

30/13-98A 10701 Keswick Street
(Garrett Park Historic District)

~~30-13-98A-(REV)-10701 Keswick St.~~
~~(Garrett Park Historic District)~~

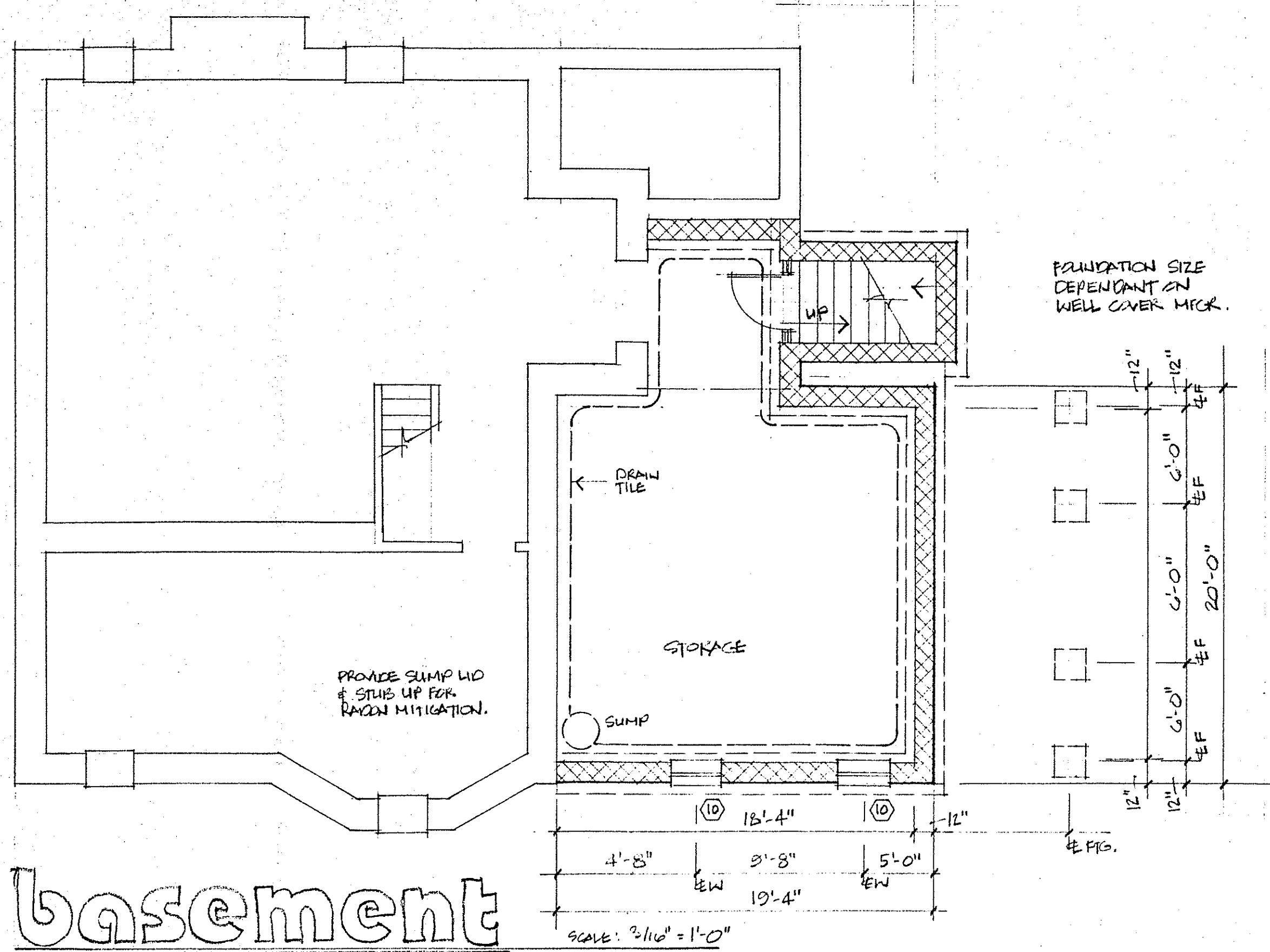
to previous owner's
daughter
FAX (410)-

394.6606

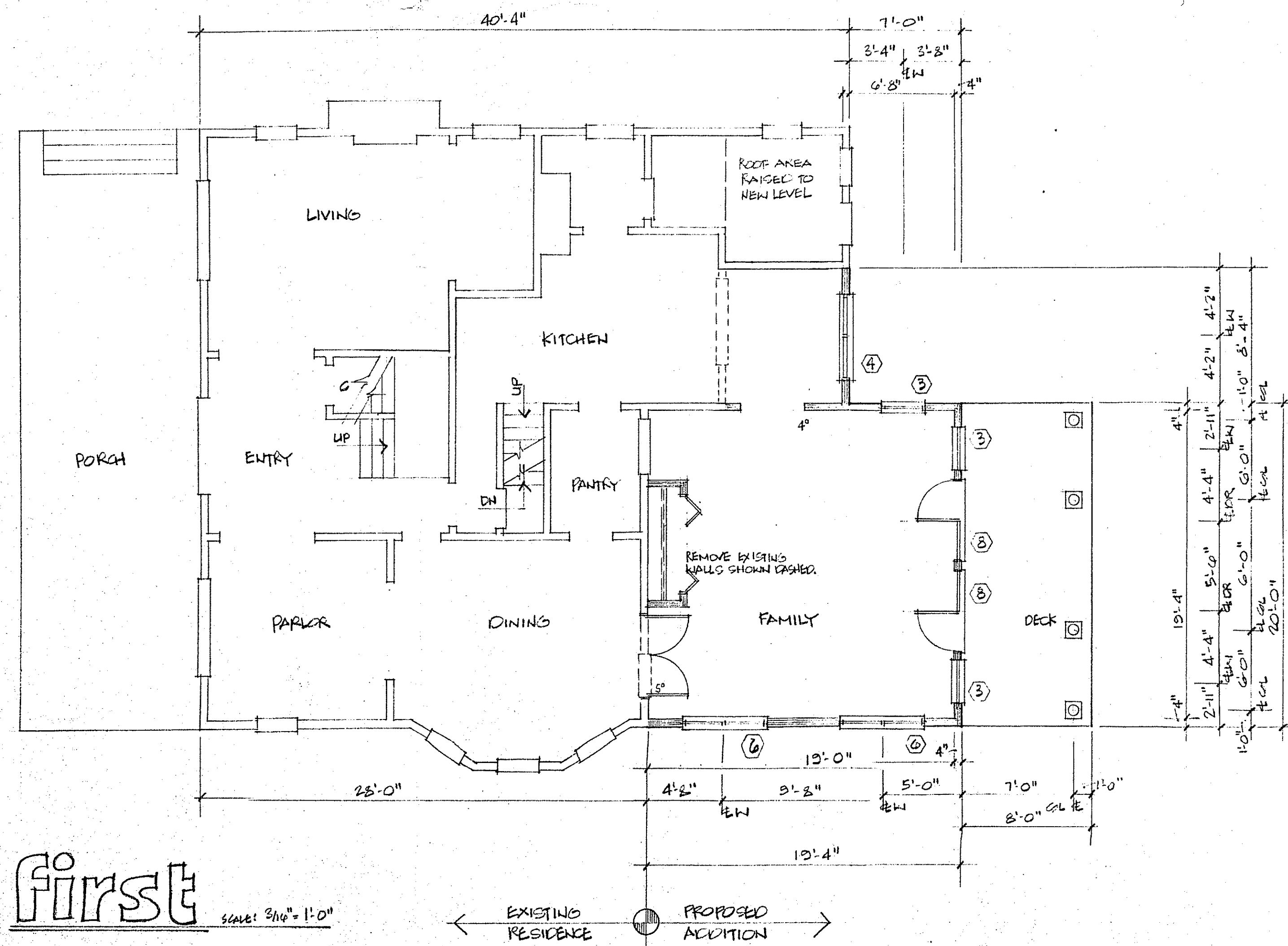
FAX copies
stuff w/
drawings.

