

30/13-5 11018 Kenilworth Avenue
Garrett Park - Preliminary Consult.

Fax

Siegel

468 6167

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

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

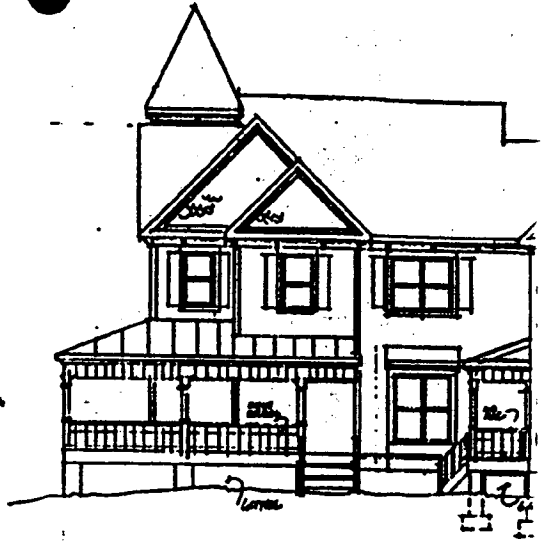
Staff recommends that the applicant develop more detailed designs and drawings for this proposal, including existing elevations for comparison, and submit an application for a Historic Area Work Permit. Special attention should be given to the following design issues:

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.

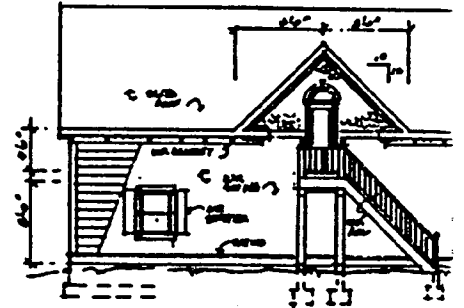
5. The hipped roof configuration of the existing "front" infill rear section (or something other than the shed roof design that is proposed) should be used for that portion of the new rear addition. The hipped roof design of the "back" one-story section of the infill should be retained, as noted on the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

3a



FRONT elevation
10'-0"

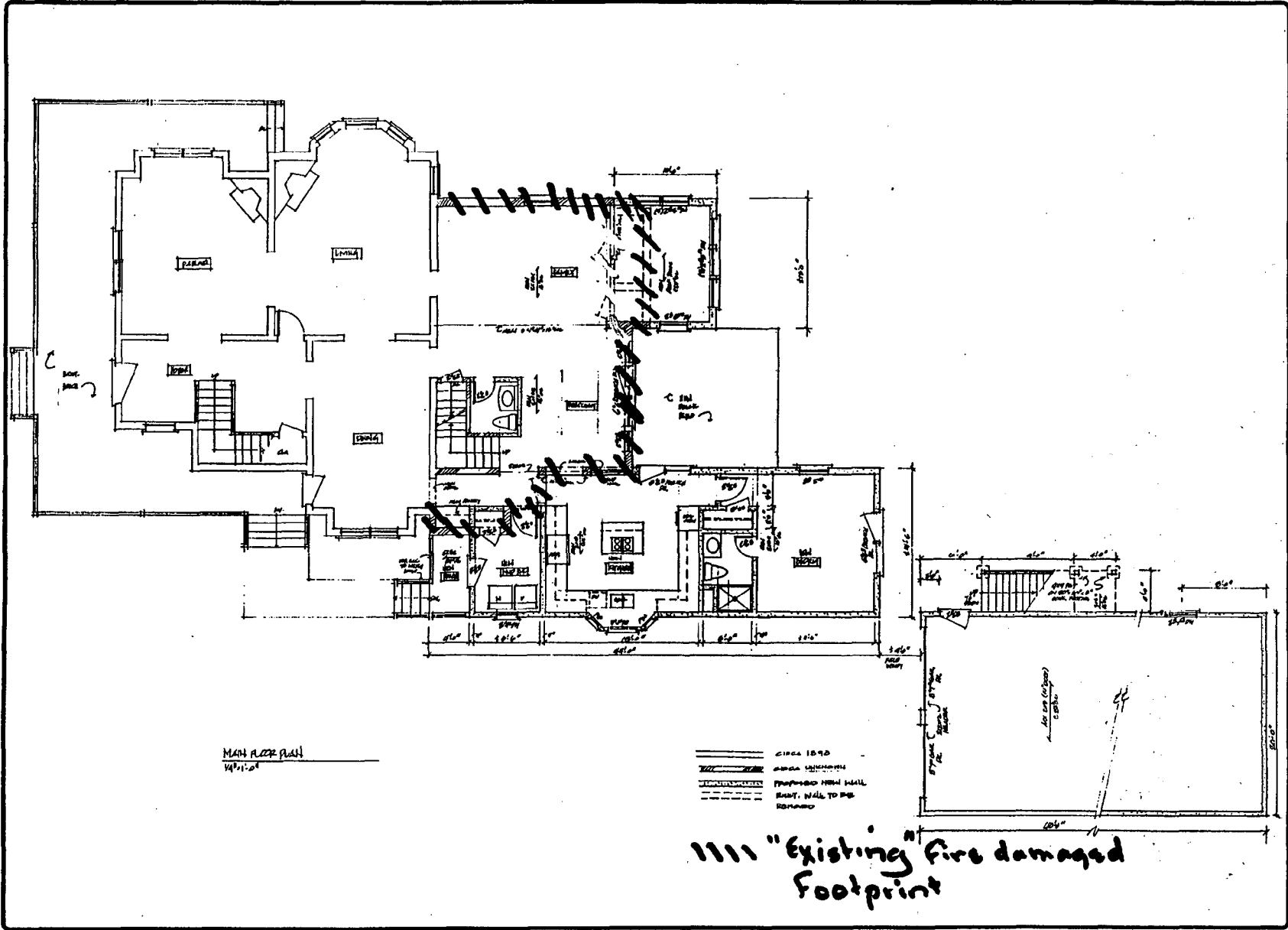
Proposed Front



REAR elevation
10'-0"

Proposed Rear

H6 - concern - not major - massing where garage & side addition come together



REVISIONS	BY

TETAMANI ARCHITECT
 11018 ROCKMOUTH AVENUE
 GAITHERSBURG, MD 20878

DESIGNER AND AUTHOR
 11018 ROCKMOUTH AVENUE
 GAITHERSBURG, MD

DATE	SCALE	PROJECT
4.28.13	1/8" = 1'-0"	1111

3

9

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 20891
2. Name JOSEPH LEPAK
Address 11016 KENILWORTH AVENUE
City/zip GARRETT PARK, MD 20891

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

DH- ok - if can change garage & side addition would be good

SS- ok - could garage go sideways

SP- could garage go further back - there: ¹⁰⁻¹⁵⁾

(esp some trees to save -)

EE- would like to see what's neighboring - ^{footprint}

TT- slate or sub - prefer slate

AJ- ok this close.

