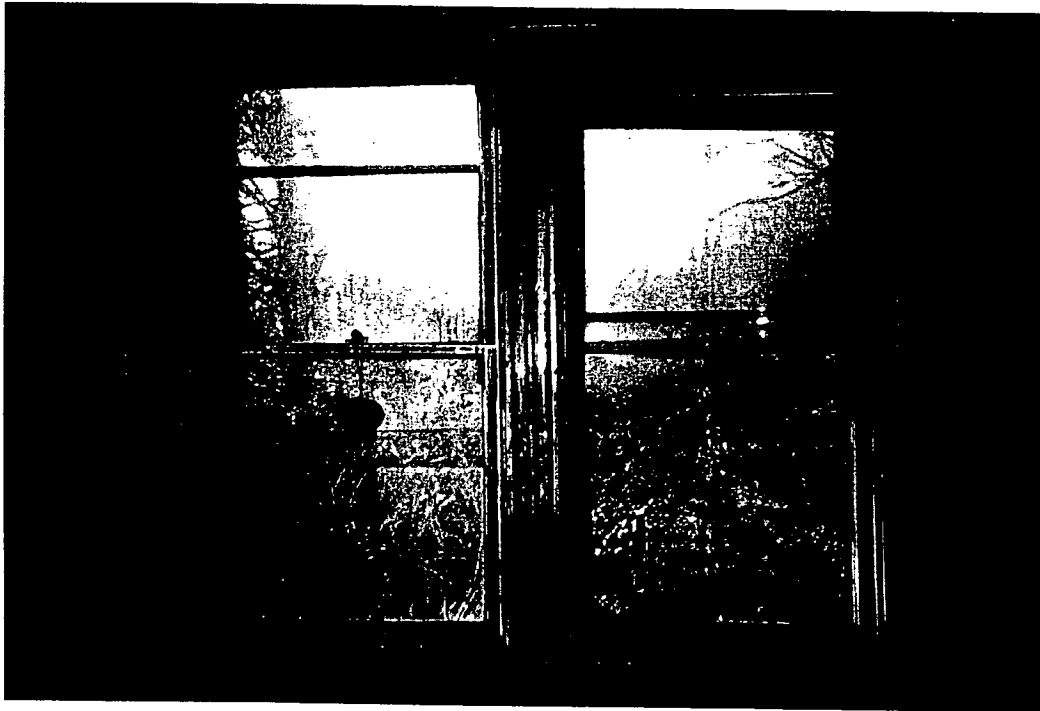
Master  
Bedroom

21/22/23 :

3 panes broken

Sashes: some  
heat + some  
rot damage

Action: repair



Bedroom  
#3.

#24

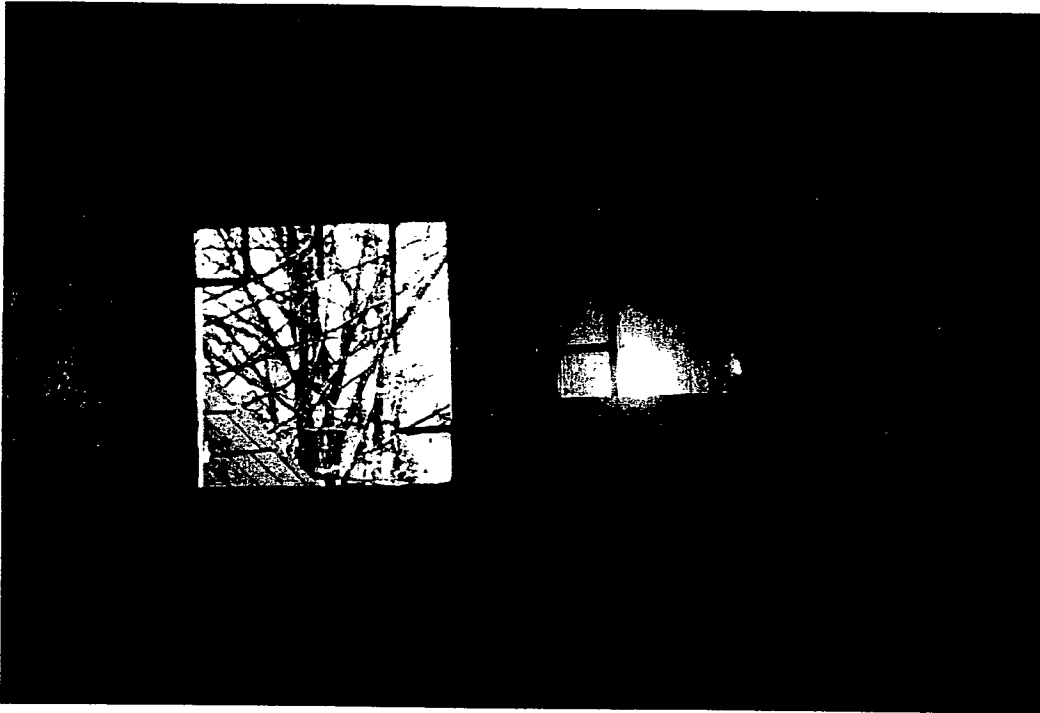
#25

Action:  
repair

39

Attic

Right Gable End



#26 (i)

#27 (r)

(nest behind board)

#26: Replace

#27: Damaged  
muntins + glass  
broken

Action: repair,  
if possible

#28

40

#28

Muntins  
broken, rot

Action: replace



Attic

Front Gable



# 29 (l)

# 30 (r)

# 29 : Action: replace

# 30 : Good condition !

# 31 Action : repair, if possible

# 32 Good condition



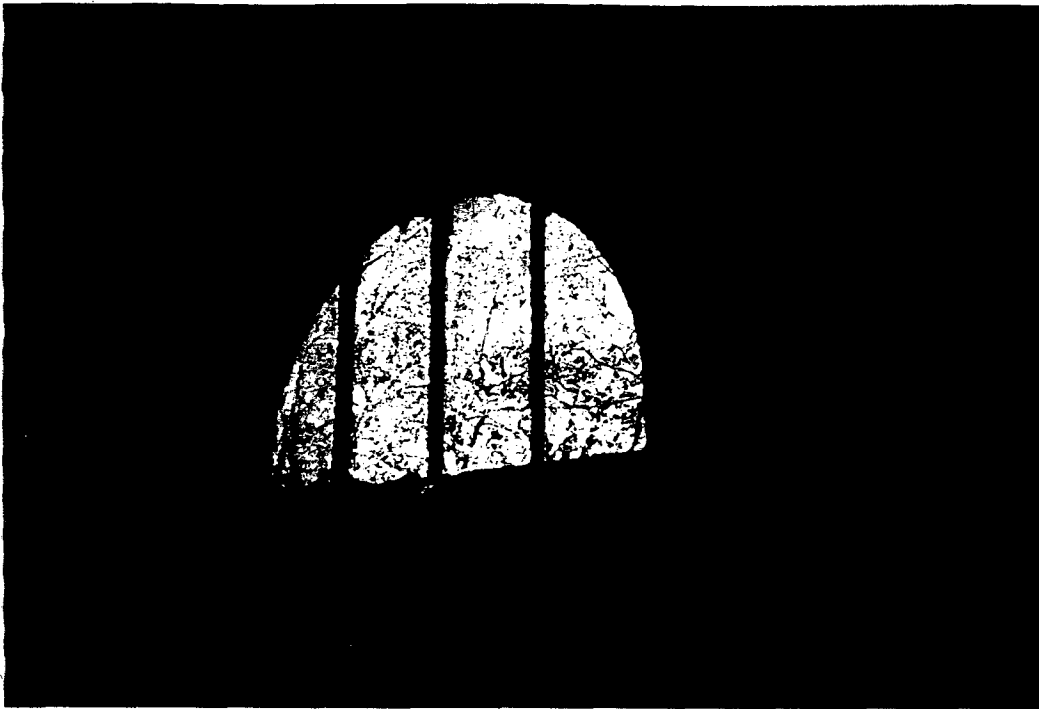
Left Gable

# 31 (left)

# 32 (right)

41

mic



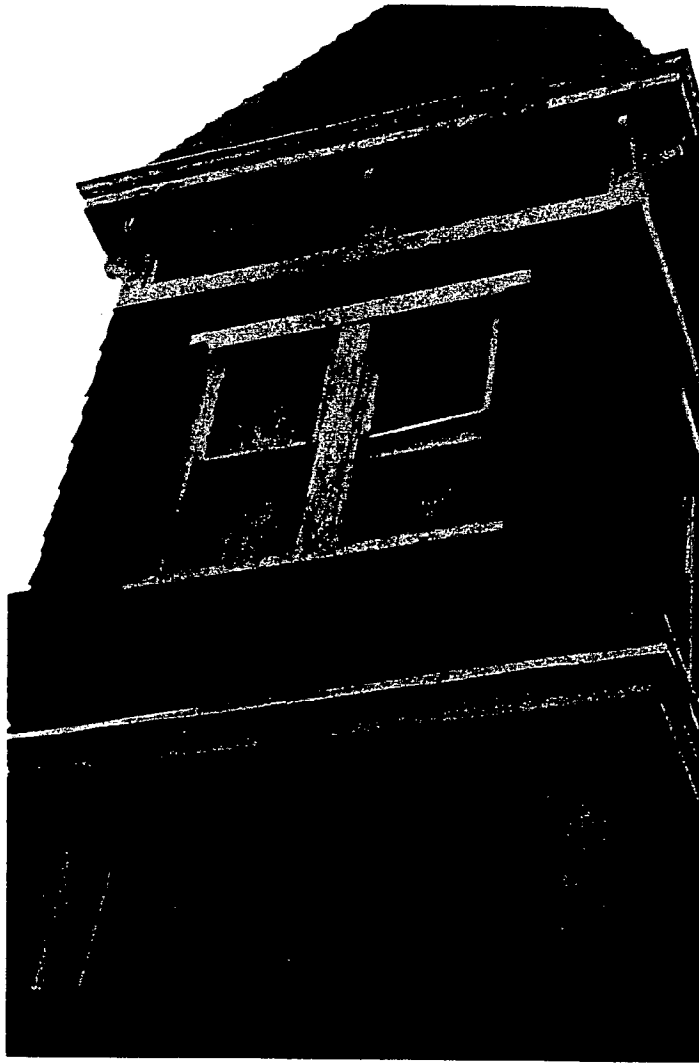
#33

Left Gable  
High

Action:  
replace glass

42

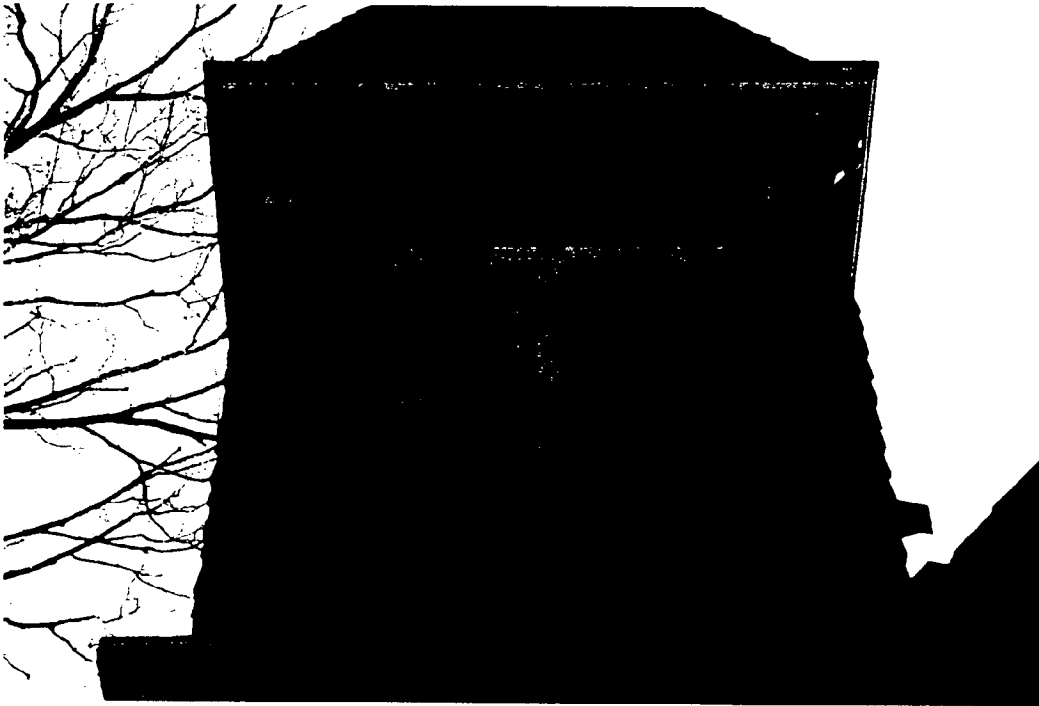
Turret - Attic



Front  
# 34 (l)  
# 35 (r)

# 34, 35, 36, 37 + 38

Glass: All broken  
Sashes: heavily damaged  
by firemen, also signs  
of rot  
Action: Replace



# 36 (l)  
# 37 (r)  
# 38 (not shown)

# DOORS



← Front

Transom: glass broken

Glass in door: broken

Action: Transom replace glass

Door: glass replace with beveled glass, refinish wood door + hardware

Side



Transom: replace glass

Door: replace glass with beveled glass

PARLOR

Front

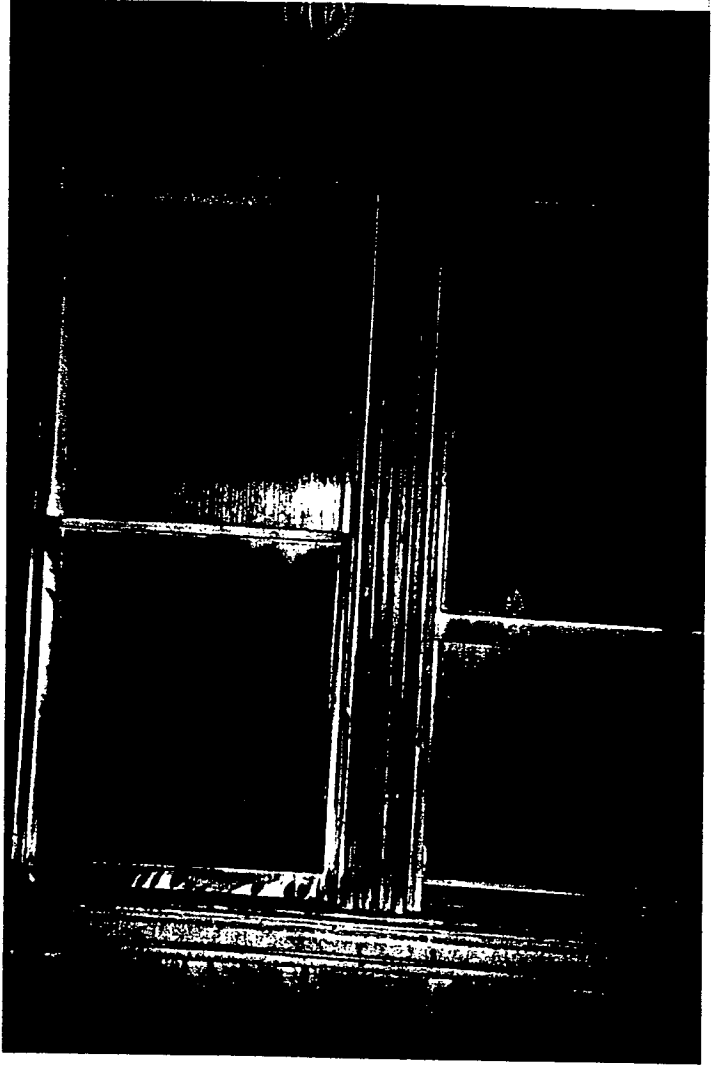
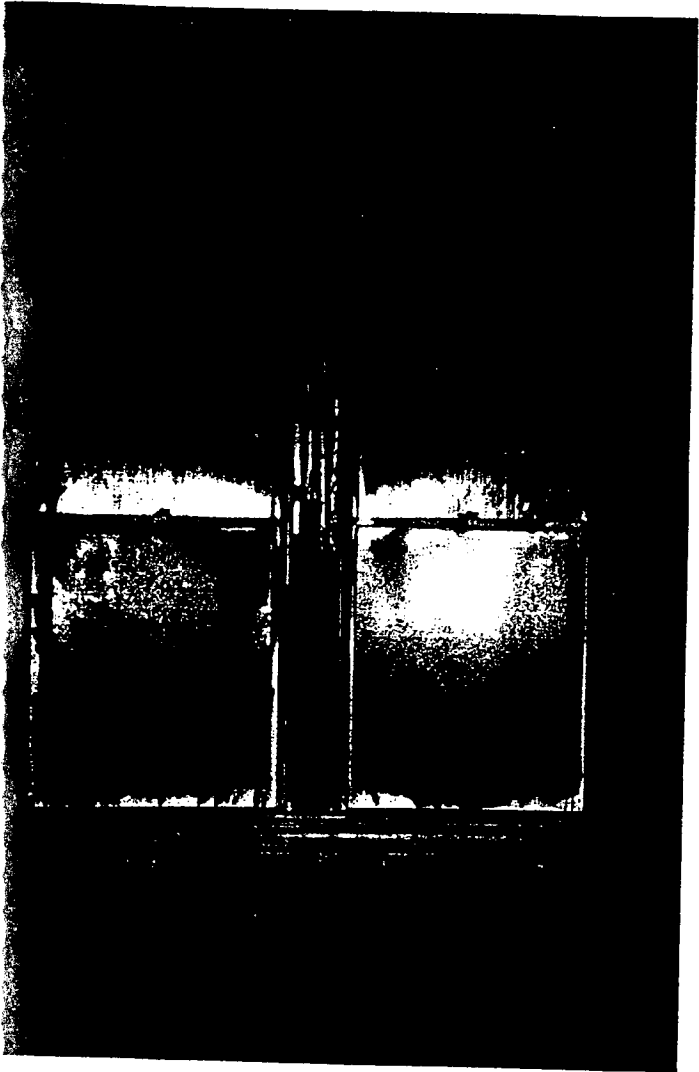
left side