4-13-98

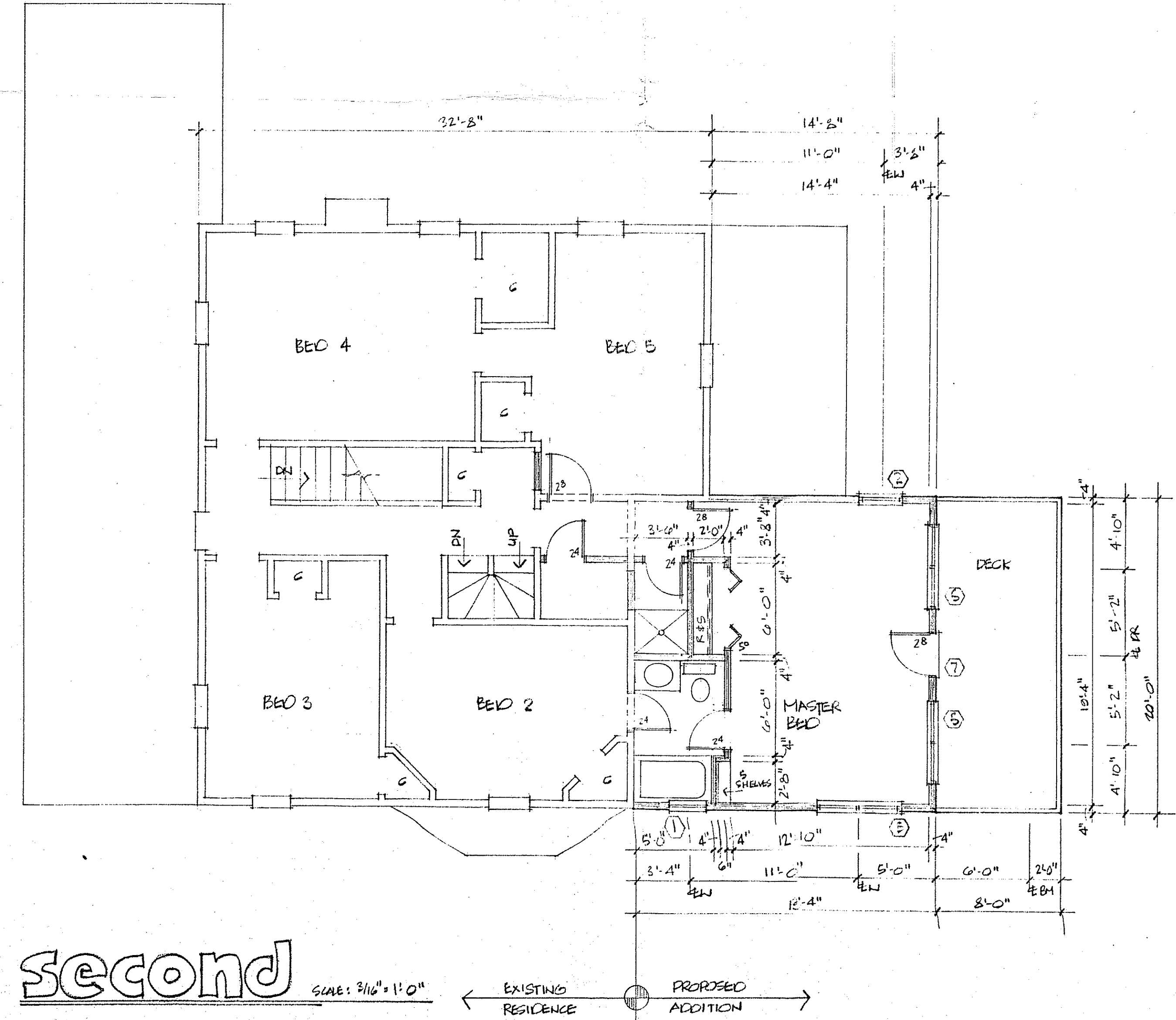
wood window
vinyl clad - jamb is vinyl clad
4 weeks - less time
~~Anderson~~ ~~Complete 7 days~~ Sash is wood
Jamb is double-hung
polyester paint
- baked on
Windows are not
replazable - have to replace
sash.



basement



first



second

proposed residential addition for mr & mrs charles andrew elin quigley

PROPOSED RESIDENTIAL ADDITION
 Charles Andrew Elin Quigley
 3/14/98

10701 KESWICK ST., GARRETT PARK, MONT. CO., MD.

PROPOSED ADDITION to the "ANDREWS/QUIGLEY RESIDENCE" 10701 KESWICK ST., GARRETT PARK, MD.

DATE: 16 FEB 98
 SCALE: AS NOTED
 DRAWN BY: RANDY CHICK

PROPOSED ADDITION
 TO THE
 "ANDREWS/GUILLEY RESIDENCE"
 10701 KESWICK ST., GARRETT PARK, MD
 [Signature]



left side



right side
 elevations

SCALE: 3/16" = 1'-0"