GK

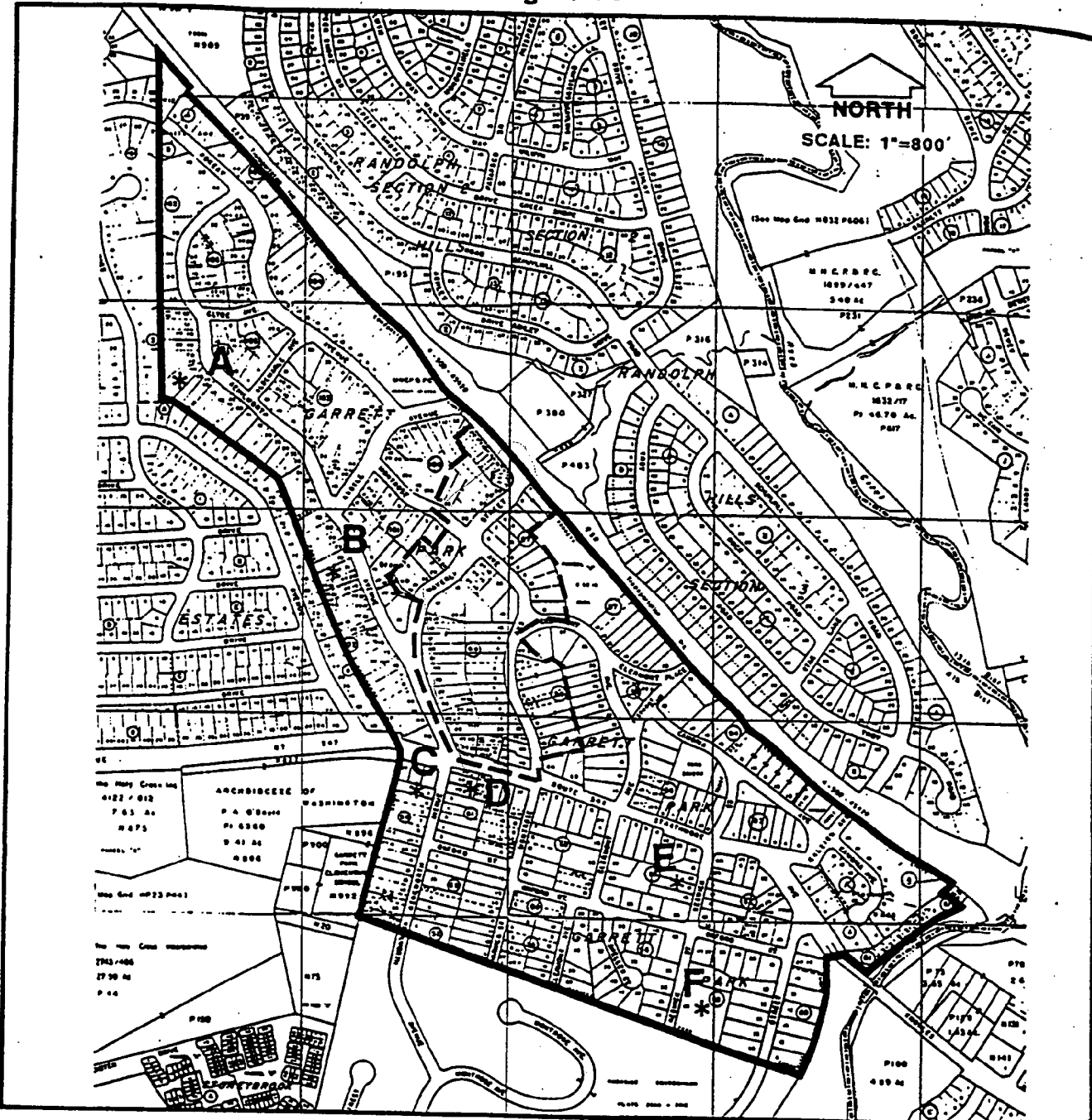
8



11018 Kenilworth Avenue
before the fire

9

Figure 73



zo
re
en
wi
hc
ir

Ar
rc
ar
ir
tr
cc
A

P
A
n
o
o
d
w
s
d

E
E
C

GARRETT PARK HISTORIC DISTRICT

- ^{TOWN} HPC Recommended Boundaries
- - -** ^{APPROVED I.P.} Staff Recommended Boundaries
- *** ^{APPROVED INDIVIDUAL} 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

