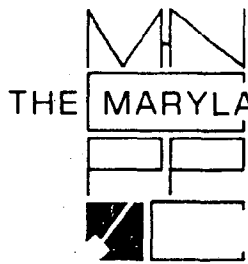


30/13-96A 11210 Kenilworth Ave
(Garrett Park Historic District)

LILA FENDRICK landscape architecture & garden design

3726 Connecticut Ave., NW Washington, D.C. 20008 (202) 244-5089

JEFF SIMENAUER
(301) 942-2292 (H)
(202) 861-3086 (W)



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

November 14, 1996

Jeff Simenauer
11210 Kenilworth Avenue
Garrett Park, MD 20896

Dear Mr. Simenauer:

This letter is in response to a letter from your architect, Arnold Oppler, regarding a minor change to your approved Historic Area Work Permit for construction of a new, detached carriagehouse/garage structure at 11210 Kenilworth Avenue in Garrett Park (Master Plan Site #30/13-6).

Mr. Oppler's letter states that, due to utilization of a heavy timber, post-and-beam construction technique, the width of your new structure (as it faces Kenilworth Avenue) will need to be 35 feet instead of the 32 feet noted on the approved Historic Area Work Permit drawings. There will be no change to the previously approved length of the structure (it will be a total of 38 feet in length - 22 feet for the main section and 16 feet for the rear wing). For your information, I have informally briefed the Historic Preservation Commission on this proposed change.

It is my judgement that changing the width of the new building from 32 feet to 35 feet will not significantly alter the overall appearance of the approved design. This change appears to be consistent with the intent of the Historic Area Work Permit approval.

For these reasons, I feel that it is appropriate to approve this change in width (to a total of 35 feet) on a staff level. You do not need to file a revised Historic Area Work Permit or appear before the Historic Preservation Commission at a hearing. This letter serves as your approval for the minor revision noted above.

No other changes to your Historic Area Work Permit have been requested or approved. If you find during the course of construction that your project may change in any way, please contact me immediately at 495-4570. If you have questions, please feel free to call me. Thank you for your cooperation on this excellent project.

Sincerely,

Gwen Marcus Wright
Historic Preservation Coordinator

F A C S I M I L E

From: Arnold Oppler

To: Gwen Marcus Wright
Historic Preservation Coordinator
The Maryland National Capital Park
& Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910-3700

Date: November 12, 1996

Re: Carriage-House Garage For Jeff Simenauer
11210 Kenilworth Ave., Garrett Park, Maryland

Fax No: (301) 495-1307

Pages: 4 (including cover sheet)

Faxing letter and attached drawing.



Arnold A. Oppler, AIA

ARCHITECT

November 12, 1996

Ms. Gwen Marcus Wright
Historic Preservation Coordinator
The Maryland National Capital Park
& Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910-3700

Dear Ms. Wright:

As you may recall, I am the project architect for the carriage-house garage that Jeff Simenauer is building on his property at 11210 Kenilworth Avenue, in the historic district of Garrett Park, Maryland. I understand that you recently spoke with Mr. Simenauer over the telephone about design changes relating to the dimensions of the garage. He mentioned that you preferred to have our request put in writing, which is the purpose of my letter.

When we initially applied for and received a Historic Area Work Permit for the garage, Mr. Simenauer felt that it made more sense to design and sketch only the exterior elevational views of the building to determine whether the Commission would even approve the project before we went through the more time-consuming and costly process of making a full set of construction drawings. At that early stage of the design, we had contemplated that the building would be framed using conventional two-by-four construction.

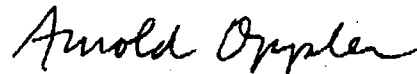
After receiving the Historic Work Permit for the garage, we went about the task of laying out the interior design and making the construction drawings. As the project progressed, however, we decided it would be more desirable to build the garage using traditional post-and-beam construction in order to make the interior and exterior architecturally consistent, as well as "historically correct." However, to maintain the original clearances of the garage doors, windows, dormers, and doors, as shown on the original elevations, while accommodating the increased thicknesses of the timber frame members (as compared to conventional two-by-four lumber), we will need to increase certain plan dimensions. For your convenience, we have marked these changes on the attached copy of the original, approved site plan. [Please note: while the length of building on the original building elevations scales to 33 feet, that dimension was mistakenly noted on the drawings as 32 feet].

Ms. Gwen Marcus Wright
November 12, 1996
Page 2

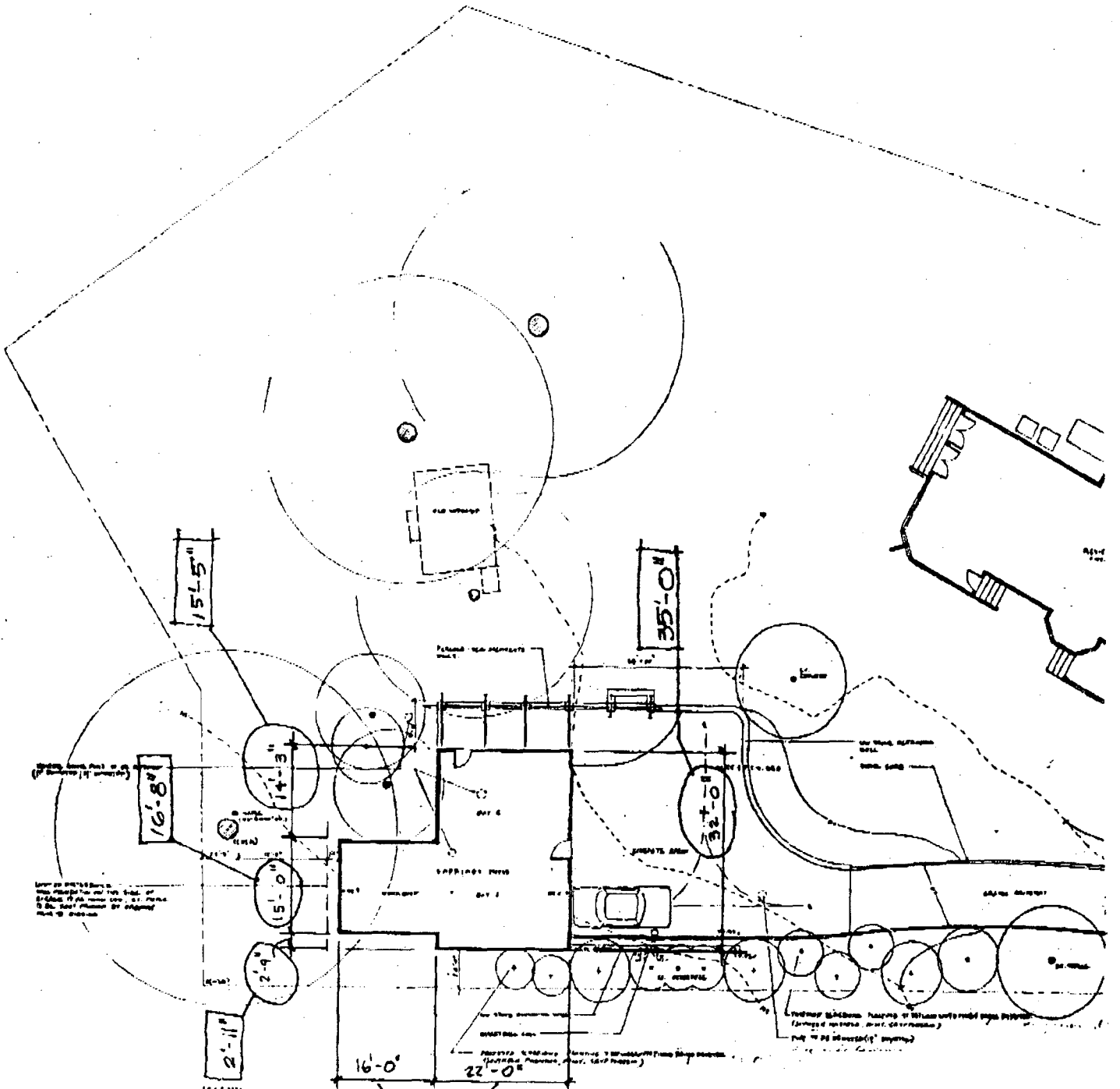
We were hoping that your office can sign off on these modest changes without having to, again, go through the more formal board-approval process. Of course, should you, or any of the board members, feel that a full hearing is required, we certainly would be willing to go that route. Mr. Simenauer, however, was trying to break ground on this project sometime this month, before the cold winter weather sets in and prevents us from pouring the foundation and, so, obviously, it would be preferable if we could get your approval without having to wait for the next monthly board meeting.

We appreciate your looking into this matter for us and regret any inconvenience this may have caused. Should you have any questions relating to these changes, or to any other aspect of the project, please do not hesitate to call me at (301) 681-3357.

Very truly yours,



Arnold A. Oppler, AIA

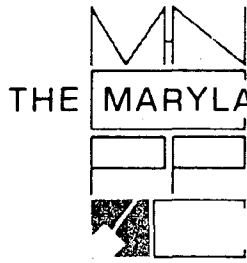


LEGEND

- Service area
- Proposed access
- Existing access
- Proposed parking

NO CHANGE

NOTES:
 1. The building and parking areas are shown.
 2. The site plan is shown from the street level and is not to scale.



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

July 17, 1996

Lila Fendrick
Landscape Architecture & Garden Design
3726 Connecticut Avenue, N.W.
Washington, D.C. 20008

Dear Ms. Fendrick:

Thank you for your letter of July 10th which requests approval to remove a Pine tree at the Simenauer property at 11210 Kenilworth Avenue in Garrett Park.

From your description of the tree, it appears to be in a state of decline with the needles gone three-quarters of the way up the tree. In addition, it is a relatively recently planted tree and is not a unique species. It will be in very close proximity to the new garage/carriagehouse that is being constructed and has a limited chance of survival.

For these reasons, you may remove it without filing a Historic Area Work Permit. This letter serves as your approval to remove the tree. However, as stated in your letter, you will be replacing this removed tree with at least one new tree on the property.

If you have any further questions, please call me at (301)495-4570.

Sincerely,

Gwen Marcus Wright
Historic Preservation Coordinator

cc: Jeffrey Simenauer

LILA FENDRICK

landscape architecture & garden design

July 10, 1996

Ms. Gwen L. Marcus
Historic Preservation Coordinator
The Maryland National Capital Park
& Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910-3700

Dear Ms. Marcus:

I understand that one of my clients, Jeffrey Simenauer, spoke to you some time last month regarding removal of a pine tree from his property at 11210 Kenilworth Avenue in the historic district of Garrett, Park. As you may recall, we recently applied for and were issued a Historic Area Work Permit for the building of a "carriage house"-style garage on Mr. Simenauer's property. Part of that project required the removal of several pine trees, which were recently taken down.

In planning the site, it was our desire to try to preserve one of the pine trees that is in close proximity to the garage (where the workshop and main sections meet on the right side). After the other surrounding trees were removed, however, we realized that the remaining pine tree in question was completely barren of pine needles three-quarters of the way up the tree.

Due to the close proximity of the garage foundation to the trunk of the tree (less than two feet), the roots and branches half-way around and up the tree will require significant pruning. I therefore believe that the chances are quite small that this tree, in its present condition, will be able to survive the shock. Even if it were to survive, the tree's present condition is certain to only deteriorate further and, therefore, I have advised Mr. Simenauer that it would be significantly less costly to remove it now, before the garage is built.

I hope you will agree that this is the best course of action to take. Please be assured that, consistent with the pledge in our original permit application, Mr. Simenauer still intends to replace every tree removed, including this one, with at least one or two new (and more aesthetically pleasing) screening trees.

Ms. Gwen L. Marcus
July 10, 1996
Page 2

Please advise whether we can go ahead and remove the pine tree in question, or whether we will need to follow a more formal procedure to secure the Historic Preservation Commission's permission to do so.

Should you require any further information concerning this matter, please do not hesitate to contact me at my office.

Very truly yours,

Lila Fendrick

Lila Fendrick



11210 Kenilworth Ave.
Garrett Park, MD 20896

November 1, 1995

Ms. Robin Ziek
Historic Preservation Planner
The Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

942-2292

Dear Ms. Ziek:

As promised, I forwarded my notice regarding the tax benefits of historic preservation, which we discussed over the telephone, to the Editor of the Garrett Park Bugle newsletter. I thought you might enjoy receiving a copy of the notice as it appeared in the recent October 1995 issue of the newsletter. Hopefully, this will help to spread the word on the benefits of historic preservation offered through your office and more tax refund applications will be forthcoming.

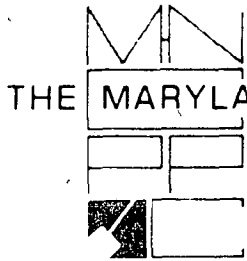
You will also be pleased to know that the design for our carriage house is coming along nicely. I should have some preliminary sketches to show you within the next few weeks. Assuming you have some free time available, I would like to have you meet with the design architect, landscape architect, and myself to discuss the project to be sure we are on the right track to get the HPC's final approval. Please let me know if you think such a meeting would be mutually beneficial and, if so, what your schedule looks like towards the end of November.

Sincerely,

Jeffrey A. Simenauer

Enclosure

30/13-6-96A



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

August 21, 1995

Mr. Jeffrey A. Simenauer
11210 Kenilworth Avenue
Garrett Park, MD 20896

Dear Mr. Simenauer:

This is to confirm receipt of your letter dated August 10, 1995. In that letter, you detailed proposed work at your home.

As you noted, I came out to your house on August 15th, and was able to see the wood shingles below the current roof. Because the use of wood shingles is documented on your house as a roofing material, and are in fact still present on the roof, the proposed replacement of your current roof with wood shingles will not require review by the Historic Preservation Commission. I have reviewed the sample wood shingles which you propose, and they are compatible with the residential structure.

In addition, you may install the copper weather vane on your roof without a Historic Area Work Permit. This is in the order of "ornamental furniture" and the HPC does not review this.