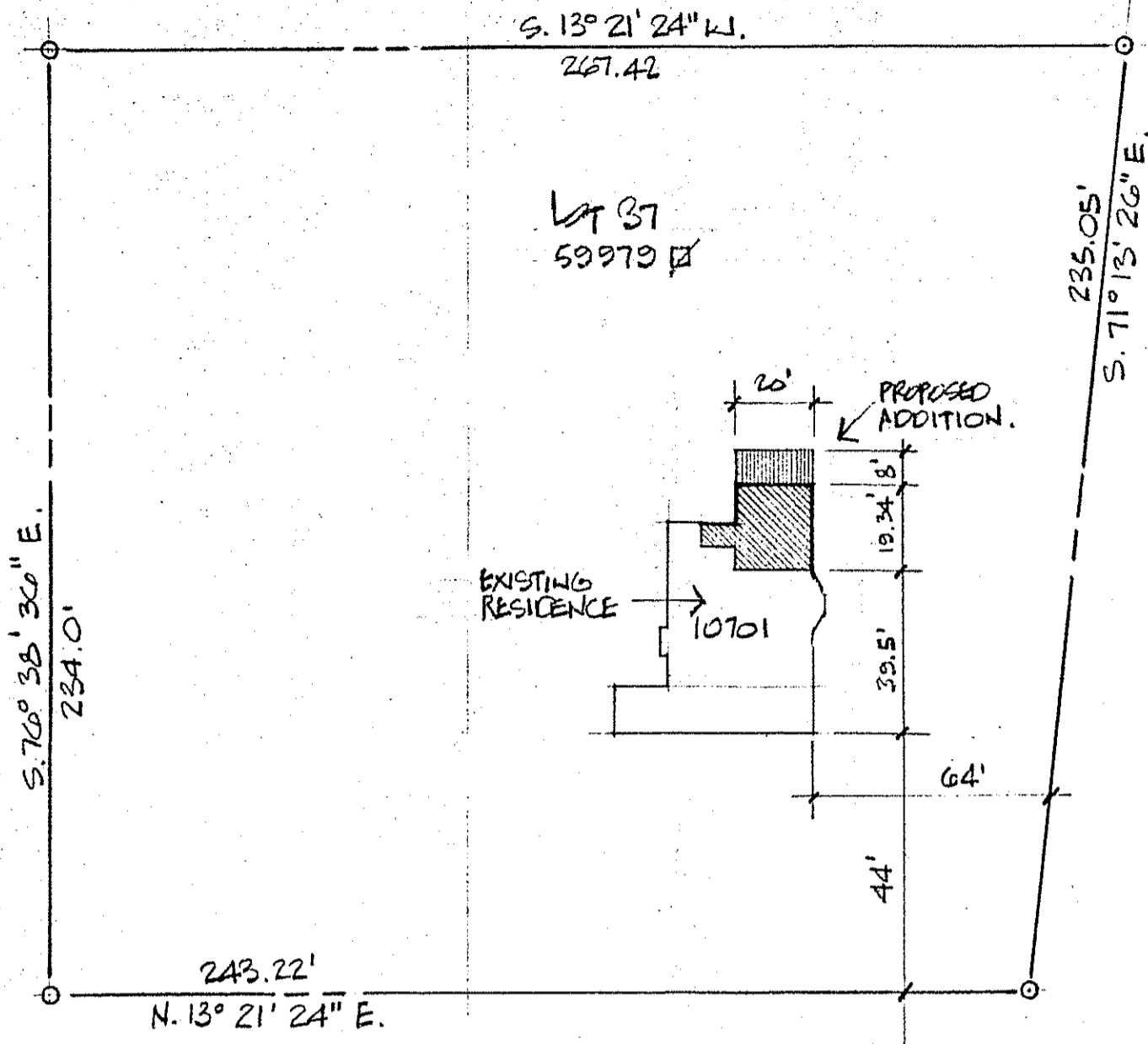


rear

ENERGY CODE CALCS. - OPENINGS

		SQFT	QTY	TOTAL
①	11 - 28x60	4.00	x 1	= 4.00
②	11 - 24 x 24	13.23	x 1	= 13.23
③	11 - 24 x 28	15.41	x 3	= 46.23
④	21 - 24 x 20	22.82	x 1	= 22.82
⑤	21 - 24 x 24	26.56	x 3	= 79.68
⑥	21 - 24 x 28	30.23	x 2	= 60.46
⑦	28x8 FRENCH	17.74	x 1	= 17.74
⑧	50x8 CLAR VU	32.71	x 2	= 65.42
	326.04 RESID MAX			309.73 PROVIDED
	22% OF 1482 FT ²			
⑨	11 - 24 x 22	ATTIC W	x 1	
⑩	A 2820	BSMT W	x 2	

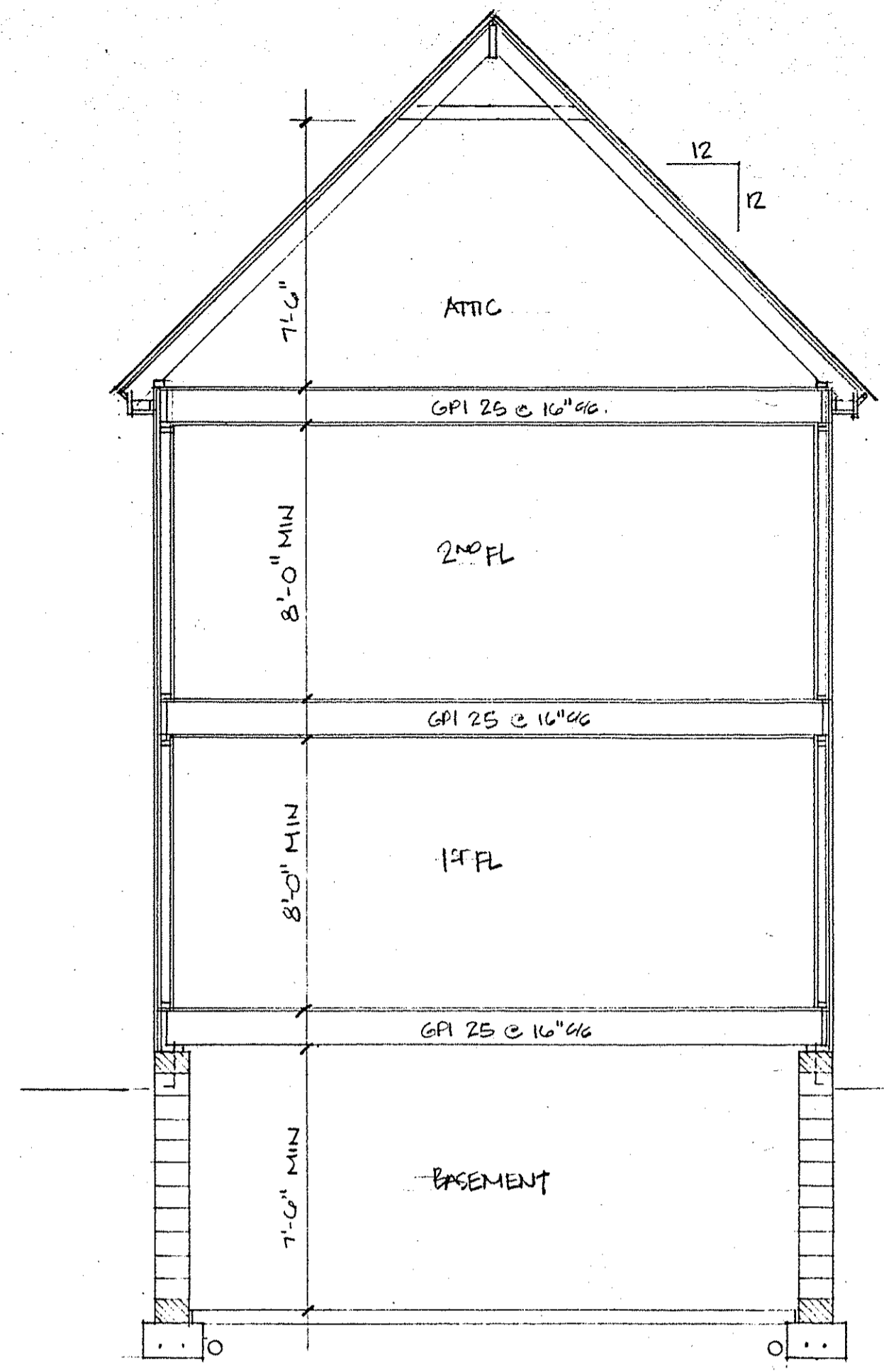
PROPOSED ADDITION
 TO THE
 "ANDREWS/GUILLEY RESIDENCE"
 10701 KESWICK ST., GARRETT PARK, MD



site SCALE: 1" = 40'

KESKICK STREET

CARRETT PARK
 PLAT NO: 11859
 PLAT BK: 12A



section SCALE: 3/16" = 1'-0"

2x6 CROSS TIE @ 4' OC MAX.
 2x12 RAFTERS @ 2' OC.
 1/2" PLYWD.
 30" FELT.
 25 YK. FIBERGLASS SHINGLES.

PREFINISHED ROOF DRAIN BOES,
 GUTTERS & DOWNSPOUTS TO
 MATCH EXISTING.

SOFFIT & FASCIA PROFILE DETAILS
 TO MATCH EXISTING.

R-30 CLO INS.

REFER NOTES.