# 1

# 2

# 3

# 4



#1: Glass - 3/4 glass broken  
#2 Sash: needs some repair; heat rot

Note: chain balances -operating

Action: Repair

#3 + #4 3/4 Glass broken  
Sash. fire damaged; needs repair

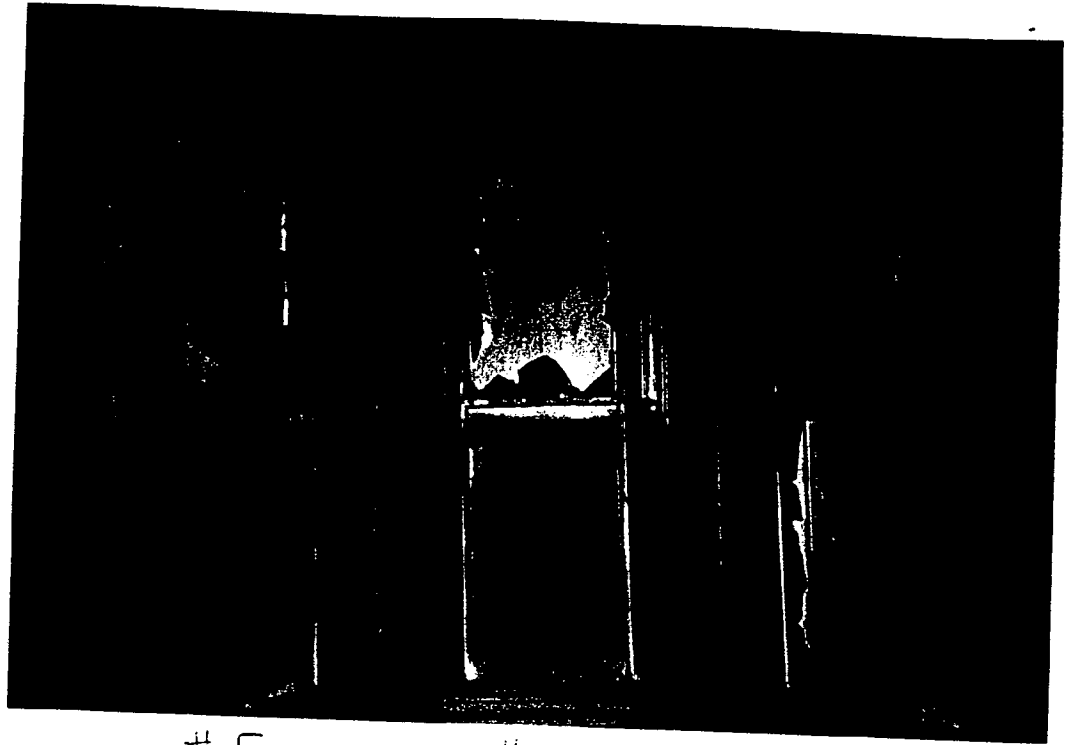
Not Operational, Chains

Action: repair, if possible



Living Room

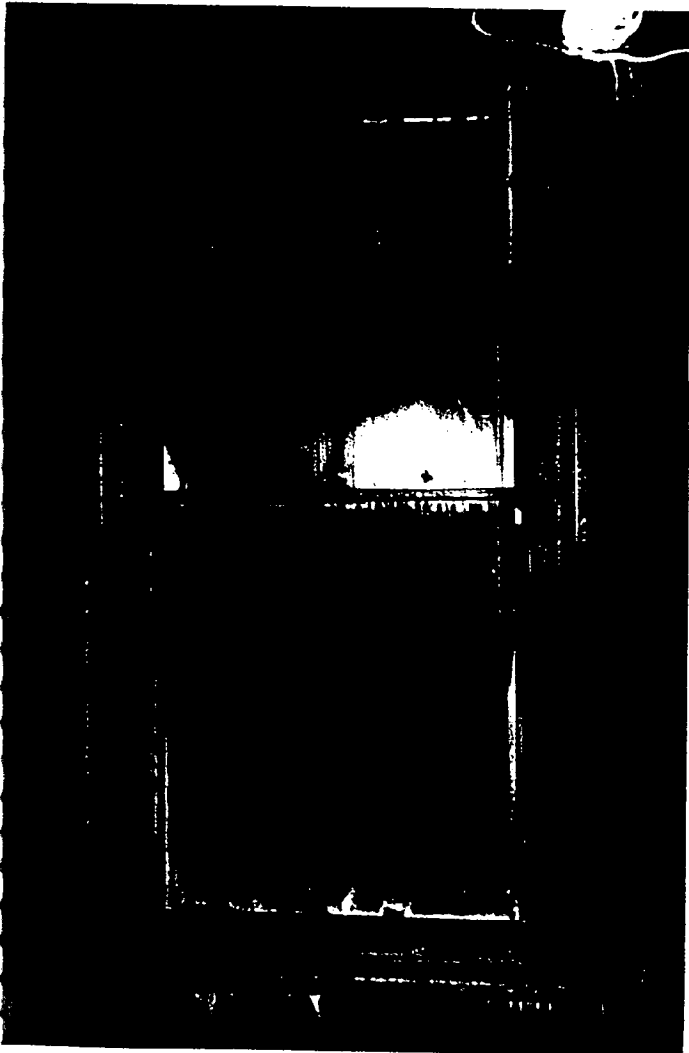
left side



# 5

# 6

# 7

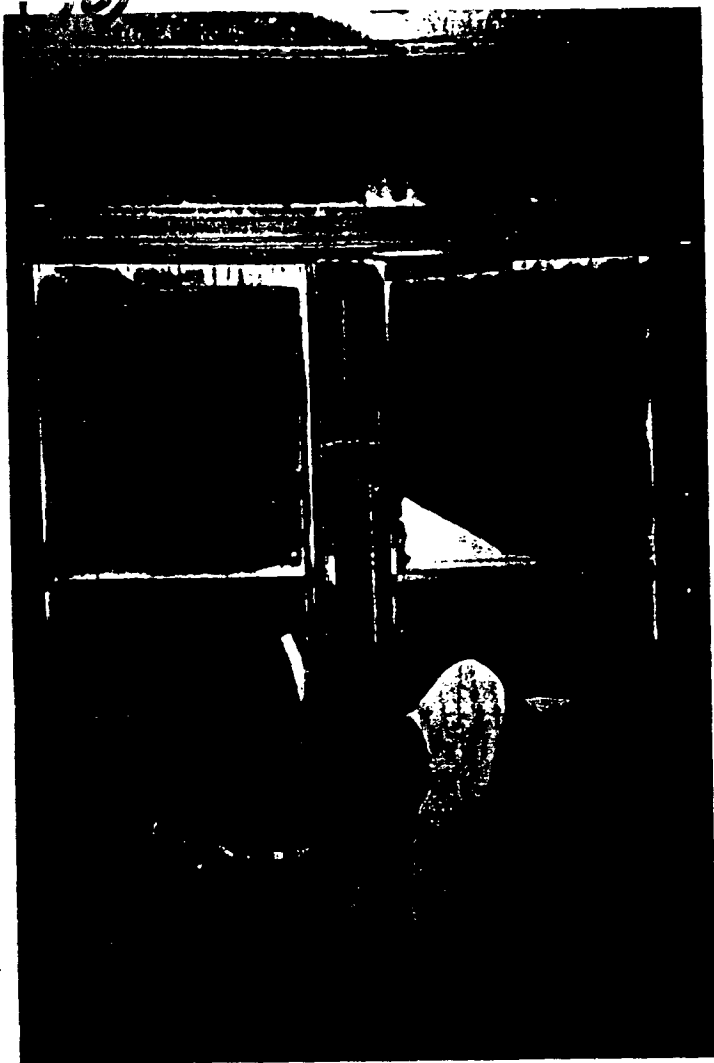


# 8  
Rear

5/6/7: ALL Glass Broken  
- ALL Non-Operating  
# 6: Top Sash Fire Damage  
# 7: Top Sash Fire Damage

Action: Replace

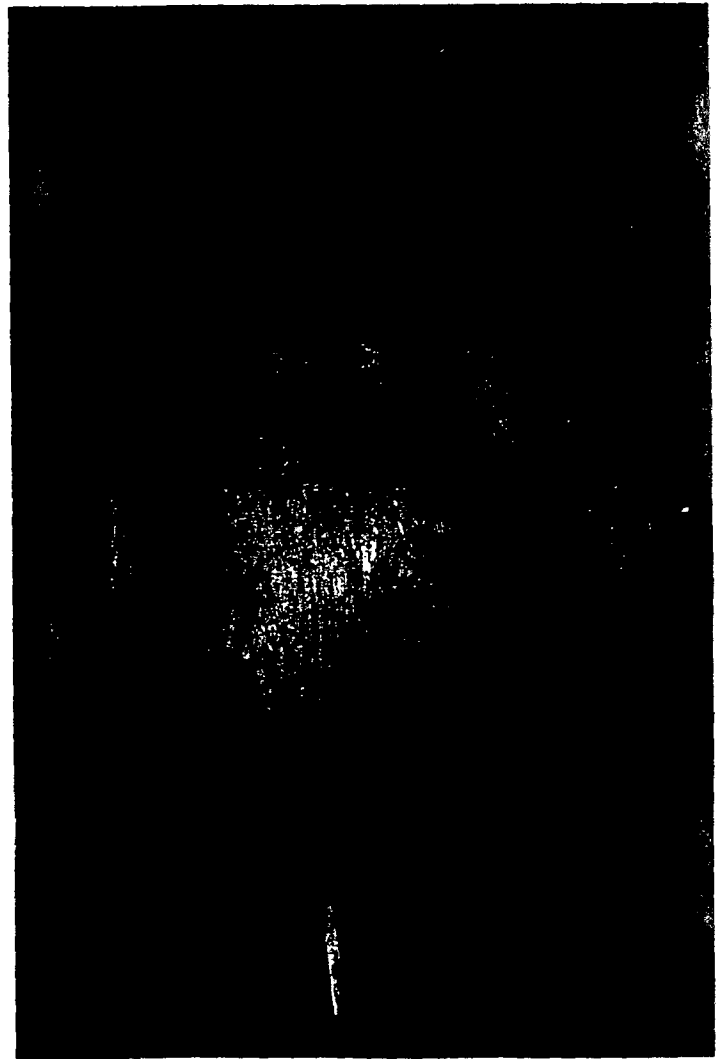
# 8: All Glass Broken  
Sashes Fire Damaged  
Non-Operating  
Action: Replace



Dining Room  
Right side  
#10  
#11

Sashes heavily fire  
damaged, all glass broken  
Action: replace

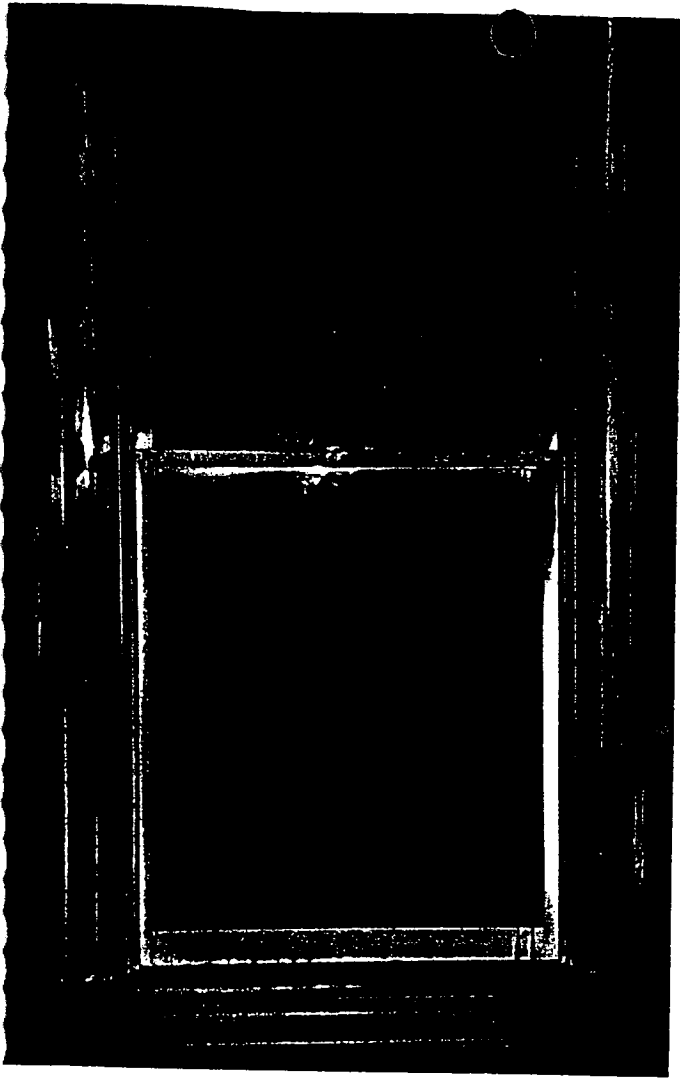
#10/#11



Action: Window eliminated  
in new plan

#9 Destroyed

Family Room



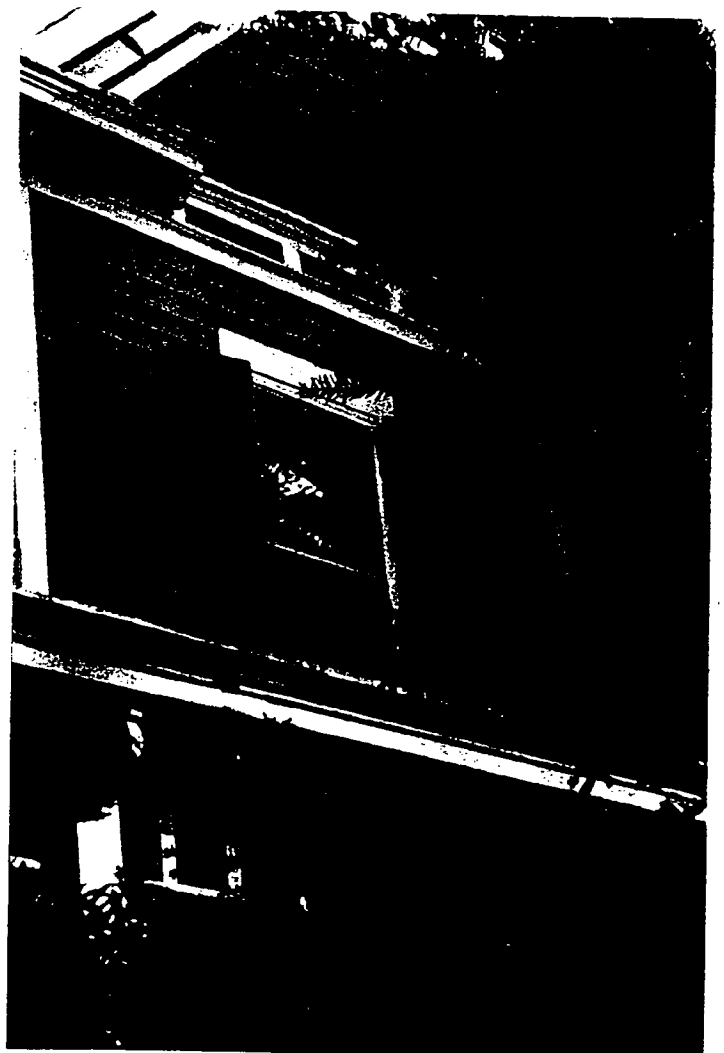
Foyer

#12 : Glass - 1 broken  
Non-Operational  
Sash - heat damage

Action : Repair

Stairwell

#13



#13:

Glass - All broken

Non-Operational

Sash - heat damage

Action: repair, if possible

Bedroom #2

#14 Not Pictured : Action : repair



#15

#16 (not pictured)

15/16:

Glass: All broken

Sashes: heavily damaged  
(nothing left)

Action: replace

Sitting Room



#17

#18 (not shown)