North Bethesda-Garrett Park
Planning Area
March 1992

30/13

The Maryland-National Capital Park and Planning Commission

11

11018 KENILWORTH AVENUE

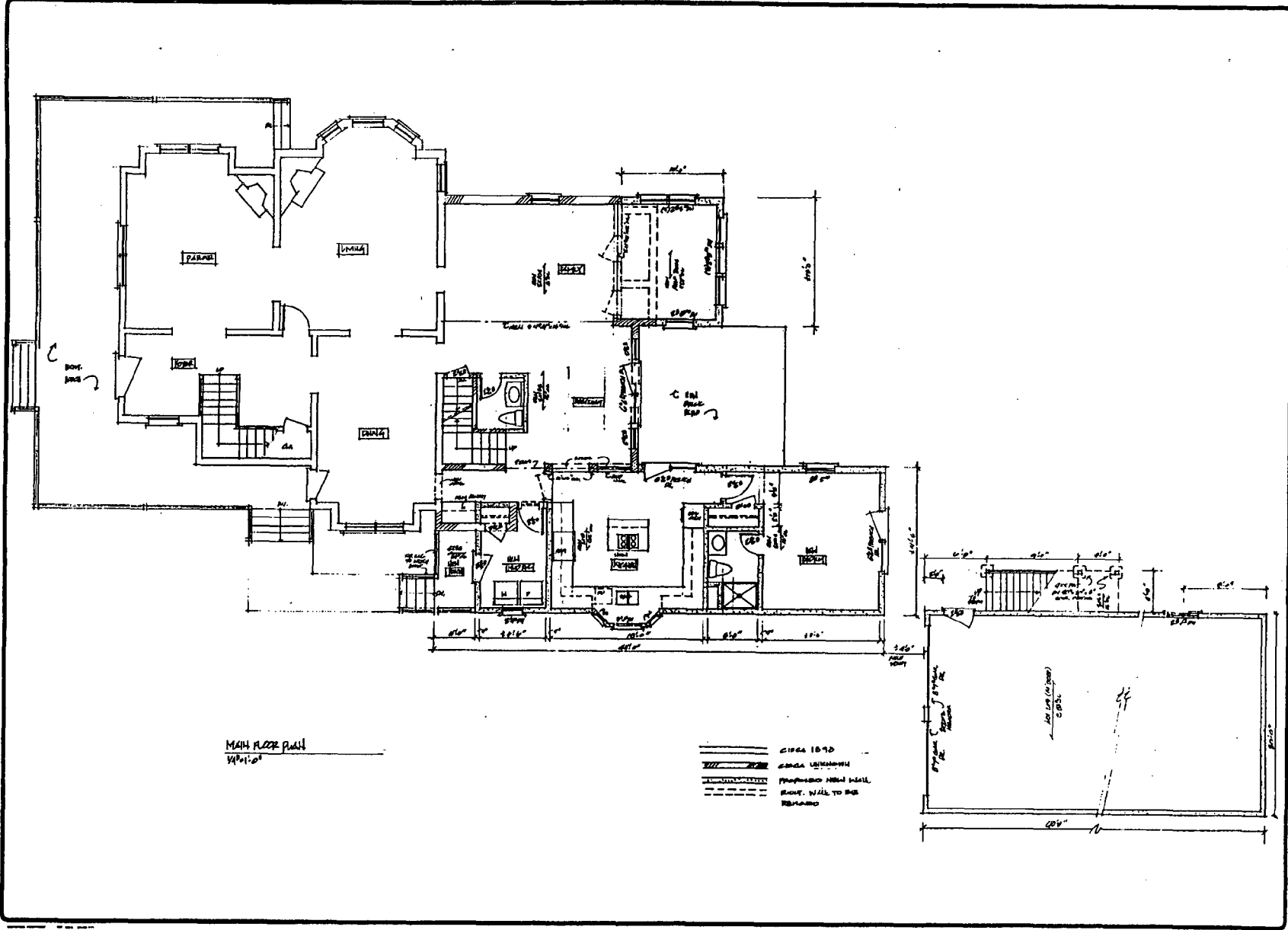
The existing structure is the remains of a circa 1890 Queen Anne Victorian which was extensively damaged by fire in August 1996. Approximately one-third of the home has structural damage. In this area no architectural materials are salvagable. The structure is burned through to the rafters and through the exterior siding. The balance of the structure has suffered damage 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 reparation 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.

51



MAIN FLOOR PLAN
W.P. 1010

- CIRC. 1890
- ▨ CIRC. 1920
- - - PROPOSED NEW WALL
- - - EXIST. WALL TO BE REMOVED

REVISIONS	BY


TERTIARSKI ARCHITECT
 248 HORTON ST. RD.
 DANFORTH, ONT. M2N 3G7

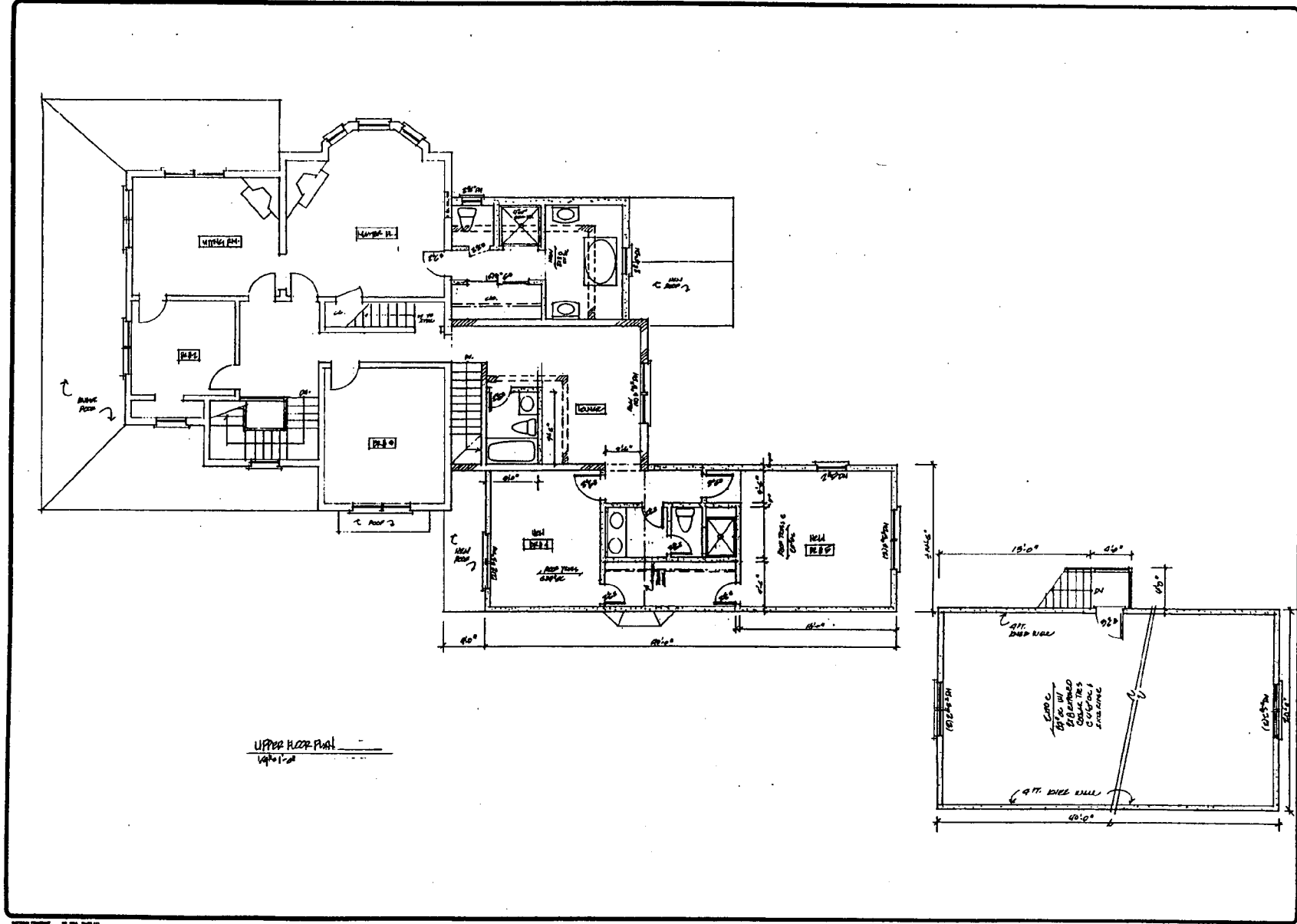
RENOVATION AND ADJCTION
 SCHOOL RESIDENCE
 1118 DENISON AVENUE
 TORONTO, ONT. M6E 1C2