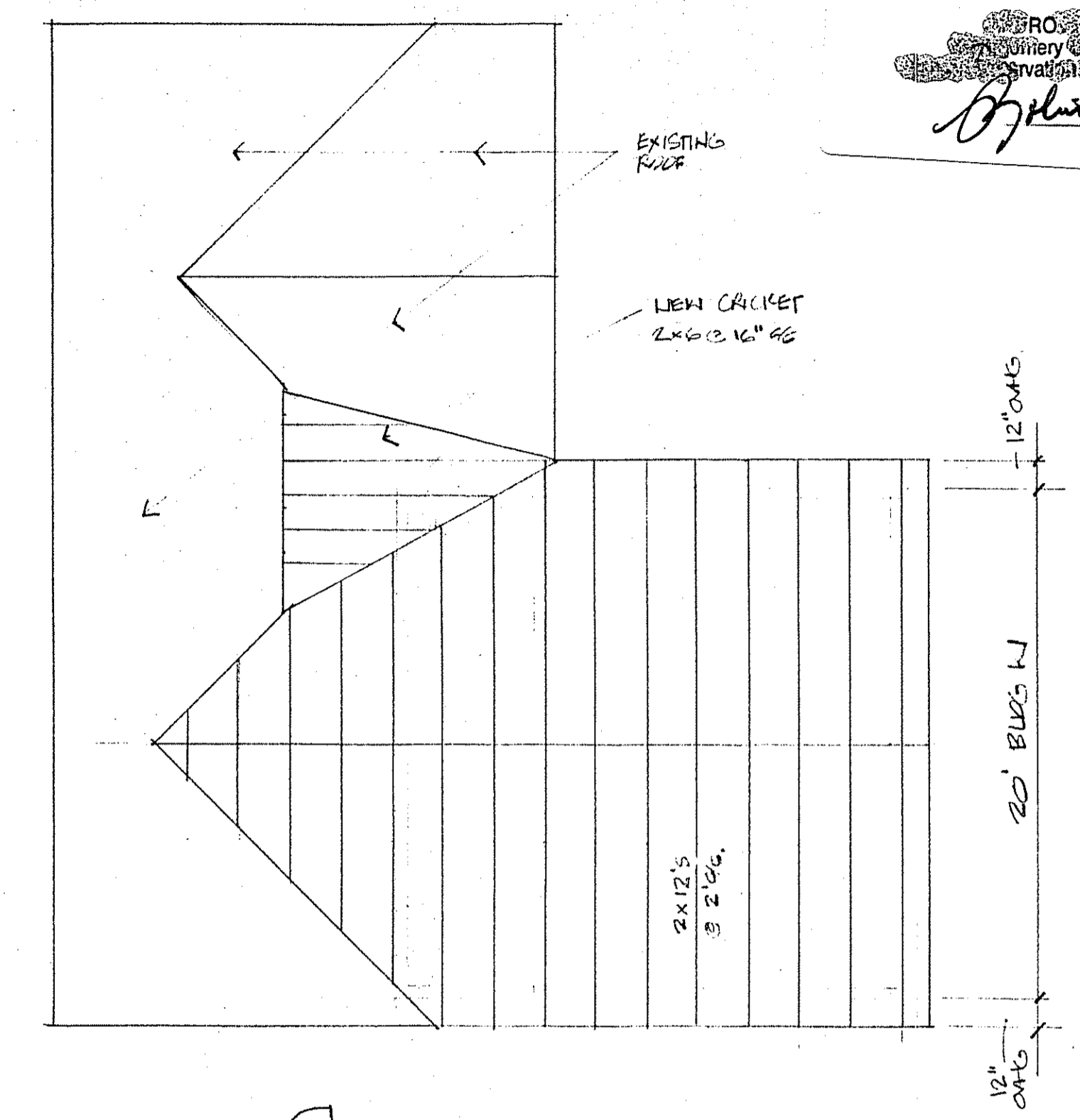
3/4" T & G PLYWD, GUEP & COVENED, PECKING.

CEDAR SHINGLES TO MATCH EXISTING.
 TYVEK HOUSE WRAP
 1/2" PLYWD
 2x4 STUDS @ 16" OC
 R-13 BATT INS.
 6 MIL POLY V.E.
 1/2" CEYTWALL.
 R-13 FLOOR INS.
 2x6 TREATED SILL PLATE W/ SILL
 SEAL INSULATION @ 12" @ A B @ 6" OC MAX.

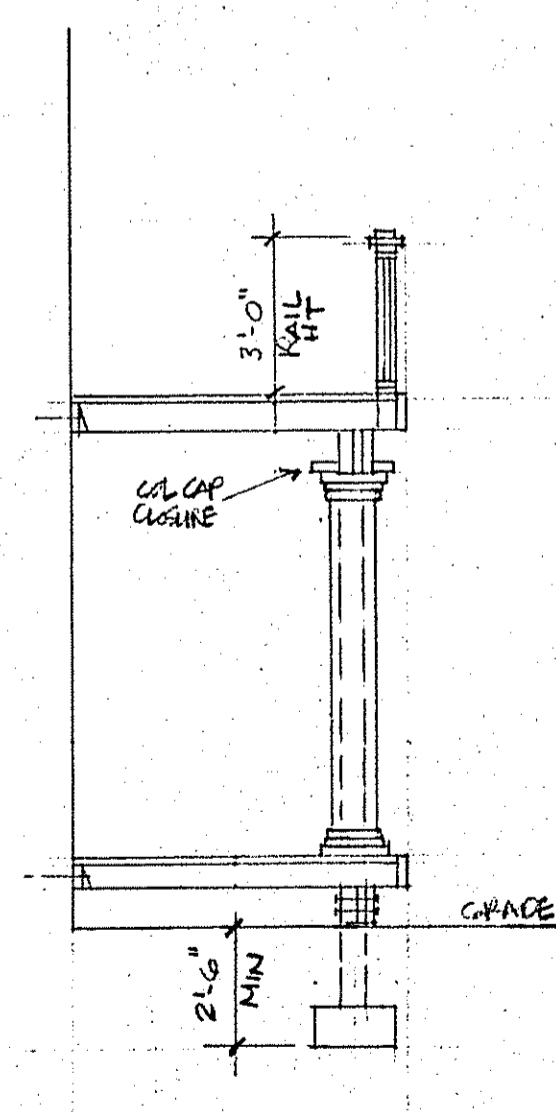
SOLID CAP COURSE.
 APPROX. GRADE

4" CONC W/ 6x6 @ 10/10 MIN.
 6 MIL POLY VAPOR BARRIER,
 1" 4" CRUSHED STONE.
 12" CMU.

SOLID STARTER COURSE BLOCK.
 10" x 24" CONC FR
 W/ 2" # 5 @ CONT.
 4" @ WATER TIGHT DRAIN.



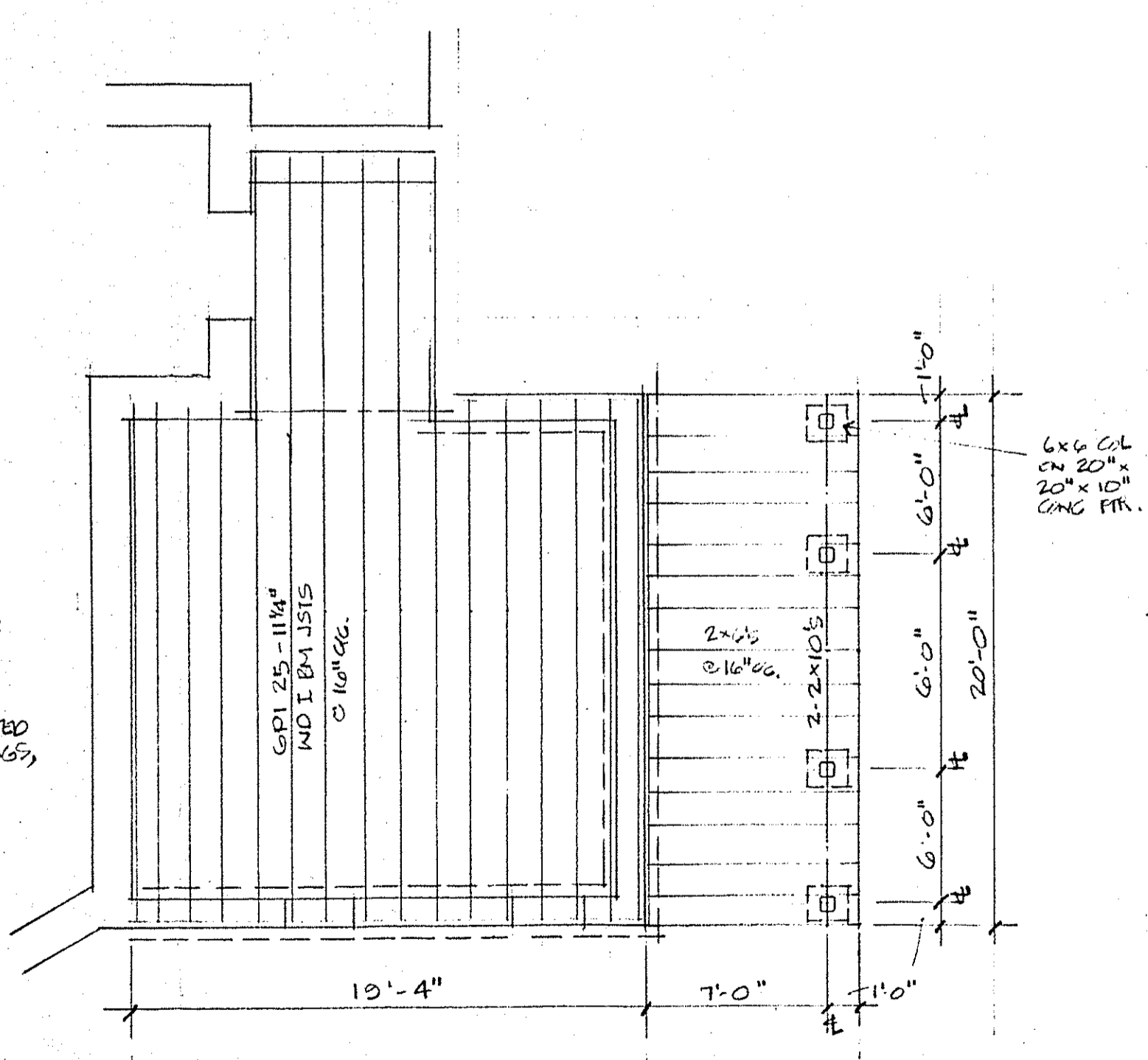
roof SCALE: 3/16" = 1'-0"



