

30/13-93F 10909 Kenilworth Avenue
Garrett Park Historic District

tove



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 56546

NAME OF PROPERTY OWNER James & Mary Gordon TELEPHONE NO. 301-942-6487
 (Contract/Purchaser) 10909 Kenilworth Ave., Box 13 (Include Area Code)
 ADDRESS Garrett Park, MD 20896
 CITY STATE ZIP

CONTRACTOR Not selected TELEPHONE NO. _____

PLANS PREPARED BY Robert W. Reinhardt, AIA CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. 301-949-7554
 (Include Area Code)

REGISTRATION NUMBER 5353-R

LOCATION OF BUILDING/PREMISE

House Number 10909 Street Kenilworth Ave.

Town/City Garrett Park Election District _____

Nearest Cross Street Strathmore Ave.

Lot 26-27 Block 00 Subdivision 3, district 4
28

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	<u>Alter/Renovate</u>	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revision	<u>Porch</u>	Deck	Fireplace
		Revocable		Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 25,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

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

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

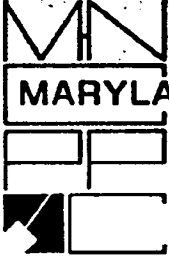
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Robert W. Reinhardt Signature of owner or authorized agent (agent must have signature notarized on back) December 22, 1993 Date

APPROVED X For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature Albert B. Randall Date 1.12.94

APPLICATION/PERMIT NO: 10909-100 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



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

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

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

SUBJECT: Historic Area Work Permit

DATE: 1.14.94

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

Approved Denied

Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: JAMES AND MARY GORDON

Address: 10909 KENILWORTH AVENUE, GARRETT PARK

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10909 Kenilworth Avenue	Meeting Date: 1/12/94
Resource: Garrett Park Historic Dist.	Review:HAWP/Alteration
Case Number: 30/13-93F	Tax Credit: Yes
Public Notice: 12/29/93	Report Date: 1/5/94
Applicant: James and Mary Gordon	Staff: Nancy Witherell
PROPOSAL: Construct front porch	RECOMMEND: Approve

The applicants' architect appeared at the HPC's August 18, 1993, meeting for a preliminary consultation on reconstructing the wrap-around porch of an outstanding resource in the Garrett Park Historic District. The Commission will recall that as a result of the subdivision of the lot, the house now does not have a sufficient side yard setback to allow for a historically accurate reconstruction.

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With concern for the roof form, the Commissioners asked that the architect bring a model when the HAWP was to be considered. In addition, photographs of the model have been submitted for the packet.

STAFF DISCUSSION

The HAWP scheme before the Commission is different than the scheme preferred by the HPC at the August 18th meeting. The HAWP scheme, also shown in August, is submitted for final review because the applicant strongly prefers it. It features the full 9' deep porch (existing on the front of the house--see the photograph on page 15) continuing at that depth around the front of the round turret. The result, however, is that the bow of the porch is arrested at the corner rather than continuing around the side to a pier. Please compare the HAWP plan on page 9 with the preliminary consultation scheme on page 18.

In the staff's judgment, this is a less graceful and less compatible solution, since the curve of the turret is partially hidden rather than enhanced. A small pediment in the roof form

strengthens the rectilinearity of the side elevation of the porch, as well.

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STAFF RECOMMENDATION

The staff, therefore, commends the applicants for wanting to add to the existing remaining section of the original porch. The resulting proposal is a compromise. The elements of the porch, such as posts and balusters, will match the existing porch, a decision in which the staff concurs, since the porch would become integral to the existing historic house rather than be part of a newly constructed addition.

The staff recommends that the Commission find the application consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

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

and with Standard #2:

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03	<input type="checkbox"/>	Other			

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REINHARDT ARCHITECTS

Box 78, GARRETT PARK, MD 20896 ■ 301/949-7554

December 22, 1993

Ms Nancy Witherell
Historic Preservation Planner
Urban Design Division
The Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20907-3760

Re: Gordon Residence
10909 Kenilworth Avenue
Garrett Park, Maryland 20896

Dear Nancy:

Following up on our preliminary consultation this past August, I've built and photographed a study model illustrating the relationship of the proposed and existing roofs. Copies of the model photographs are enclosed with the Application for a Historic Area Work Permit.

We would appreciate a review with the Historic Preservation Commission on January 12, 1994 if at all possible.

Also, enclosed with the application are copies of photos of the original porch, the house as it is today, a site plan, roof plan, north, and west elevations of the proposed reconstruction.

Sincerely,



Robert W. Reinhardt, AIA

enclosures as noted

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 Queen Anne-style house (ca. 1890) in the Garrett Park Historic District. The house is distinguished by its three-window projecting bays, corner turret, broad ornamental front porch and cross-gabled roof.

In the early 1960's, a large portion of the wrap around porch was removed from the west (front elevation) exposing the base of the corner turret. It is believed that the porch was removed to conform to a Town of Garrett Park side yard setback of ten feet so that the the adjacent north lot could be developed.

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

This application is to reconstruct the front porch continuing it around the turret as was the existing porch. However, because of the proximity of the 'new' house to the north and the town and county side yard setbacks, a modified version of the porch is proposed; maintaining a straight line parallel to the north property line along the north side of the reconstructed porch.

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:

Materials and details of the proposed reconstruction will match those of the existing porch.

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

By not duplicating the footprint of the original porch, the proposed reconstruction maintains visual space along the north side adjacent to the 'new' house.

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

The proposed reconstruction restores the streetscape, respects the current zoning and setback requirements and maintains the open space between houses of the existing neighborhood.

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 V. Murphy
Address 10903 Kenilworth Ave., Box 87
City/Zip Garrett Park, MD 20896
2. Name Mr. & Mrs. Norman Frederiksen
Address 10911 Kenilworth Ave., Box 367
City/Zip Garrett Park, MD 20896

5

3. Name Mr. & Mrs. Evind Bach-Hansen
Address 10902 Kenilworth Ave., Box 71
City/Zip Garrett Park, MD 20896
4. Name Mr. & Mrs. Calvert Miller
Address 10904 Kenilworth Ave., Box 543
City/Zip Garrett Park, MD 20896
5. Name Manny Sullivan
Address 10906 Kenilworth Ave., Box 50
City/Zip Garrett Park, MD 20896
6. Name Mr. & Mrs. Aram Balekjian
Address 10908 Kenilworth Ave., Box 308
City/Zip Garrett Park, MD 20896
7. Name Mr. & Mrs. Jeremy Lichtenstein
Address 10914 Montrose Ave., Box 371
City/Zip Garrett Park, MD 20896
8. Name _____
Address _____
City/Zip _____

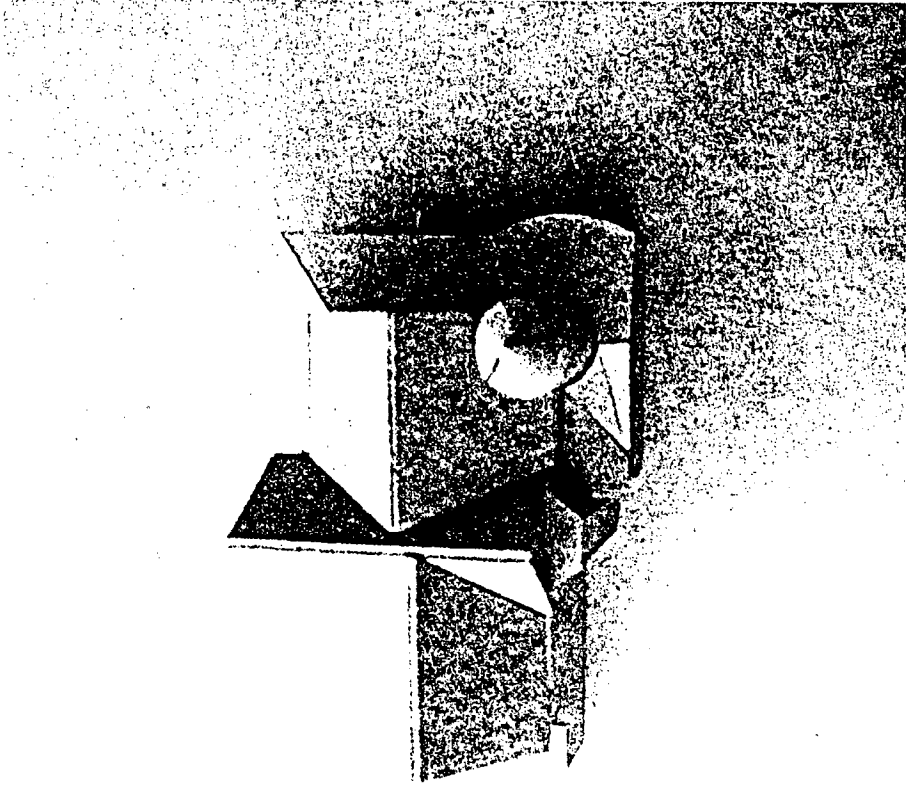
1757E

(6)