SHEET NO.
 PROJECT NO.
 DATE
 SCALE
 DRAWN BY
 CHECKED BY

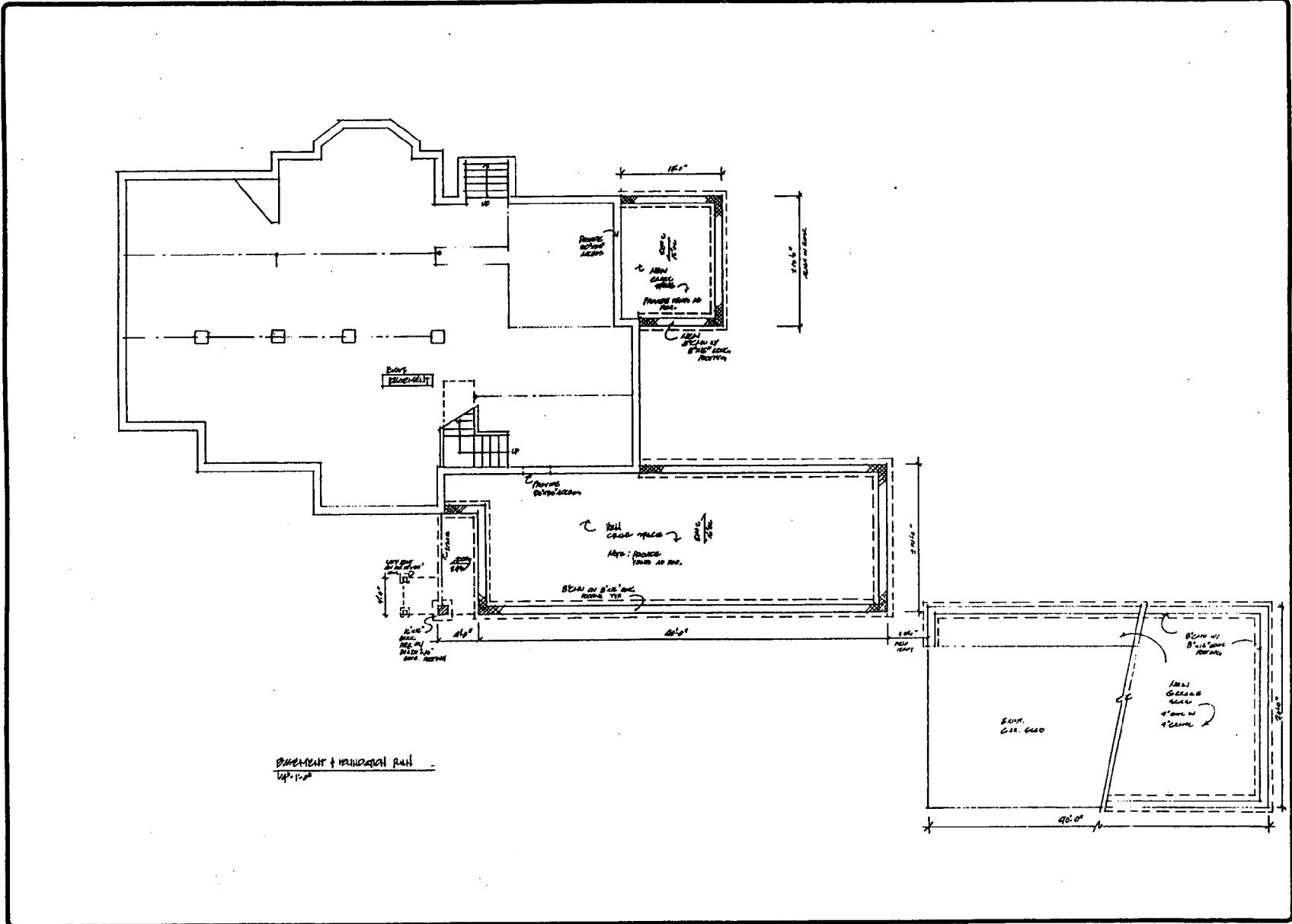
REVISIONS	BY

TERTIARUM ARCHITECT
 ARCHITECTS
 11118 ALLEN WORTH AVENUE
 CLAREMONT, MD.

DRAWING NO. _____
 SHEET NO. 16 OF 16
 SCALE _____
 DATE _____
 PROJECT _____




UPPER FLOOR PLAN
1/2" = 1'-0"



RENOVATION & ADDITION PLAN
1/2" = 1'-0"

NO.	REVISIONS	BY

TETJANIAN ARCHITECT
100 INDEPENDENT DR.
1000 W. NORTH AVENUE
GARDNETT PARK, MD.

DATE	
SCALE	
BY	
CHECKED BY	



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.



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.