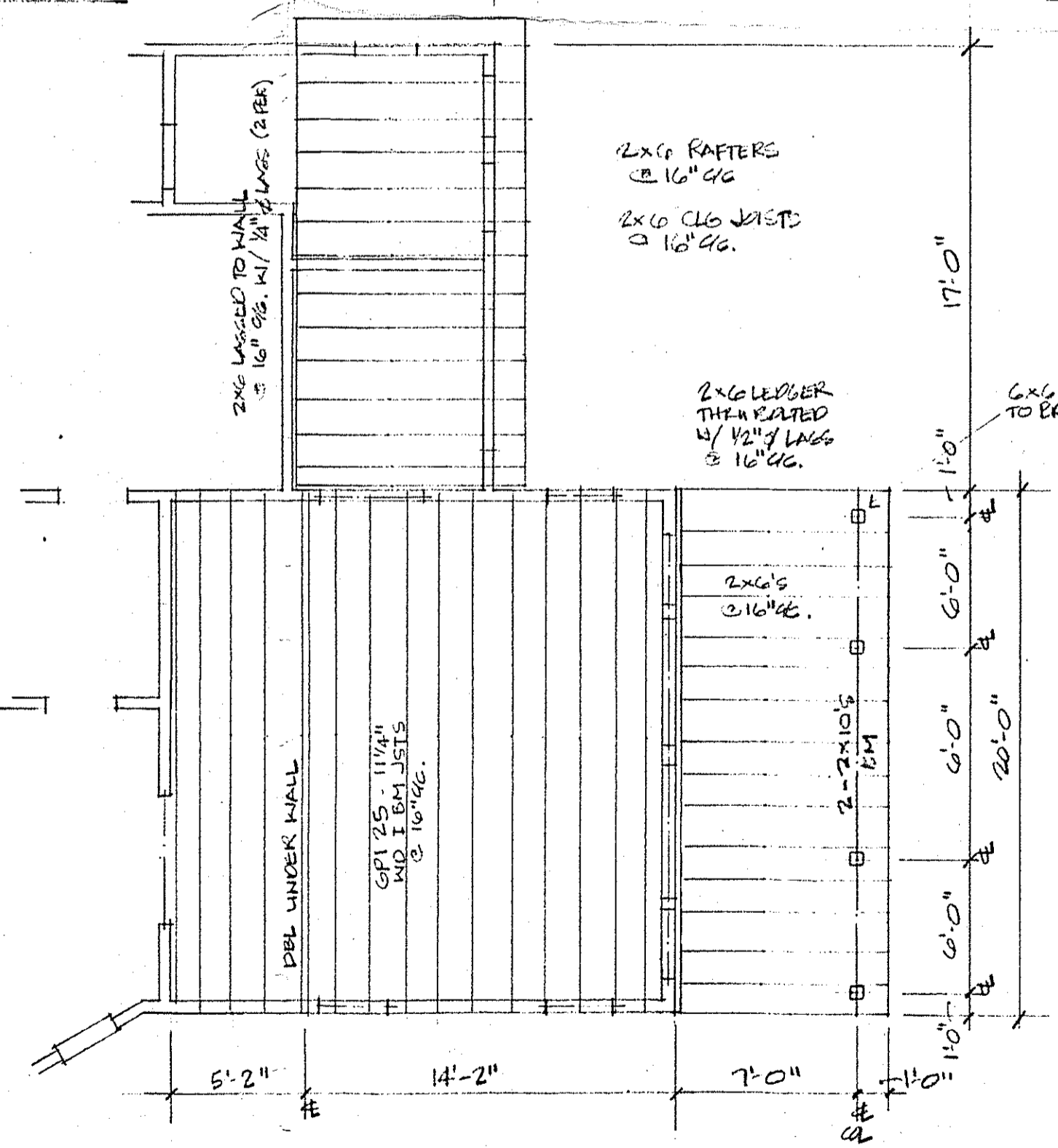
RAILING TO MATCH
 EXISTING.
 4x4 POSTS @ 4' OC MAX.
 PICKETS @ 5 1/2" OC MAX.
 5/4" DECKING
 2x6'S @ 16" OC
 2-2x10 BM.
 6x6 COL W/ FIBERGLASS
 COL COVER (ECCN).
 CALV JOIST HERE.
 2x6 LEDGER THEN BATTED
 W/ RACKUPS W/ 1/2" @ LAGS,
 @ 16" OC.

6x6 col.
 20" x 20" x 10" CONC FR.

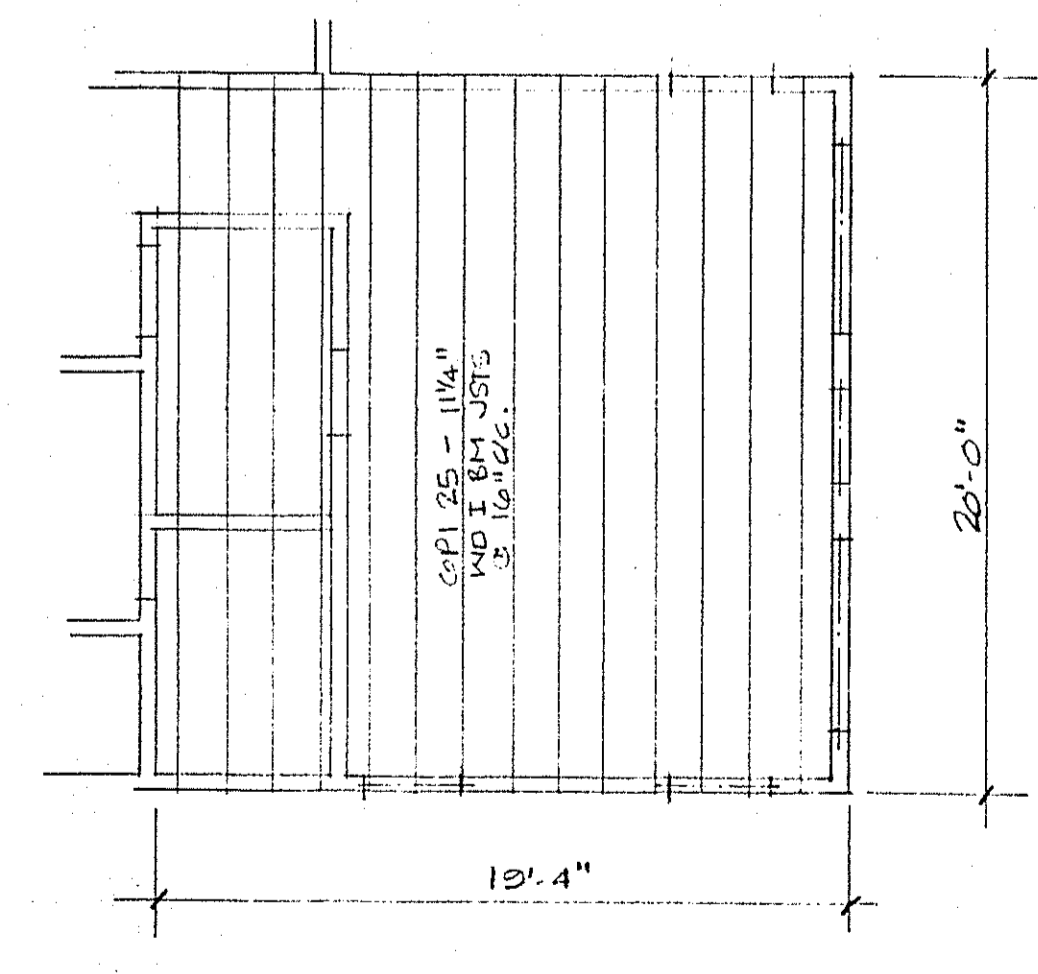
porch section



first SCALE: 3/16" = 1'-0"



second SCALE: 3/16" = 1'-0"