Finally, your proposal for a new driveway and a detached garage, which also includes the demolition of the block shed in the rear will require a Historic Area Work Permit. I look forward to working with you on that, and will talk with you further as your plans develop.

If I can be of further assistance, please do not hesitate to call me at (301) 495-4570.

Sincerely,

Robin D. Ziek
Historic Preservation Planner

11210 Kenilworth Ave.
Garrett Park, MD 20896

August 10, 1995

Ms. Robin Ziek
Historic Preservation Planner
The Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Historical Work Permit for
11210 Kenilworth Ave., Garrett Park, MD

Dear Ms. Ziek:

This letter provides written confirmation of our conversations over the telephone last week, and during your recent site visit, regarding my plans to restore the roof on my house. As your inspection yesterday confirmed, the original roof--which is still in place beneath a layer of asphalt shingles--was constructed of cedar shingles. Because I will also be using cedar shingles to restore my roof, it is my understanding that I do not need to apply for a Historical Work Permit to perform this work.

I also mentioned to you my plans to replace my existing gutters with new copper gutters and to mount a copper weather vane on my roof, which work, as I understand it, also does not require that I apply for a Permit through your office.

The other future work that we have discussed on previous occasions concerns the building of a new, detached garage and driveway. As you have indicated, that work will require a Historical Work Permit and I look forward to working with you in the future on that project. As I mentioned, I have already hired a landscape architect to begin designing a master plan for my property and she will include in that plan the site for the garage. Once my residential architect has completed his concept sketches for the garage itself--which will be designed to look like a "carriage house"--I would like to arrange a meeting with you to be sure that we are moving in the right direction (towards final approval) before the design gets too far along.

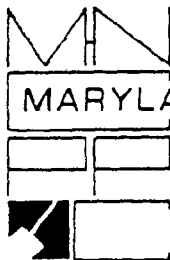
Ms. Robin Ziek
August 10, 1995
Page 2

Thank you once again for your tremendous help in guiding me through this process. I especially appreciated your past assistance in securing the 10% historic preservation tax credit against my county property tax bill for the cost of painting my house in 1994. I will be sure to pass along all of the useful information you have provided to my Garrett Park neighbors.

Sincerely,



Jeffrey A. Simenauer



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

DATE: 1/19/96

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

 Approved Denied

Approved with Conditions: _____

 TREES TO BE RETAINED SHOULD BE FENCED AT THE
 TRIPLINES WITH SNOW OR CONSTRUCTION FENCING, NO
 CONSTRUCTION MATERIALS OR HEAVY EQUIPMENT SHOULD
 BE STORED WITHIN THE TRIPLINE AREA AND ANY
 DISTURBED ROOT SYSTEMS SHOULD BE PRUNED AND
 FERTILIZED.

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

Applicant: SIMENAVER

Address: 11210 KENILWORTH AVE. GARRETT PARK

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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

DATE: 1/18/96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
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.

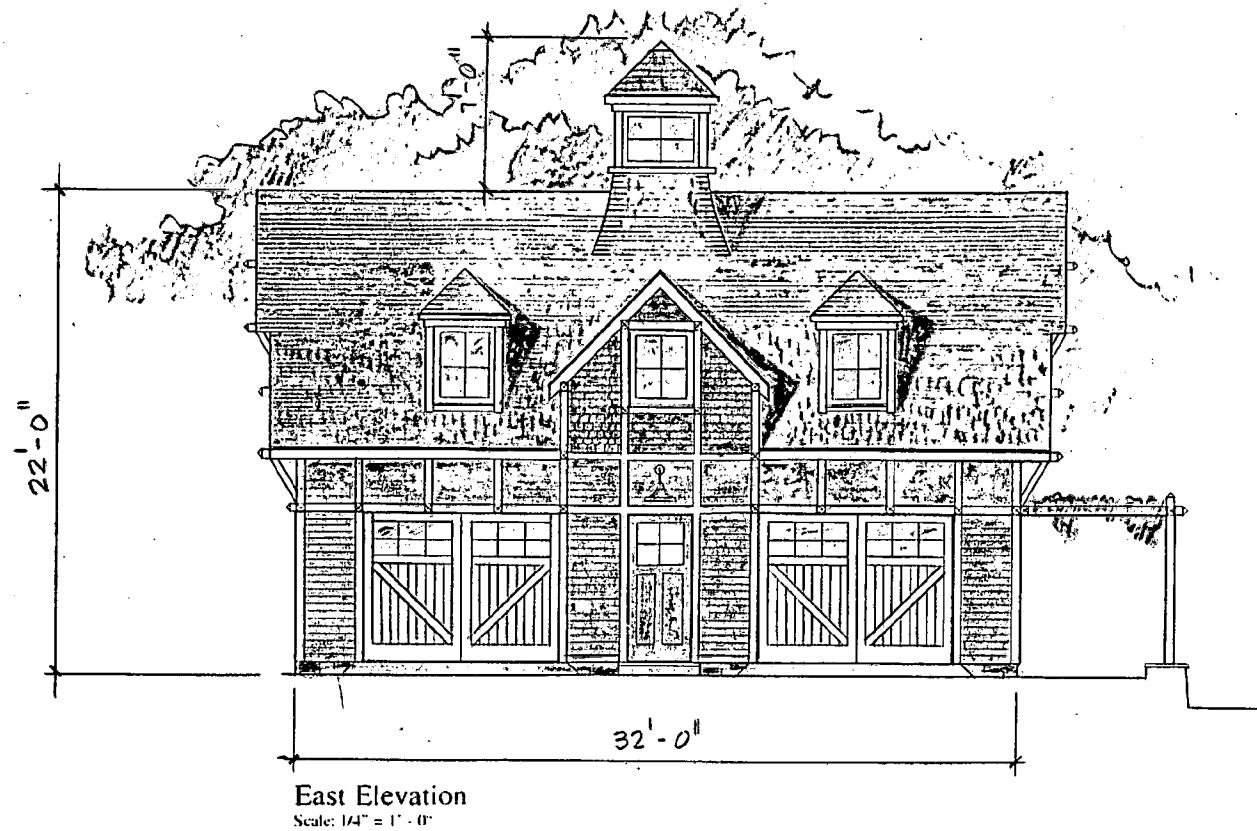
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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!



PROPOSED LIST OF MATERIALS:

Foundation:

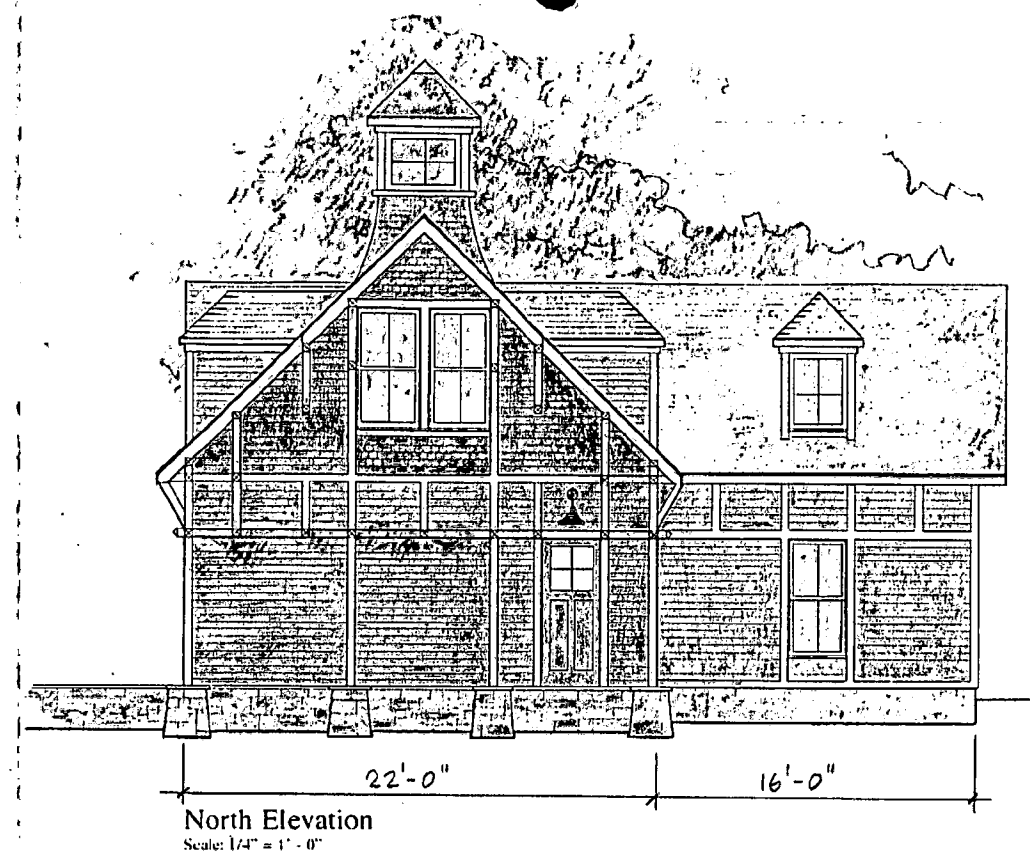
- 12" x 24" reinforced concrete footings
- 12" concrete block foundation walls below grade; 8" concrete block and 4" fieldstone veneer above grade
- 6" concrete slab with welded wire mesh reinforcement over polyethylene vapor barrier over 6" crushed stone

Exterior wall construction:

- 2 x 6 wood studs at 16" on center
- 1/2" exterior grade plywood with TYVEK air-infiltration barrier
- Beveled cedar clapboard siding with exposure to match main house
- Fancy-cut cedar shingles as noted on drawings to match main house
- 5/4 x 6 window trim to match main house
- Skirt and corner boards to match main house
- Soffit boards to match main house

Roof construction:

- Wood framing to be sized/detailed by structural engineer
- 3/4" tongue-and-groove exterior plywood sheathing
- 3/4" treated furring strips with No. 1 Perfection cedar shingles to match main house
- Exposed copper valleys; concealed hip and ridge flashing
- 6" half-round copper gutters with 4" copper downspouts
- Cupola as shown in drawing with copper cap



Doors:

- Two 3' x 7' x 1 3/4" custom doors with four single glazed true divided lights over two raised panels
- Two pairs of out-swinging custom wood garage doors with six true divided lights per leaf as shown on drawings

Windows:

- Custom primed wood windows with single glazed true divided lights as shown in drawings

Paint/finishes:

- All paint materials and colors to match main house

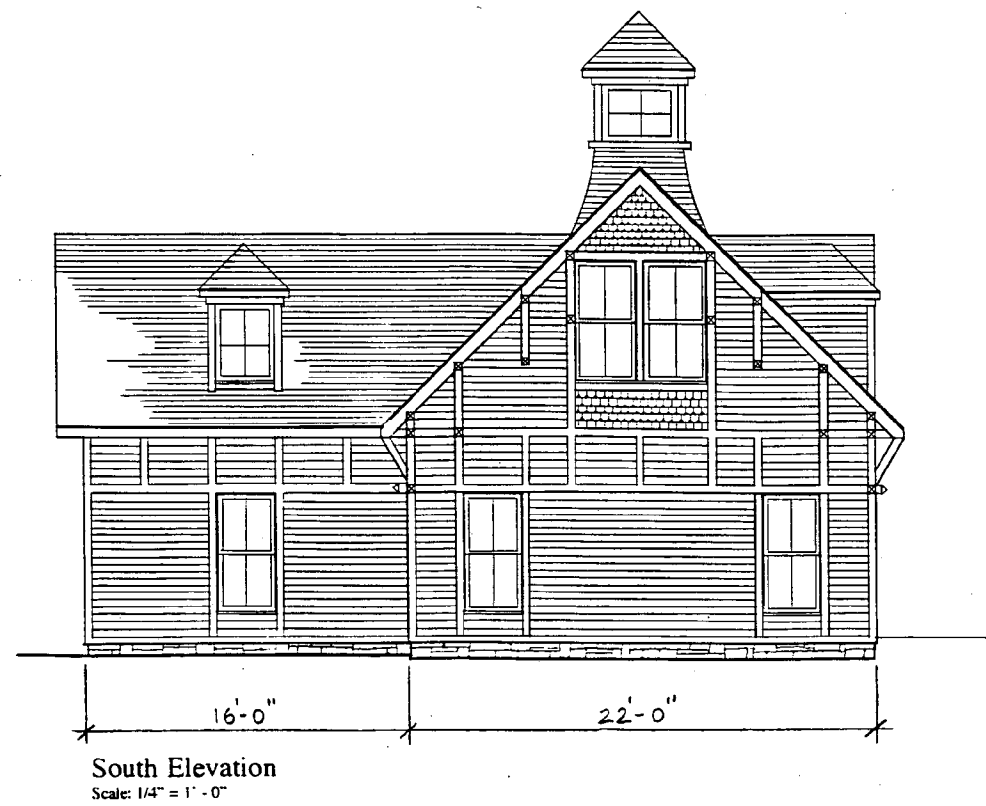
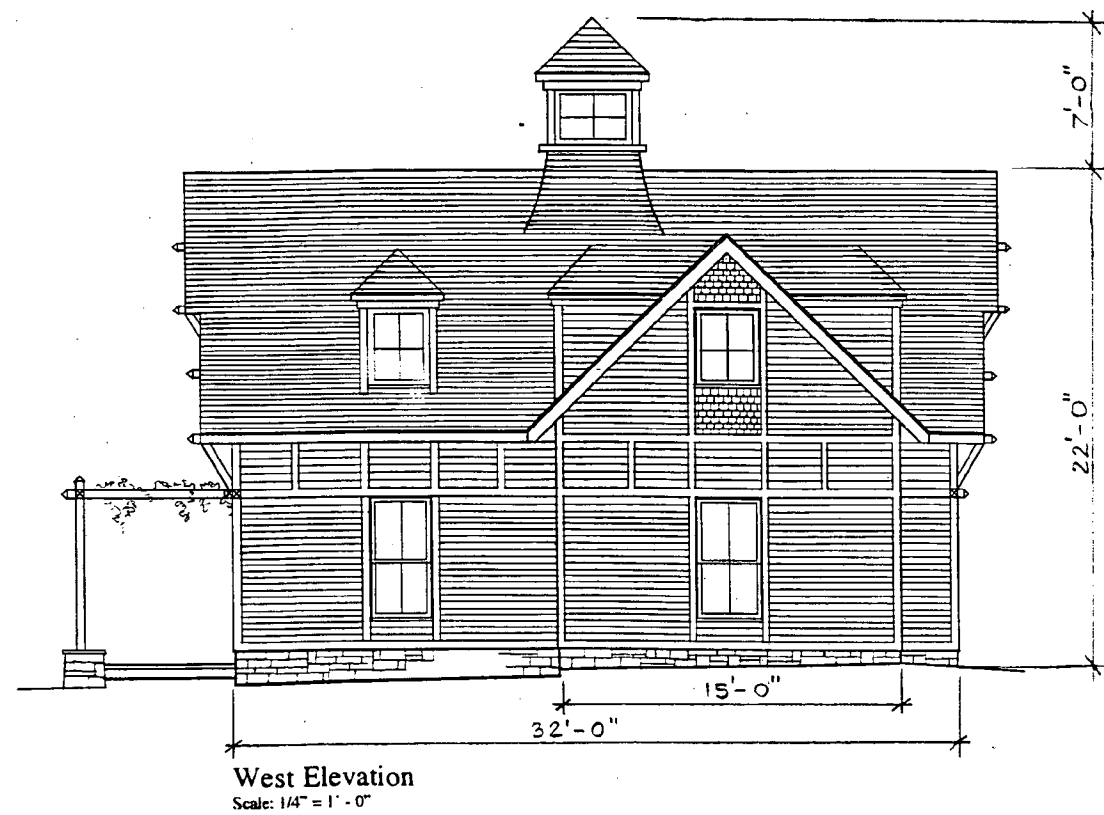
Hardware:

- Black iron hardware on all doors

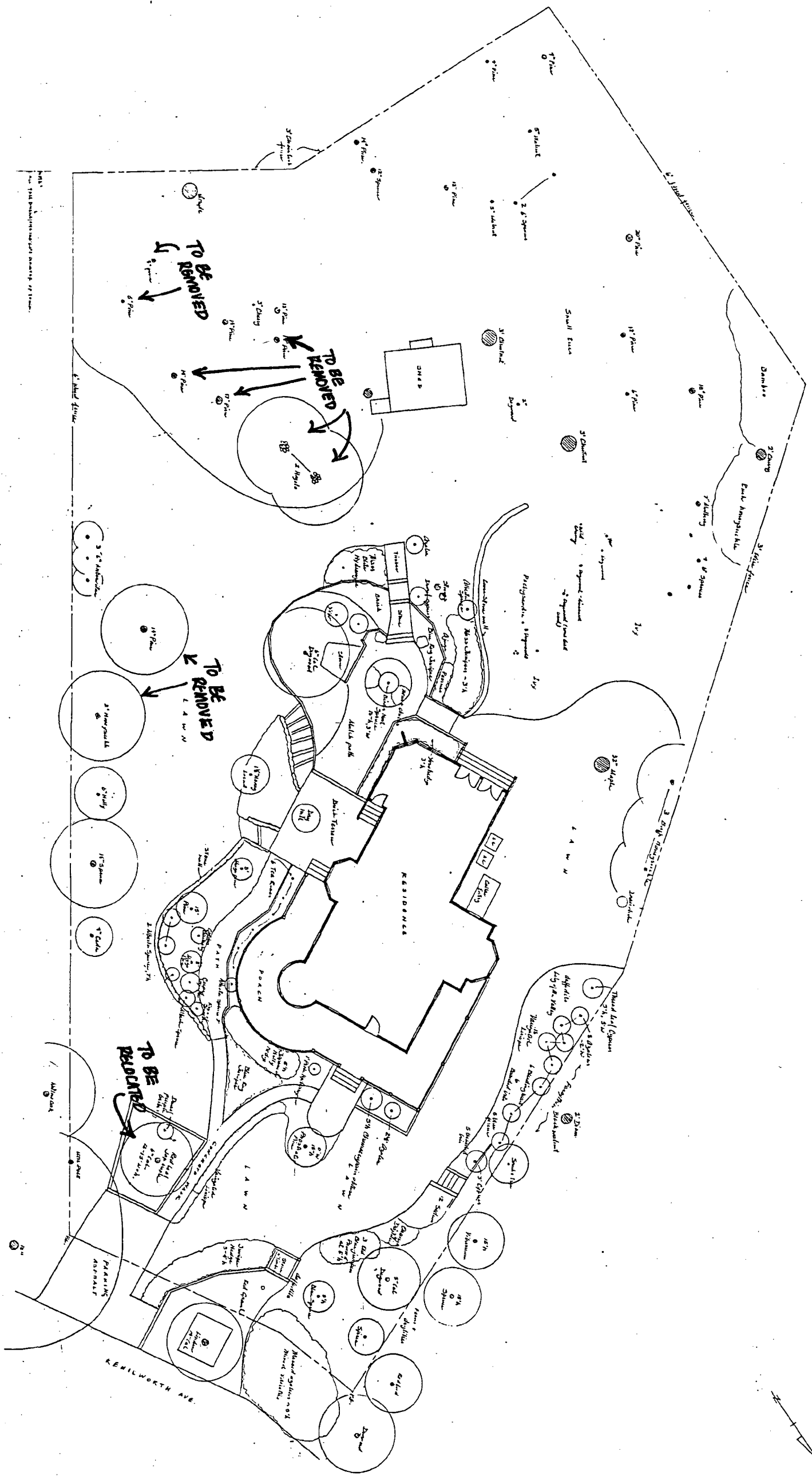
Miscellaneous details:

- Solid cedar or red wood brackets (custom built)
- Cedar or redwood pergola supported from main building

APPROVED
Montgomery County
Historic Preservation Commission
Steven L. Marcus
1/17/96



APPROVED
Montgomery County
Historic Preservation Commission
Steven C. Marcus
1/17/96

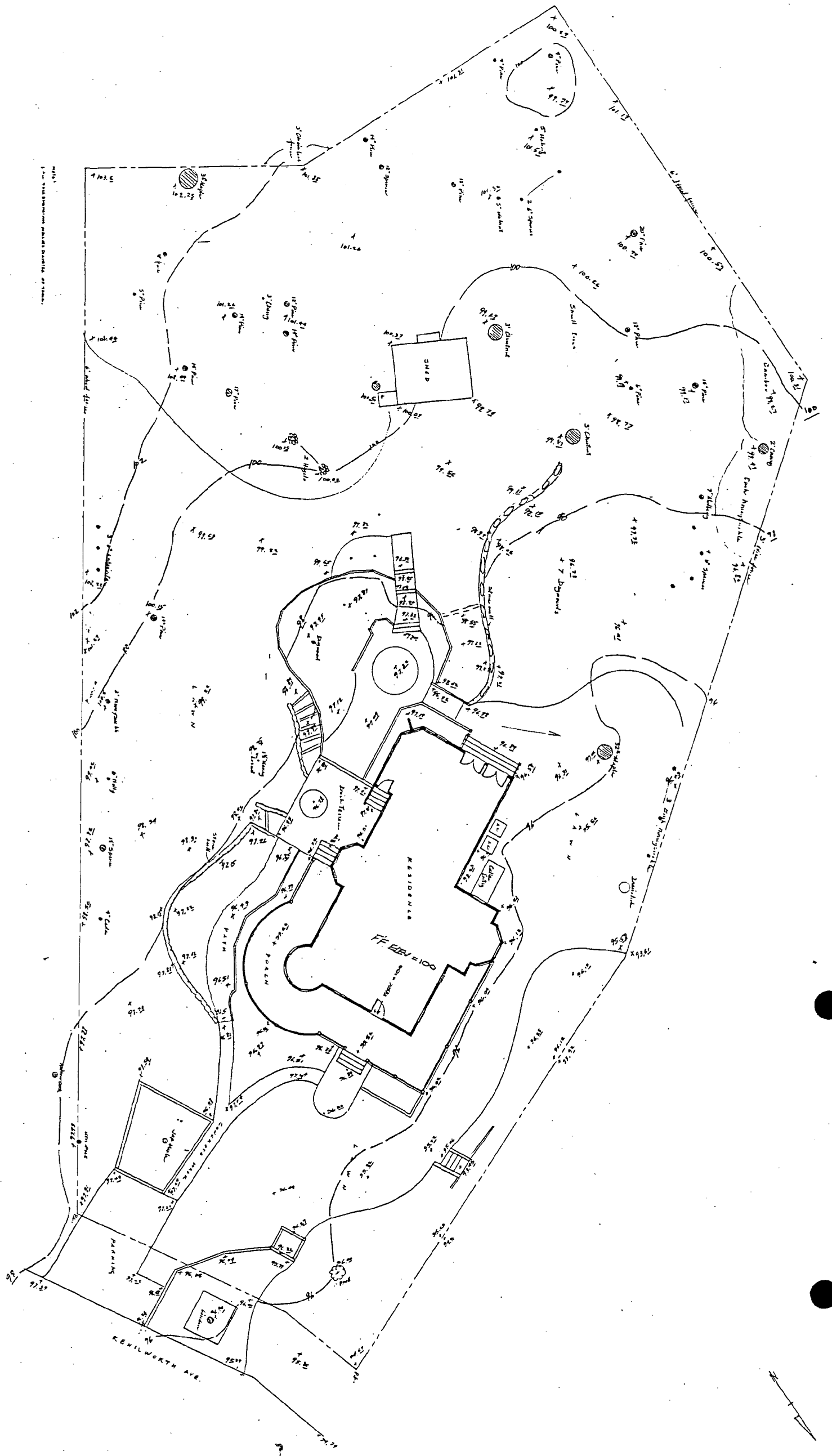


APPROVED
 Montgomery County
 Historic Preservation Commission
Shirley L. Naylor
 1/17/96

SIMENAUER RESIDENCE
 11210 KENILWORTH AVE, GARRETT PARK, MD

EXISTING CONDITIONS
 SCALE: 1/8" = 1'-0"
 DATE: JUNE 10, 75

LILA FENDRICK landscape architecture & garden design
 Washington, D.C. 20008
 (202) 244-5099

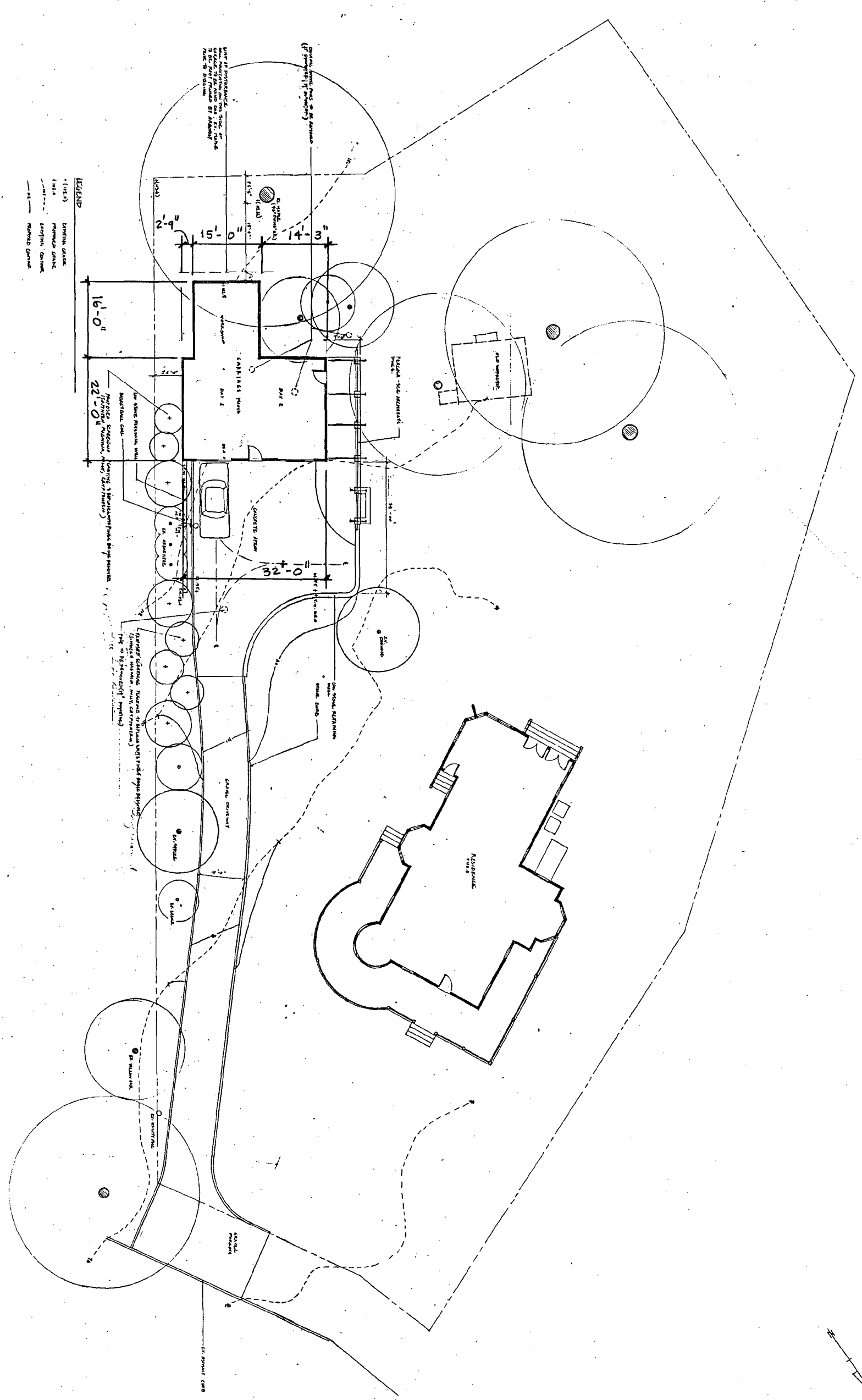


APPROVED
 Montgomery County
 Historic Preservation Commission
Sharon L. Maxwell
 1/17/96

SIMENAUER RESIDENCE
 11210 KENILWORTH AVE, GARRETT PARK, MD

LILA FENDRICK landscape architecture & garden design
 Washington, D.C. 20008
 (202) 244-5089

TOPOGRAPHIC SURVEY
 SCALE: 1/2" = 1'-0"
 DATE: JUNE 10, 75



NOTES:
 1. See this plan for location of driveway, or other
 features. The plan shows the site bounded with a white line.
 2. See this plan for location of driveway, or other
 features. The plan shows the site bounded with a white line.