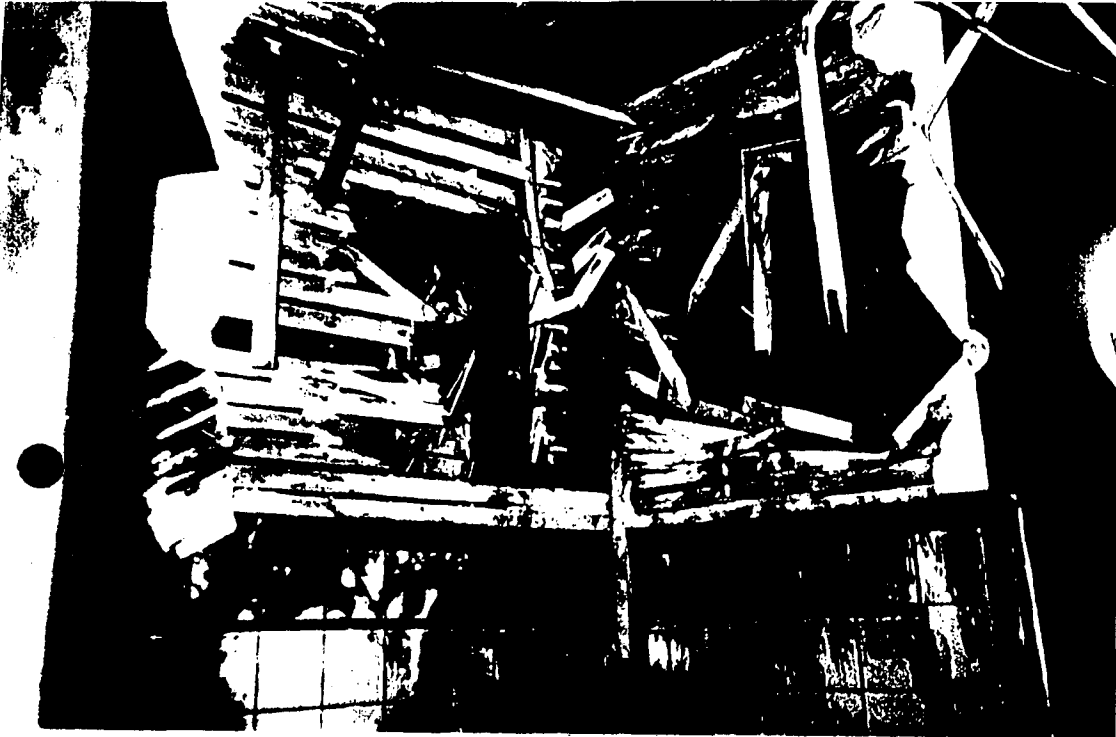


LIVING ROOM CEILING

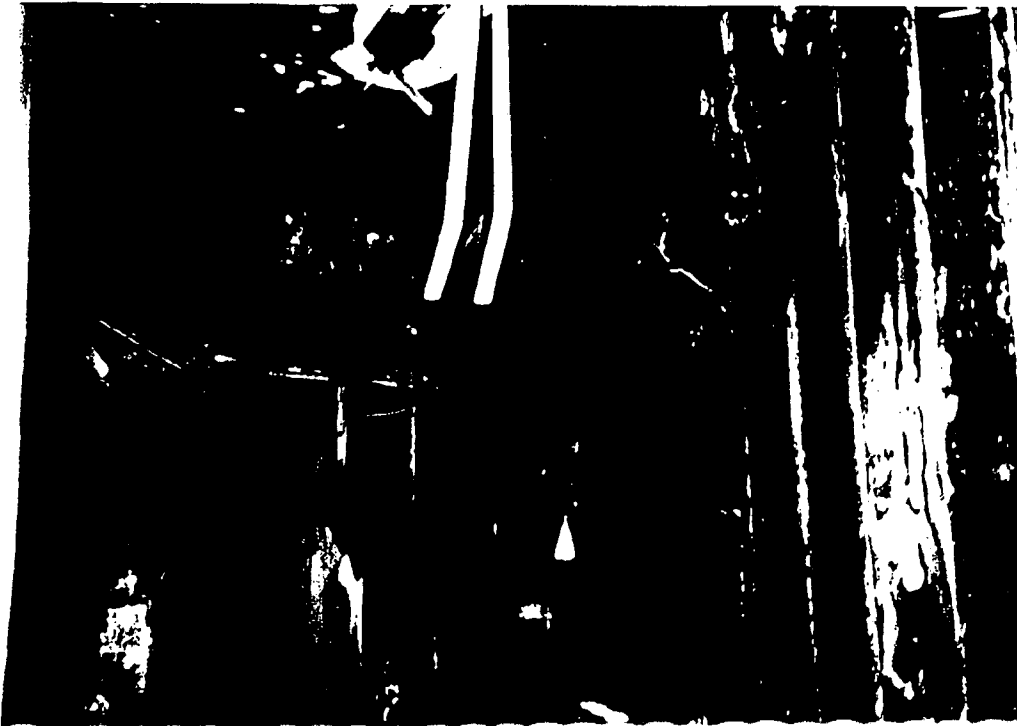


FAMILY ROOM





SECOND FLOOR BATH

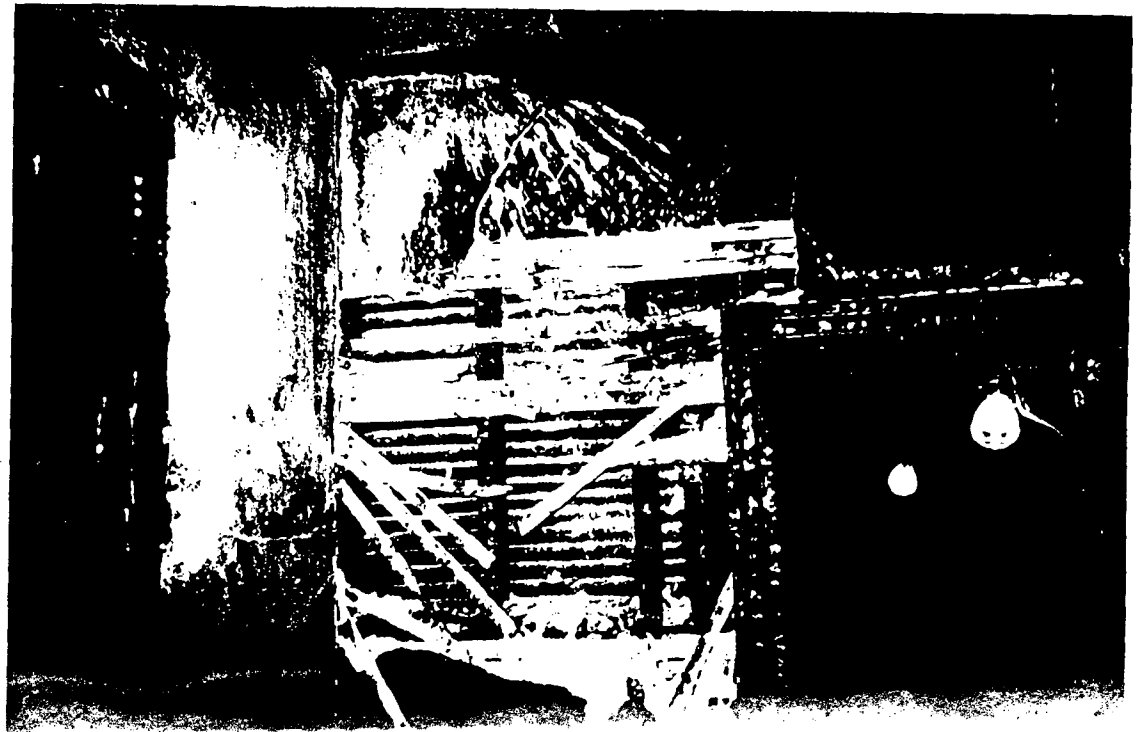