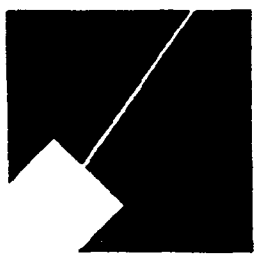
attic SCALE: 3/16" = 1'-0"

framing plans

NOTES: 1. ALL DECKING MATERIALS SHALL BE .4 PRESSURE TREATED
 UNLESS OTHERWISE NOTED.
 2. ALL HEADERS SHALL BE 2-2x12'S UNLESS
 OTHERWISE INDICATED.

PRO
 Primary
 Drafting
 Signature: *Andrew Zych*

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: May 14, 1998

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *GW*
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

(1) The new skylight will have a flat profile; no bubble skylights will be used.

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

Applicant: Charles Andrews & Elan Quizley

Address: 10701 Keewick St., Carroll Park MD.

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

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 5/14/98

Sky lights
Weather shield SK-20

'ANDREWS / GARDLEY RESIDENCE'
10701 KENNESAW ST., SHERBORN PARK, MD



elevations

right side

PROPOSED

DATE:	6/25/98
SCALE:	AS NOTED
DATE OF:	REVISION

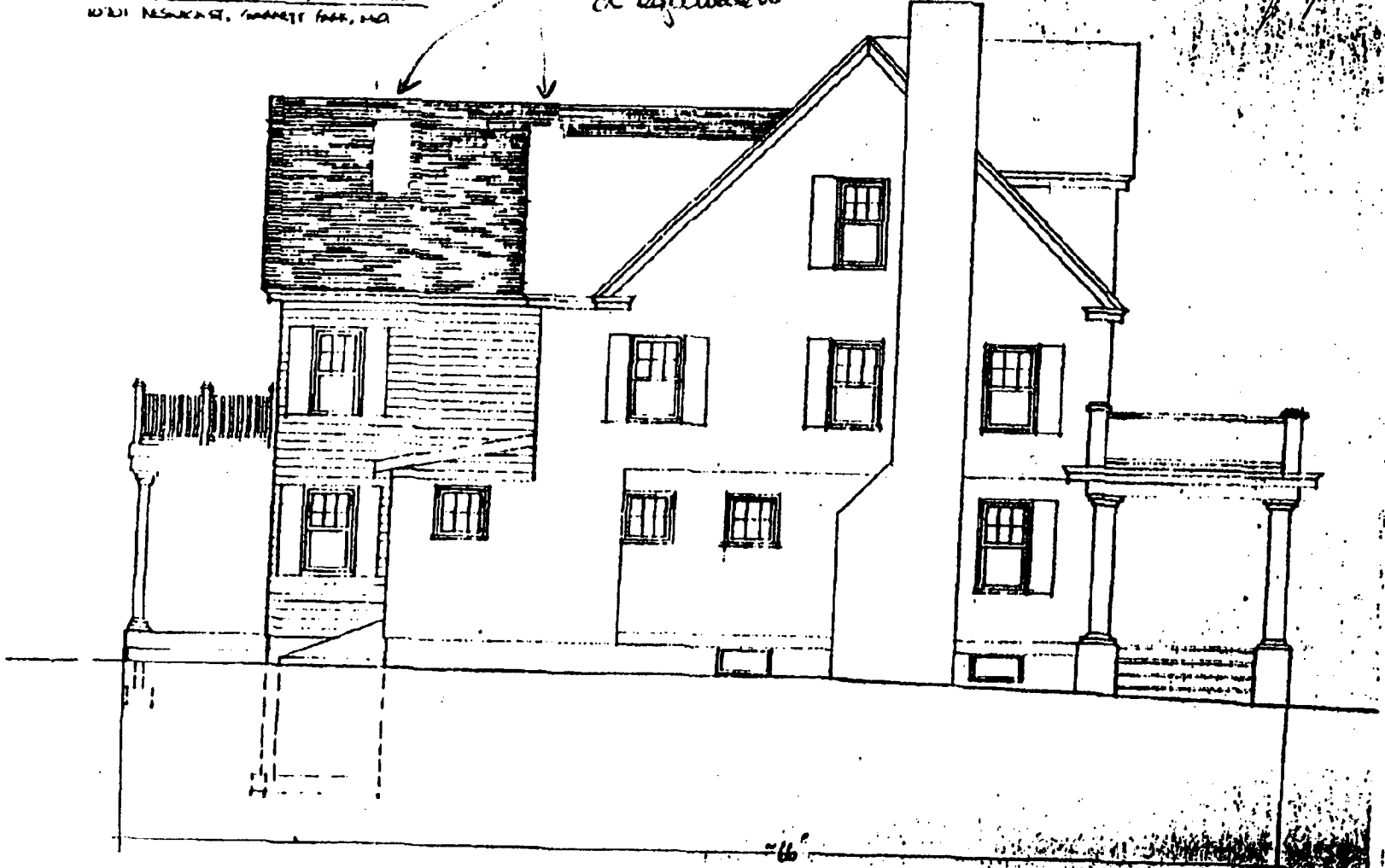
27

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
5/14/98

"ANDREWS / QUIGLEY RESIDENCE"
10201 RESURGE ST. GAITHERSBURG, MD

Sky lights
Weatherfield SK-20
or equivalent



elevations

DATE:	12 FEB 05
SCALE:	AS NOTED
DRAWN BY:	PAUCE OLIVER

① left side PROPOSED

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: May 14, 1998

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator *GW*
Historic Preservation Section

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.

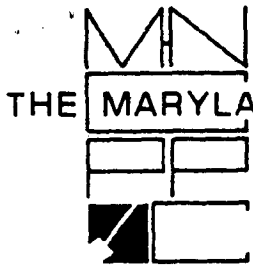
You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

g When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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



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

MEMORANDUM

DATE: 5/14/98

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 5/13/98.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 495-4570.

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10701 Keswick Street Meeting Date: 5/13/98
Resource: Garrett Park Historic District Review: HAWP
Case Number: 30/13-98A **REVISION** Tax Credit: No
Public Notice: 4/29/98 Report Date: 5/6/98
Applicant: Charles Andrews & Elin Quigley Staff: Robin D. Ziek
PROPOSAL: Add skylights to new addition RECOMMENDATIONS: APPROVAL

DATE OF CONSTRUCTION: 1894

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Outstanding Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Late Victorian/Colonial Revival

PROPOSAL: Add a total of 4 skylights to the roof of the newly approved rear addition. Two skylights would be added on each side of the rear gable roof, as shown on Circles

RECOMMENDATION: The new skylights would be installed in the new addition, and would not affect the original structure at all. The skylights would not be readily visible from anywhere in the historic district due to the specific setting for this house and that the new skylights would be placed in the new rear addition.