Model: looking 'southeast"

5



Model: roof view

5

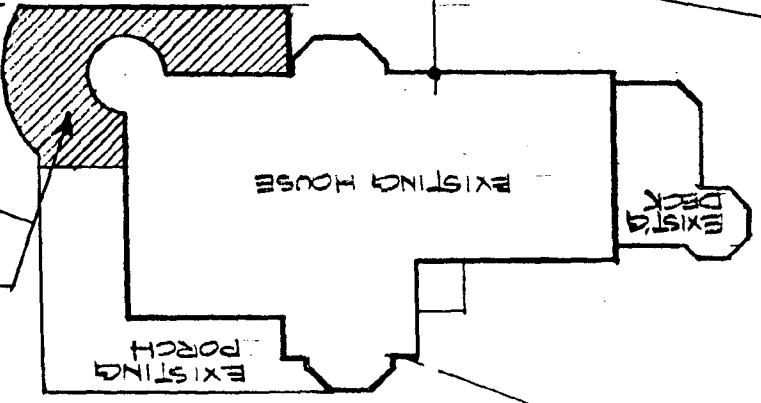
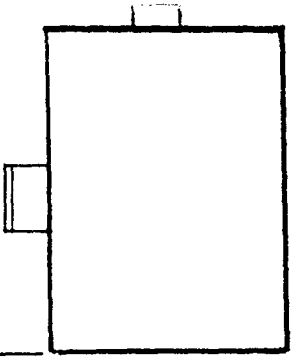
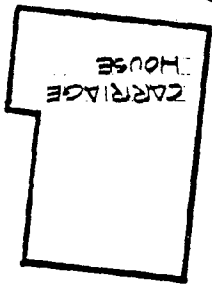


SITE PLAN 1"=20'

LOT 48

PART OF LOT 26

PART OF LOT 27



PROPOSED PORCH RECONSTRUCT

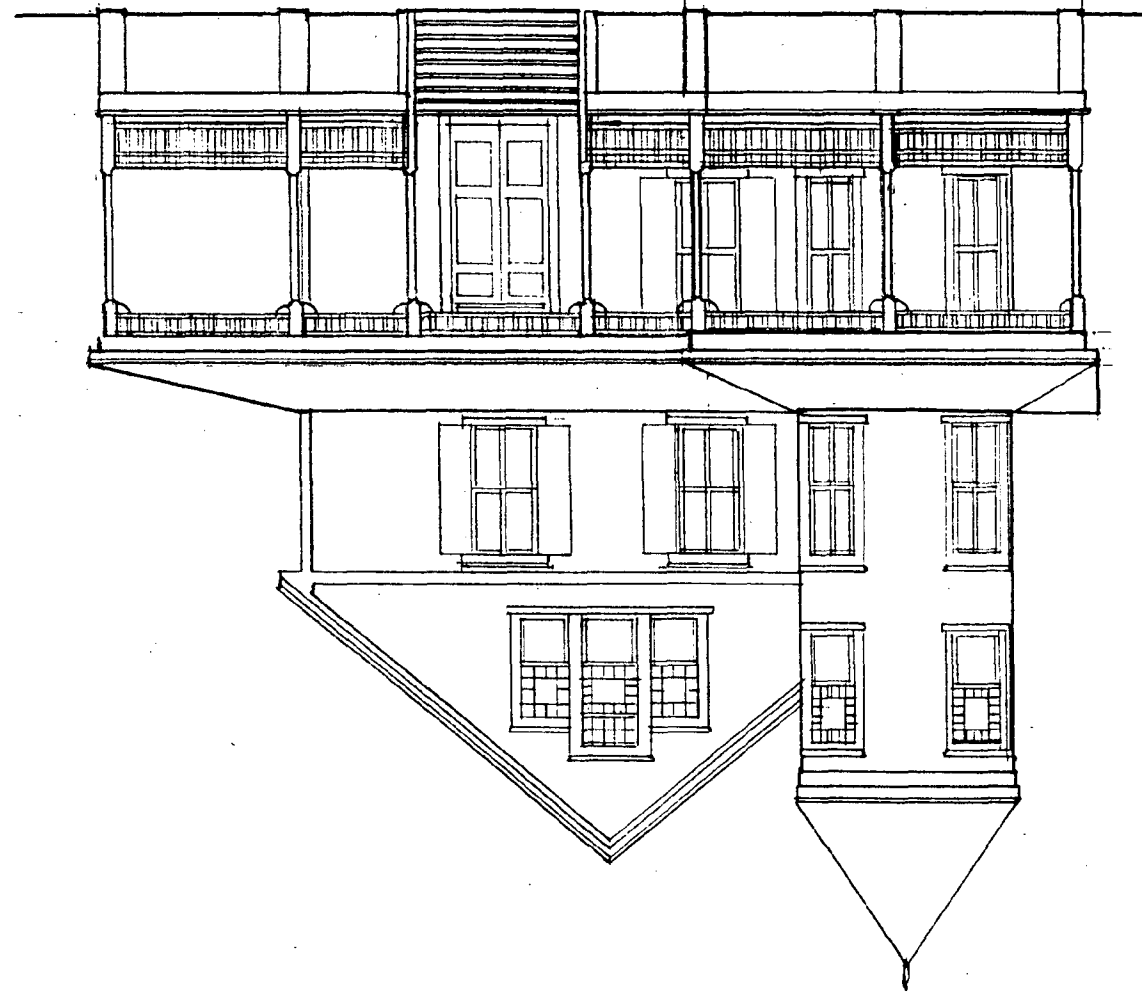
14' 90' 90'

24'-0"