SECOND FLOOR HALLWAY



SOUTH WEST CORNER

DINING ROOM

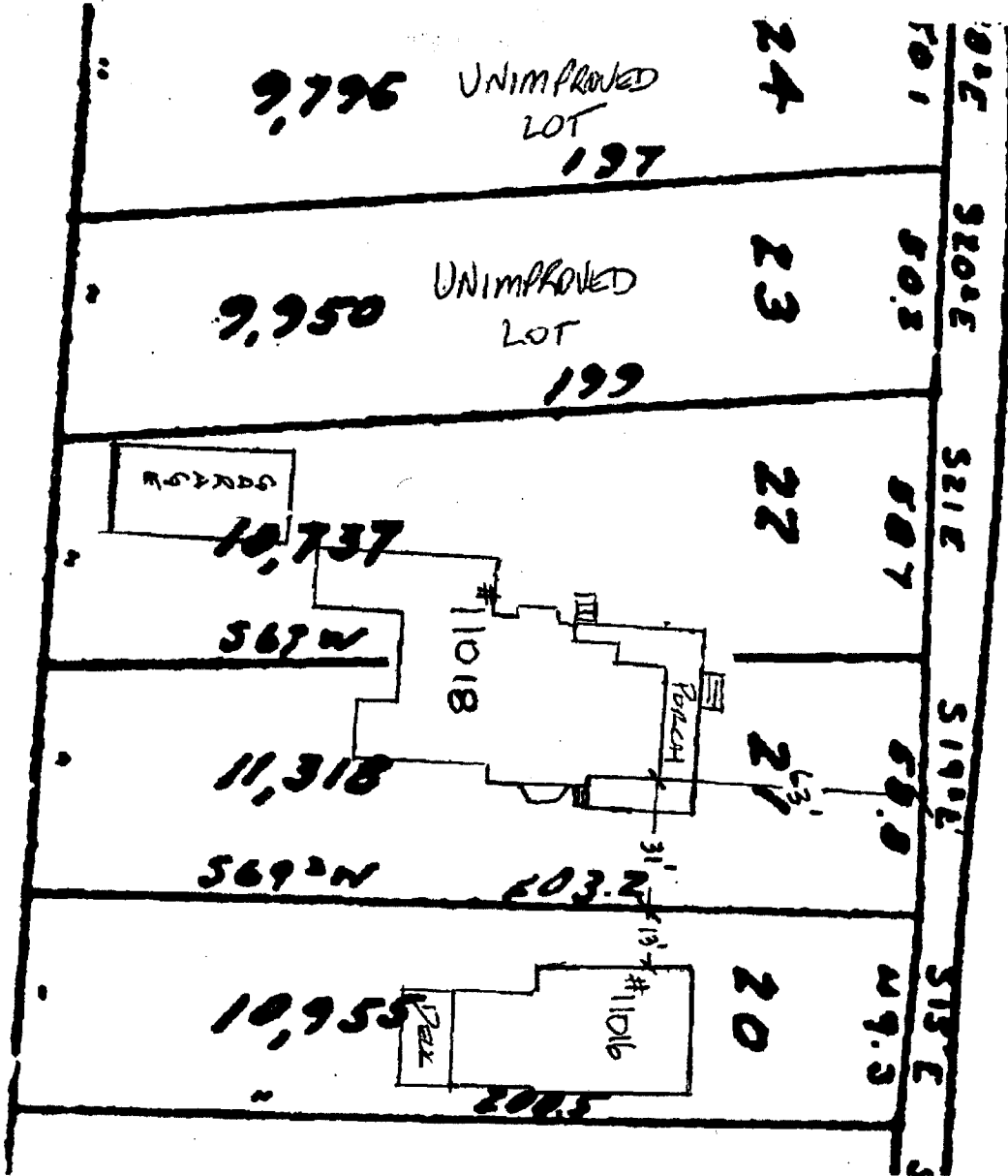


42



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.