LEGEND

- (S) Sprinkle Valve
- (P) Perennial Garden
- (L) Landscape Retention
- (R) Rounded Corners

APPROVED
 Montgomery County
 Historic Preservation Commission
Sharon L. Maxwell
 1/7/96

SIMENAUER RESIDENCE
 11210 KENILWORTH AVE. GARRETT PARK, MD

LILA FENDRICK landscape architecture & garden design
 3726 Connecticut Ave., NW Washington, D.C. 20008 (202) 244-3089

GARRIAGE HOUSE & DRIVEWAY SITE PLAN
 12-10-95
 12-10-95

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 11210 Kenilworth Avenue

Meeting Date: 1/10/96

Resource: Herman Hollerith House
#30/13-6

Review: HAWP

Case Number: 30/13-6-96A

Tax Credit: No

Public Notice: 12/27/95

Report Date: 1/3/96

Applicant: Jeffrey & Paula Simenauer

Staff: Gwen Marcus

PROPOSAL: Construction of new carriagehouse/
demo of a shed/landscaping/
paving changes

RECOMMEND: Approval with
condition

BACKGROUND

The house at 11210 Kenilworth Avenue in Garrett Park is an individually-designated historic site. It is an excellent and well-preserved example of the Queen Anne style with a prominent corner tower and intact wrap-around porch. The house was built in 1897 and was the home of Herman Hollerith, inventor of the Hollerith code/key punch system that was used for the U.S. Census in 1890 and 1900.

The current owners of 11210 Kenilworth Avenue have made a number of improvements to the structure to restore its historic appearance, including painting the exterior and restoring the original wooden shingle roof.

At this point, the owners have applied to make a variety of alterations:

1. Demolition of a non-contributing concrete block shed in the rear yard of the house. This shed is approximately 15' X 16'.
2. Construction of a new carriagehouse structure, the main block of which would be 32' X 22' with a rear ell that would be 15' X 16'. The carriagehouse would be 1 1/2 stories in height, not including a cupola structure. There would also be a pergola along the side of the new structure. The overall design would be similar to existing historic carriagehouses in the Garrett Park Historic District.
3. Replacement of a small parking pad in the front yard with a 10' wide gravel driveway leading to the new carriagehouse structure. The apron in front of the carriagehouse structure would be concrete and would have a basketball hoop.

4. Removal of four White Pines that range from 14" to 17" in caliper, removal of two small White Pines (under 6" in caliper), removal of two Hazels and one large Honeysuckle, and relocation of a 6" Red Leaf Japanese Maple. Approximately eight new trees will be planted.

5. Installation of a low stone retaining wall as a foundation for the pergola that would be attached to the new carriagehouse structure.

STAFF DISCUSSION

1. Demolition of concrete block shed

This is clearly a modern, non-contributing structure. Staff feels that demolition of this structure will have no negative impact on the historic site, and its removal may improve the environmental setting.

2. Construction of new carriagehouse structure

In reviewing the proposed design of this new ancillary building, staff has considered the architectural character of the proposed carriagehouse structure, its relationship to the existing historic house, its location on the site, and its general size and massing.

The site consists of two lots, totalling just under 3/4 of an acre. The historic house is located prominently at the front of the lot with the proposed new structure to be located to the rear and side. This location would be appropriate for a new ancillary building and would relate in a historically compatible way with the main house. The proposed location of the new carriagehouse and driveway would require the removal of several trees (see discussion below), but would preserve most of the largest, important trees on the property.

The proposed new carriagehouse structure at 11210 Kenilworth is architecturally compatible with the character of the existing house and the Garrett Park neighborhood. In fact, it is somewhat replicative of existing historic carriagehouses in the community. The proposed materials (wood clapboard siding and wall shingles; wood, single glazed, true-divided light windows; wood custom doors; fieldstone veneer on foundation walls; etc.) are high quality and are appropriate for the site.

The proposed new structure would be of significant size - 32' X 22' with a rear ell that would be 15' X 16'. However, staff feels that this size is acceptable for a number of reasons:

- o the existing house is large - two stories with a full attic and approximately 28' X 57' - so the new carriagehouse structure will still be small enough to defer to the historic structure and not assume inappropriate precedence;
- o the lot is generously sized for the neighborhood, and heavily treed;

- o there are other similar carriagehouse structures in Garrett Park - both in terms of architectural style and size. The house at 4711 Waverly has a carriage house structure that is contemporary with the outstanding Queen Anne house on the lot. This carriagehouse is 28'4" X 16', with a rear ell that is 11' X 5'. The Queen Anne house at 10909 Kenilworth is virtually identical to the subject property (11210 Kenilworth) and it has a historic carriagehouse that measures 29' X 22', with no rear ell. The proposed carriagehouse is 32' in width which is comparable to the 28' and 29' widths of the historic structures. Although the depth of the proposed structure - at 22' with a 16' rear ell - is greater than the historic buildings, this depth will not be apparent from the street or even from the main house.

The proposed carriagehouse structure would also have an attached pergola on the north side, with a concrete foundation. This foundation would be faced with a stone veneer and would act as a low retaining wall transitioning to the driveway. The pergola is a compatible, although not replicative, historic architectural element. Its location and connection to the carriagehouse help to identify this building as a modern structure and aide in the differentiation of the old and new structures on the site.

For the reasons described above, staff feels that the proposed new carriagehouse structure with attached pergola is compatible with the historic character of the site.

3. New gravel driveway

The proposed new driveway is an appropriate width (10') and would be surfaced with gravel. The area in front of the new carriagehouse structure would be concrete, as would the area under the side pergola.

Staff feels that the design and materials proposed for the driveway are compatible with the historic character of the site.

4. Tree removal/replanting/landscaping

Construction of the new carriagehouse structure and the new driveway require the removal of four White Pines that range from 14" to 17" in caliper, removal of two small White Pines (under 6" in caliper), removal of two Hazels and one large Honeysuckle, and relocation of a 6" Red Leaf Japanese Maple. Approximately eight new trees will be planted, with Southern Magnolia, Holly, and Cryptomeria as potential species for replanting.

The subject property is heavily wooded and many significant trees on the site are being retained. In particular, a large 36" Maple to the rear of the new structure will be saved, as well as a 36" Chesnut near the shed that is to be removed.

Given the construction activities proposed for this property, it will be very important to practice all possible tree protection measures during construction. This will be especially important for the trees behind the new carriagehouse (including the 36" Maple) as they are

the most likely to be affected. Trees that are to be retained should be fenced at the driplines with snow or construction fencing, no construction materials or heavy equipment should be stored within the dripline area, and any disturbed root systems should be pruned and fertilized.

With appropriate tree protection for the trees to be retained and with the replanting of eight new trees, staff feels the landscape plan for this project is appropriate.

5. Pergola retaining walls

The proposed pergola on the north side of the carriagehouse would have a concrete foundation. This foundation would be faced with a stone veneer and would act as a low (12" to 24") retaining wall transitioning to the driveway.

This retaining wall is of an appropriate height and material. It should not have a negative impact on the site or its environmental setting.

STAFF RECOMMENDATION

Given the discussion above regarding the appropriateness of the applicant's proposals for demolition, new construction, a new driveway, landscaping changes, and retaining walls, staff recommends approval of this HAWP with the following condition:

1. Trees that are to be retained should be fenced at the driplines with snow or construction fencing, no construction materials or heavy equipment should be stored within the dripline area, and any disturbed root systems should be pruned and fertilized.

This HAWP is in accord with Criteria 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 Secretary of the Interior's Standards #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.

and with the General Condition for all Historic Area Work Permits:

The applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON JEFFREY A. SIMENAUER
DAYTIME TELEPHONE NO. (202) 861-3086

TAX ACCOUNT #s 57541 & 57552

NAME OF PROPERTY OWNER JEFFREY & PAULA SIMENAUER DAYTIME TELEPHONE NO. (202) 861-3086

ADDRESS 11210 KENILWORTH AVE, GARRETT PARK MD 20896
CITY STATE ZIP CODE

CONTRACTOR TO BE DECIDED TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 11210 STREET KENILWORTH AVE

TOWN/CITY GARRETT PARK, MD NEAREST CROSS STREET _____

LOTS 45/46 BLOCK 102 SUBDIVISION _____

LIBER 9733 FOLIO 816 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Revovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other CARRIAGE HOUSE

1B. CONSTRUCTION COST ESTIMATE \$ ~40,000 - 50,000

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.

Jeffrey Simenauer Signature of owner or authorized agent 12/19/95 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9512700069 DATE FILED: _____ DATE ISSUED: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

(SEE ATTACHED STATEMENT)

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

(SEE ATTACHED STATEMENT)

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground) you must file an accurate tree survey identifying the size, location

7

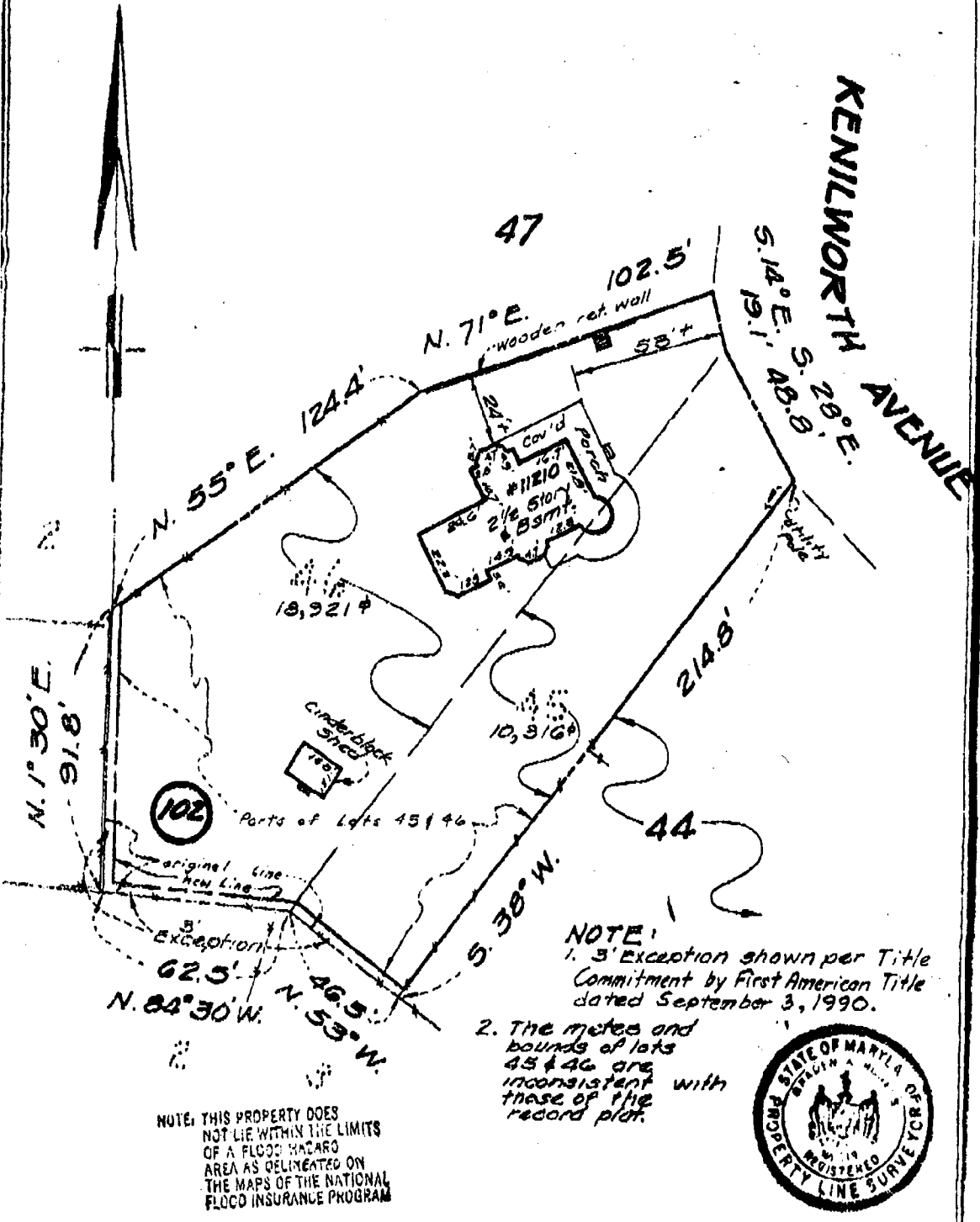
WRITTEN DESCRIPTION OF PROPOSED PROJECT:

The project proposes the building of a two-car garage with adjoining workshop in the tradition of a 19th-century carriage house that is intended to be compatible with the existing 1891 Queen Anne victorian main house (photos attached). The project also includes a gravel driveway leading from the street up to a concrete apron in front of the carriage house for cars to turn around. The dimensions and design of the proposed one-and-a-half story carriage house are believed to be no more prominent than that of a two-and-a-half story carriage house built on the property of the identical "sister" house (photos attached) on the same street (at 10909 Kenilworth) and about the same time period as the property owners' main house.