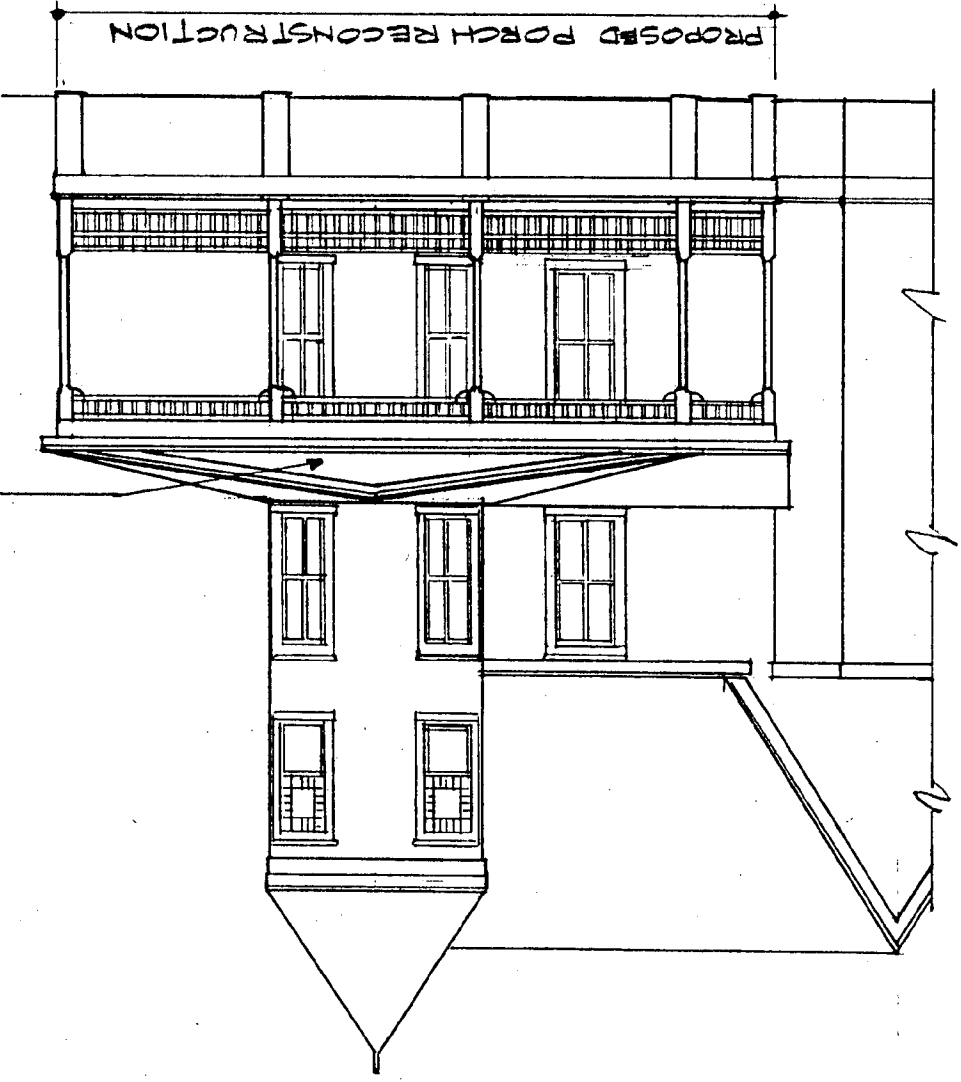
KENILWORTH AVE

FRONT (WEST ELEVATION) 1/8" = 1'-0"

PROPOSED PORCH
RECONSTRUCTION
ROOF SHINGLES, SPANDRA, COLUMNS
RAILING, BRACKETS, BEADED CEILING
BORED PORCH FLOORING, LATTICE, ETC
TO MATCH EXISTING



1/8" = 1'-0" SIDE (NORTH ELEVATION)

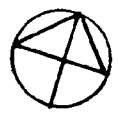


ROOF SHINGLES, SPANDREL
BRACKETS, COLUMNS, RAILINGS
PREAD CEILING BOARD, PORCH
FLOORING, LATHING, ETC. TO
MATCH EXISTING

FISHSCALE SHINGLES
TO MATCH EXISTING

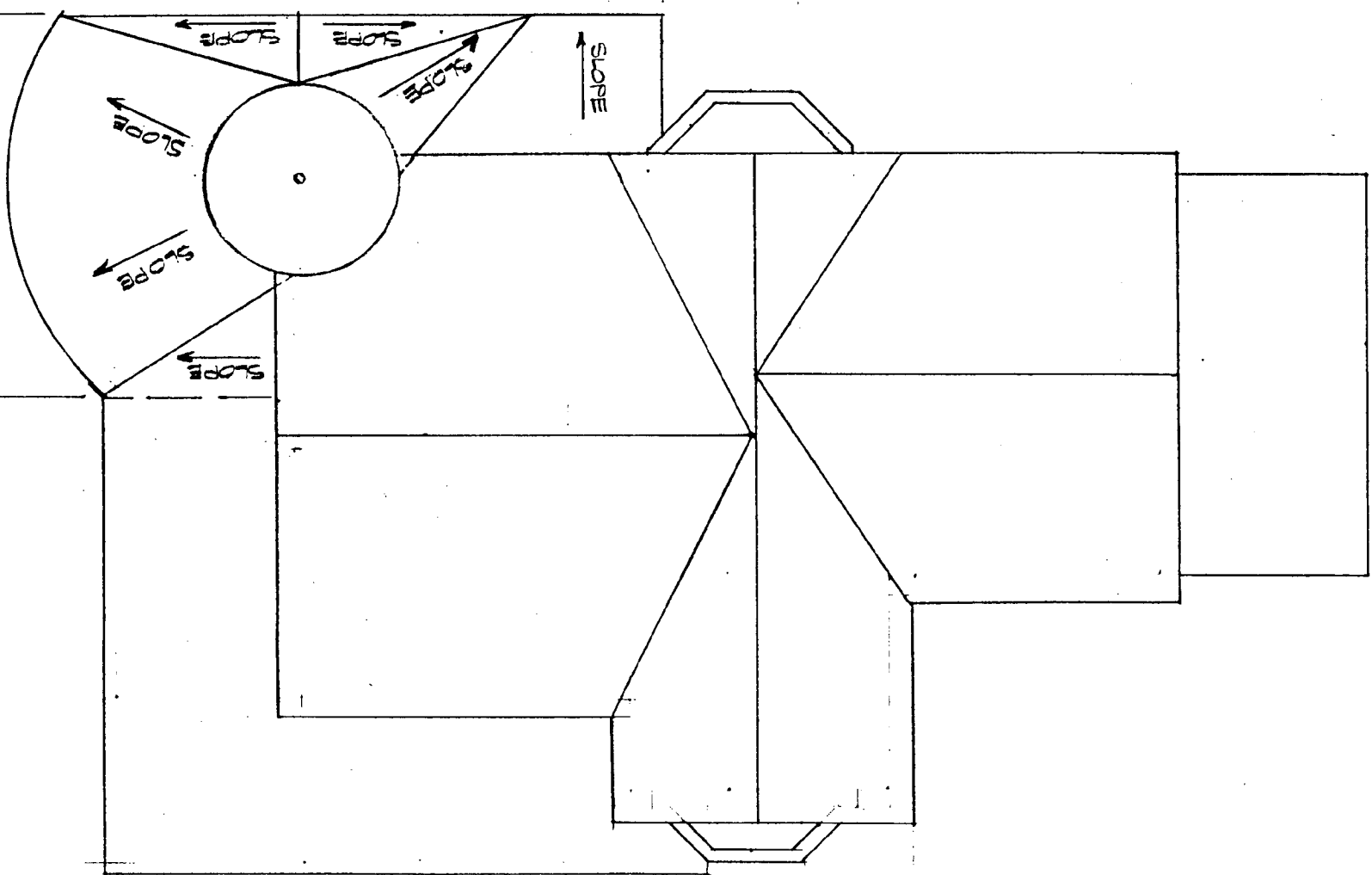
ROOF PLAN

1/8" = 1'-0"