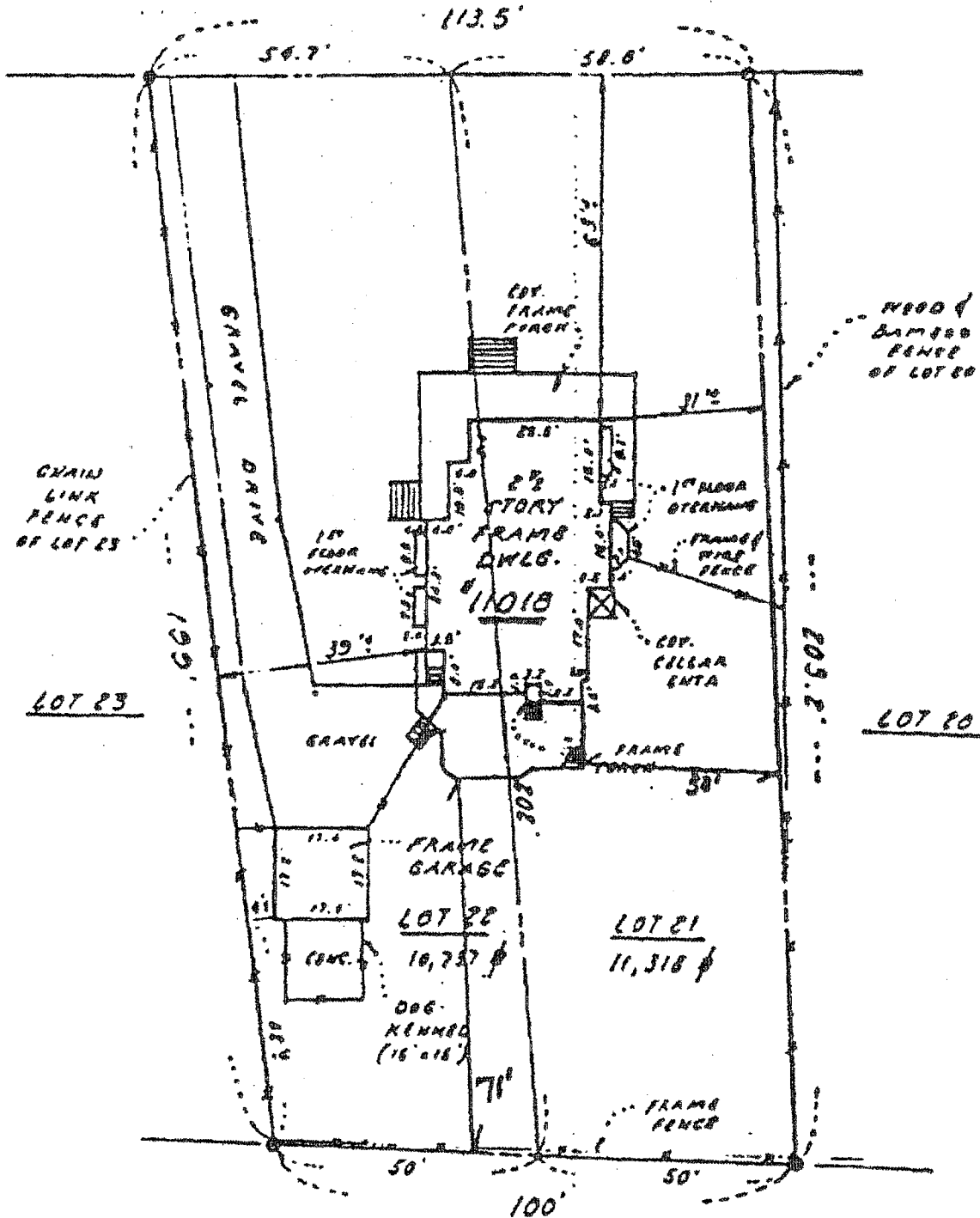
KENILWORTH AVENUE

SCALE 1" = 40'

30 WEST ST. / LAUREL, MD. 20706

(301) 953-1821 / 702-8096

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

10A

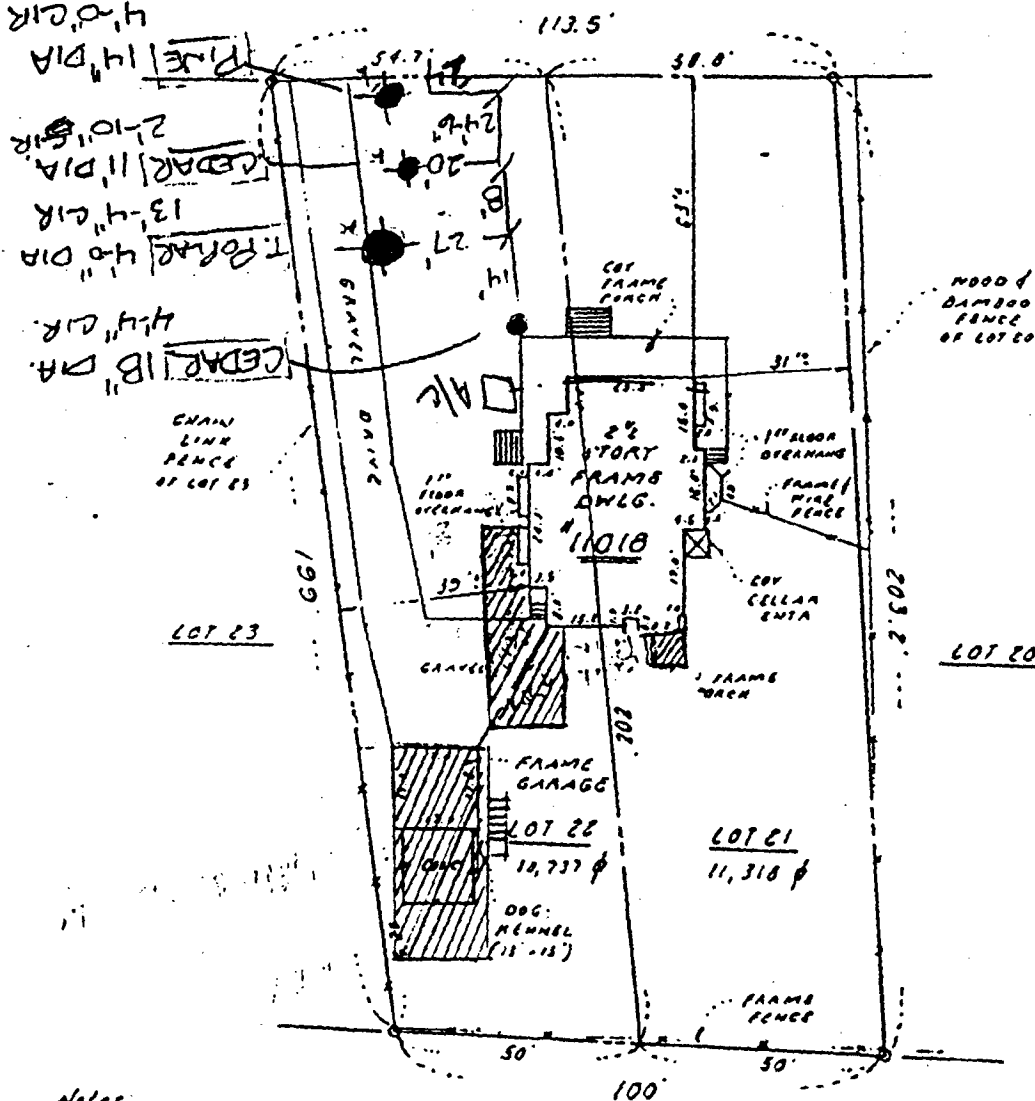
KILDE CONSULTANTS, INC.