Approval
 Approval with conditions:

1. The new skylights would have a flat profile; no bubble skylights will be used.
2. _____

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

①

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

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

April 21, 1998

Address: 10701 Keswick Street
Garret Park Historic District

Case No: 30/13-98A

Applicant: Charles Andrews and Elin Quigley

SUBJECT: Request for an Addendum to Approval for Addition Granted 3/11/98

We request approval to add four skylights to the attic level of the addition approved for the above referenced property at the Historic Preservation Commission meeting on 3/11/98. Pages 22 and 24 of the staff report for the addition, dated 3/4/98, are attached with the locations of the skylights shown. Page 22 shows the right side elevation of the addition and the main house, and page 24 shows the left side elevation of the addition and the main house.

The addition currently is being constructed. After considering the recommendation of the commission, we chose to use Weathershield brand windows throughout the addition.

3

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON CHARLES ANDREWS
 DAYTIME TELEPHONE NO. (301) 718-8900

TAX ACCOUNT # 58215

NAME OF PROPERTY OWNER CHARLES ANDREWS & ELIN QUIGLEY
(SHELLY HARRIS - 10701 Keswick Street GARRETT PARK MD 20896)
 DAYTIME TELEPHONE NO. (301) 933-3987

ADDRESS 10701 Keswick Street GARRETT PARK MD 20896
CITY STATE ZIP CODE

CONTRACTOR JIM JARVIS TELEPHONE NO. (301) 963-1477
 CONTRACTOR REGISTRATION NUMBER 11323

AGENT FOR OWNER NONE DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 10701 STREET Keswick Street
 TOWN/CITY GARRETT PARK NEAREST CROSS STREET Oxford Street
 LOT 37 BLOCK 58 SUBDIVISION _____
 LIBER 10761 FOLIO 191 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. CONSTRUCTION COST ESTIMATE \$ 85,000

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.

Charles Andrews Signature of owner or authorized agent 2/16/1998 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

(4)

7. ADJACENT PROPERTY OWNERS

The adjacent and confronting property owners are the following:

Juliana Franz
10700 Keswick Street
P.O. Box 549
Garrett Park, MD 20896

Ralph and Esther Bortman
10704 Weymouth Street
P.O. Box 278
Garrett Park, MD 20896

Arthur and Annawieve Abrams
10702 Keswick Street
P.O. Box 124
Garrett Park, MD 20896

Donal and Laura McLaughlin
10706 Weymouth Street
P.O. Box 234
Garrett Park, MD 20896

Donn and Millie Mader
10704 Keswick Street
P.O. Box 345
Garrett Park, MD 20896

Parkside Condominium
10520 Montrose Avenue
Bethesda, MD 20814

Jose and Lena Vargas
10706 Keswick Street
P.O. Box 130
Garrett Park, MD 20896

Ruth Pinkson
10709 Keswick Street
P.O. Box 217
Garrett Park, MD 20896

John and Hunter Bennett
10700 Wymouth Street
P.O. Box 225
Garrett Park, MD 20896

Jeffery and Sarah Quilter
10702 Weymouth Street
P.O. Box 552
Garrett Park, MD 20896

Location Survey
Lot - 37 Block - 58 Section 2
GARRETT PARK
Town of Garrett Park - Rockville (4th) District
Montgomery County, Maryland

Page 1 of 2 Pages
Note: This lot is not in a
floodplain area.

Surveyor's Certificate

Prepared by: R.K. Maddox Surveys
115 Park Ave., Rockville, Md. 20850.

I hereby certify that the plan shown hereon is correct to the best of my knowledge and belief and that the location of the visible improvements on the described property have been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

Date: January 27, 1998

John E. Poole, Jr., Surveyor
Property Line Surveyor #588

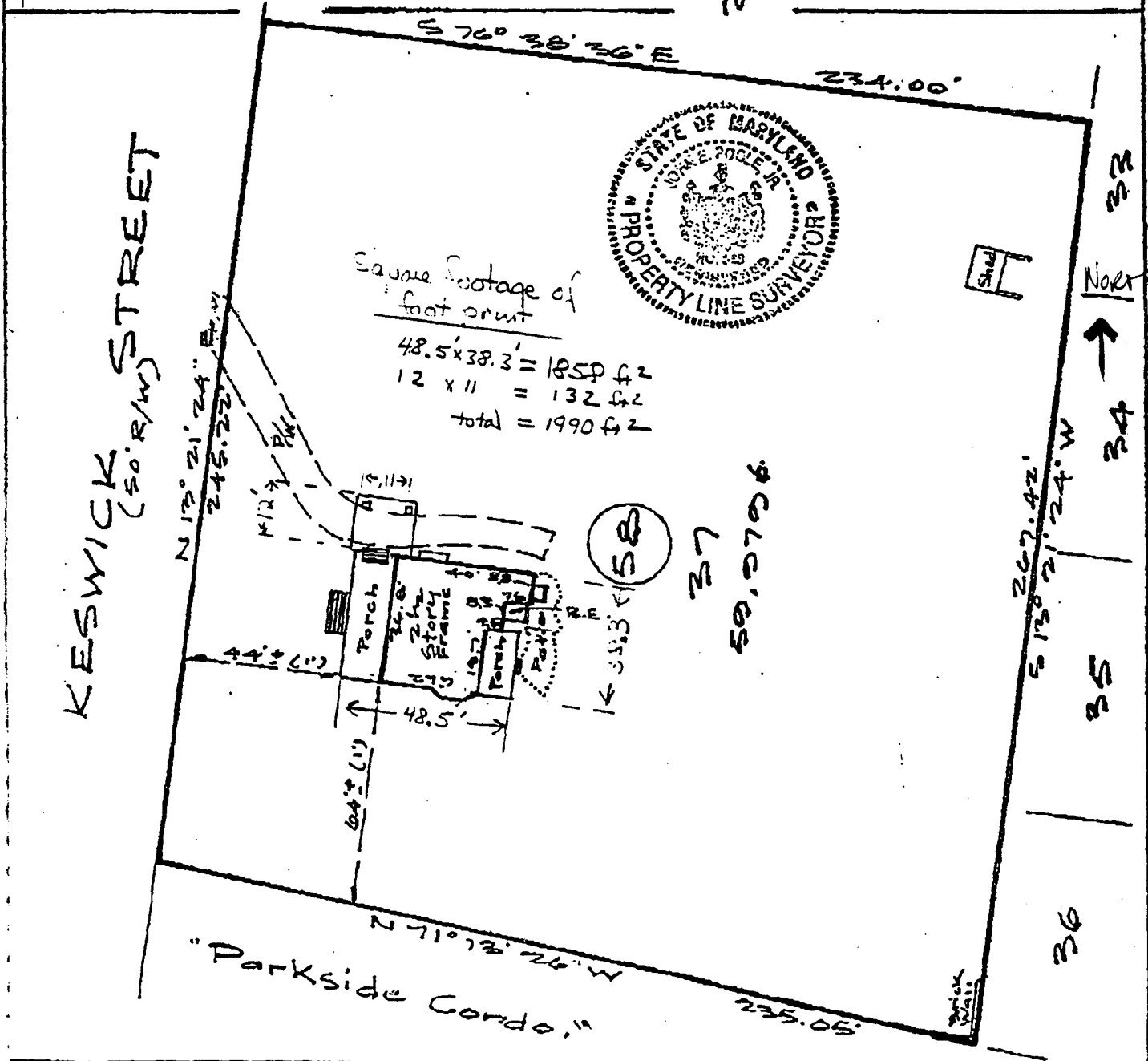
Scale: 1" = 40'

Plat Book - 104 Plat - 11859

House #10701 Keswick Street, Garrett Park, Maryland 20896.

Subject to Rights of Way & Esm'ts of record.

Note: See Page 2 for additional information.