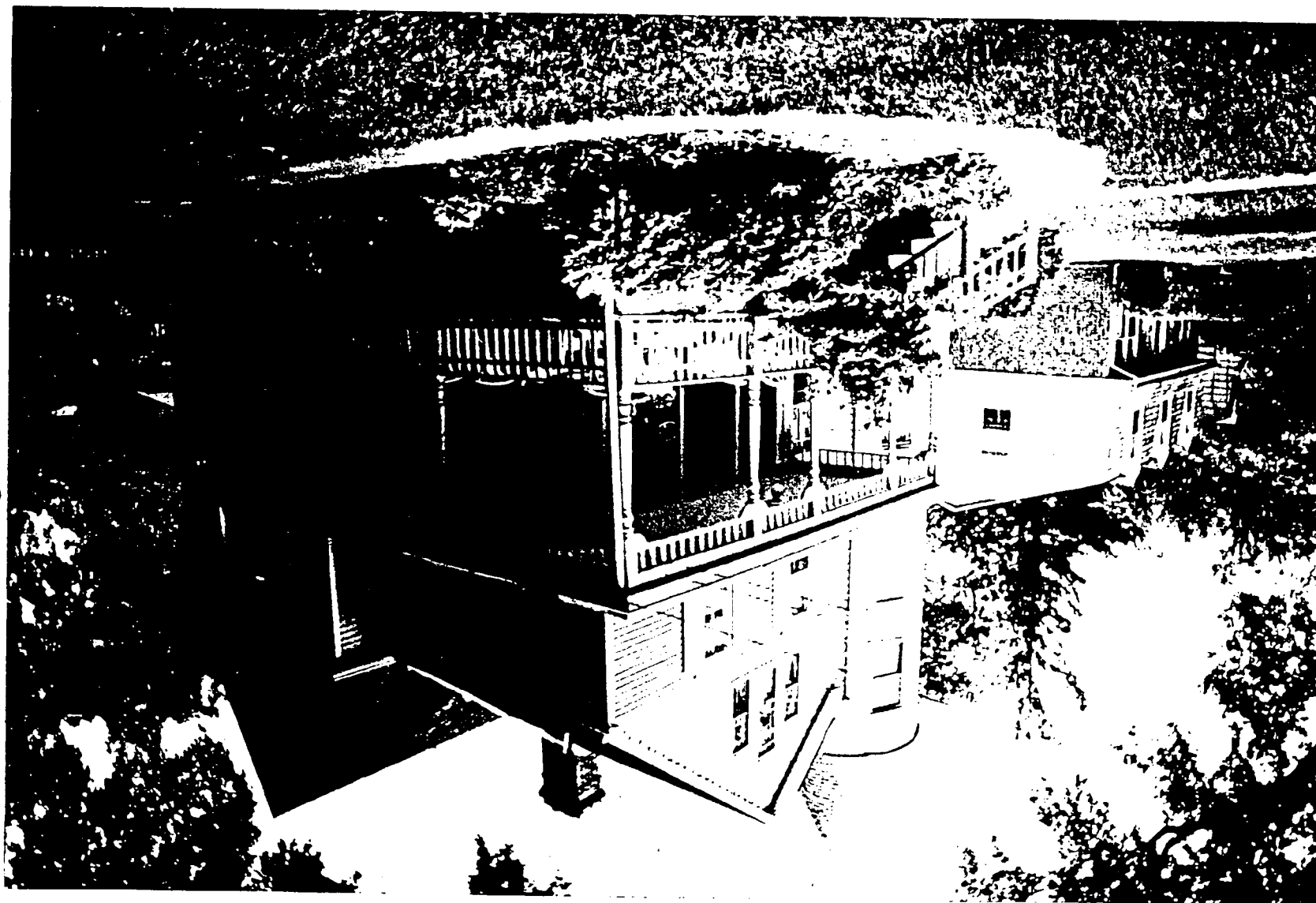
PROPOSED RECONSTRUCTED PORCH

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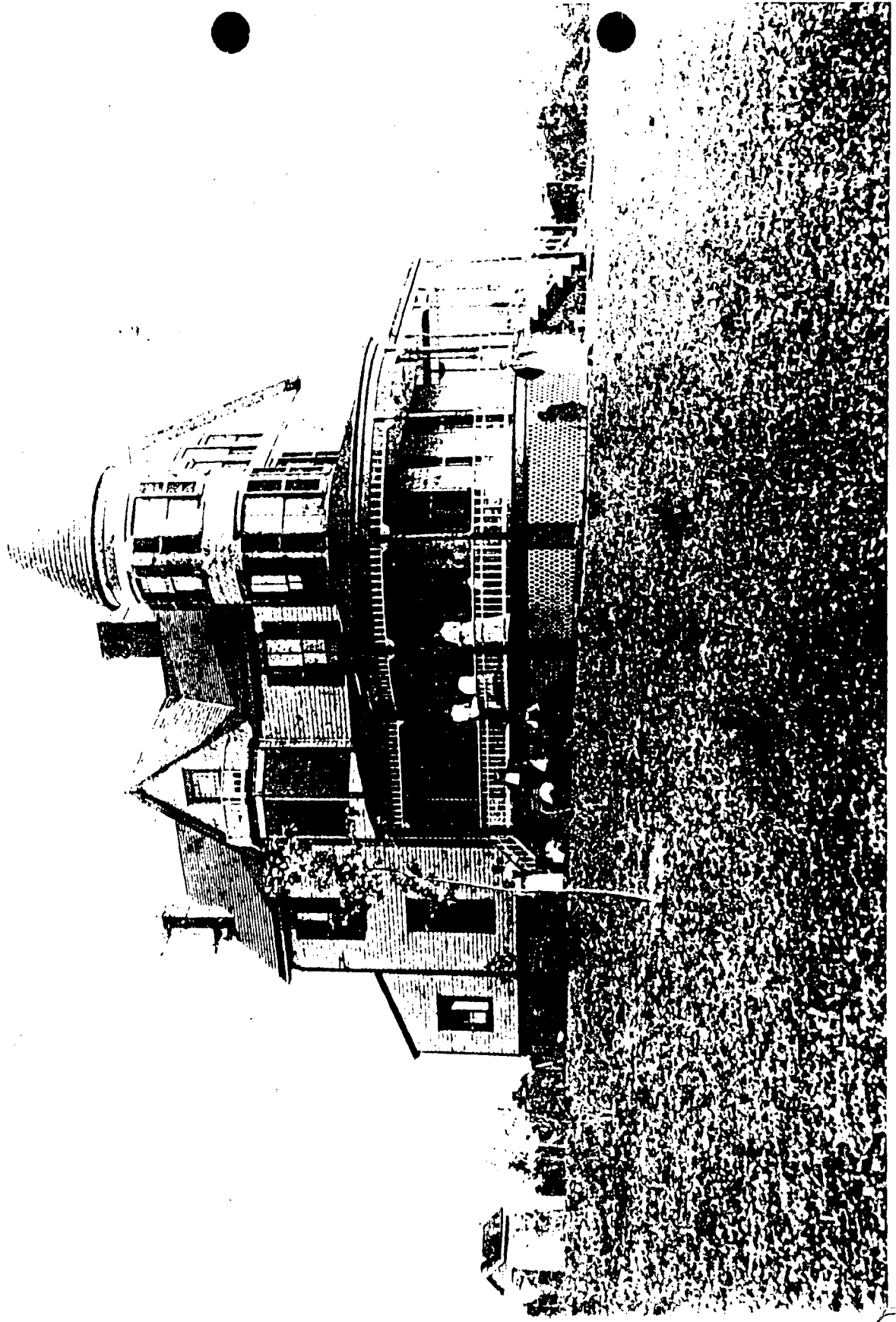