#17/18

Glass: All broken

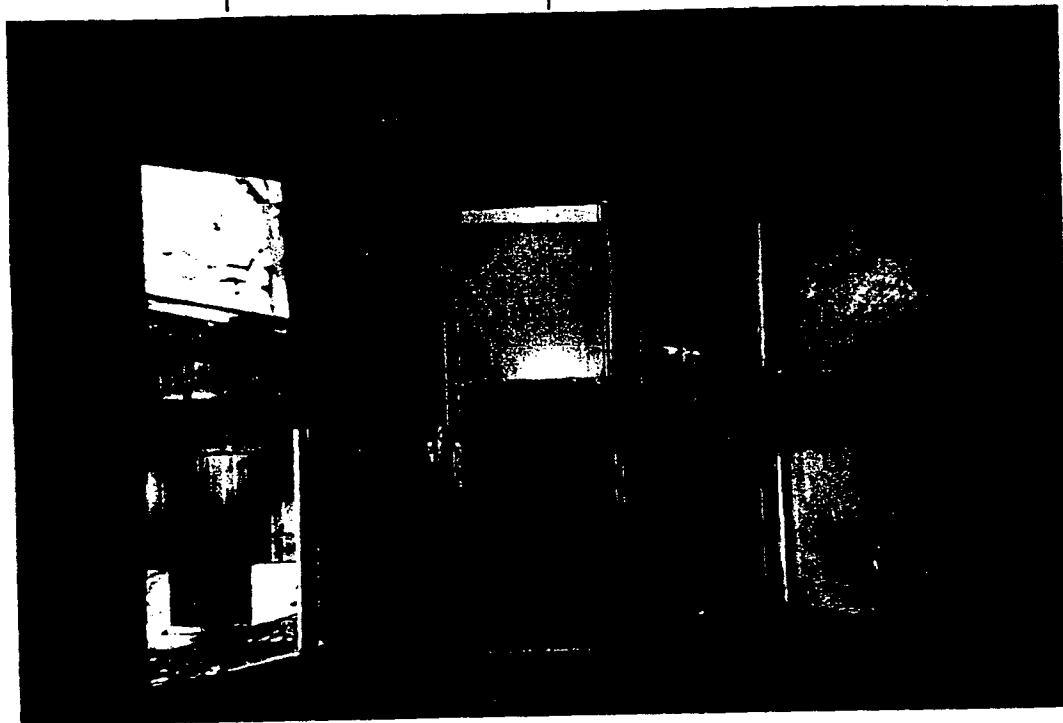
Sashes: heavily damaged  
by firemen, also rot

Action: Replace

21

22

23



Master  
Bedroom

21/22/23 :

3 panes broken

Sashes: some  
heat + some  
rot damage

Action: repair



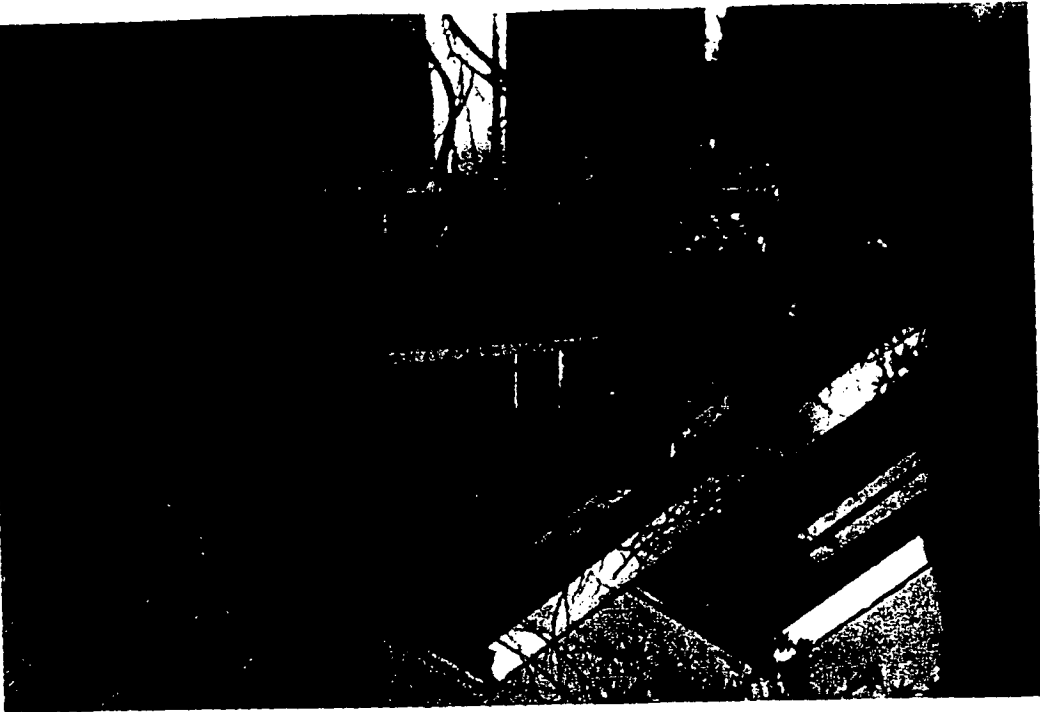
Bedroom  
#3

#24

#25

Action:  
repair

39



#28  
 Muntins  
 broken, ref  
 Action: replace

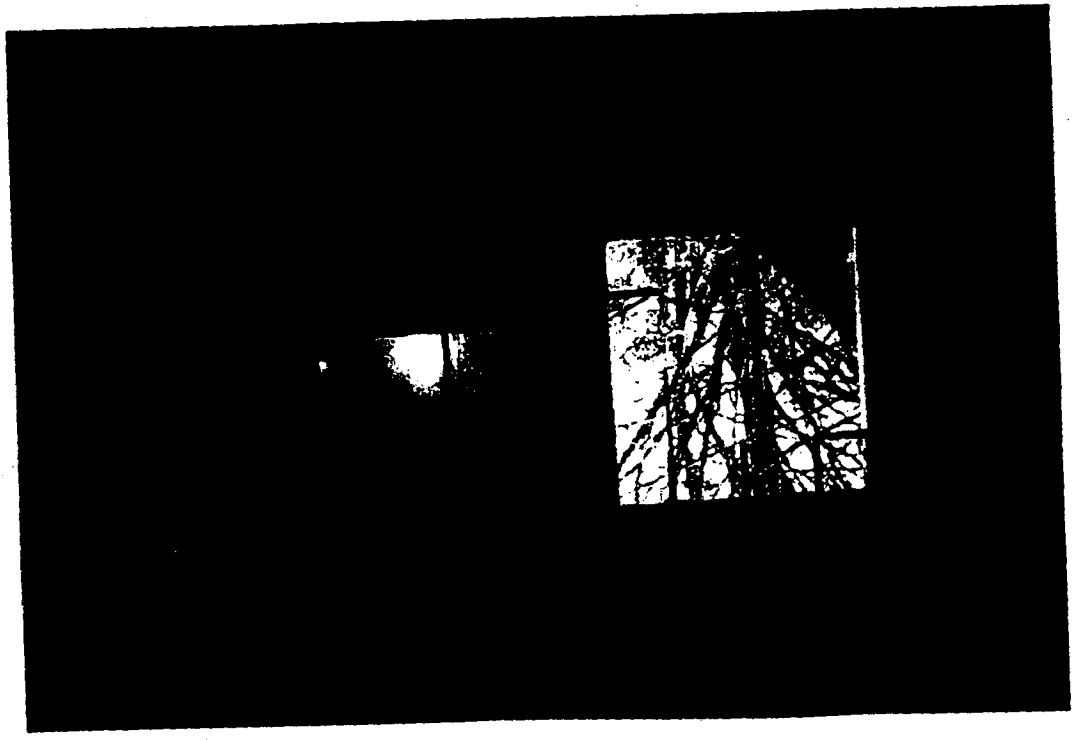
40

#28 ↑

#27: Damaged  
 muntins + glass  
 broken  
 Action: repair,  
 if possible

#26: Replace

#26 (l)  
 #27 (r)  
 (nest behind  
 board)



Attic

Right Gable End

Attic



Front Gable

# 29 (l)

# 30 (r)

# 29 : Action: replace

# 30 : Good condition !

# 31 Action : repair, if possible

# 32 Good condition



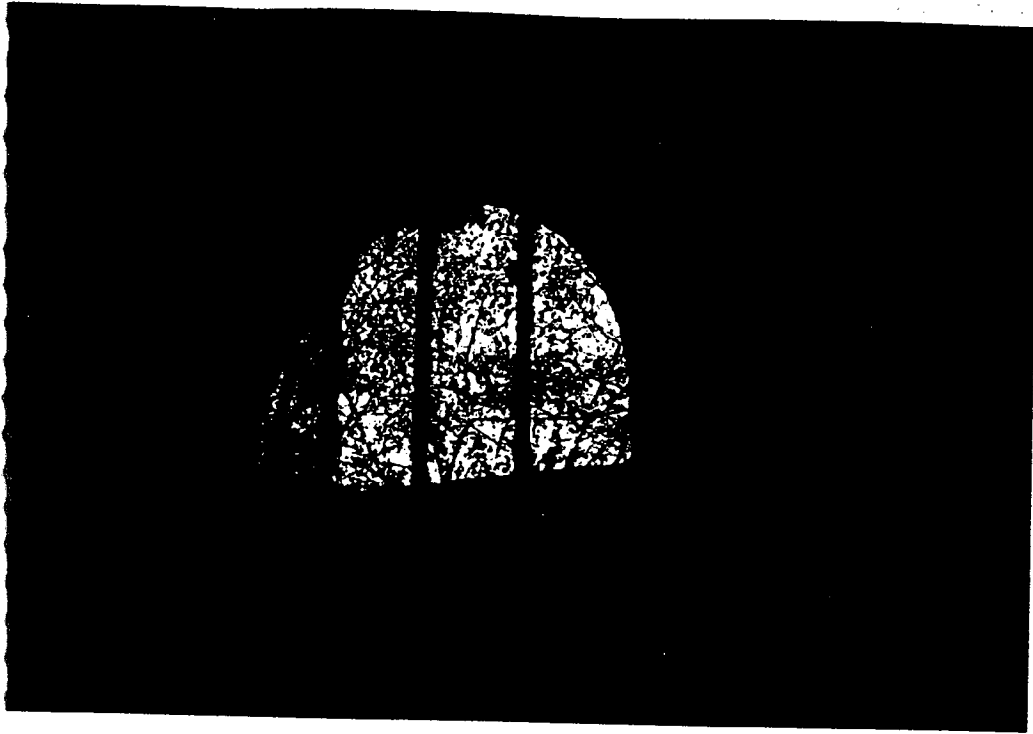
Left Gable

# 31 (left)

# 32 (right)



otic

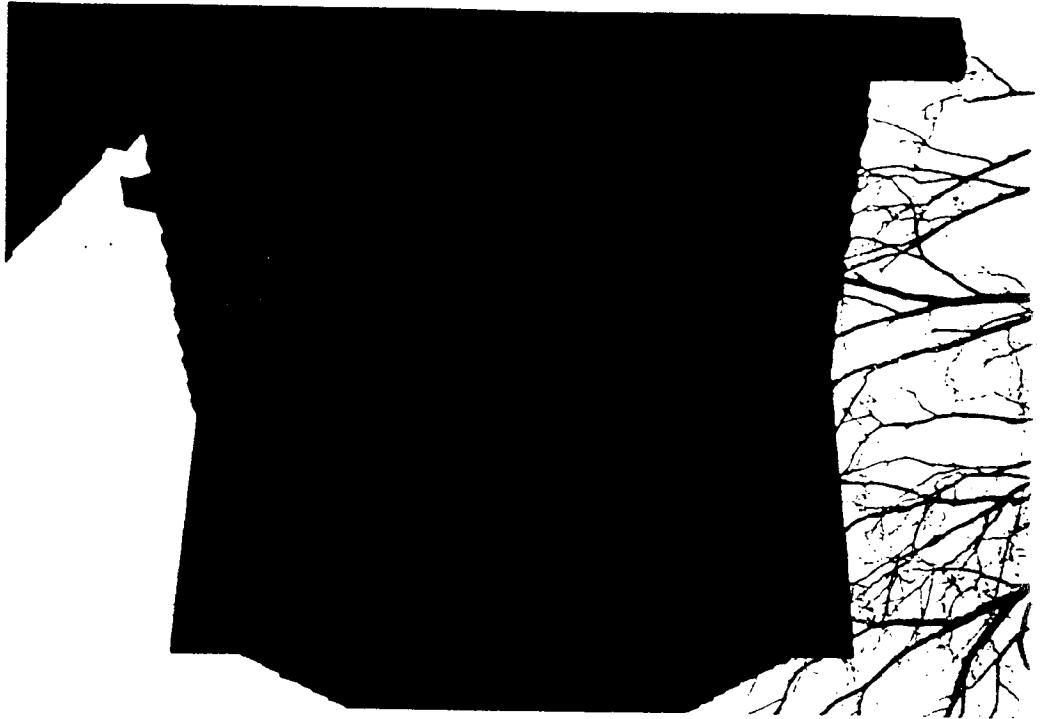


#33

Left Gable  
High

Action:  
replace glass

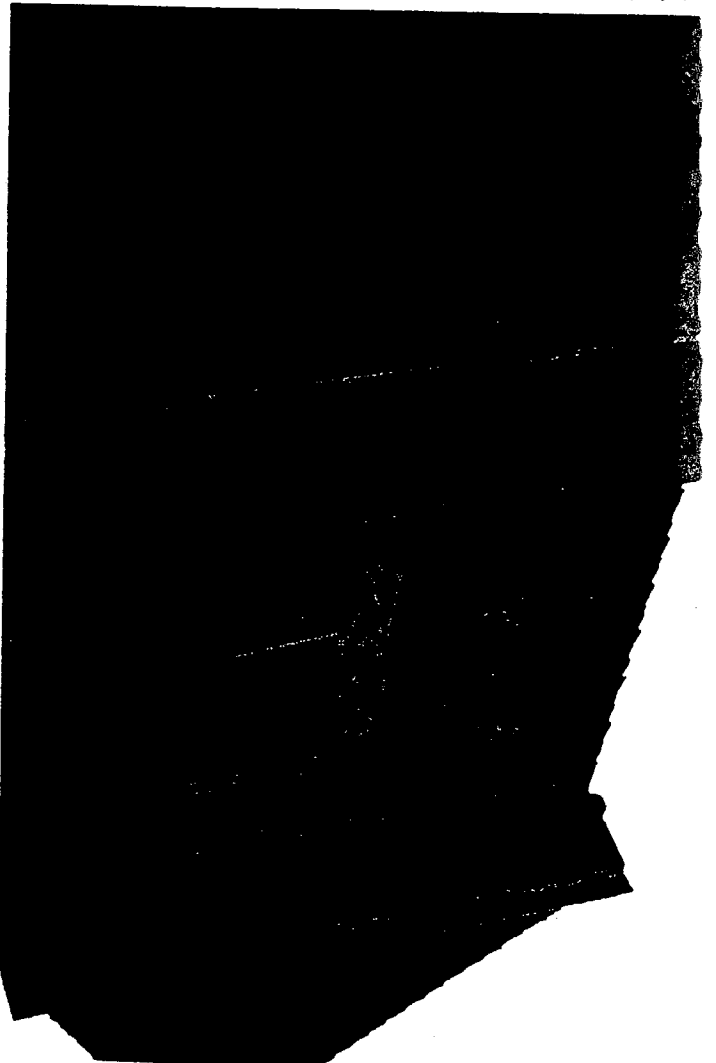
42



# 38 (not shown)

# 37 (r)

# 36 (l)



Action: Replace

Sashes: heavily damaged by firemen, also signs of rot

Glass: All broken

# 34, 35, 36, 37 + 38

# 35 (r)

# 34 (l)  
Front

Turret - Attic

# DOORS

← Front

Transom: glass broken

Glass in door: broken

Action: Transom replace glass

Door: glass replace with beveled glass, refinish wood door + hardware

Side

Transom: replace glass

Door: replace glass with beveled glass

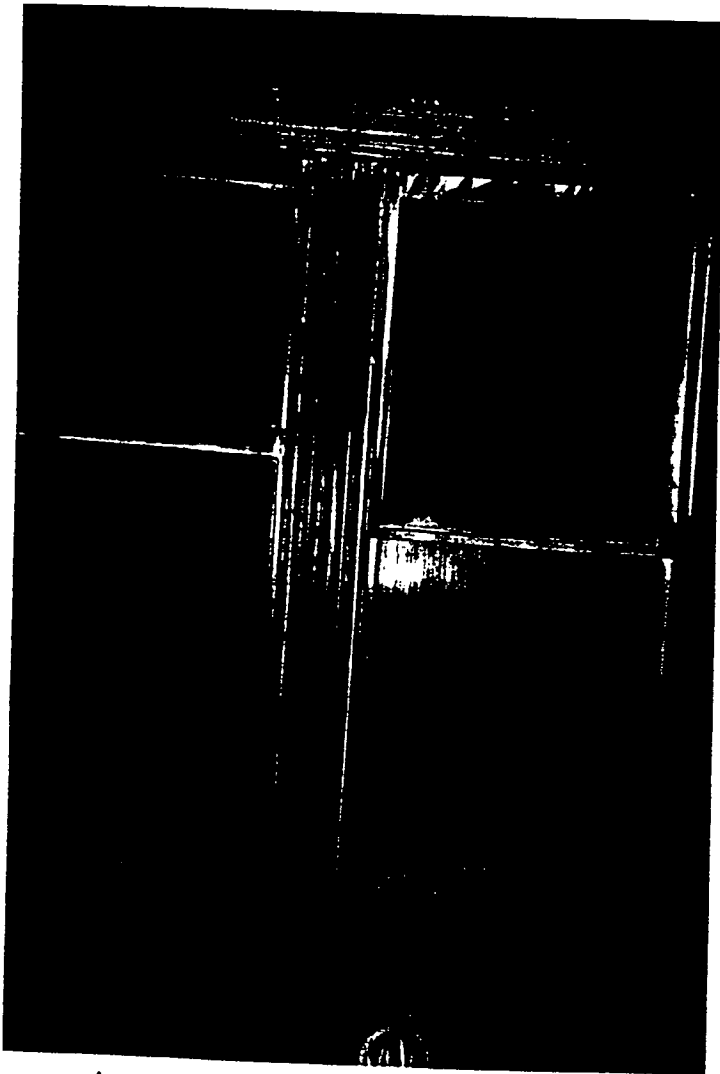
(33)