SURVEYORS, LAND PLANNERS & ENGINEERS

1100 WEST ST. / LAUREL, MD. 20707

(301) 953-1821 / 792-8086

KENILWORTH AVENUE



Notes

1) Being known and designated as
 11, 21 & 22, Block 102 as shown on a
 plat of Section 1, Map of The Subdivision
 of Section 50-01, 02 106, GARRETT
 AVE. As Recorded among the Land
 Records of Montgomery County in
 Book 5, Folio 26.

LOCATION SURVEY

11018 KENILWORTH AVENUE
 MONTGOMERY COUNTY, MD.

Case No. 5724

RAWN C.A.P.

CHECKED D.W.W.

SCALE 1"=30'

DATE 6-23-86



I hereby certify that I have surveyed the property shown herein 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 book referred to herein.

Donald Water Miller

6/29/86

C O V E R

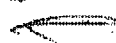
FAX

S H E E T

To: P+P HISTORIC
 attn: FERRY
 Fax #: 495-1307
 Subject: ADJ. Prop. OWNERS
 Date: 3/28/97
 Pages: 3, including this cover sheet.

COMMENTS:

FERRY,
 HERE ARE THE NAMES & ADDRESS OF THE
 ADJACENT LAND OWNERS OF 11008 KENILWORTH
 AVE, G.P., MD. IF THERE'S ANYTHING ELSE
 YOU NEED - PLEASE CALL

THANKS,
 JON


From the desk of...

Jon Siegel
 Metro One Realty
 11104 Luxmanor Road
 Rockville, MD 20852

301-588-9350
 Fax: 301-468-6167

The windows under the gable are grouped in a row without the arched center section. All three windows have a common sill but the head of the center window is elevated above the flanking windows.

True to its Queen Anne influence, the house is irregular in plan and possesses much of its original charm. Four of the five original fireplaces are still in use and are adorned with ornate wood mantels. The second floor contains five bedrooms and the attic three, plus circular turret room with its three large windows looking south along Kenilworth Avenue.

4. Brady - Stephenson House. 11018 Kenilworth Avenue.

Constructed circa 1892, this is one of the more formal Victorian houses in Garrett Park. The three story and basement frame house is dominated by a gingerbread decorated porch which wraps around the front and two sides. This porch gives a horizontal look to the first floor and creates a very strong base to the contrasting vertical appearance of the second and third floors. This verticality is emphasized by the square turret and steeply pitched roof.

Typical of the thirty-seven Victorian structures in Garrett Park, this house is clad in many textures and materials which give special identity to each element. The roof of the turret and main house are of Vermont slate with alternating bands of rectangular and octagonal shaped slates. The third floor gables and turret project beyond the second floor and are clad with grey colored scalloped wood shingles. The second floor is white six inch clapboard with corner boards.

The porch has a standing seam tin roof with hipped corners painted oxide red accentuating the horizontal effect which this

(See continuation sheet No. 7)

GPO 921-774

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet) #7

STATE Maryland	
COUNTY Montgomery	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

Number all entries

Garrett Park

7. DESCRIPTION, continued

element lends to the facade. The porch is exquisitely decorated with a wood lattice type cornice supported by turned wood columns and scroll brackets, and a porch rail and pickets with intermediate horizontal rail. The solid band of azaleas and rhododendrons planted around the porch and leading up the winding front walk add further texture and color and gracefully anchor this house to its site.

5. Grace E. D. Sprigg - Huffman House. 4710 Waverly Avenue

Built in 1889, the Grace E. D. Sprigg House is historically the most important home to Garrett Park. The installation of an indoor "privy-sink" in 1898 caused such an uproar amongst the local citizenry, who feared typhoid fever, that the first council was formed and Garrett Park's history of fighting for its beliefs was inaugurated. From 1901 to 1914, the house was occupied by Hart Momsen, developer of the Momsen Lung which was the forerunner of modern skin diving equipment.

Similar to other Garrett Park Victorians, this house has leading special exterior identity

C O V E R

S H E E T

FAX

To:

attn:

PERRY

Fax #:

495-1307

Subject:

SCHEDULE PRELIM

Date:

3/20/97

Pages:

1, including this cover sheet.

COMMENTS:

PERRY,

PLEASE SCHEDULE ME FOR A PRELIMINARY CONSULTATION APRIL 9, 1997 FOR THE FIRE RESTORATION, NEW ADDITION AND GARAGE CONSTRUCTION AT THE PROPERTY LOCATED AT = 11018 KENILWORTH AVE., GARRETT PARK, MD 20896.

THANK YOU,

From the desk of...

Jon Siegel
Metro One Realty
11104 Luxmanor Road
Rockville, MD 20852

301-588-9350
Fax: 301-468-6167
Home 4686564

cell → 806.9340

C O V E R

S H E E T

FAX

To: P+P
 attn: PERRY
 Fax #: 495-1307
 Subject: M.L.S. CONTIG. PROP OWNERS
 Date: 4/11/97
 Pages: 2 including this cover sheet.

COMMENTS:

PERRY,

CALL ME IF THERE'S ANYTHING YOU NEED FOR THE HAND.

JOY AND I SINCERELY APPRECIATE YOUR GUIDANCE THROUGH THIS PROCESS

THANKS AGAIN,

Jon

From the desk of...

Jon Siegel
 Jon Mark Companies
 11104 Luxmanor Road
 Rockville, MD 20852

301-806-9340
 Fax: 301-468-6167

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.

John Siegel
(h) 301. 468-6564
(c) 806. 9340