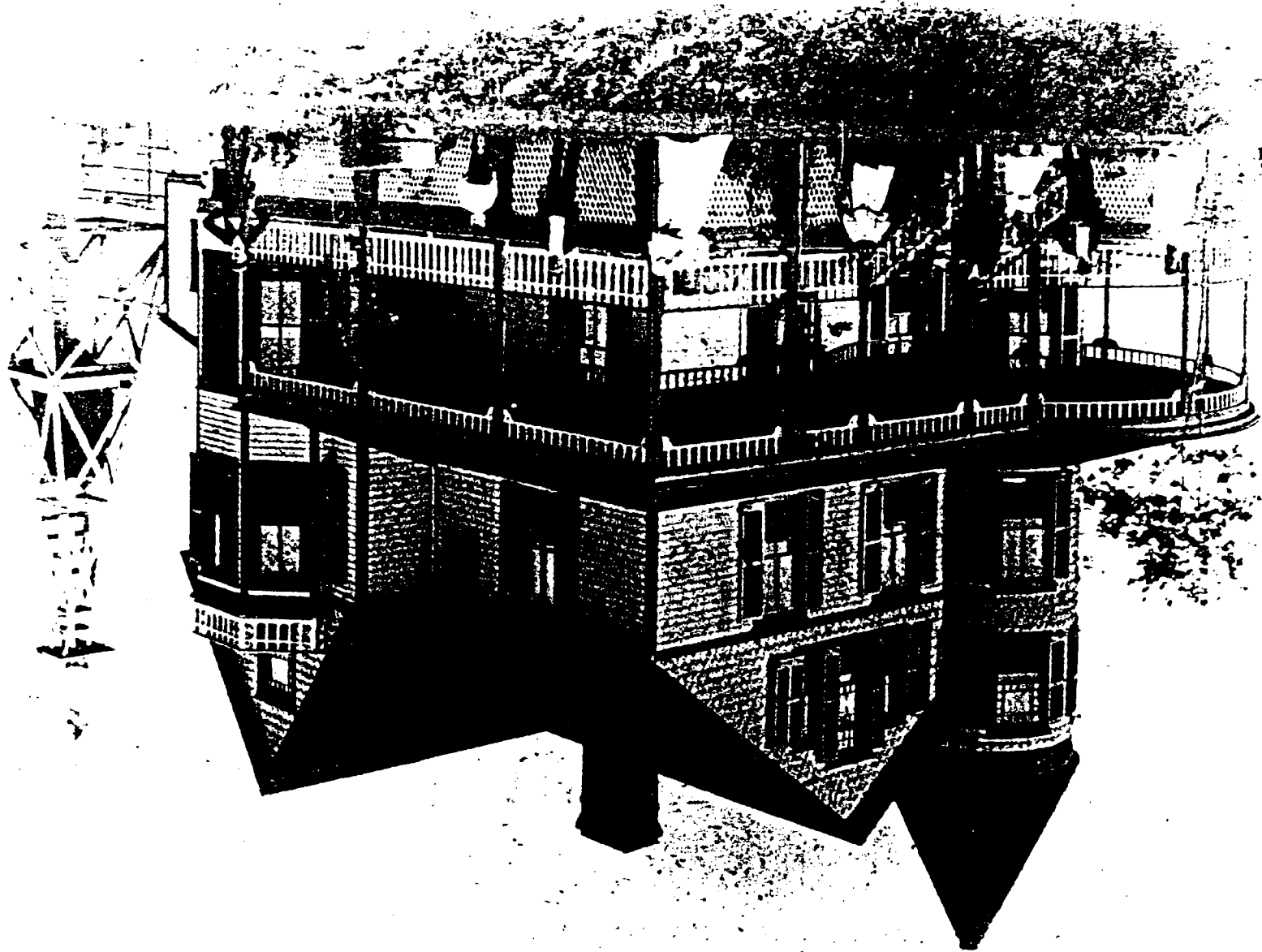
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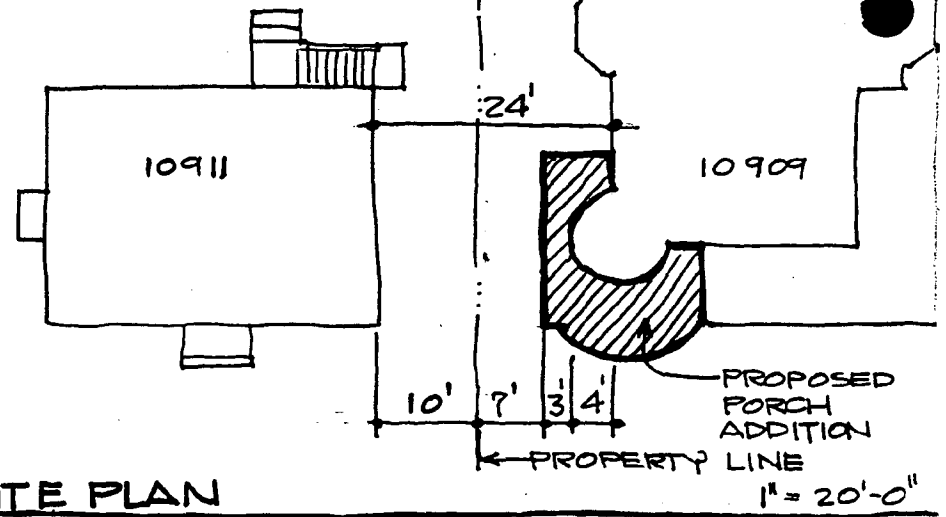


**PROPOSED PORCH ADDITION # 2
THE GORDON RESIDENCE**

REINHARDT ARCHITECTS
(NO VARIANCE REQUIRED)

JULY 10, 1993

18



SITE PLAN

PROPOSED
PORCH
ADDITION

← PROPERTY LINE

1" = 20'-0"

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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 V. Murphy
 Address 10903 Kenilworth Ave., Box 87
 City/Zip Garrett Park, MD 20896

2. Name Mr. & Mrs. Norman Frederiksen
 Address 10911 Kenilworth Ave., Box 367
 City/Zip Garrett Park, MD 20896

5

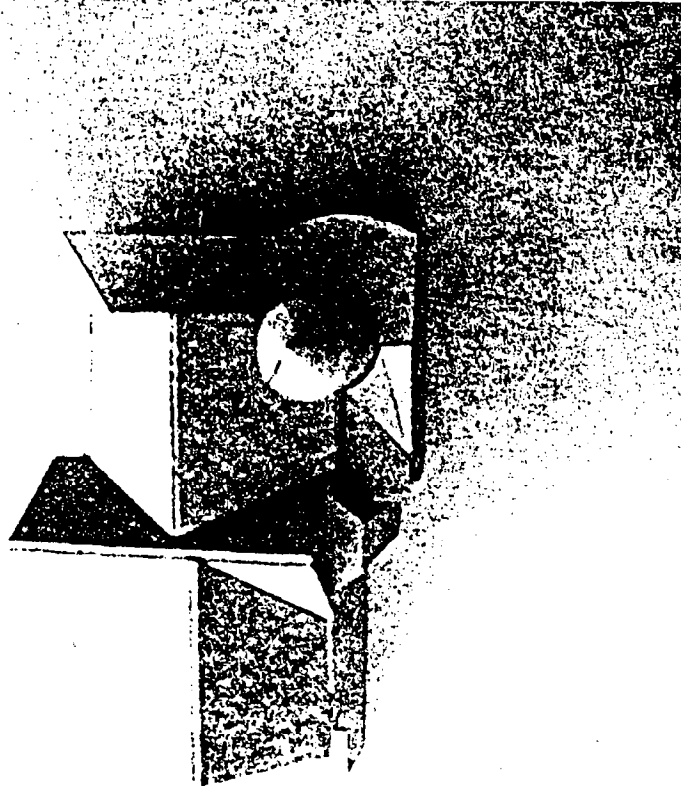
3. Name Mr. & Mrs. Evind Bach-Hansen
Address 10902 Kenilworth Ave., Box 71
City/Zip Garrett Park, MD 20896
4. Name Mr. & Mrs. Calvert Miller
Address 10904 Kenilworth Ave., Box 543
City/Zip Garrett Park, MD 20896
5. Name Manny Sullivan
Address 10906 Kenilworth Ave., Box 50
City/Zip Garrett Park, MD 20896
6. Name Mr. & Mrs. Aram Balekjian
Address 10908 Kenilworth Ave., Box 308
City/Zip Garrett Park, MD 20896
7. Name Mr. & Mrs. Jeremy Lichtenstein
Address 10914 Montrose Ave., Box 371
City/Zip Garrett Park, MD 20896
8. Name _____
Address _____
City/Zip _____

1757E



Model: looking 'southeast'