Action: repair, if possible

Not Operational, Chains

Sash: fire damaged; needs repair

# 3 + # 4 3/4 glass broken



# 4

# 3

left side

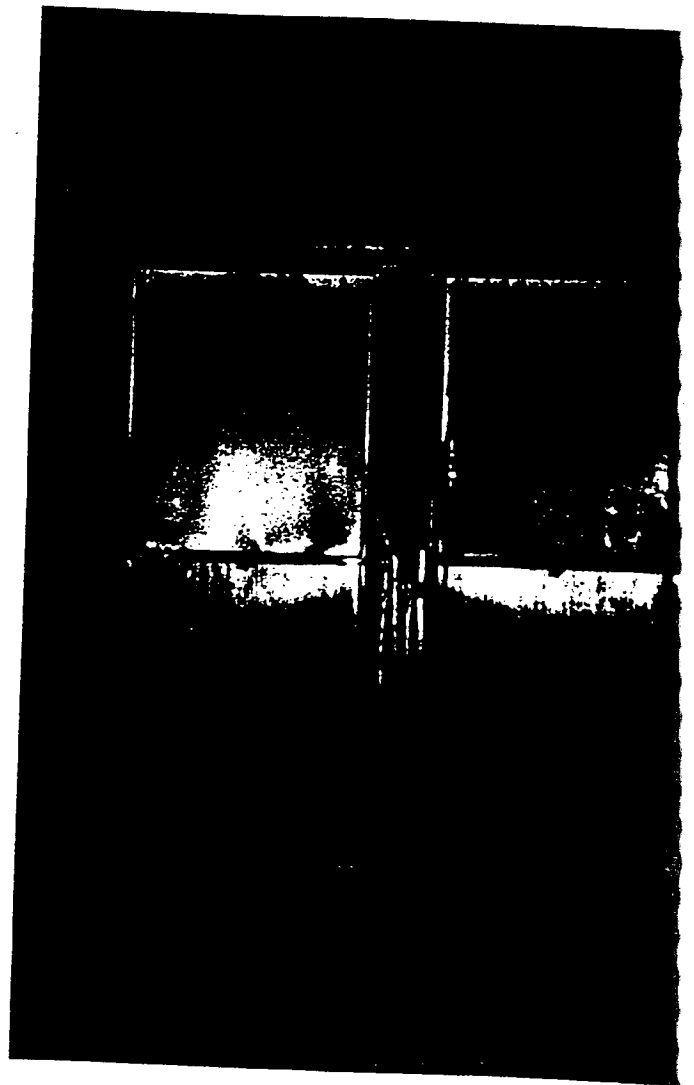
Action: Repair

Note: Chain balances - operating

Sash: repair; heat + rot

Sash: needs some

1: Glass - 3/4 glass broken



# 2

# 1

front

PARLOR

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 11018 Kenilworth Avenue

**Meeting Date:** 04/23/97

**Resource:** Master Plan Site #30/13-5, **Brady House**

**Review:** HAWP

**Case Number:** 30/13-5-97A

**Tax Credit:** Partial

**Public Notice:** 04/09/97

**Report Date:** 04/16/97

**Applicant:** Jon and Joy Siegel

**Staff:** Perry Kephart

**PROPOSAL:** Alteration/Addition/  
Fire Damage Restoration

**RECOMMEND:** Approve  
w/conditions

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### BACKGROUND

The 2 1/2 story frame ell-shaped Victorian residence is an individual Master Plan site in Garrett Park on the edge of the Garrett Park Historic District. Built in 1892, the house was the home of Eugene Brady, Mayor of Garrett Park from 1898 to 1902. A fire in August 1996 and the efforts to extinguish it destroyed a substantial portion of the rear of the heretofore intact and excellent example of fine Queen Anne architecture. All the windows in the original house have been broken, the interior throughout the house has been heavily damaged by smoke and water. A somewhat later rear infill of the ell was also damaged. The front and side facades of lapped siding and fishscale shingles, with decorative woodwork around the windows, on the front three-story turret, and on the wraparound porch are substantially in place as is the alternating patterned slate roof.

The house is situated in the center of two 50' x 200' building lots with mature specimen trees at the front of the property. The footprint of the original front block is approximately 45' x 43'. The rear portion, including the ell and the infill, measures approximately 30' wide and 20' deep. An out-of-period garage sits on the right rear of the property.

The resource was the subject of a Preliminary Consultation on April 9, 1997. At the meeting the Garrett Park Historic Committee, represented by Harry Gordon, indicated that they supported the proposed restoration and addition although they had some concern that the garage situated so close to the rear addition of the house created excessive massing. The HPC as a whole indicated their appreciation of the restoration. Commissioners Hondowicz, Soderberg and Spurlock suggested that the garage should be moved farther back on the lot to increase the distance between the two structures. The applicant responded that this would require removal of unusual ornamental trees that they wished to retain. Commissioner Jordan spoke in support of the proposed garage siting as it created a courtyard effect that he felt would be a favorable configuration for the environmental setting of the resource. Commissioner Eig requested a footprint of the site and the adjacent lots. This has been included in the application.

①

## PROPOSAL

The applicant has recently purchased the fire-damaged historic resource and proposes to restore the main block and bring it back into use as a residence with the following modifications:

1. Demolish the burned out rear ell of the historic resource and the two infill sections at the rear.
2. Construct a new rear addition with a side porch and rear double-gabled addition, beginning approximately 43' back from the front facade and proposed to extend approximately 10' out from the side plane of the historic resource and approximately 24' to the rear beyond the original footprint.  
  
All doors, windows and trim in the new construction are to be of wood to match the design of those in the original building. The windows are to be 1/1 double-glazed thermal pane. The shutters are match in design and size those on the original structure except those on the banked windows are to be single panels. All new construction is to have wood siding. The gable pediments are to include the design details, and where possible, the original material of the burned rear section including the fishscale shingles and wood cornice returns.
3. On the site of the infill sections, construct a continuation of the new rear addition that would extend 10' farther to the back than does the existing structure. The existing one story rear addition is proposed to be reproduced to be slightly wider than the current structure and to function as a sun room or conservatory with windows on three sides. All design details are the same as listed in (2) above.
4. In the U-shaped space between the right and left sections of the rear construction, construct a brick or paving stone terrace with access from the kitchen, breakfast room and sun room.
5. Demolish the one-story garage and replace it with a longer one-and-a-half story garage on the same site. The garage is proposed to have a front and side gable and an exterior stairway on the left (or yard side) leading to a 2nd floor office space. The roof is to be of composite shingle. Shutters are to be full-sized and of a simple, non-louvered design. The siding and window trim is proposed to be of wood. The windows are proposed to be new 1/1 double-glazed thermal pane. The stairway is to be of wood.
6. Repair all the salvageable windows in the main or front block. Use original windows (including frames) from the demolished rear addition to replace those that cannot be repaired. Replace the remainder of the damaged windows in the front section with new single-glazed windows of the exact configuration as those lost.

7. Replace the broken glass in the front door with glass in a design to be approved by staff.

### STAFF DISCUSSION

The new owners are to be commended for their commitment to saving this exceptional historic resource. Staff would support their proposal to restore the house and to add living space by enlarging the rear portion to the back and to the side when it is rebuilt. Staff feels that the proposed modifications retain as much of the original material as is possible given the degree of damage to the rear half of the house. The only change to the front elevation is the replacement of broken glass in the existing wood windows except where the frame, sash, or in a few windows, the muntins have been destroyed. For windows or portions of windows beyond restoration, the applicant has indicated that original windows from the rear addition will be installed, without changing the size of the openings, or new wood windows of the same configuration will be used. Applicant has provided a window survey, as requested by the HPC, which delineates the extent of damage and the proposed method of repair or replacement.

On the left side at the rear, the hipped roof infill section that has a shed roof extension to the side is not salvageable and is proposed to be replaced with a two story hipped roof section that is wider on the 2nd story than the original. The plainness of the proposed flush facade on the left side is sufficiently balanced, in staff's opinion, by the rear one story hipped roof addition that the applicant proposes to replace with a slightly larger addition of the same outline and with banked 1/1 windows in all three walls instead of the one small window now at the rear of the existing section.

The most controversial modification proposed by the applicant is the replacement of the original rear ell with a substantially wider and longer rear addition. Staff feels that the proposed enlargement that begins 43' back from the front facade is placed sufficiently to the rear of the important front block as to be an acceptable change within the Secretary of Interior's Standards for Rehabilitation. The lower roof line of the side addition and the use of a side porch to soften the front facade of the addition both clearly differentiate the back section from the front. As to the double gabled configuration of the right rear addition, in staff's opinion this is a reasonable modification that is placed at the back of the house, well away from the street. The house is on a double lot and the additional lot coverage of the new construction is appropriate to the lot size. The addition of more windows is a more contemporary treatment of a back wing, but not noticeable from the front or sides. Staff would note that the folding hinged shutters on the banked windows of the historic building have been modified, for the most part, to single panel. Staff would concur with the proposal that continues this pattern by using full-size single panel shutters on the rear banked windows.

The applicant has also proposed to demolish the out-of-period two-car garage (c. 1930-1940) and replace it with a one and a half story, two-car wood sided garage that is two and a half times longer but of the same width as the existing garage. Proposed access to the upper story office space is by an exterior stair that is not seen from the street. The garage is not to be attached in any way to the residence although the long rear addition on the right of the main

house will leave minimal space between the two structures. (It should be noted that the applicant has indicated the distance between the house and garage of 4' shown on the drawings is to be 6'.) Staff has some concern that the combination of the side addition at the rear of the house and the higher elevation of the garage together create a noticeable massing next to the historic resource, but is of the opinion the changes are placed sufficiently to the rear of the house as not to be a problem when viewing the house from the front or along the street viewshed. The design of the proposed garage is appropriately restrained to avoid pulling attention away from the historic architecture. Staff would concur with applicant's proposal to use non-louvered shutters in a simple design more in keeping for an outbuilding of the period. The exterior wooden stairway is, in staff's opinion, an interesting solution to the need for access to the second floor.

Applicant has indicated that the roofing for the new addition is to be slate, either new or salvaged from the demolished section. Roofing on the garage is to be of composition shingle.

### **STAFF RECOMMENDATION**

With the following conditions, staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

New additions and adjacent or related new construction shall 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.

### **CONDITIONS**

1. As much of the original material as possible should be retained including slate roofing and original siding, window frames and sashes, shingles and decorative detail.
2. All windows and doors in the new construction should be wood and should match the design of those in the original building, as seen in photographs. New 1/1 windows in the new section may be double-glazed, thermal pane. The shutters are to be similar in design and size to those on the original structure. Replacement windows in the front block should be of the same configuration as those destroyed to the extent the original design can be ascertained.

④



3. All the new construction should have wood siding. The gable pediments should match the design details of the burned rear section including the fishscale shingles and cornice returns that are being removed.
4. The distance between the garage and the rear of the house should not be less than six feet.
5. The design for the glass door panels will be subject to staff approval.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

5

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JON M SIEGEL

Daytime Phone No.: 301 806 9340

Tax Account No.: 60630

Name of Property Owner: JON M. AND P. JOY SIEGEL Daytime Phone No.: 301 806 9340

Address: 1104 LUXMANOR RD N BETHESDA MD 20852  
Street Number City State Zip Code

Contractor: JON MARK COMPANIES, INC Phone No.: 301 588 9350

Contractor Registration No.: MHIC 34595

Agent for Owner: JON M SIEGEL Daytime Phone No.: 301 806 9340

## LOCATION OF BUILDING/PREMISE

House Number: 11018 Street: KENILWORTH AVE

Town/City: GARRETT PARK Nearest Cross Street: STRATHMORE

Lot: 21 Block: 102 Subdivision: GARRETT PARK

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

### CHECK ALL APPLICABLE:

- |   |  |   |  |                                    |   |  |                               |                               |
|---|--|---|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend            | <input type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> AC                   | <input type="checkbox"/> Stab      | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch                            | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Place    | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove        | <input type="checkbox"/> Single Family                               |                               |                               |
| <input type="checkbox"/> Revision             | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    |   | <input checked="" type="checkbox"/> Other: <u>CRAWL SPACE HEATED</u> |                               |                               |

(B) 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: \_\_\_\_\_

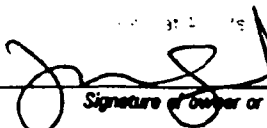
## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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.

  
Signature of owner or authorized agent

4/7/97

Date

6

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

A 2 1/2 story frame ell-shaped Victorian residence in Garrett Park. Built in 1892 the Queen Anne style residence is listed as an individual Master Plan site. In August 1996 a fire and the efforts to extinguish it destroyed a substantial portion of the residence. Virtually all of the windows have been destroyed. The front + left side <sup>+ porch</sup> are in fair condition, the rear portion (approx 1/3 of structure) is structurally damaged with no elements remaining. The balance suffered heavy damage from smoke + water. One story garage at rear.

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

Propose to restore the residence with the following modifications: (1) Demolish the structurally damaged + burned out rear-ell and the two m-fill sections at the rear and rebuild (2) ADD a rear addition w/a side porch starting ±43' back from front facade, extending ±10' from side plane to ±24' to rear beyond original structure. (3) Rebuild m-fill extra sections continuing 10' to rear beyond existing. (4) Add brick/stone patio between rear additions (5) Demolish 1 story garage + replace with larger 1 1/2 story garage at same site.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

Retain as much original material as possible. Rebuilt  
by matching existing architectural elements + materials  
No change to front elevation, addition begins 43'  
from front + extends to rear.

- b. the relationship of this design to the existing resource(s):

Addition on right side begins ±43' from front elevation,  
and extends ±10' from side + ±24' from rear.  
Addition on left rear is an extension of an earlier  
in-fill, ±10' to rear. Replace existing garage with  
larger 1 1/2 story garage in same location.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):
- 
- 
- 
- 

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

- 5. **Design Features:** Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
- 6. **Facades:** Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
- 7. **Materials Specifications:** General description of materials and manufactured items proposed for incorporation in the work of the project.
- 8. **Photos of Resources:** Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- 9. **Photos of Context:** Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

- 10. **Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

- 1. Name STANLEY J McLEOD  
 Address 11015 KENILWORTH AVENUE  
 City/zip GARRETT PARK, MD 20896
- 2. Name JOSEPH LEPAK  
 Address 11016 KENILWORTH AVENUE  
 City/zip GARRETT PARK, MD 20896

3. Name MARY TRAIL  
 Address 4829 FLANDERS AVENUE  
 City/Zip KENSINGTON, MD 20895

4. Name MARY TRAIL (VACANT LOT)  
 Address 11022 KENILWORTH AVENUE  
 City/Zip GARRETT PARK, MD 20896

(SEND TO ADDRESS ABOVE)

5. Name EDWARD LIJEWSKI  
 Address 4827 FLANDERS AVE.  
 City/Zip KENSINGTON, MD 20895

SEND TO:  
 5200 BANGOR DR  
 KENSINGTON, 20895

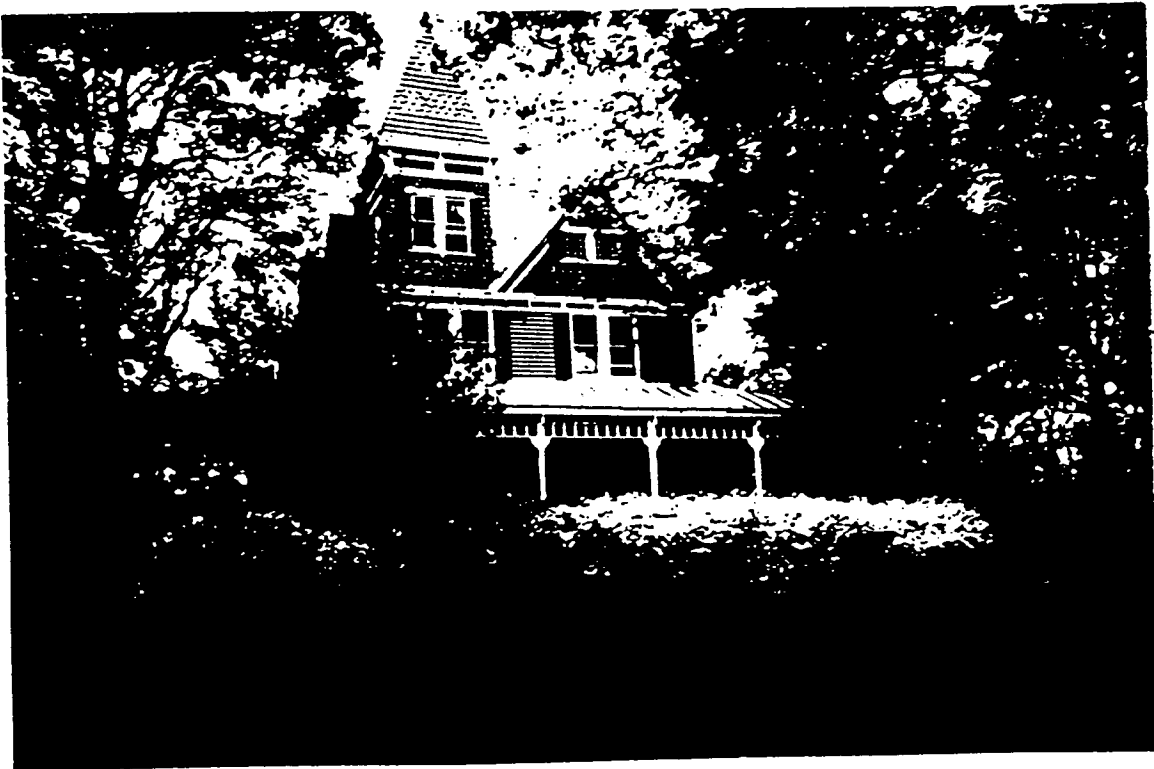
6. Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_

1757E

10



11018 Kenilworth Avenue  
before the fire

11

11018 KENILWORTH AVENUE

The existing structure is the remains of a circa 1890 Queen Anne Victorian which was extensively damaged by fire in August 1996. Approximately one-third of the home has structural damage. In this area no architectural materials are salvagable. The structure is burned through to the rafters and through the exterior siding. The balance of the structure has suffered damage consistent with a severe fire, such as: Extraordinary smoke damage, wall and ceiling plaster falling down from the water damage caused from the firefighters as well as a result of the water pipes breaking during the winter (The house was not winterized following the fire); Nearly all of the windows were broken out and many of the window sash frames were broken as a result of the fire. Much of the interior door, window and floor trim is charred and blistered; All light fixtures were destroyed; The electrical wiring has suffered severe damage in over half of the house.