The site consists of two lots, which combine to make one of the larger properties in Garrett Park, comprising slightly just under three-quarters of an acre. The carriage house will be located toward the far rear and left property lines, minimally visible from the street, in a partially wooded setting. The siting of the carriage house has been carefully considered, based in part on consultation with an arborist, to preserve the large, historic maple tree near the rear property line. Special care will be taken to follow the arborist's recommendations, including that the footings for the foundation walls be hand dug in the vicinity of any maple root system. The building location will, however, require removal of three common white pine trees as indicated on the attached site plan. The property owners anticipate replanting at least 6-8 new trees to replace pines and provide privacy screening from adjacent properties.

The project also proposes demolition of an existing, non-historic (circa 1970's) out-building constructed of concrete block presently used as the property owners' workshop (photos attached). This workshop is replaced by an element (having a similarly-sized footprint) that adjoins the rear of the main carriage house building where it is not visible from the public right-of-way.

LANGTECH ASSOCIATES, INC.
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740



NOTE:
 1. 3' Exception shown per Title Commitment by First American Title dated September 3, 1990.

2. The meters and bounds of lots 45 & 46 are inconsistent with those of the record plat.

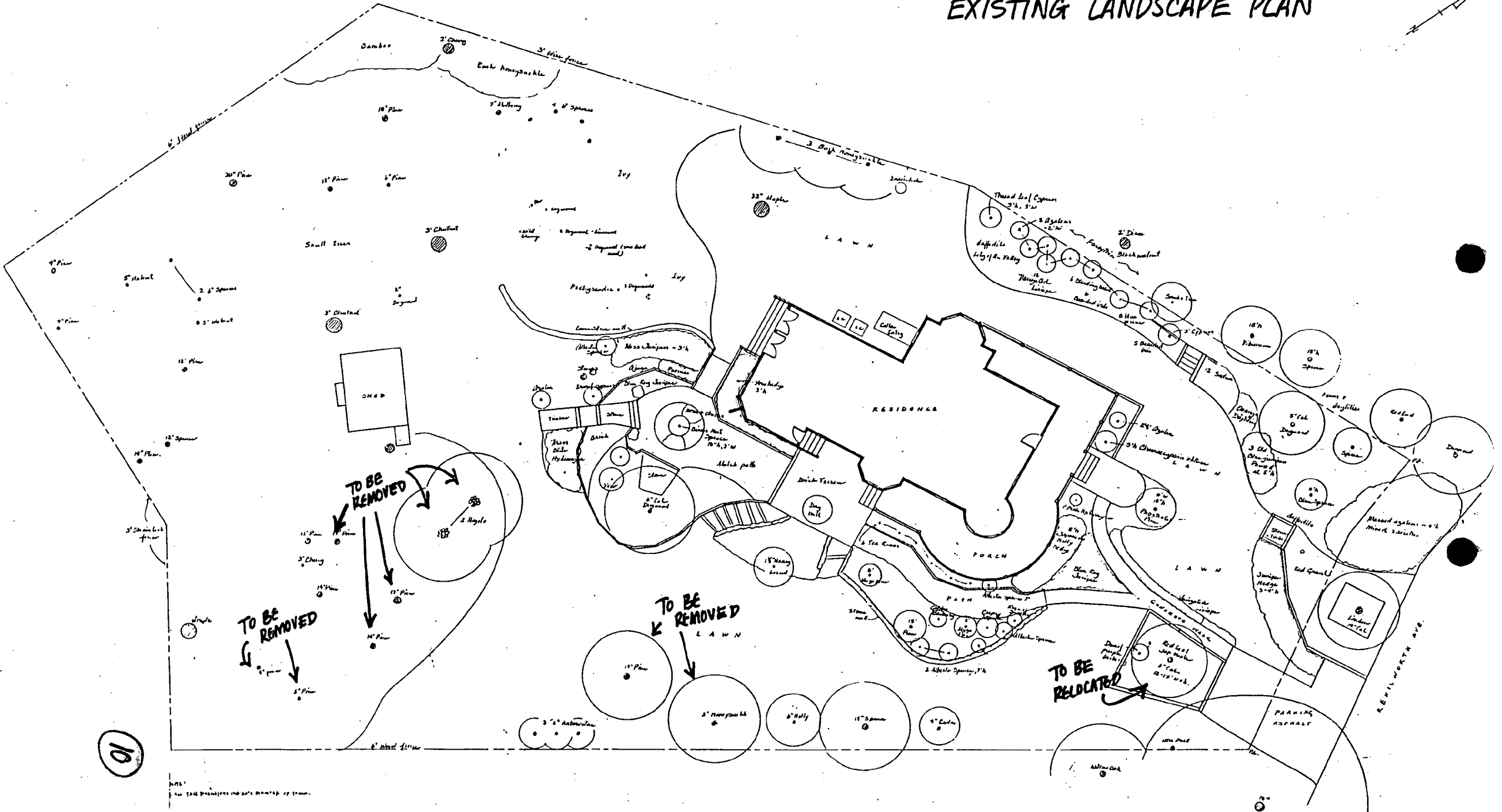
NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM



LOCATION SURVEY OF
 11210 KENILWORTH AVENUE
 MONTGOMERY COUNTY, MARYLAND
 SUBDIVISION **Section One**
GARRETT PARK

LOT: Parts of 45 & 46	BLOCK: 102
PLAT BOOK: A	PLAT NO: 26
DATE: 10-22-90	SCALE: 1" = 40'

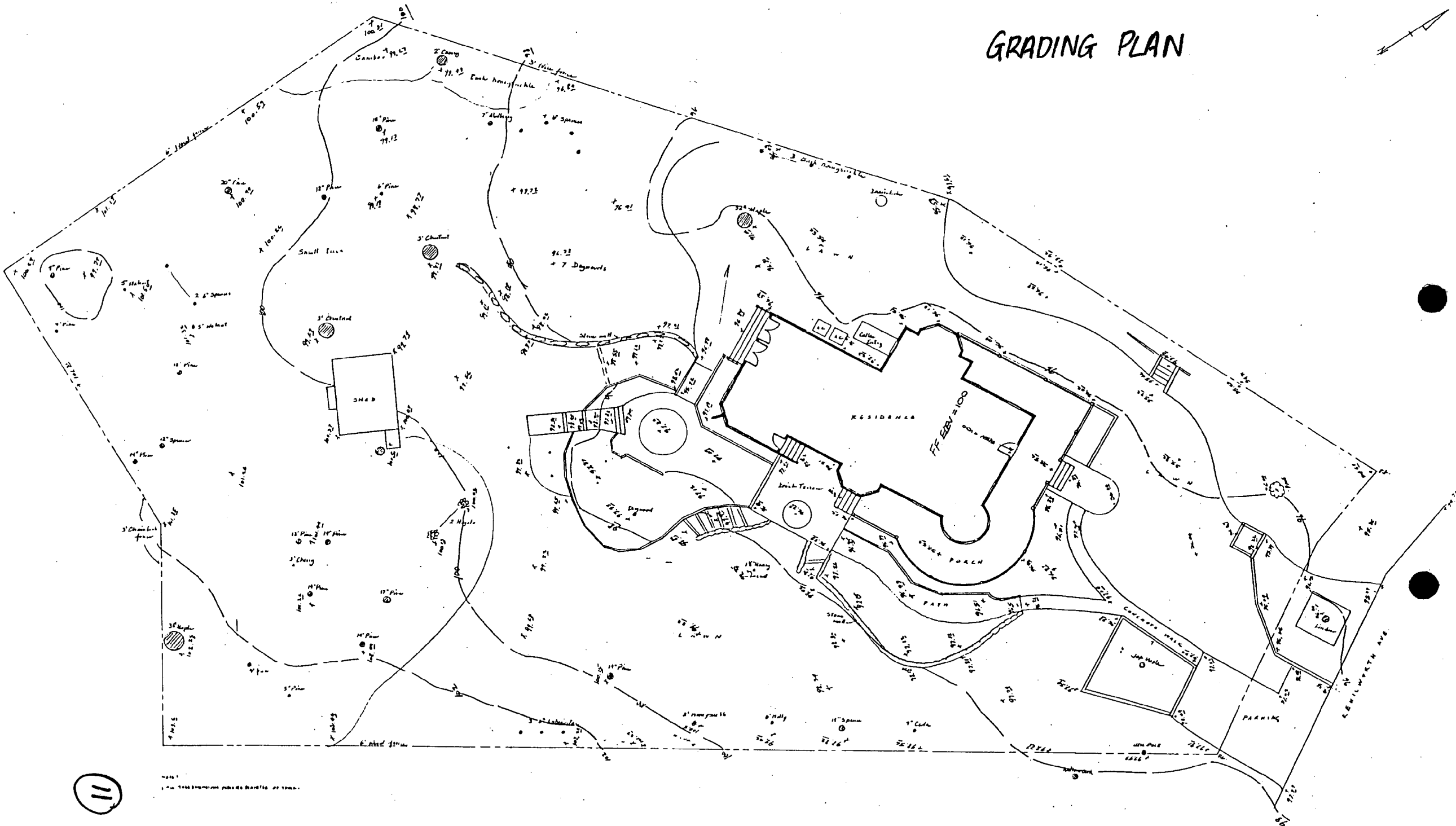
EXISTING LANDSCAPE PLAN



10

NOTES:
 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.