3



Model: roof view



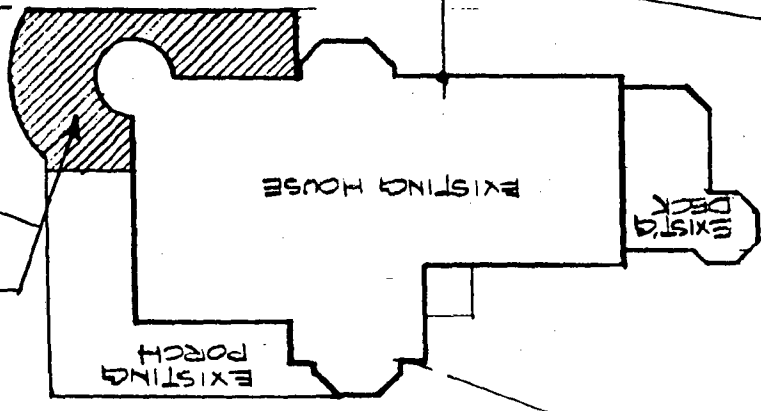
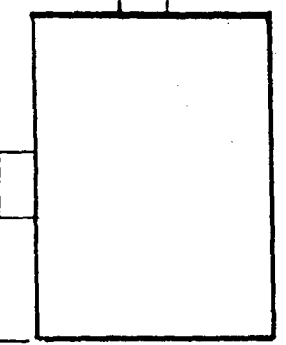
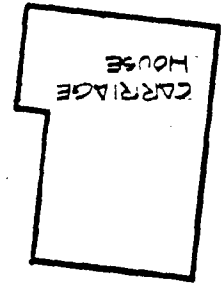
5

SITE PLAN 1" = 20'

LOT 48

PART OF LOT 26

PART OF LOT 27



RECONSTRUCTED
PORCH
PROPOSED

EXISTING
PORCH

EXISTING
DECK

EXISTING HOUSE

24'-0"

14'-0"
9'-0"
9'-0"

KENILWORTH AVE



PROPOSED PORCH
RECONSTRUCTION

ROOF SHINGLES, SPANDRAL, COLUMNS
RAILING, BRACKETS, BEADED CEILING
BOARD, PORCH FLOORING, LATTICE, ETC
TO MATCH EXISTING

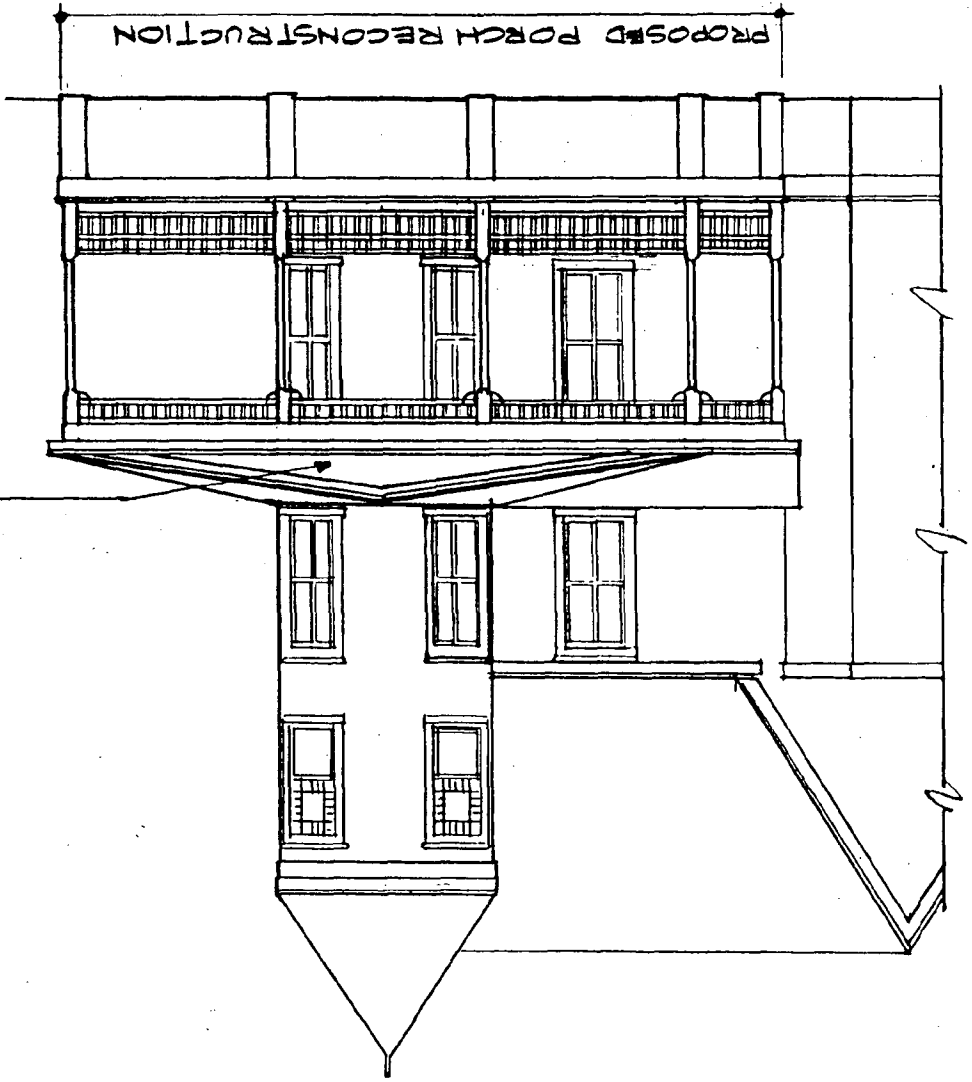
FRONT (WEST ELEVATION)

1/8"=1'-0"

①

1/8" = 1'-0" SIDE (NORTH ELEVATION)