The project includes the total restoration of the existing fire damaged structure, and the addition of a kitchen/bedroom wing, family room extension and separate garage. Insurance estimates to repair the existing structure are as high as \$400,000.

The environmental conditions of the property will largely remain unchanged. The site is currently overgrown. Pruning of large trees has not been undertaken for sometime, many shrub trees and shrubs have been allowed to dominate the site. Plans are in the works for an arborist to report on the very large tulip poplar and ginko trees.

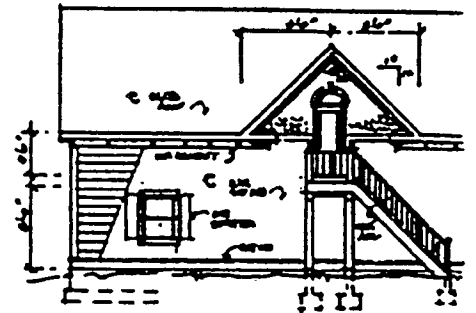
The design of the proposed new work and renovation of the damaged areas will be consistent with the existing Queen Anne Victorian style. Materials will match as closely as possible in all respects. Due to the severity of damage to the interior of the structure (Broken water lines, damaged electrical system, water damaged and loose plaster, and peeling lead-based paint), much of the interior finishes will require gutting with new plaster walls installed throughout. Salvagable wood trims will be saved and reused in their original locations.





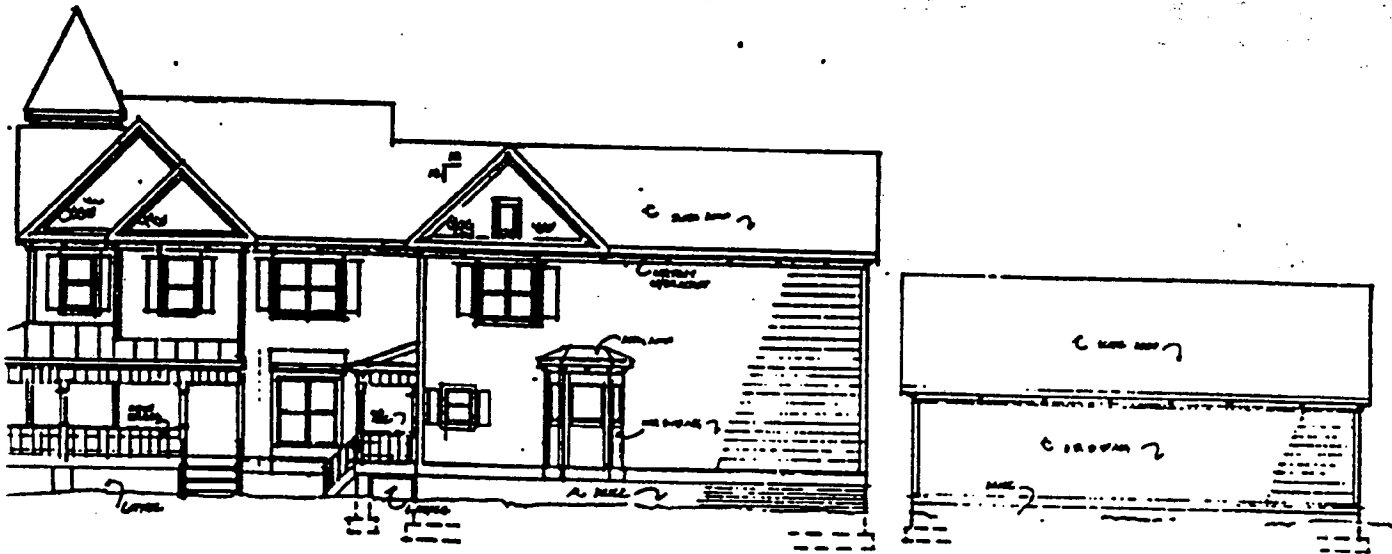
FRONT ELEVATION  
10' x 10'

# Proposed Front



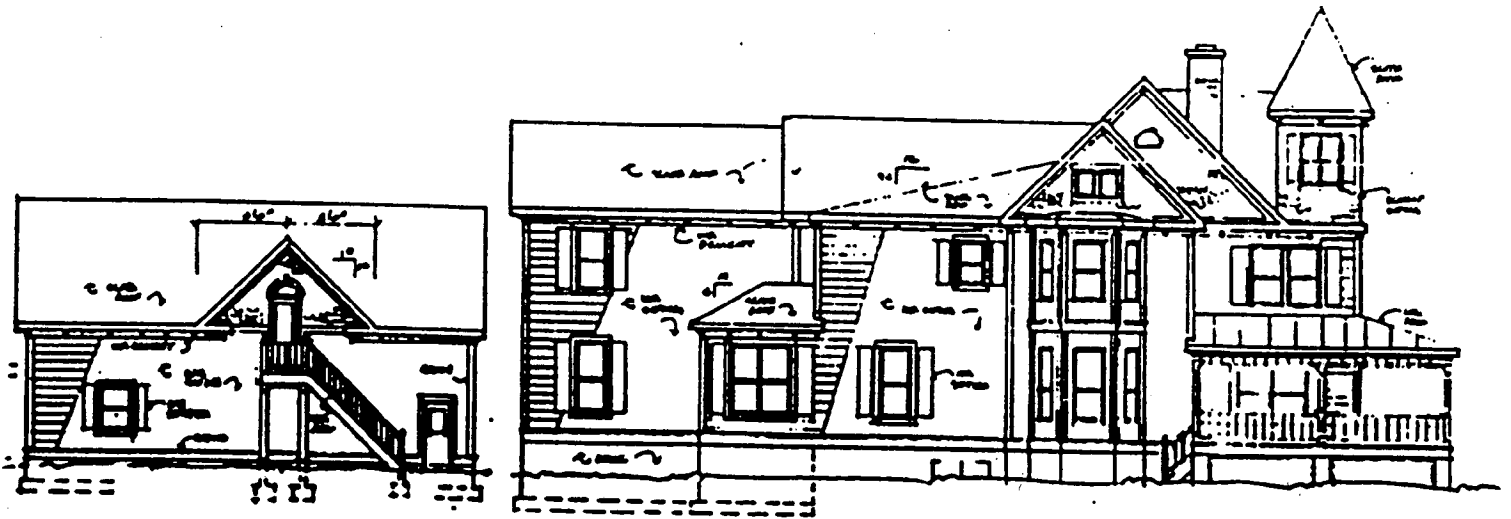
REAR ELEVATION  
10' x 10'

# Proposed Rear



RIGHT SIDE ELEVATION  
10'-11" x 10'

Proposed Right

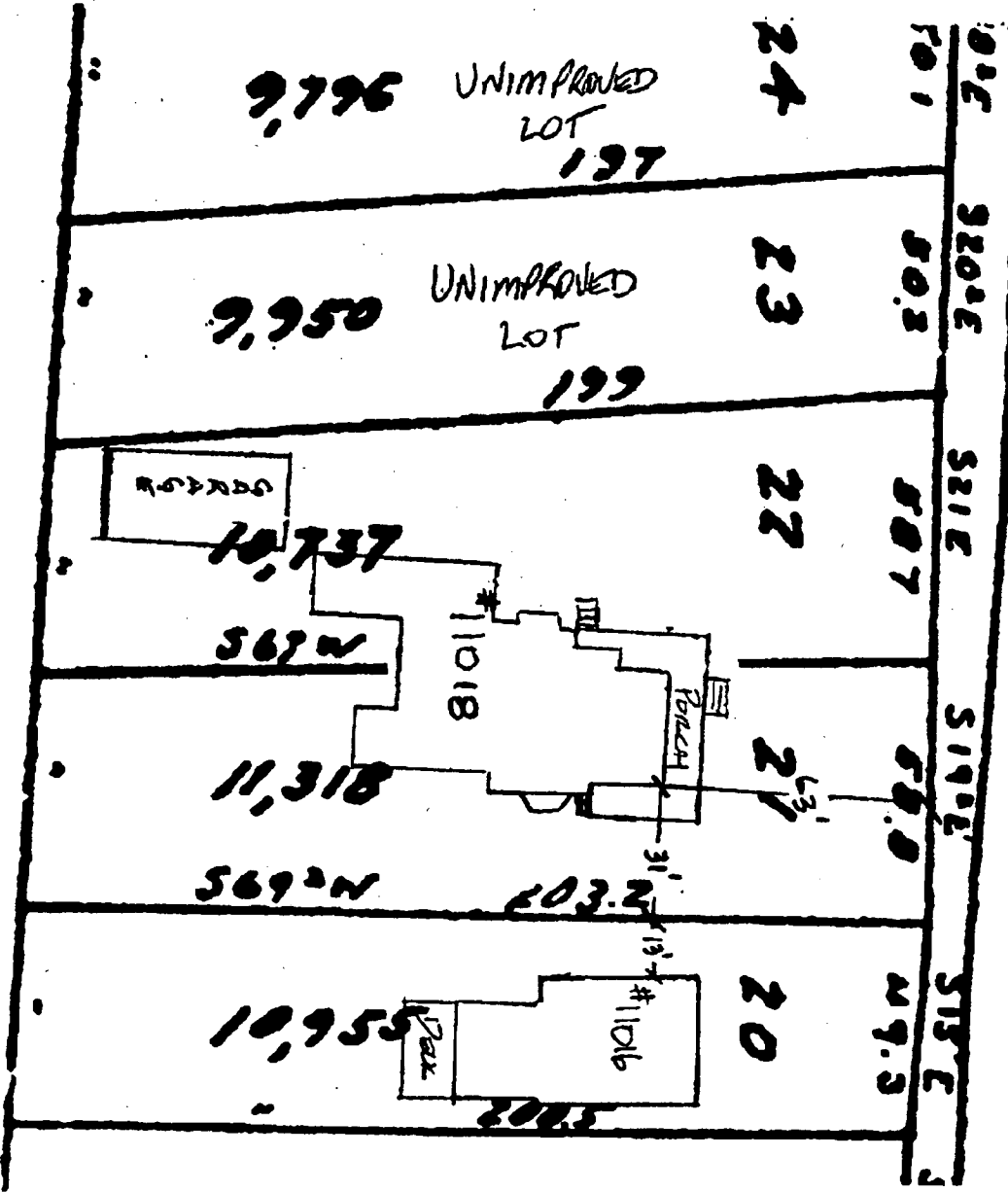


LEFT SIDE ELEVATION  
10'-11" x 10'

Proposed Left

14





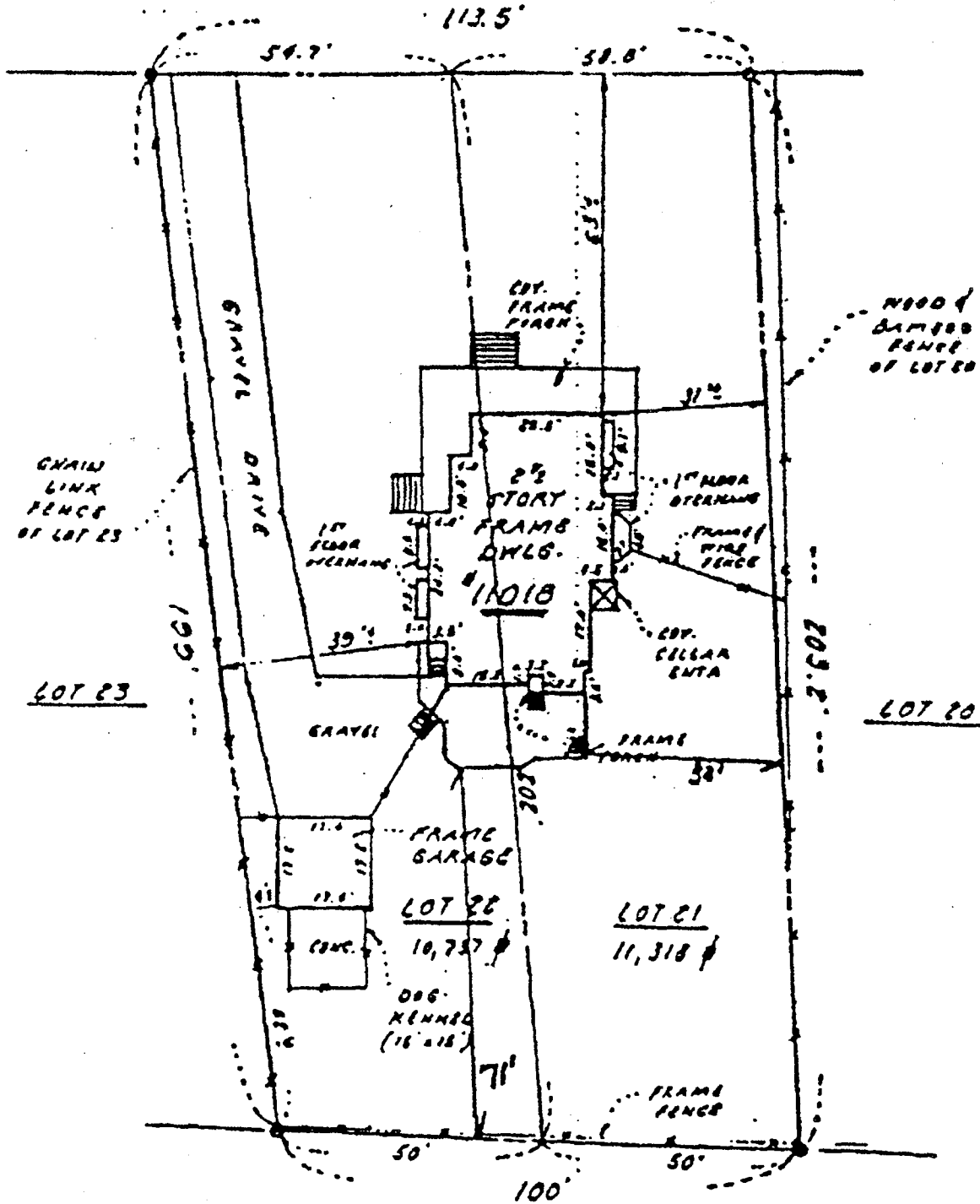
KENILWORTH AVENUE

SCALE 1" = 20'

16

110 WEST ST. / LAUREL, MD. 20707  
(301) 953-1821 / 782-8086

# KENILWORTH AVENUE



**Notes:**

1) Being known and designated as  
Lots 21 & 22, Block 102 as shown on a  
plat of "Section 1 Map of The Subdivision"

## LOCATION SURVEY

Existing

17

















1

## FRONT (EAST) ELEVATION

This elevation shows little signs of damage other than the windows. Nearly all of the window panes and many of the window sash frames were broken as a result of the fire. The proposed addition sits approximately forty-three feet behind the front porch. The proposed separate garage sits approximately eighty-seven feet behind the front porch.



## REAR (WEST) ELEVATION

The rear elevation shows evidence of at least two and possibly three additions to the original main house. The age of the gable wall addition is unknown. The fill-in addition to the right of the gable sits on a brick crawl space and seems to have been added on to the main house sometime around 1950. The small hip roof addition housed a powder room. Its age is undetermined, but no older than the fill-in addition. The pressure treated wood deck built in 1988 will be replaced with a brick patio which will match the existing front walk.

(FR)



### RIGHT (NORTH) ELEVATION

This is the most significantly damaged area of our home. Damage to the wall framing, second floor joists, bedrooms, and roof framing must involve demolition and rebuilding of these areas due to structural damage. This area was chosen as a starting point for the new addition in order to minimize some of the rebuilding costs.



### LEFT (SOUTH) ELEVATION

Damage on this elevation was most severe to the fill-in addition area. Structural damage of the second floor joists requires their removal and installation of new materials. The small second floor bathroom above will need to be rebuilt directly over the foundation walls to meet design load criteria.

25



20

## EXISTING GARAGE

The existing garage details are uncommon to those of the house. Dutch lap siding, exposed rafter tails, casement windows, and asphalt roofing shingles are the most obvious differences. The structural condition of this building finds severe wood rot at the floor plate and lower areas of stud walls. The floor slab sits below the driveway grade immediately to the front (east) side of the garage. This has allowed water to drain into the garage and subsequently cause the structural decay. The age of the garage is unknown but likely built sometime around 1950.