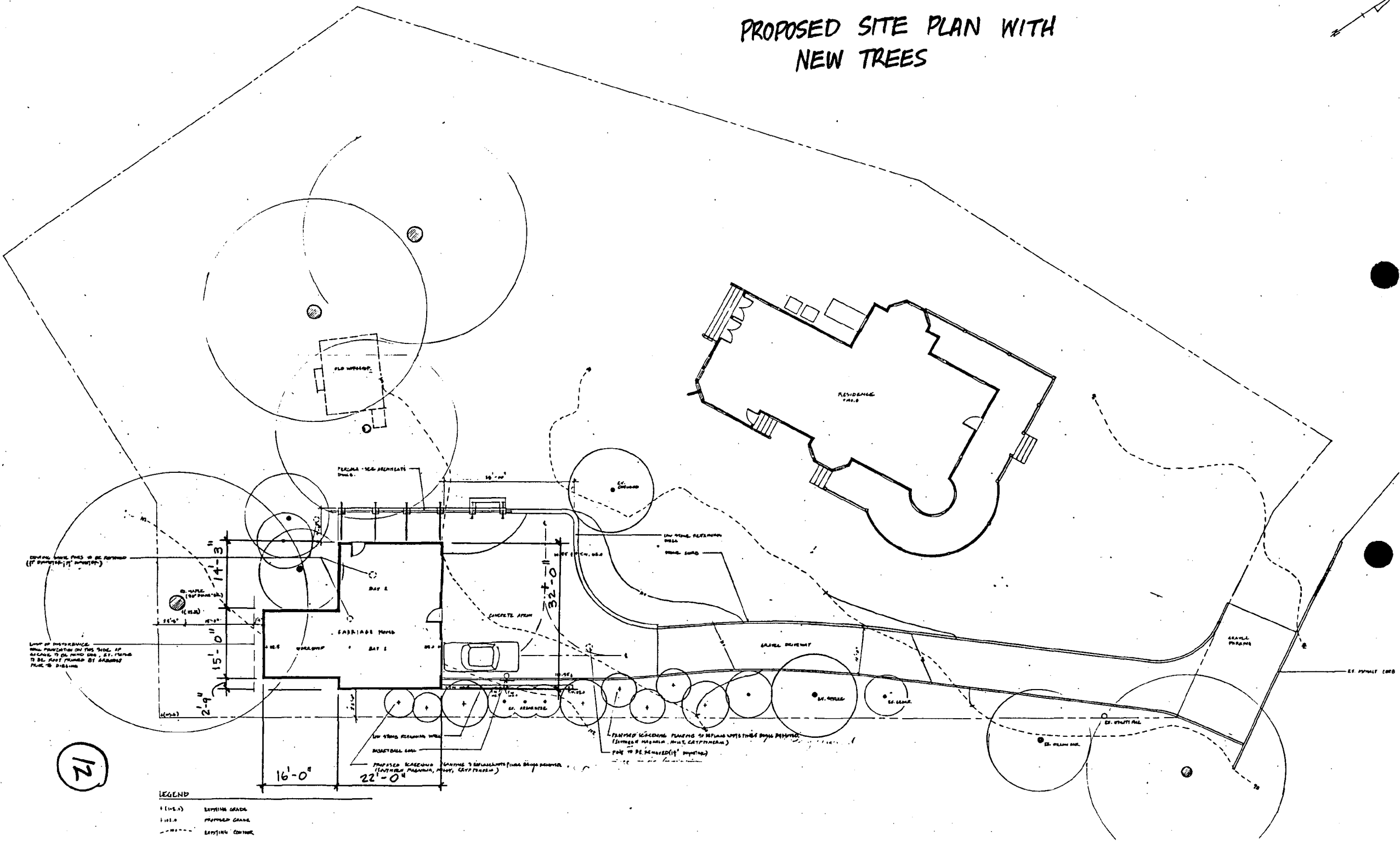
GRADING PLAN



11

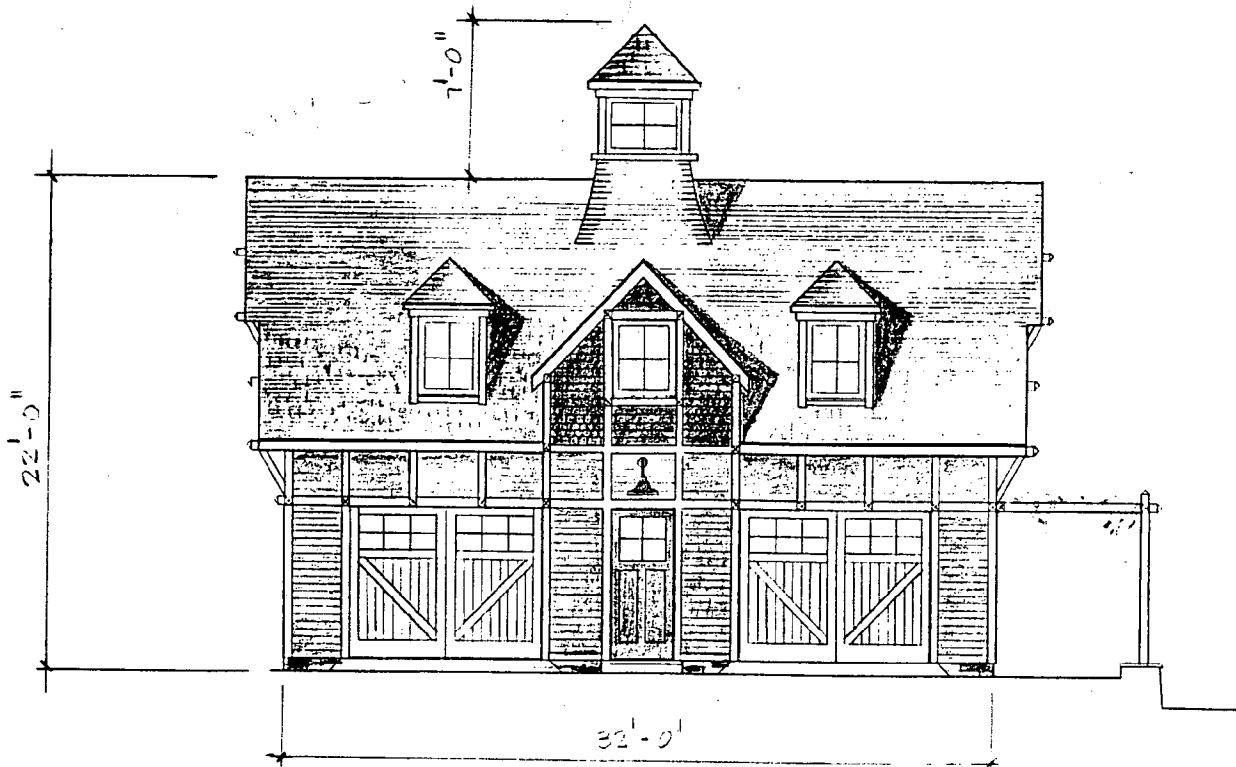
NOT TO SCALE

PROPOSED SITE PLAN WITH NEW TREES



12

LEGEND
 --- (115.0) --- EXISTING GRADE
 --- (115.0) --- PROPOSED GRADE
 - - - - - EXISTING CONTOUR



East Elevation
Scale: 1/4" = 1' - 0"

PROPOSED LIST OF MATERIALS:

Foundation:

- 12" x 24" reinforced concrete footings
- 12" concrete block foundation walls below grade; 8" concrete block and 4" fieldstone veneer above grade
- 6" concrete slab with welded wire mesh reinforcement over polyethylene vapor barrier over 6" crushed stone

Exterior wall construction:

- 2 x 6 wood studs at 16" on center
- 1/2" exterior grade plywood with TYVEK air-infiltration barrier
- Beveled cedar clapboard siding with exposure to match main house
- Fancy-cut cedar shingles as noted on drawings to match main house
- 5/4 x 6 window trim to match main house
- Skirt and corner boards to match main house
- Soffit boards to match main house

Roof construction:

- Wood framing to be sized/detailed by structural engineer
- 3/4" tongue-and-groove exterior plywood sheathing
- 3/4" treated furring strips with No. 1 Perfection cedar shingles to match main house
- Exposed copper valleys; concealed hip and ridge flashing
- 6" half-round copper gutters with 4" copper downspouts
- Cupola as shown in drawing with copper cap



North Elevation
Scale: 1/4" = 1' - 0"

Doors:

- Two 3' x 7' x 1 3/4" custom doors with four single glazed true divided lights over two raised panels
- Two pairs of out-swinging custom wood garage doors with six true divided lights per leaf as shown on drawings

Windows:

- Custom primed wood windows with single glazed true divided lights as shown in drawings

Paint/finishes:

- All paint materials and colors to match main house

Hardware:

- Black iron hardware on all doors

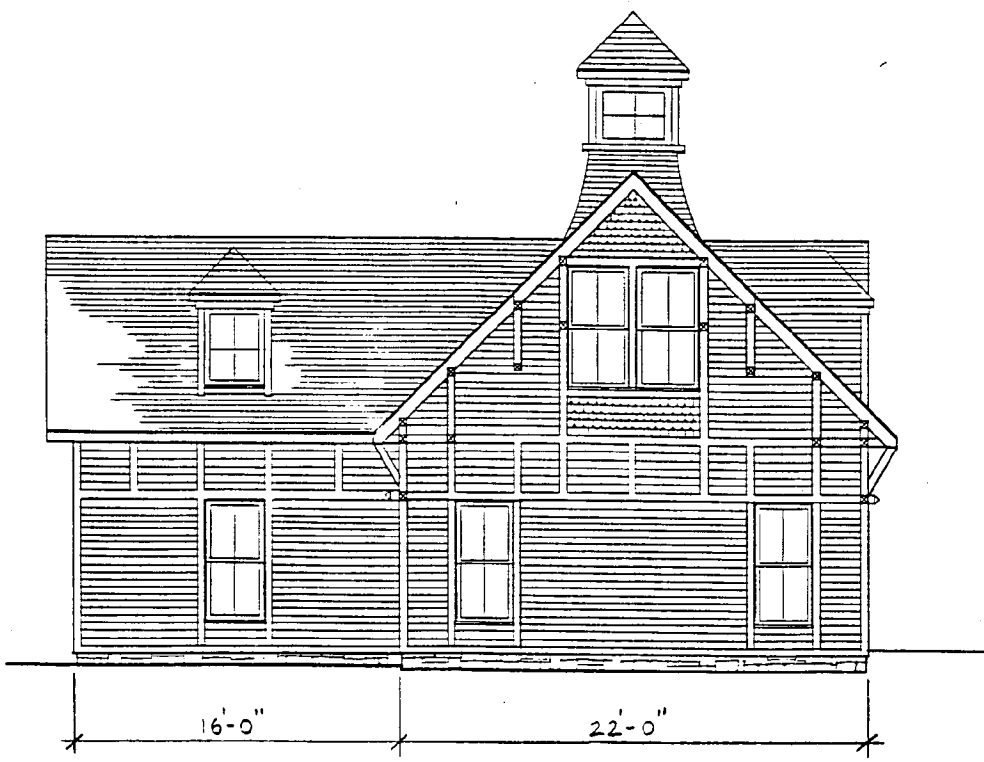
Miscellaneous details:

- Solid cedar or redwood brackets (custom built)
- Cedar or redwood pergola supported from main building

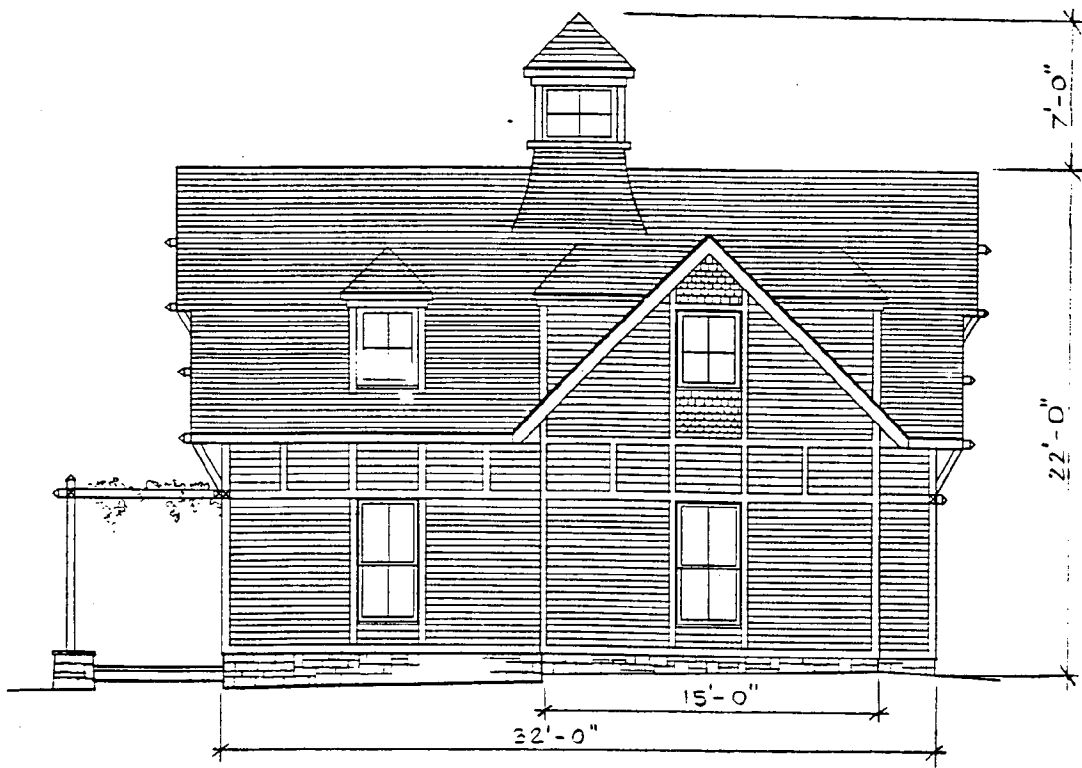
Arnold A Oppler, AIA
 ARCHITECT
 10206 Pierce Drive Silver Spring, Maryland 20901
 Phone/Fax: 301.681.3357



A Carriage House for the
Simenauer Residence
 11210 Kenilworth Avenue,
 Garrett Park, MD



South Elevation
Scale: 1/4" = 1' - 0"



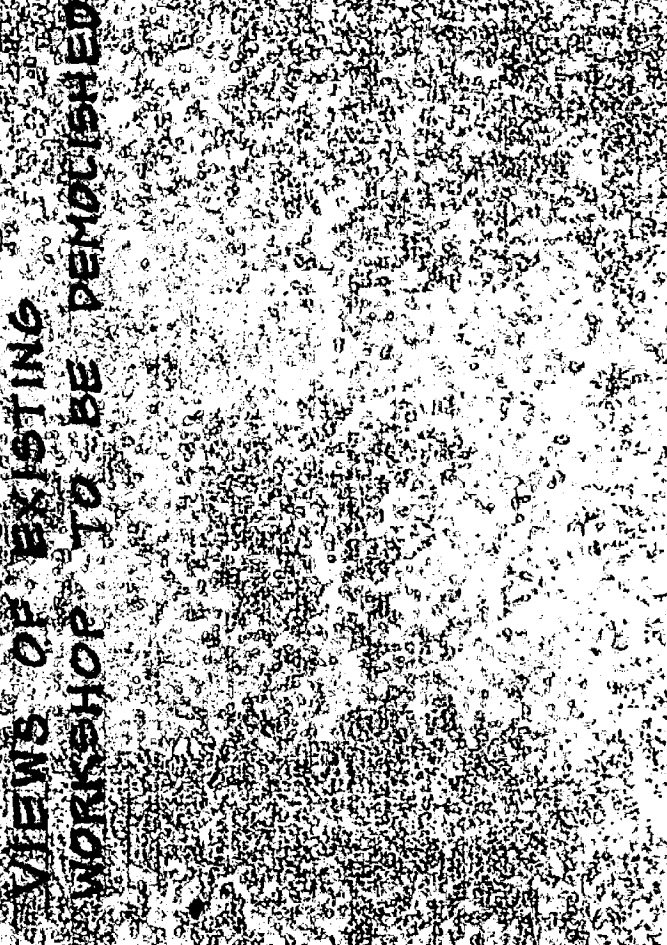
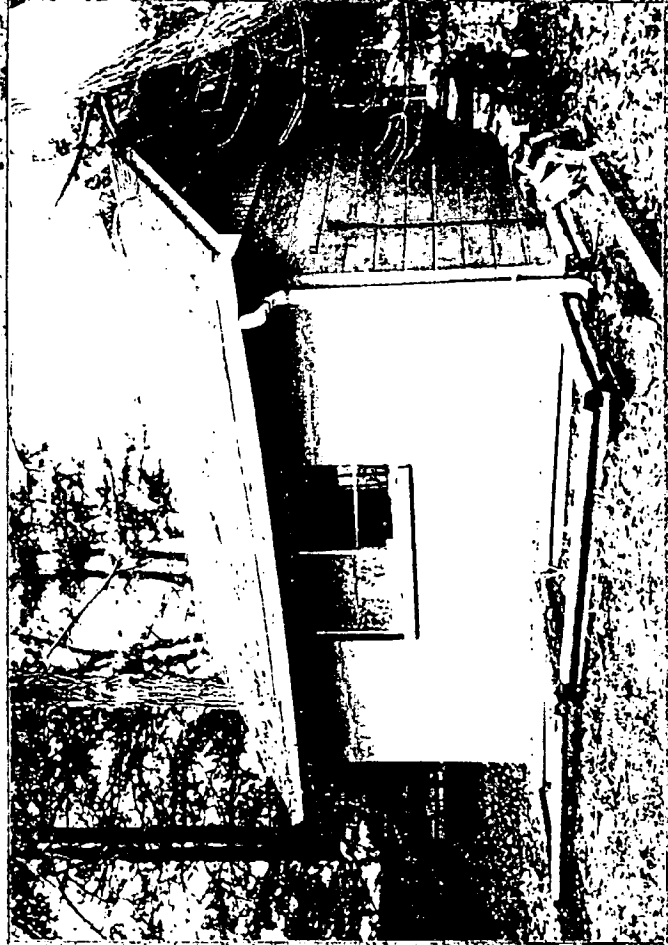
West Elevation

Scale: 1/4" = 1' - 0"

SIMENAUER RESIDENCE
11210 KENILWORTH AVENUE
GARRETT PARK, MD.