PROPOSED PORCH RECONSTRUCTION

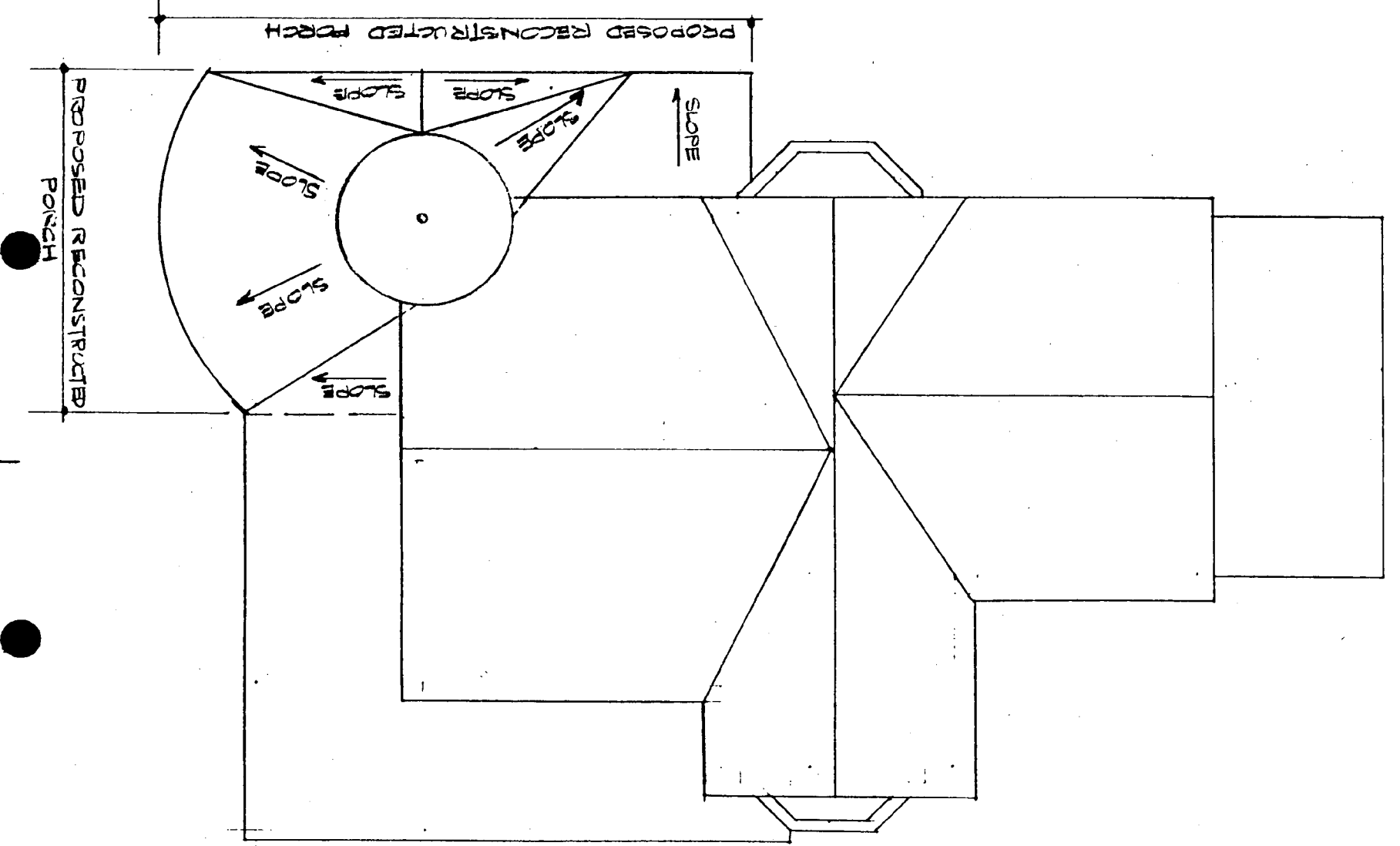


ROOF SHINGLES SPANDREL
BRACKETS, COLUMNS, RAILING
BEADED CEILING BOARD, PORCH
FLOORING, LATTICE, ETC. TO
MATCH EXISTING

FISHSCALE SHINGLES
TO MATCH EXISTING

ROOF PLAN

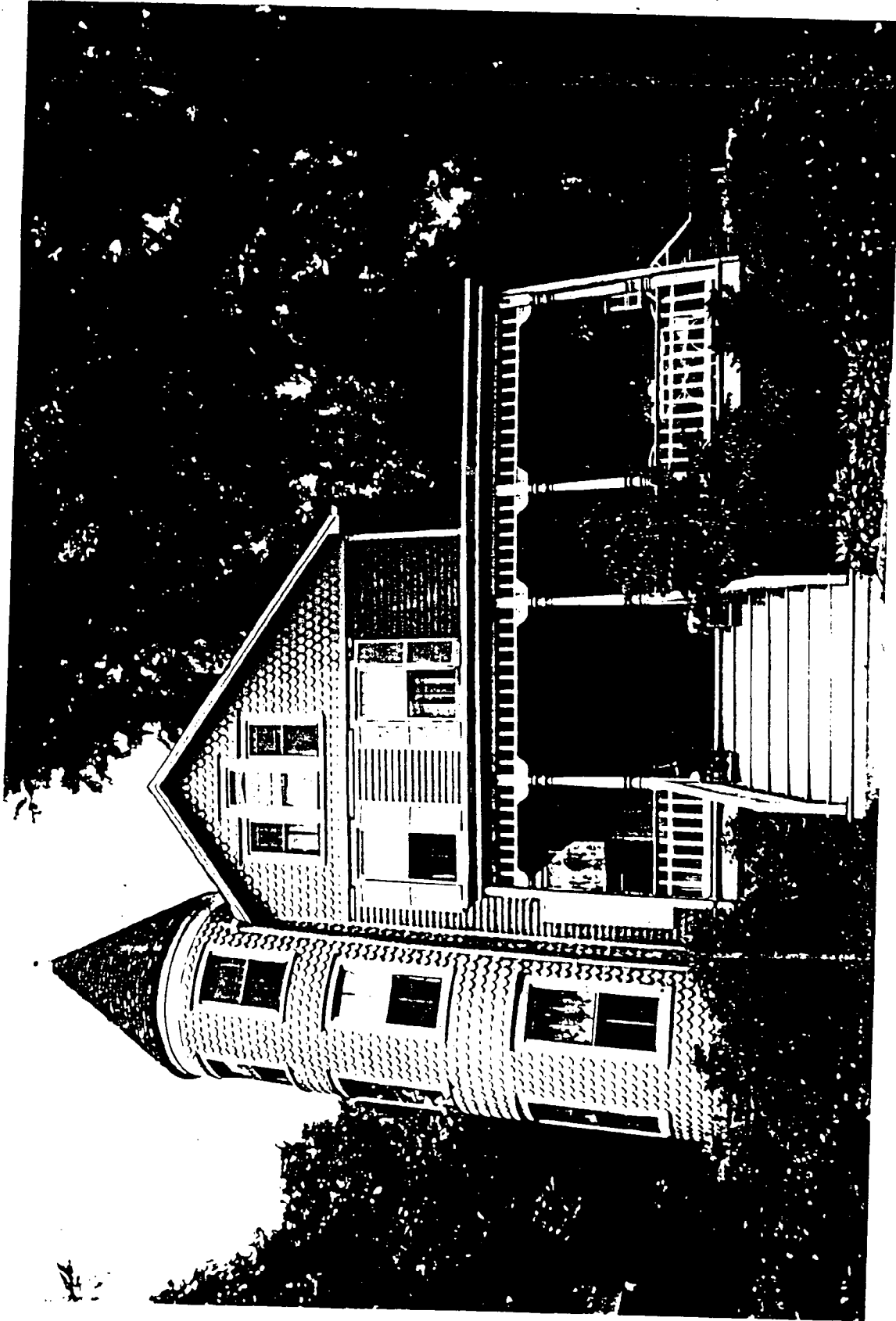
1/8" = 1'-0"