21



FAMILY ROOM



LIVING ROOM CEILING

129

12

SECOND FLOOR HALLWAY



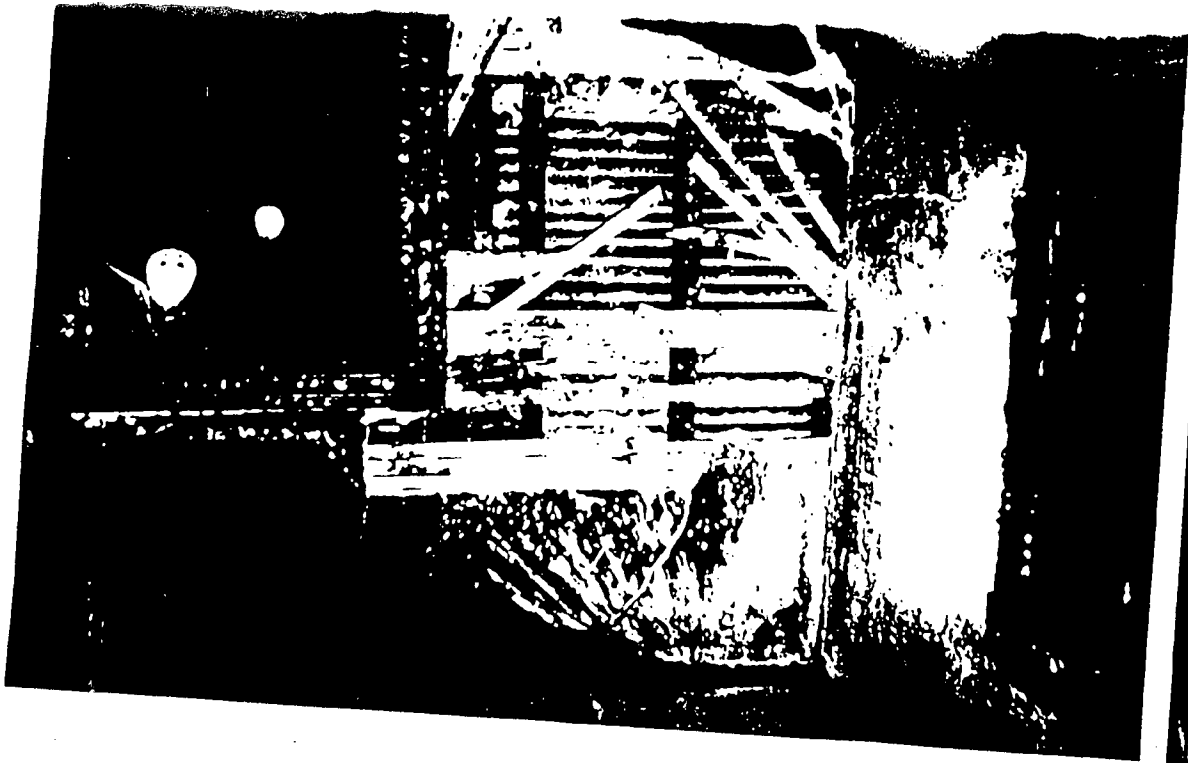
(28)

SECOND FLOOR BATH



(29)





DINING ROOM



SOUTH WEST CORNER

(29)

(23)



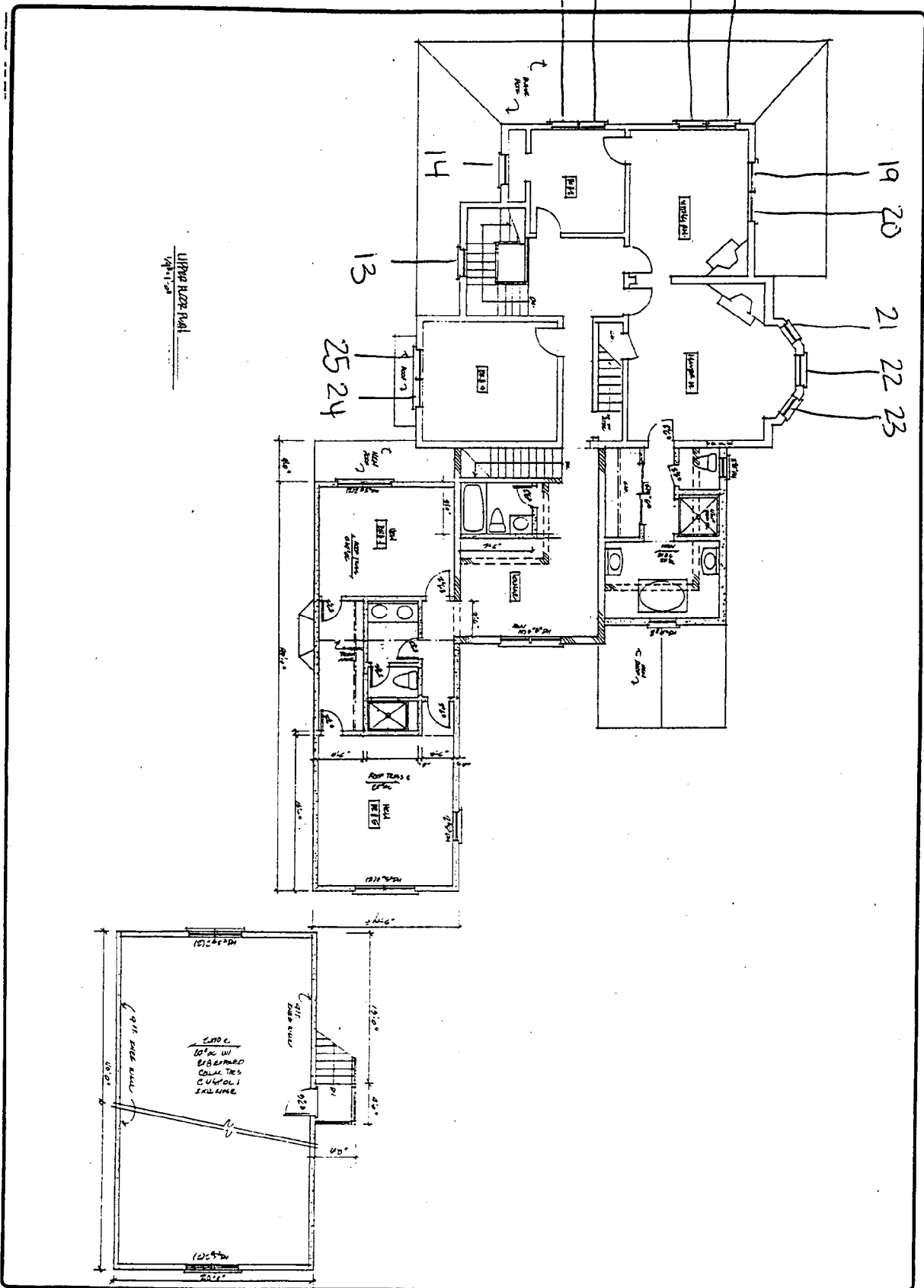
30

The existing finishes of the structure will be refurbished where necessary and repainted. The new addition to our home will duplicate, as closely as possible, the existing details including but limited to: Porch railings, columns, decorative blocks, soffit, brackets, shutters, siding and lattice.