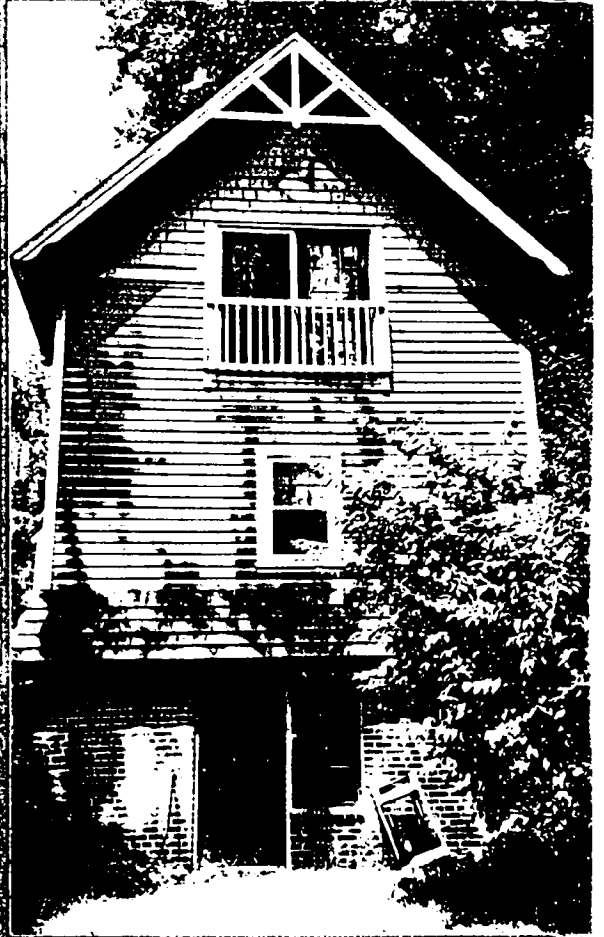


(17)



VIEWS OF EXISTING WORKSHOP TO BE DEMOLISHED

VIEWS OF HISTORIC CARRIAGE HOUSE
AT 10809 KENILWORTH AVE.



~ 22 WIDE

~ 29 LONG

(19)

NICK & MARLA ALLARD
11206 KENILWORTH AVE.
GARRETT PARK, MD 20896

PAUL & MARY MOYER
11212 KENILWORTH AVE.
GARRETT PARK, MD 20896

BARBARA MARTIN
11207 KENILWORTH AVE.
GARRETT PARK, MD 20896

JAY & VALERIE LEVY
11205 KENILWORTH AVE.
GARRETT PARK, MD 20896

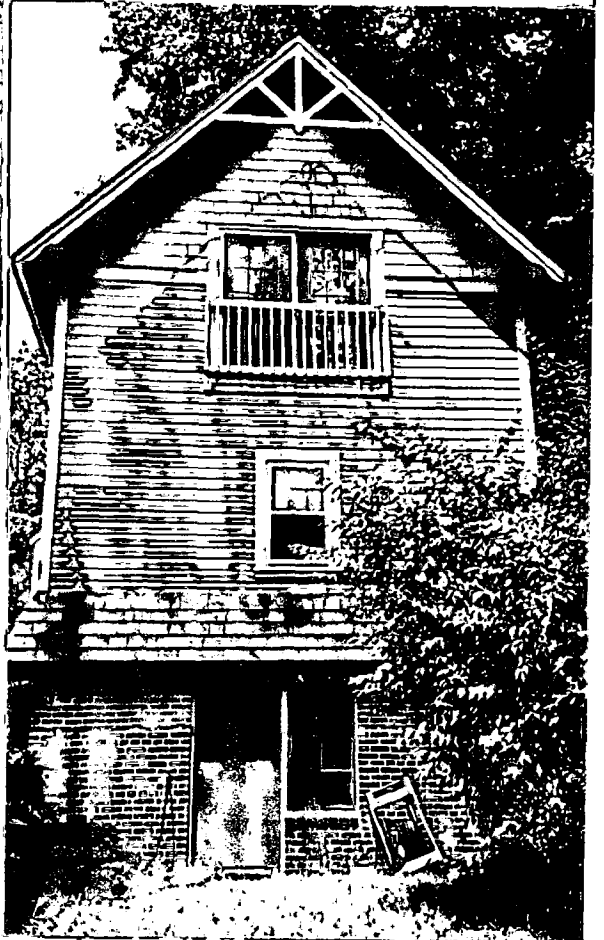




● SIMENAUER RESIDENCE
11210 KENILWORTH AVENUE
GARRETT PARK, MD.

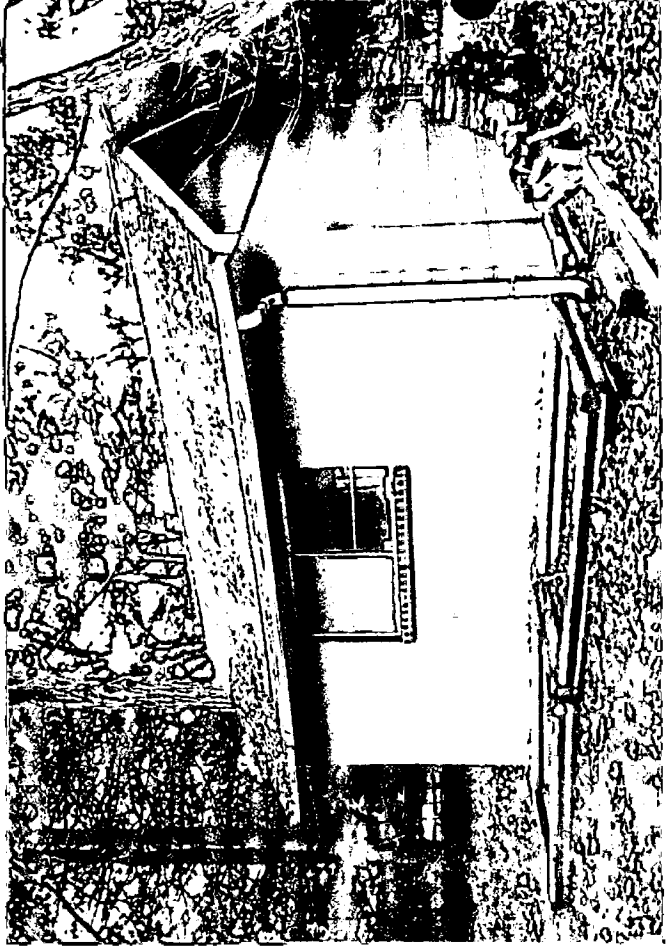


VIEWS OF HISTORIC CARRIAGE HOUSE
AT 10909 KENILWORTH AVE.



~ 22' WIDE

~ 29' LONG



VIEWS OF EXISTING
WORKSHOP TO BE DEMOLISHED

HAWP APPLICATION ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

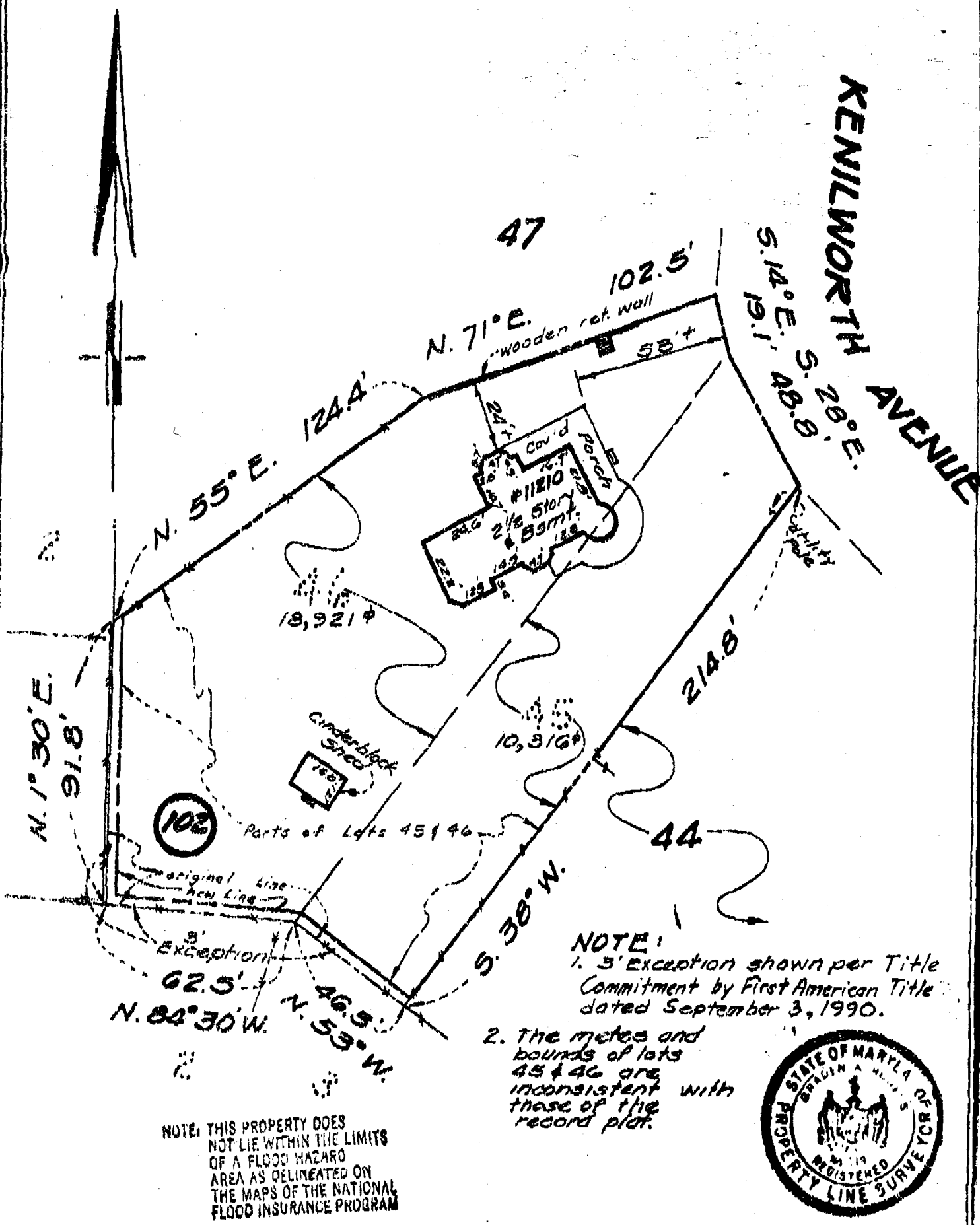
NICK & MARLA ALLARD
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11205 KENILWORTH AVE.
GARRETT PARK, MD 20896

LANDTECH ASSOCIATES, INC.
7307 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740



NOTE:

- 3' Exception shown per Title Commitment by First American Title dated September 3, 1990.
- The metes and bounds of lots 45 & 46 are inconsistent with those of the record plat.

NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM



LOCATION SURVEY OF
11210 KENILWORTH AVENUE
MONTGOMERY COUNTY, MARYLAND
SUBDIVISION Section One
GARRETT PARK

LOT: Parts of 45 & 46

BLOCK: 102

PLAT BOOK: A

PLAT NO: 26

DATE: 10-22-90

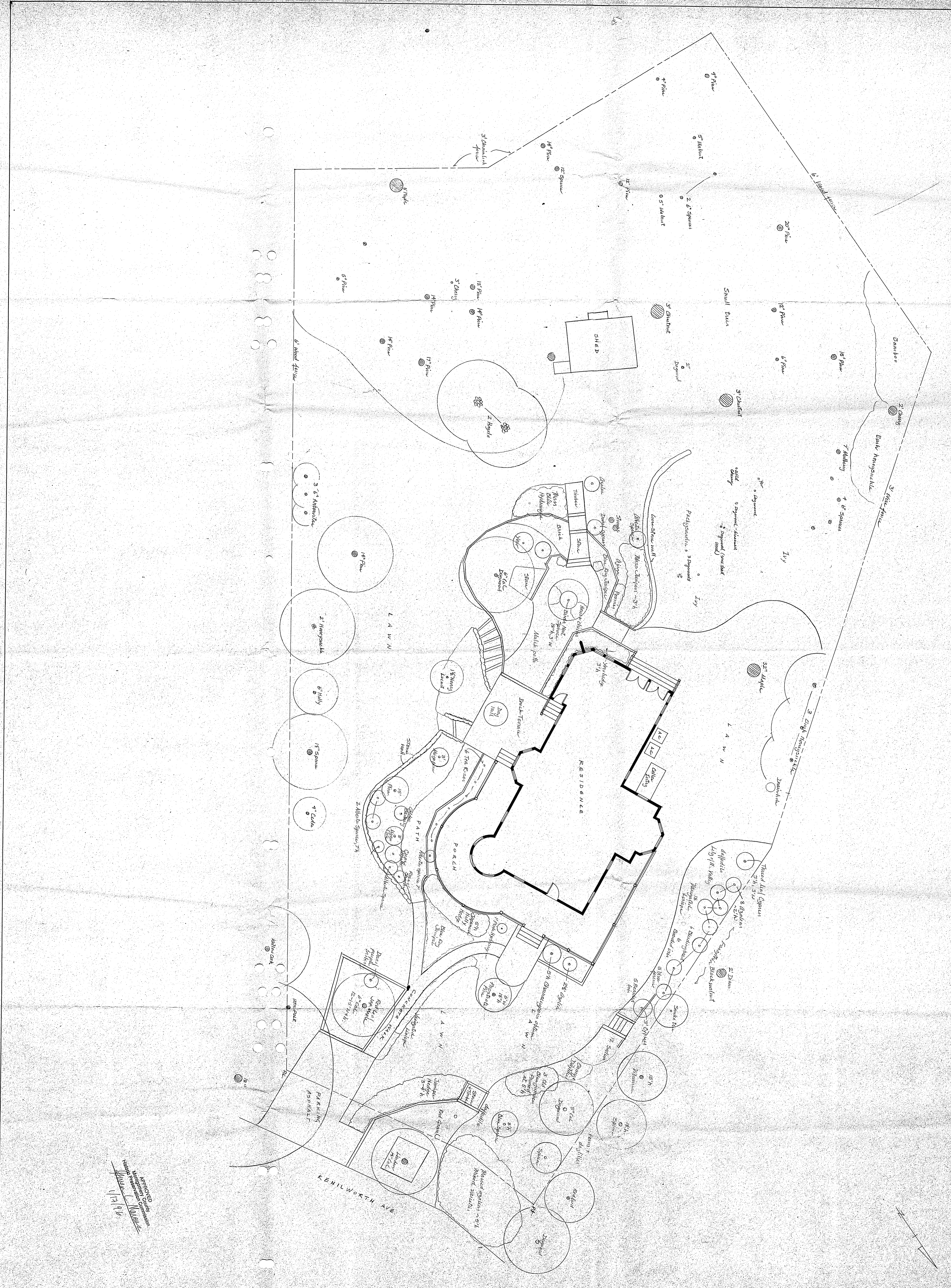
SCALE: 1" = 40'