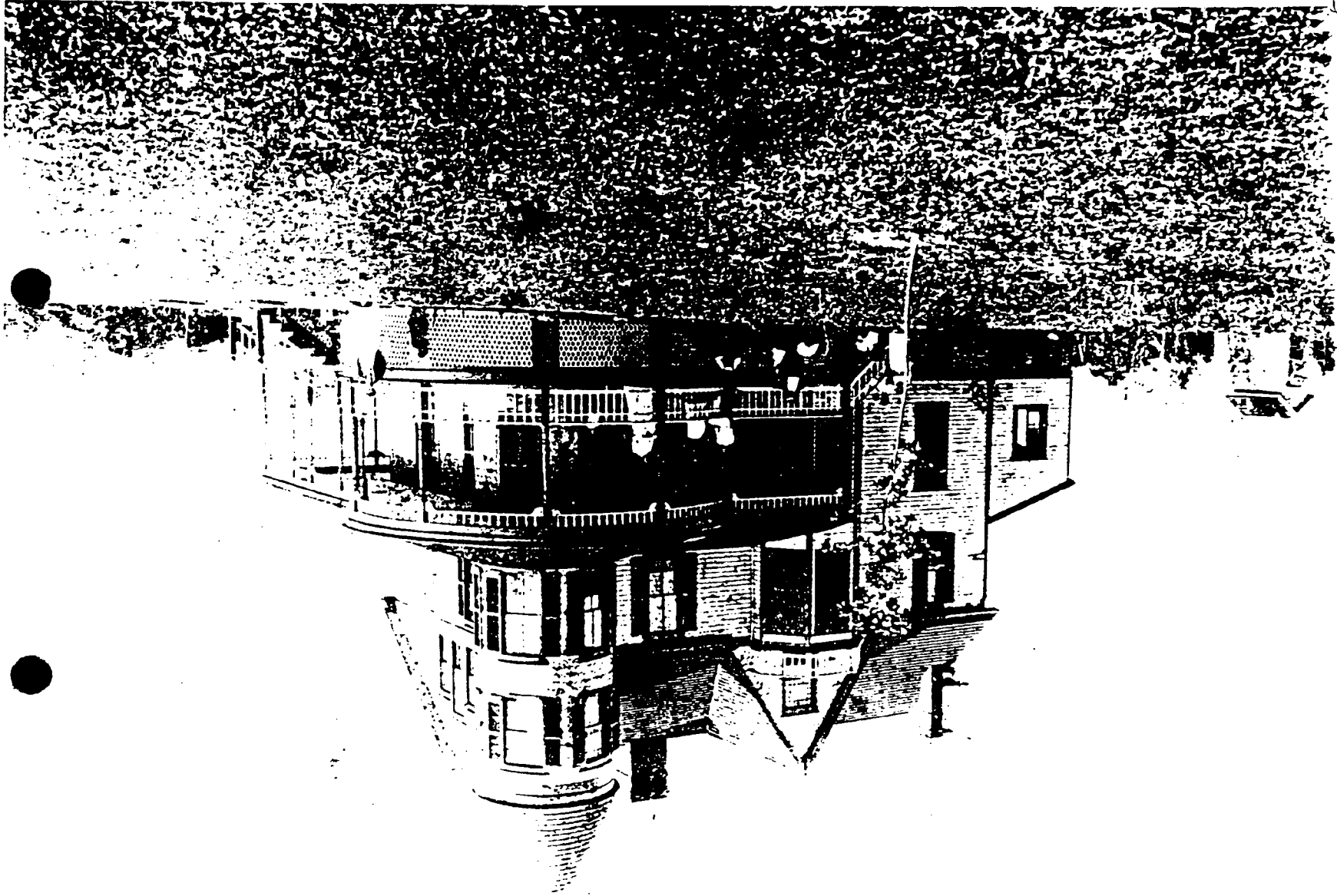




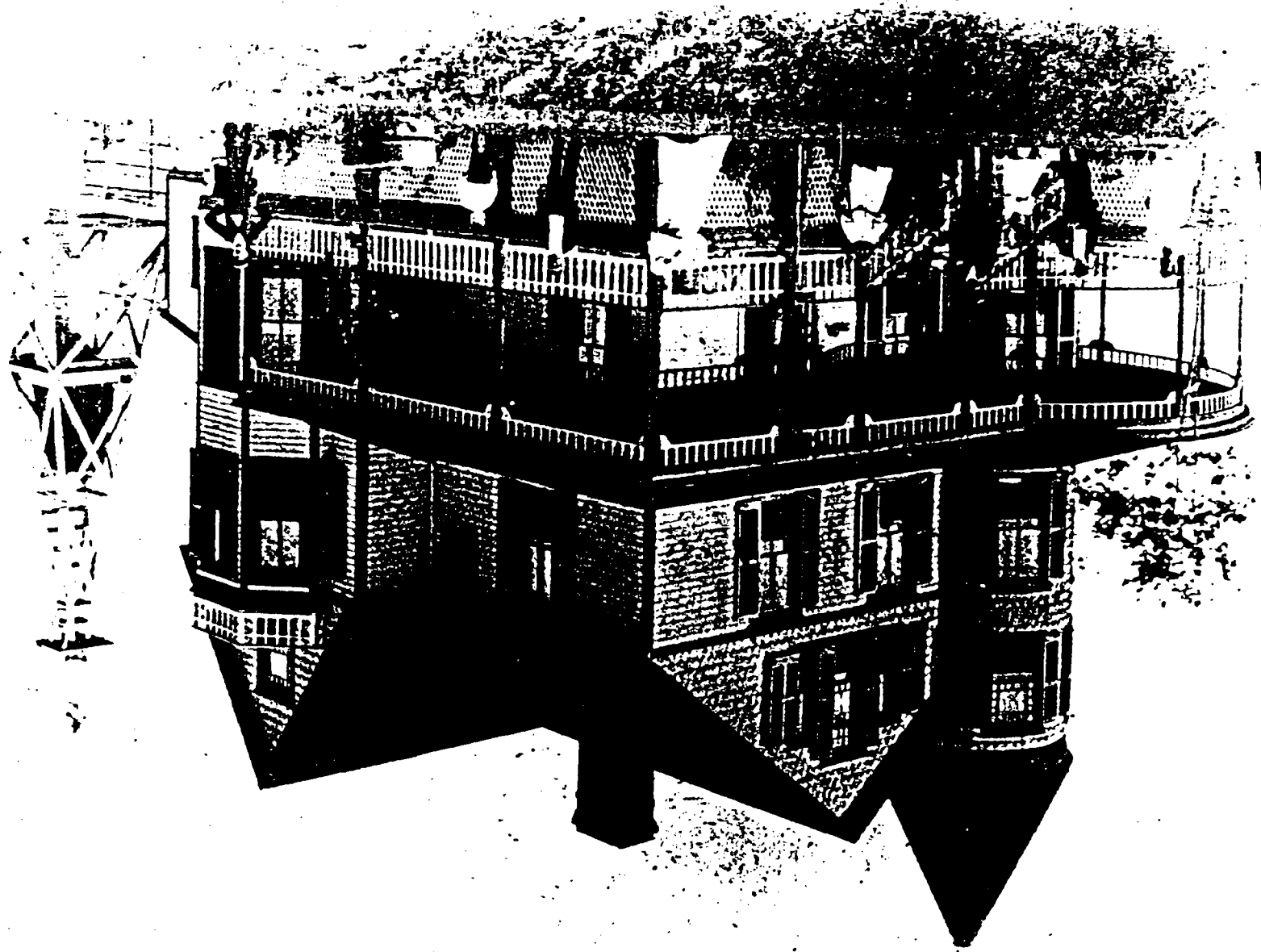
(4)







11



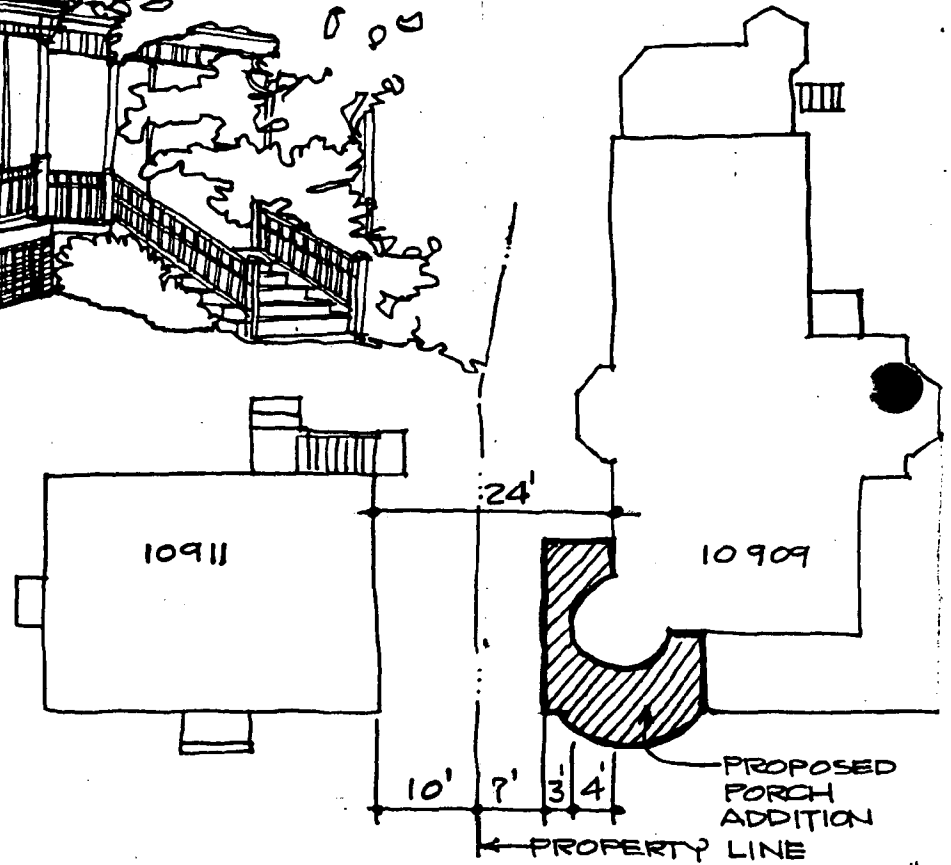


**PROPOSED PORCH ADDITION # 2
THE GORDON RESIDENCE**

REINHARDT ARCHITECTS
(NO VARIANCE REQUIRED)

JULY 10, 1993

(8)



PROPOSED
PORCH
ADDITION

← PROPERTY LINE

SITE PLAN

1" = 20'-0"

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**