## MATERIALS

24





NO.	DATE	DESCRIPTION

RENOVATION AND ADDITION  
 RESIDENCE  
 1018 REYNOLDS AVENUE  
 GARRETT PARK, MD

TERRAZZI ARCHITECT  
 244 PONDHURST RD  
 GAITHERSBURG, MD 20878

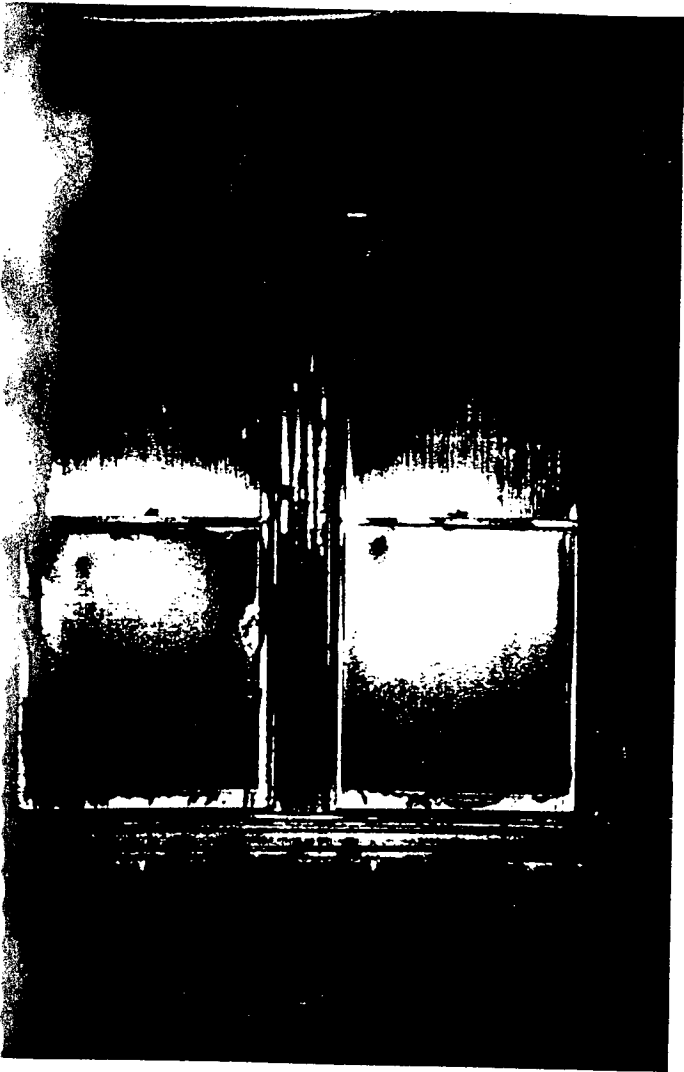

32

PARLOR

Front

# 1

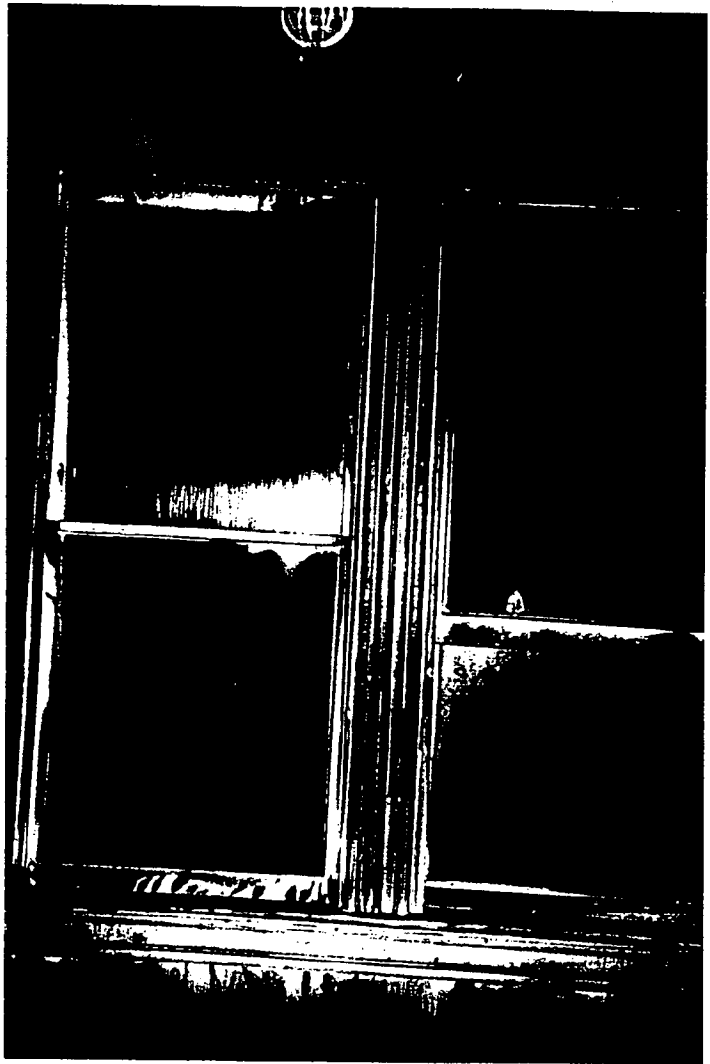
# 2



left side

# 3

# 4



#1: Glass - 3/4 glass broken  
#2 Sash: needs some repair; heat - ret

Note: chain balances - operating

Action: Repair

#3 + #4 3/4 Glass broken  
Sash: fine damaged; needs repair

Not Operational, Chains

Action: repair, if possible

Living Room

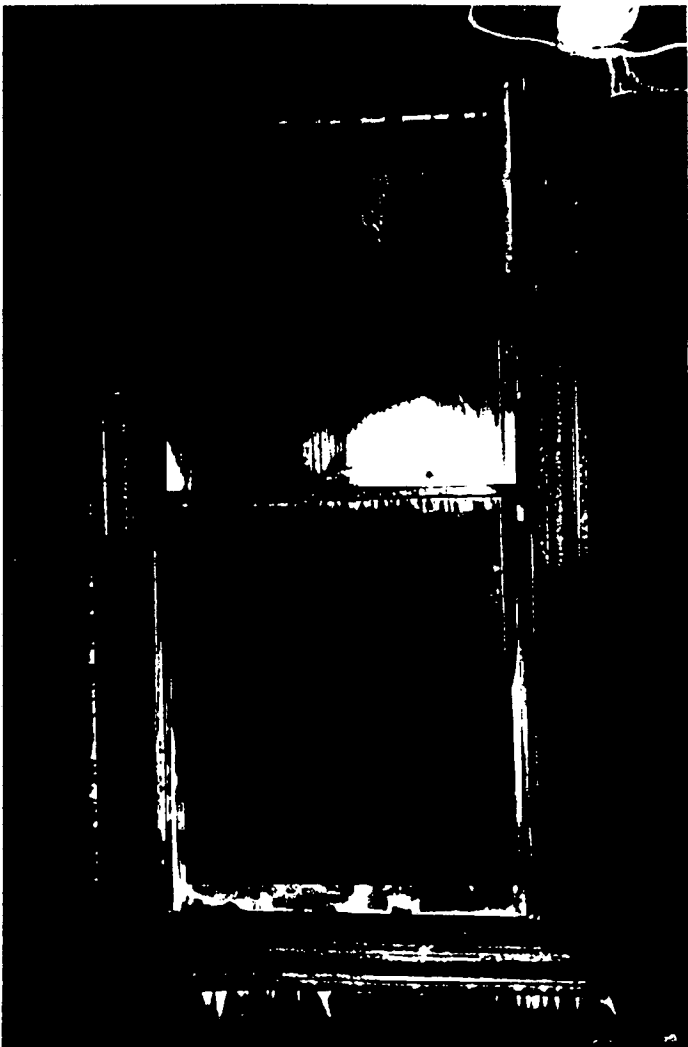
Left side



#5

#6

#7



#8  
Leak

5/6/7 - All Glass Broken  
- All Non-Operatings

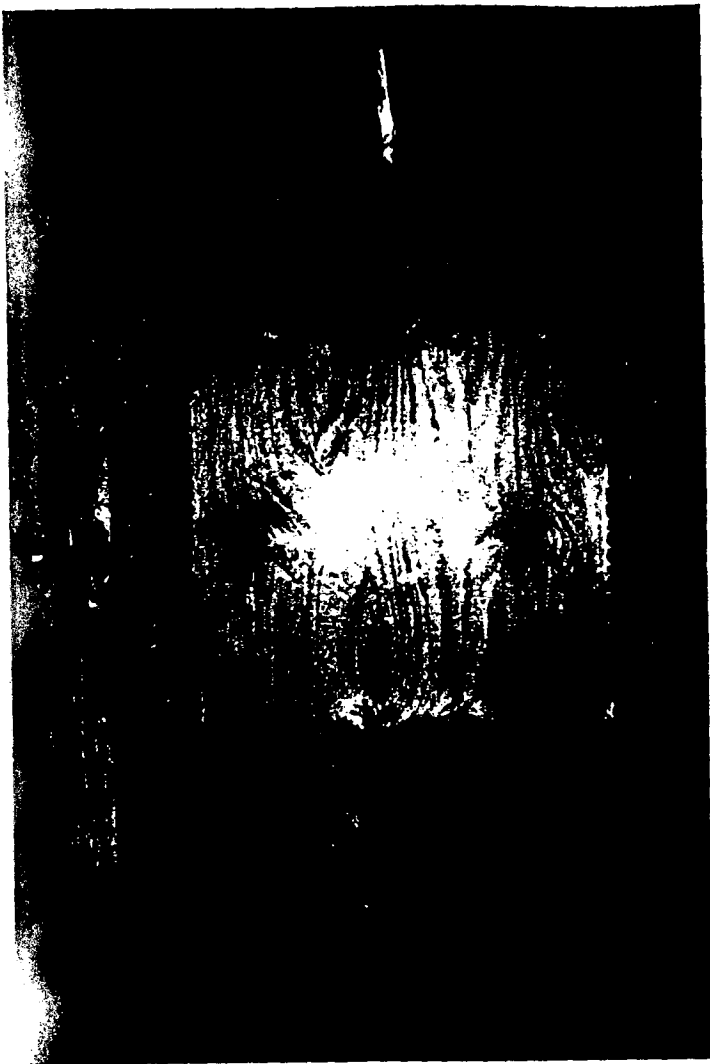
#6: Top Sash Fire Damage

#7: Top Sash Fire Damage

Action: Replace

#8: All Glass Broken  
Sashes Fire Damaged  
Non-Operatings

Action: Replace



Family Room

#9 Destroyed

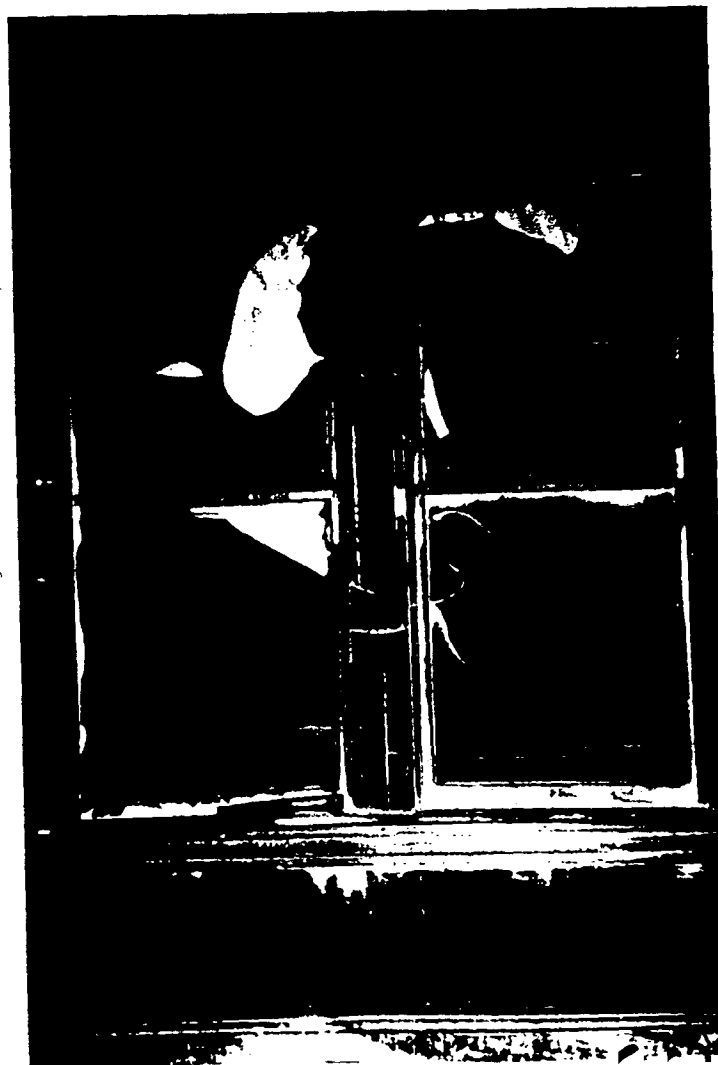
Action: Window eliminated  
in new plan

Dining Room

Eight Side

#10

#11



#10 / #11

Sashes heavily fire  
damaged all glass broken

Action: replace

Eye

#12 : Glass - 1 broken  
Non-Operational  
Sash - heat damage

Action : Repair



Stairwell

#13



#13  
Glass - All broken  
Non-Operational  
Sash - heat damage  
Action - repair if possible



Bedroom #2

#14 Not Pictured : Action : repair



#15

#16 (not pictured)

15/16:

Glass. All broken

Sashes: heavily damaged  
(nothing left)

Action: replace

38



Acron: replace

by fireman, also ref

Sashes: heavily damaged

Glass: All broken

#17/18

#18 (not shown)

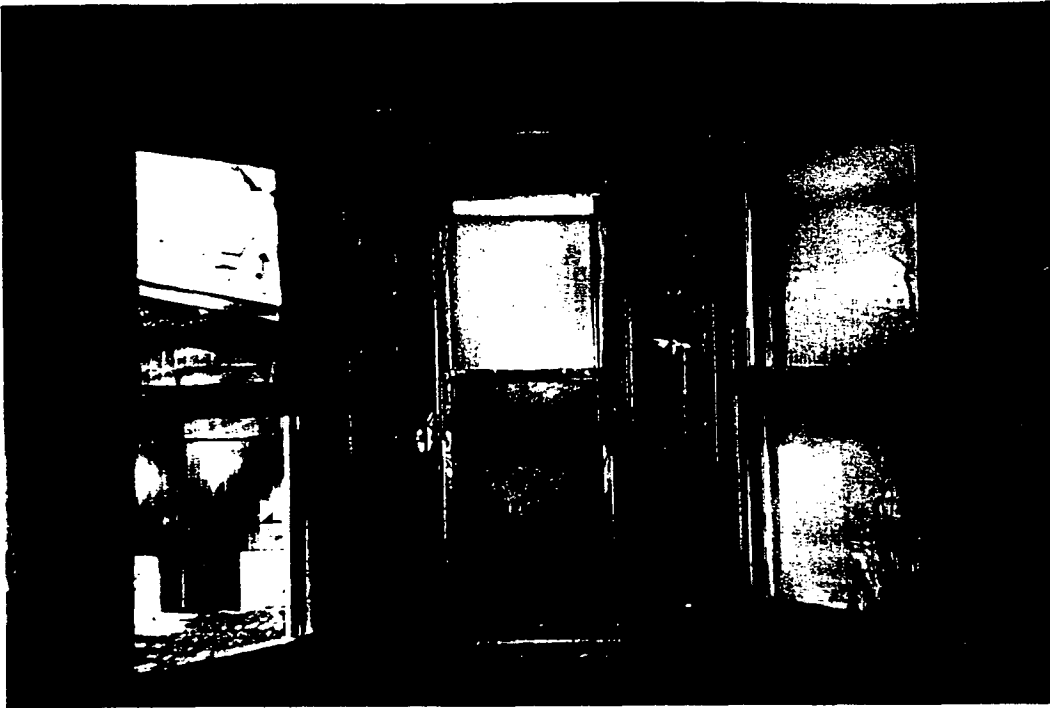
#17

Sitting Room

21

22

23



Master  
Bedroom

21/22/23 :

3 Panes broken

Sashes: Some  
heat + some  
rot damage

Action: repair



Bedroom  
#3

#24

#25

Action:  
repair

39

Attic

Right Gable End



#26 (i)

#27 (r)

(nest behind board)

#26: Replace

#27: Damaged  
Muntins + glass  
broken

Action: repair,  
if possible

#28

40

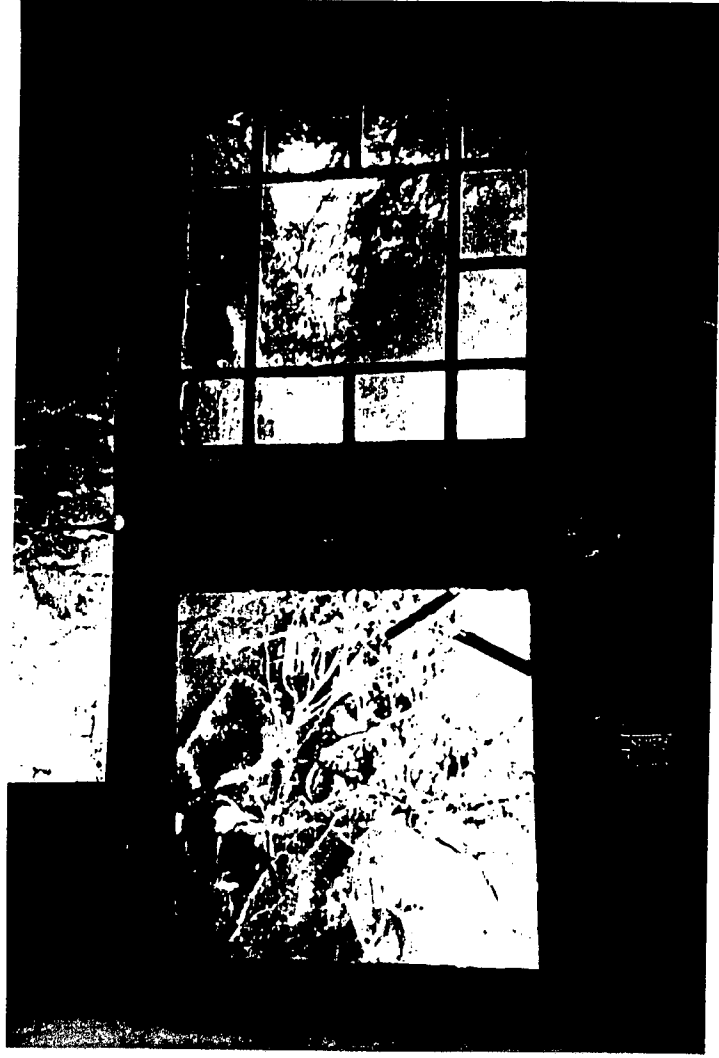
#28

Muntins  
broken, rot

Action: replace



Attic



Front Gable

# 29 (I)

# 30 (I)

# 29: Action: replace

# 30: Good condition!

# 31 Action: repair, if possible

# 32 Good condition



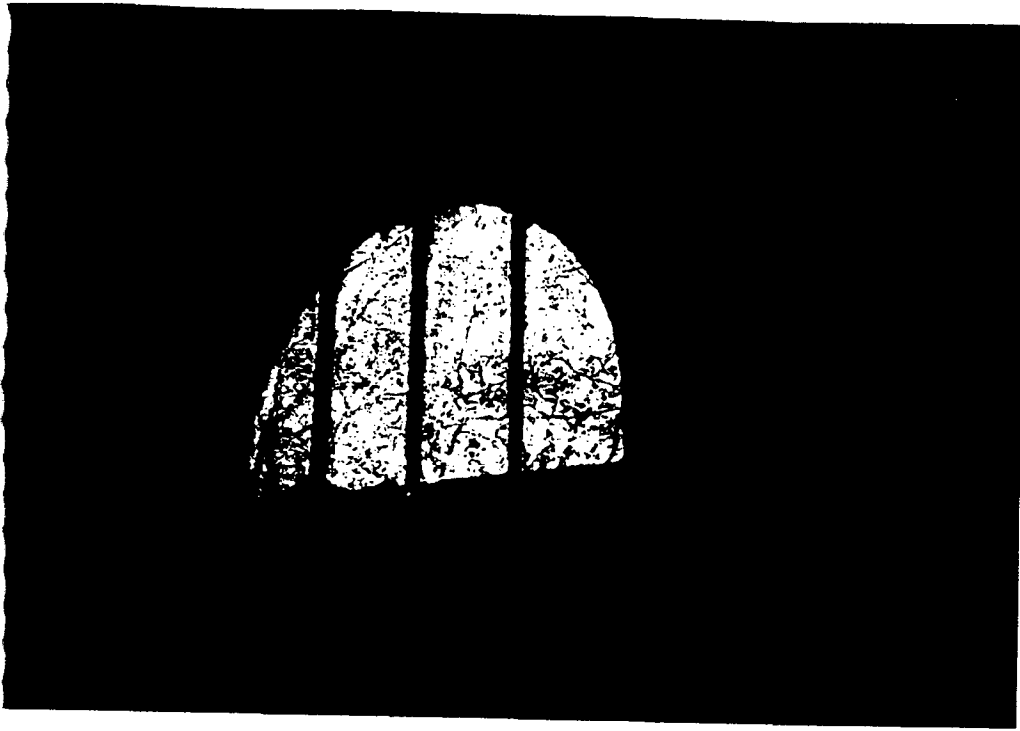
Left Gable

# 31 (left)

# 32 (right)

(A1)

1012



#33

Left Gable  
High

Action:  
replace glass

42

Turret - A.M.C.

Front

# 34 (l)

# 35 (r)

# 34, 35, 36, 37 + 38

Glass: All broken

Sashes: heavily damaged  
by firemen, also signs  
of rot

Action: Replace

# 36 (l)

# 37 (r)

# 38 (not shown)

DOOR



← Front

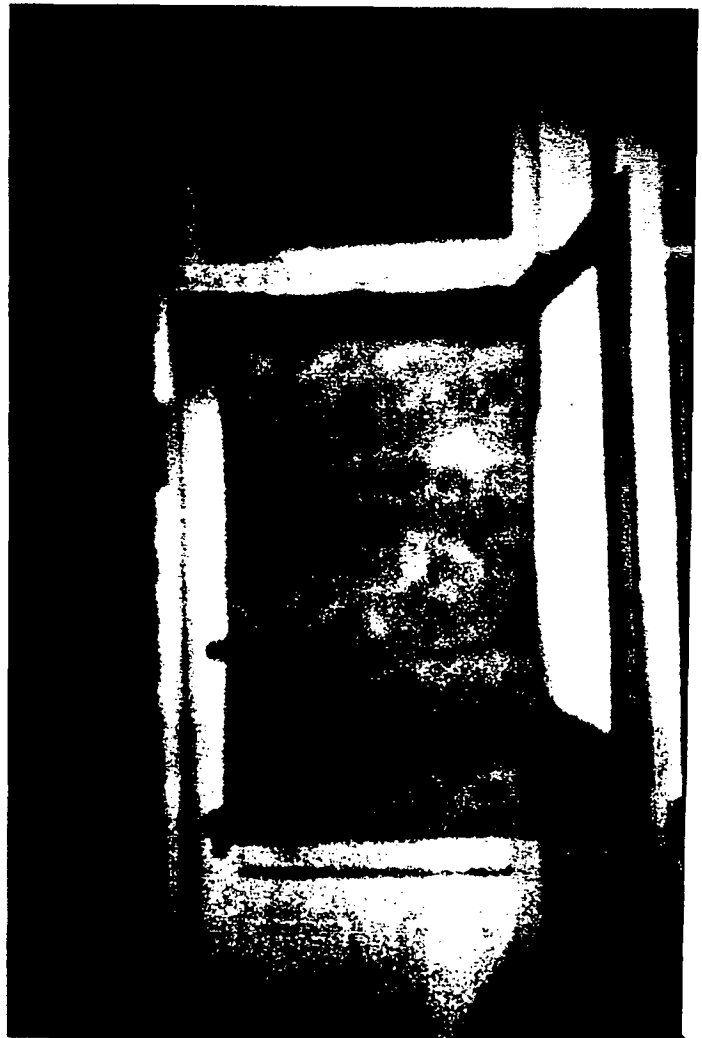
Transom: glass broken

Glass in door: broken

Action: Transom replace glass

Door: glass replace with beveled glass, refinish wood door + hardware

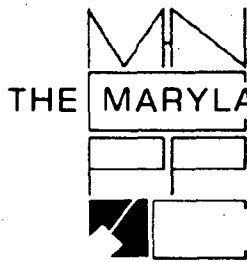
Side



Transom: replace glass

Door: replace glass with beveled glass





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

DATE: 4-24-97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator *edm*  
Design, Zoning, and Preservation Division  
M-NCPPC

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

---

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

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

APPROVED  
Montgomery County  
Historic Preservation Commission

1. WRITTEN DESCRIPTION OF PROJECT

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

A 2 1/2 story frame ell-shaped Victorian residence in Garrett Park. Built in 1892 the Queen Anne style residence is listed as an individual Master Plan site. In August 1996 a fire and the efforts to extinguish it destroyed a substantial portion of the residence. Virtually all of the windows have been destroyed. The front + left side <sup>porch</sup> are in fair condition, the rear portion (approx 1/3 of structure) is structurally damaged with no elements remaining. The balance suffered heavy damage from smoke + water. One story garage at rear.

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

Propose to restore the residence with the following modifications: (1) Demolish the structurally damaged + burned out rear-ell and the two m-fill sections at the rear and rebuild (2) ADD a rear addition w/a side porch starting ±43' back from front facade, extending ±10' from side plane to ±24' to rear beyond original structure. (3) Rebuild m-fill exten sections continuing 10' to rear beyond existing. (4) Add brick/stone patio between rear additions (5) Demolish 1 story garage + replace with larger 1 1/2 story garage at same site.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

Retain as much original material as possible. Rebuilt  
by matching existing architectural elements + materials  
No change to front elevation, addition begins 43'  
from front + extends to rear.

- b. the relationship of this design to the existing resource(s):

Addition on right side begins ±43' from front elevation,  
and extends ±10' from side + ±24' from rear.  
Addition on left rear is an extension of an earlier  
in-fill, ±10' to rear. Replace existing garage with  
larger 1 1/2 story garage in same location.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPROVED  
Montgomery County  
Historic Preservation Commission

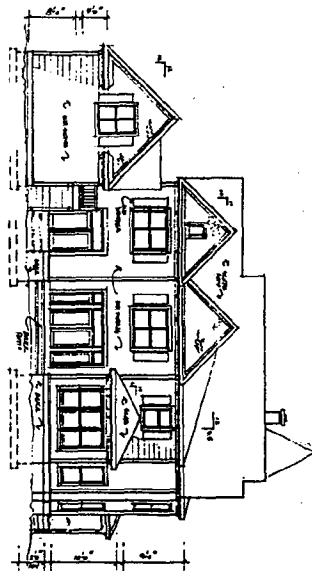
3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

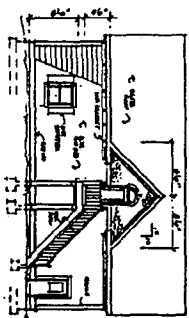
- a. the scale, north arrow, and date;  
b. dimensions and heights of all existing and proposed structures;  
c. brief description and age of all structures (e.g., 2 story, frame house c.1900);  
d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and  
e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

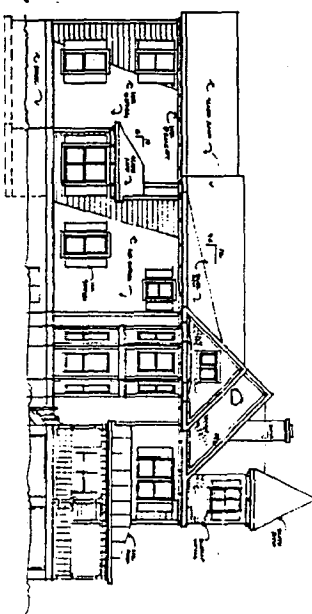




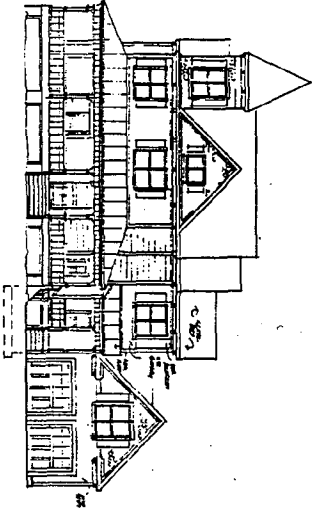
Basic elevation  
1/21/97



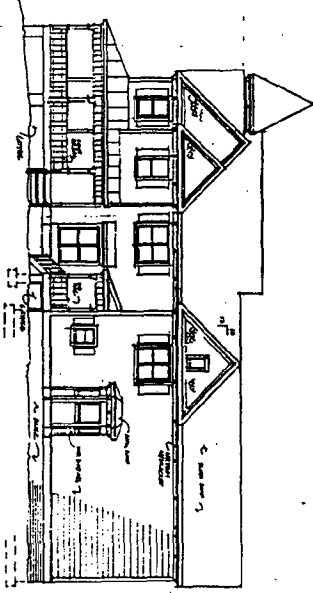
Left side elevation  
1/21/97



Front elevation  
1/21/97



Rear side elevation  
1/21/97



APPROVED  
Montgomery County  
Historic Preservation Commission

*W. J. [Signature]* 4/23/97

NO. 1	DATE	BY	REVISION

RENOVATION AND ADDITION  
REPOBEL RESIDENCE  
11018 REEDSWORTH AVENUE  
GARRETT PARK, MD.