CASE NO: 15512

FILE NO: 10/90/124

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

Graden A. Rogers
GRADEN A. ROGERS - PROP. L.S. MD. LIC. NO. 118



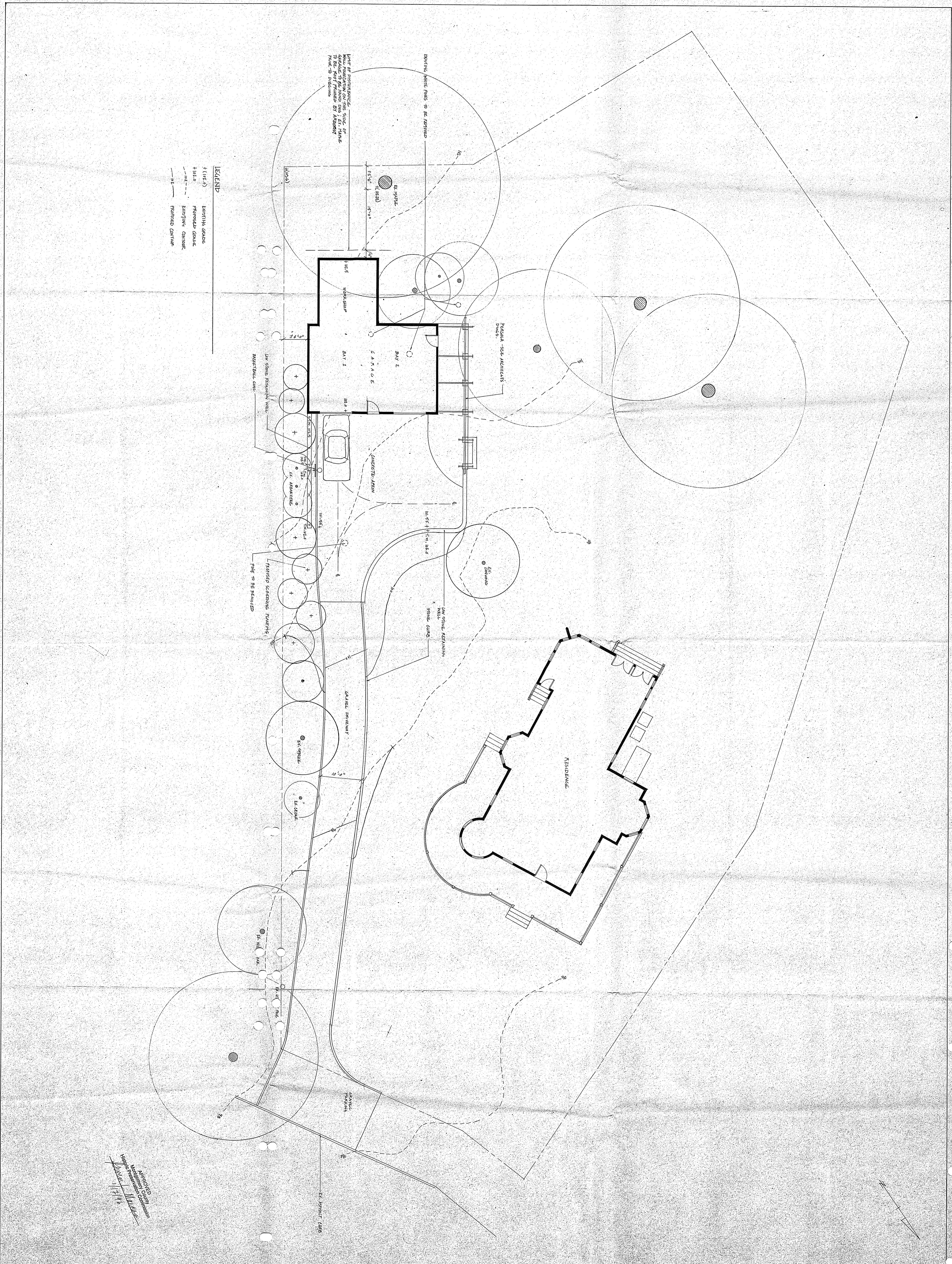
PROPOSED AND
AN AFFILIATE OF
LILA FENDRICK, INC.
LILA FENDRICK
11/1/85

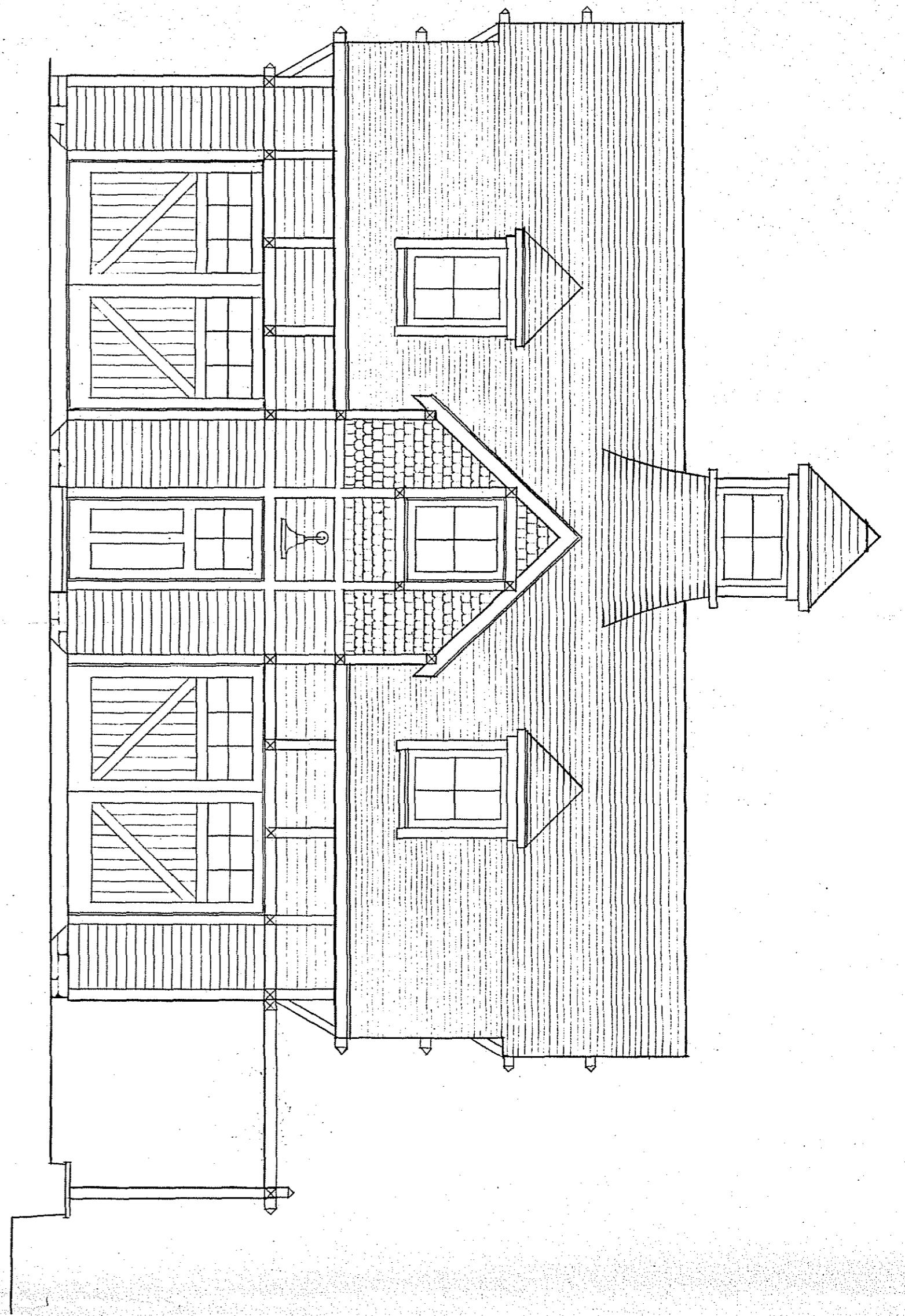
EXISTING CONDITIONS
SCALE 1/8" = 1'-0"
DATE: JUNE 10, '85

SIMENAUER RESIDENCE

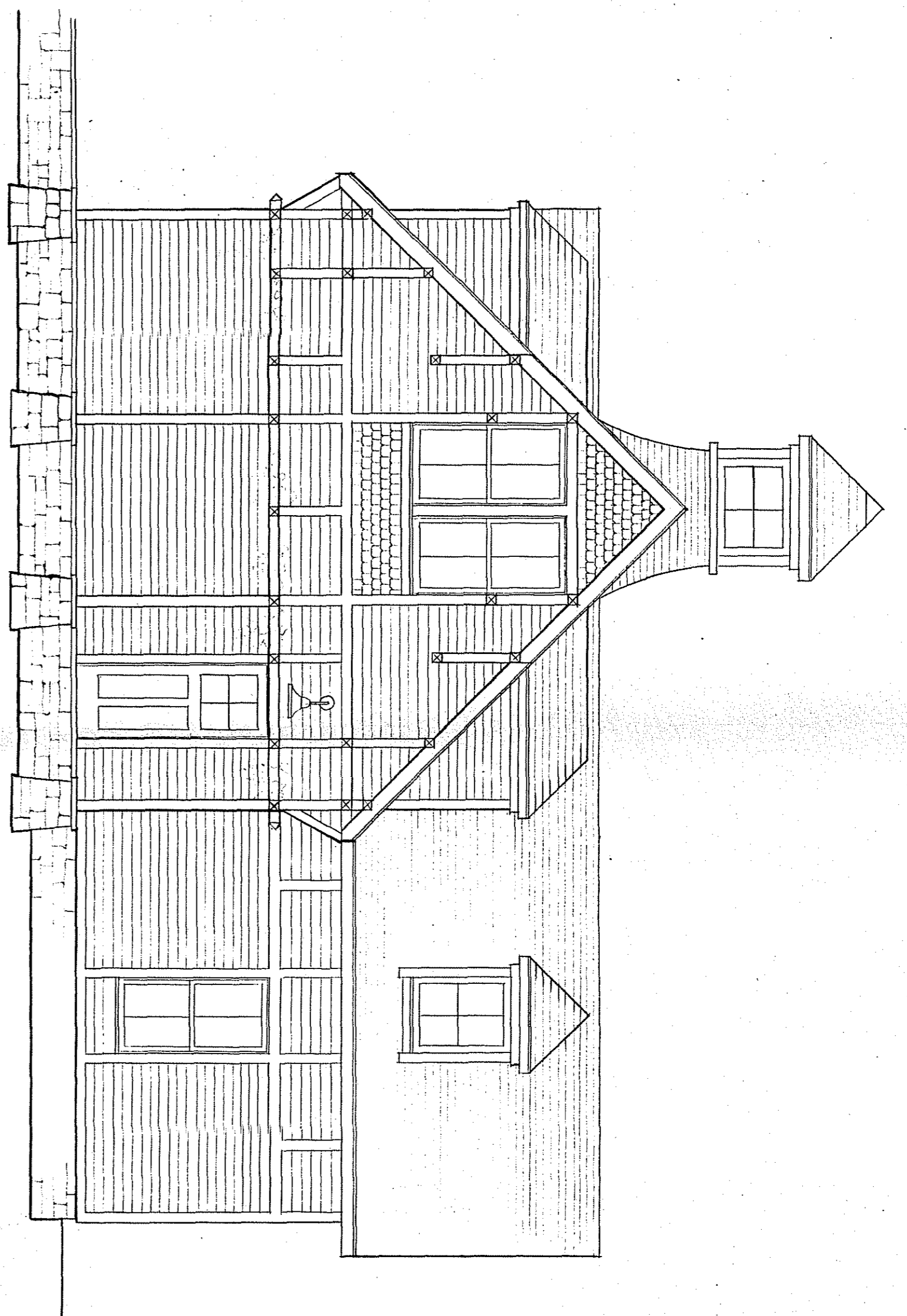
11210 KENILWORTH AVE. GARRETT PARK, MD

LILA FENDRICK landscape architecture & garden design
Washington, D.C. 20008
(202) 244-5089





East Elevation
Scale: 1/4" = 1'-0"

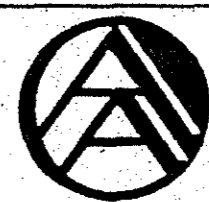


North Elevation
Scale: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
11/17/06

A Carriage House for the
Simenauer Residence

11210 Kenilworth Avenue,
Garrett Park, MD



Arnold A. Oppler, AIA
ARCHITECT

10206 Pierce Drive Silver Spring, Maryland 20901
Phone/Fax 301 681 3357