TETARADI ARCHITECT  
348 TICHFELY SQ. RD.  
GANTHERSBURG, MD 20774

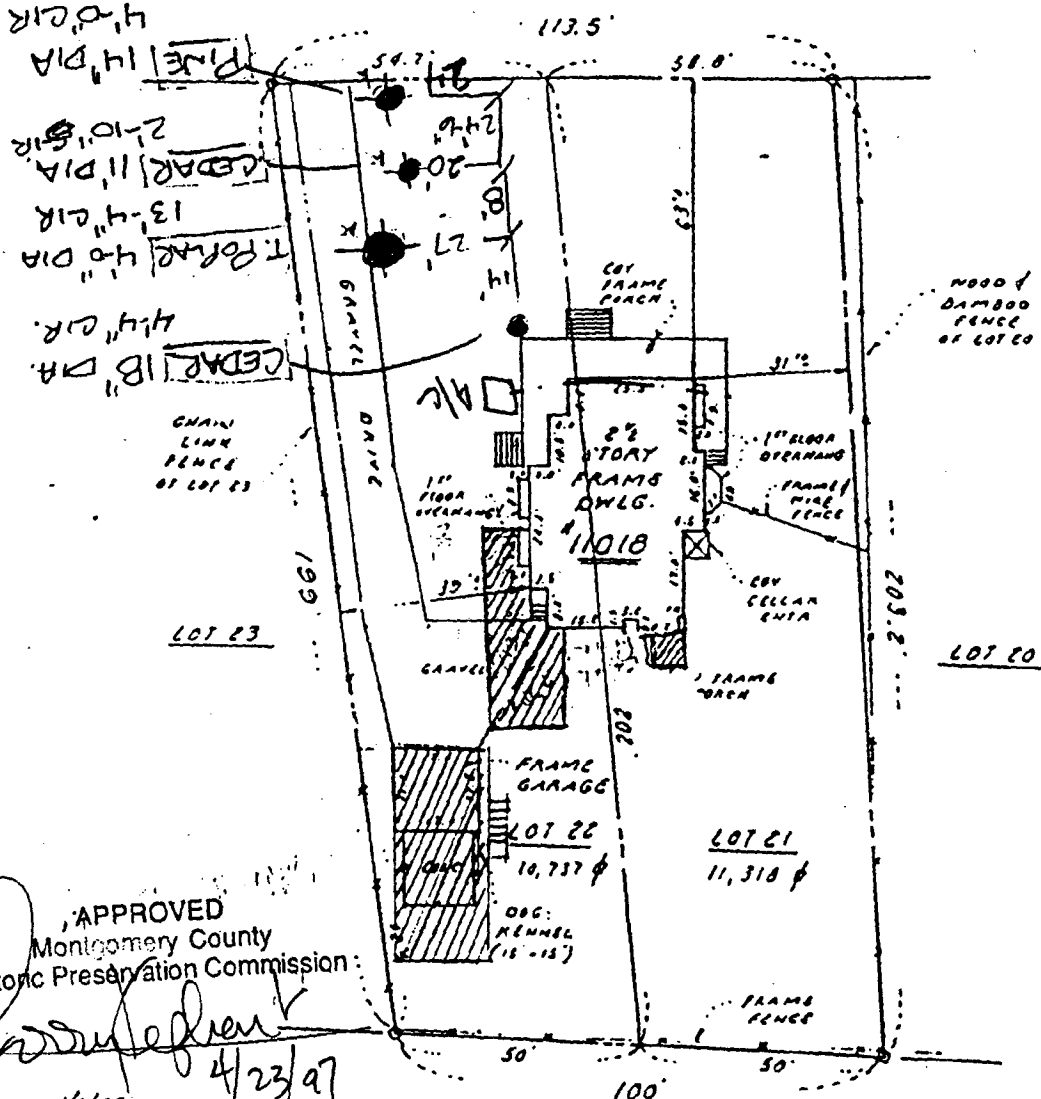

# KILDE CONSULTANTS, INC.

SURVEYORS, LAND PLANNERS & ENGINEERS

1100 WEST ST. / LAUREL, MD. 20707

(301) 953-1821 / 792-8086

## KENILWORTH AVENUE



APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]*  
4/23/87

Notes  
1) Being known and designated as  
lots 21 & 22, Block 102 as shown on a  
part of Section 1, Map of The Subdivision  
Sections 50-51, 52 106, GARRETT  
ASS. As Recorded among the Land  
Records of Montgomery County in  
Book 5, Folio 86.

### LOCATION SURVEY

11018 KENILWORTH AVENUE  
MONTGOMERY COUNTY, MD.

Case No. 5720

RAWN C.A.P.  
CHECKED D.W.V.  
SCALE 1" = 30'  
DATE 6-23-86



I hereby certify that I have surveyed the property shown hereon for the purpose of locating the improvements only, and the improvements are located as shown. Exact property corners have not been established or set. We assume no responsibility or liability for any rights-of-way or easements recorded or unrecorded, not appearing on the record plat and/or mentioned in the title deed referred to hereon.

*[Signature]* 6/29/86

- 5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
- 6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
- 7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
- 8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- 9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

- 10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

- 1. Name STANLEY J McLEOD  
 Address 11015 KENILWORTH AVENUE  
 City/Zip GARRETT PARK, MD 20896
- 2. Name JOSEPH LEPAK  
 Address 11016 KENILWORTH AVENUE  
 City/Zip GARRETT PARK, MD 20896

APPROVED  
Montgomery County  
Historic Preservation Commission

7

3. Name MARY TRAIL  
 Address 4829 FLANDERS AVENUE  
 City/Zip KENSINGTON, MD 20895

4. Name MARY TRAIL (VACANT LOT)  
 Address 11022 KENILWORTH AVENUE  
 City/Zip GARRETT PARK, MD 20896

(SEND TO ADDRESS ABOVE)

5. Name EDWARD LIJEWSKI  
 Address 4827 FLANDERS AVE  
 City/Zip KENSINGTON, MD 20895

SEND TO:  
 5200 BANGOR DR.  
 KENSINGTON, 20895

6. Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_

1757E

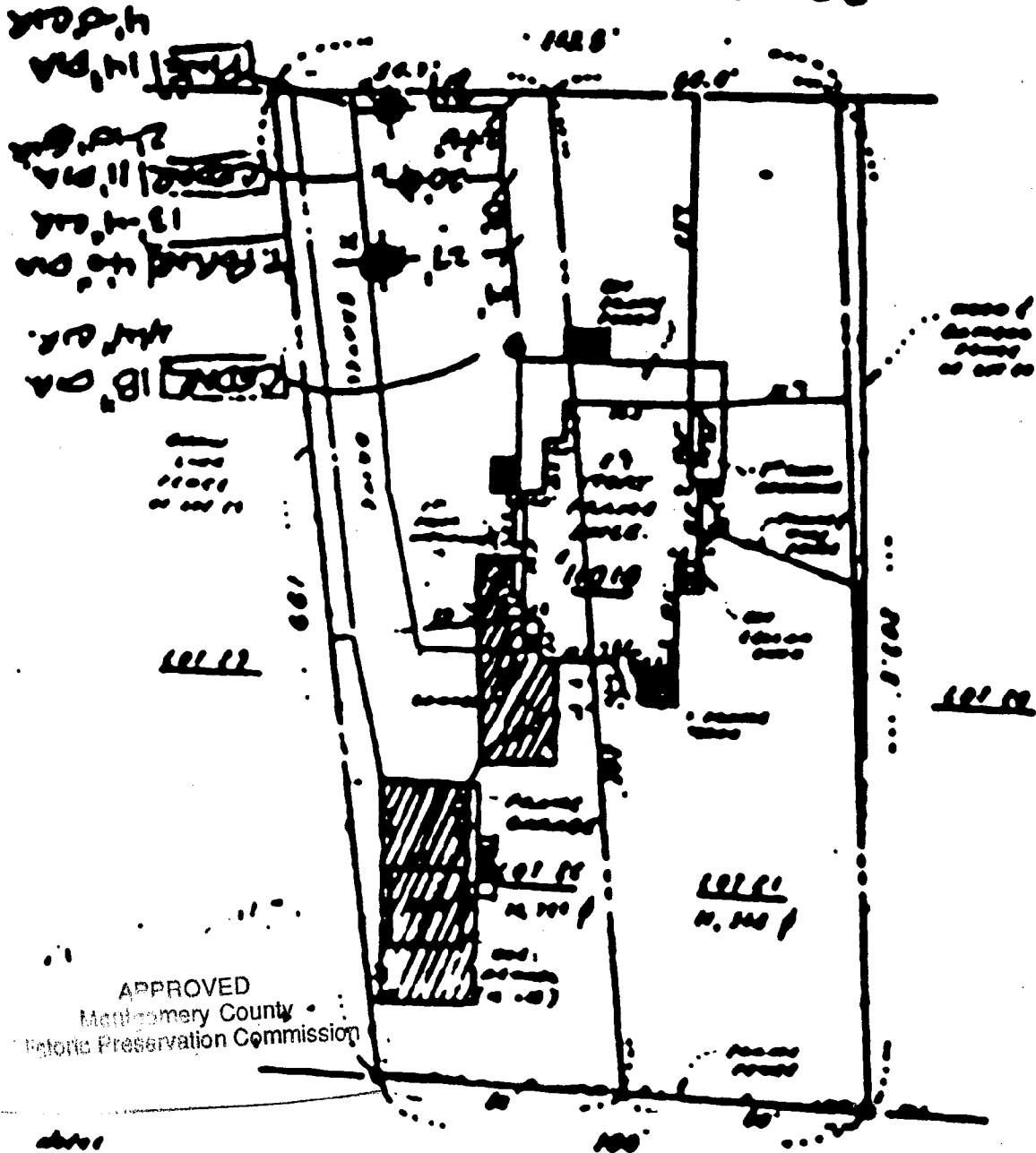
8



**SURVEYORS, LAND PLANNERS & ENGINEERS**

100 WEST ST. / LAUREL, MD. 20701  
301-251-1111 / 703-0211

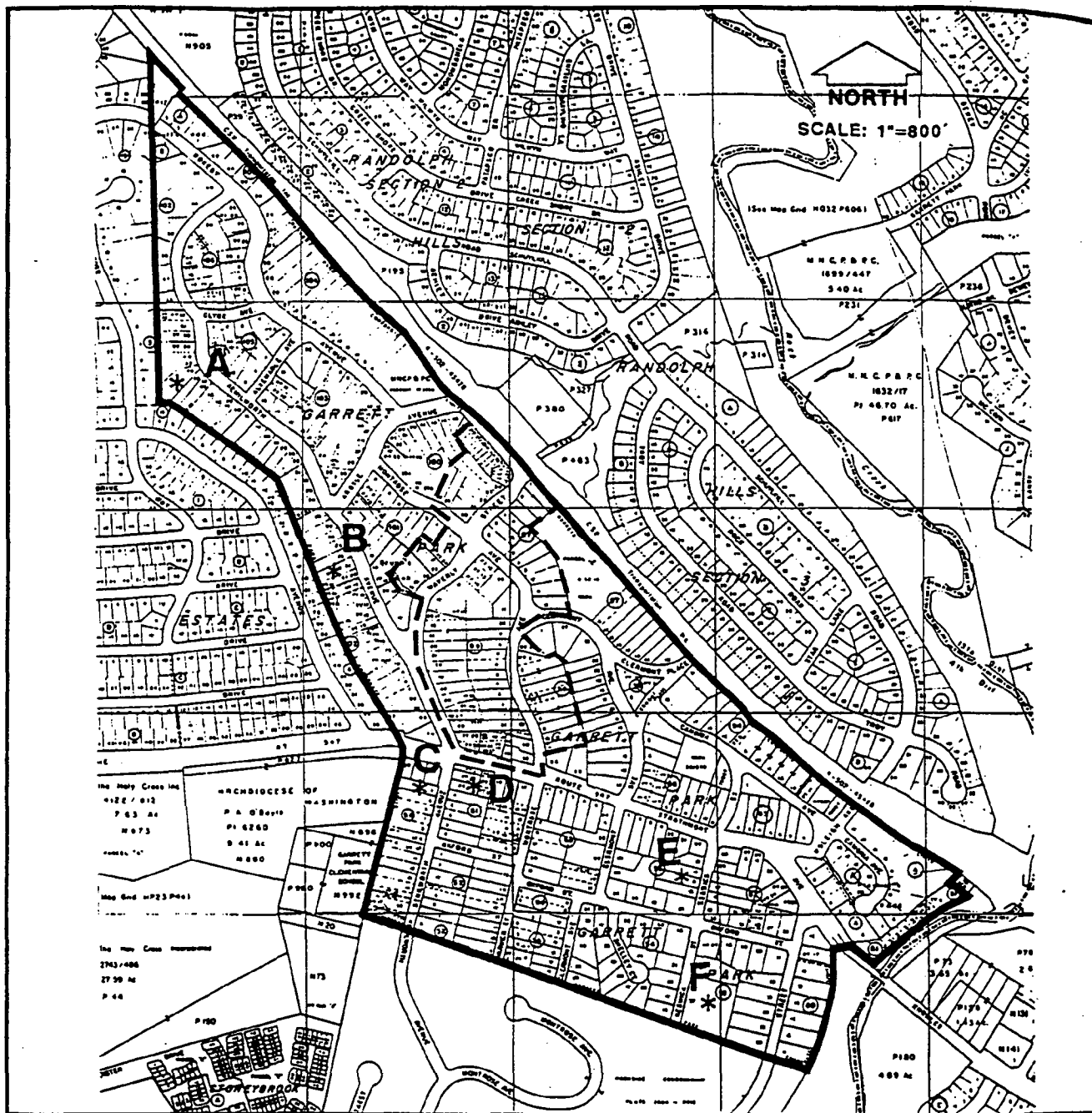
**KENILWORTH AVENUE**



APPROVED  
Montgomery County  
Historic Preservation Commission

Survey of the above described property as shown on the attached map of the Subdivision of Lots 101-200, 201-400, 401-600, 601-800, 801-1000, 1001-1200, 1201-1400, 1401-1600, 1601-1800, 1801-2000, 2001-2200, 2201-2400, 2401-2600, 2601-2800, 2801-3000, 3001-3200, 3201-3400, 3401-3600, 3601-3800, 3801-4000, 4001-4200, 4201-4400, 4401-4600, 4601-4800, 4801-5000, 5001-5200, 5201-5400, 5401-5600, 5601-5800, 5801-6000, 6001-6200, 6201-6400, 6401-6600, 6601-6800, 6801-7000, 7001-7200, 7201-7400, 7401-7600, 7601-7800, 7801-8000, 8001-8200, 8201-8400, 8401-8600, 8601-8800, 8801-9000, 9001-9200, 9201-9400, 9401-9600, 9601-9800, 9801-10000, 10001-10200, 10201-10400, 10401-10600, 10601-10800, 10801-11000, 11001-11200, 11201-11400, 11401-11600, 11601-11800, 11801-12000, 12001-12200, 12201-12400, 12401-12600, 12601-12800, 12801-13000, 13001-13200, 13201-13400, 13401-13600, 13601-13800, 13801-14000, 14001-14200, 14201-14400, 14401-14600, 14601-14800, 14801-15000, 15001-15200, 15201-15400, 15401-15600, 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Figure 73



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**GARRETT PARK HISTORIC DISTRICT**

- HPC Recommended Boundaries
- - -** Staff Recommended Boundaries
- \*** Staff Recommended Resources
- A** 11210 Kenilworth Avenue
- B** 11018 Kenilworth Avenue

- C** Garrett Park Town Hall
- D** 10811 Kenilworth Avenue
- E** 10806 Keswick Street
- F** 10701 Keswick Street

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North Bethesda-Garrett Park  
Planning Area March 1992

The Maryland-National Capital Park and Planning Commission

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