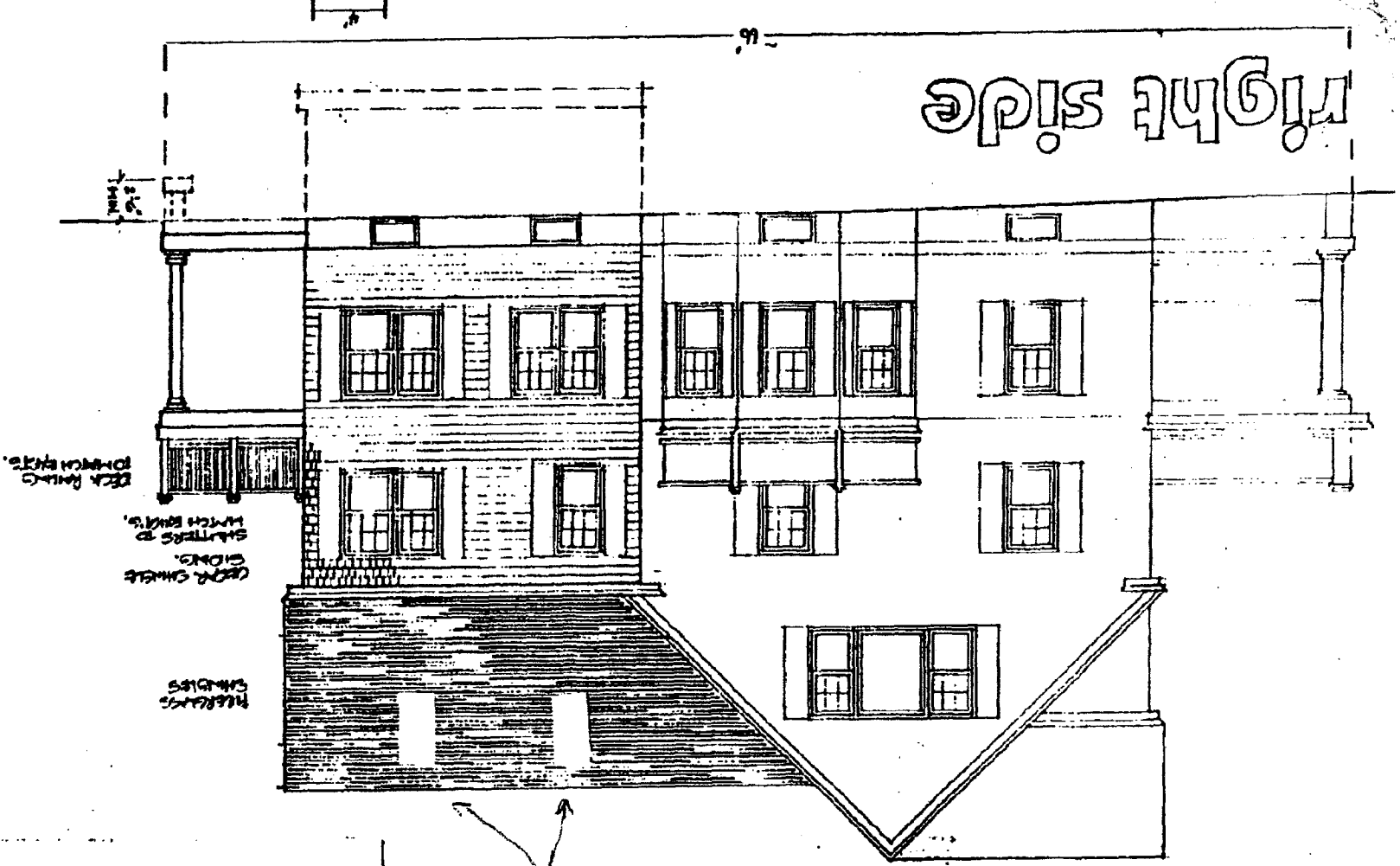
2

PROPOSED

DATE: 07/1
SCALE: AS NOTED
DATE: 07/1

Right side

Elevations



ADDRESS / OWNER RESIDENCE
1011 N. MARKET ST. SACKETT FIN. CO.

Sky light
with shield SK-20

"ANDREWS, / QUICKEY RESILIENCE"
10701 RESNICK ST, SARASOTA PARK, MD.



elevations

right side

~ 4'

4'

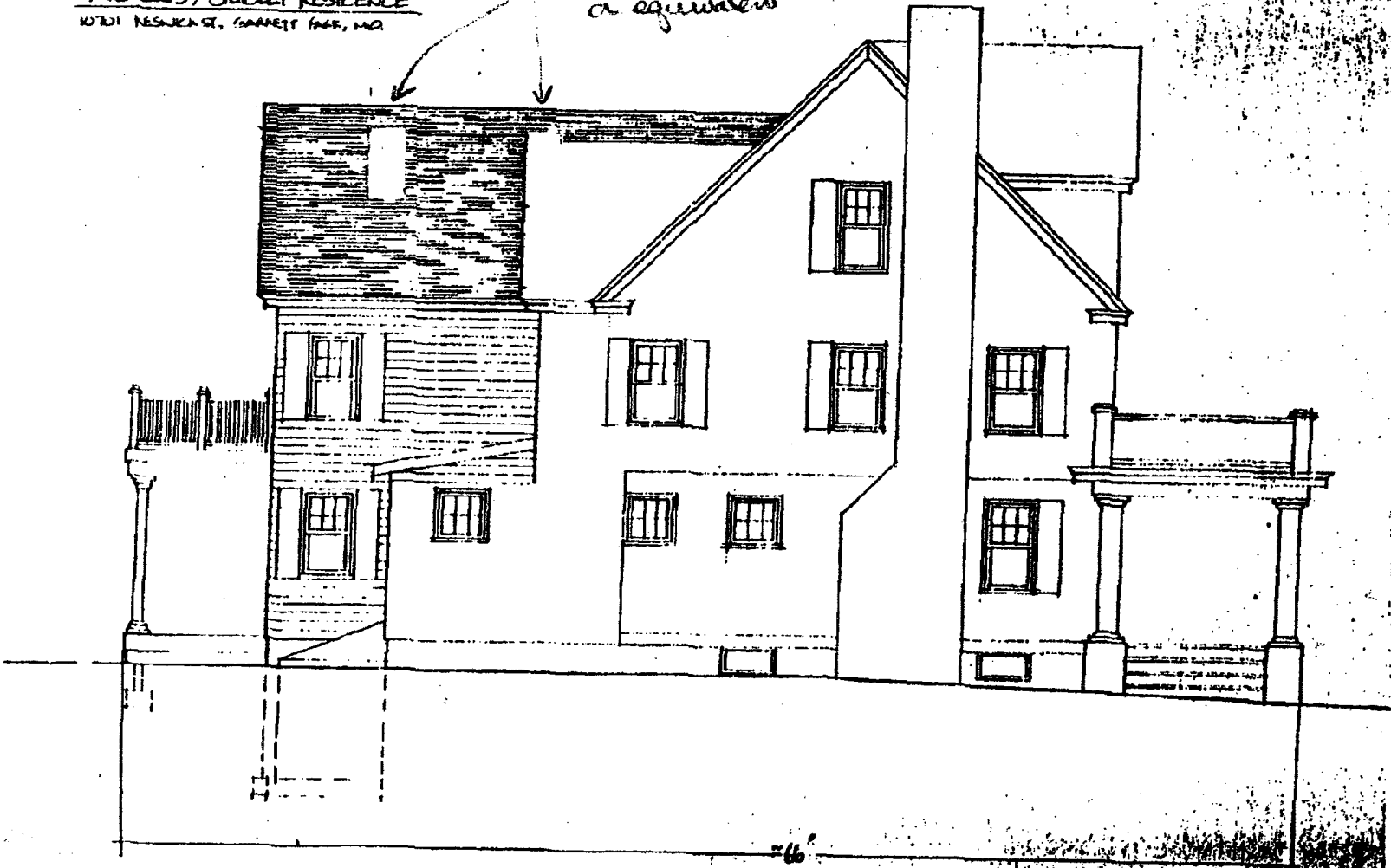
PROPOSED APPROVED 3/11/98

8

DATE:	16 FEB 05
SCALE:	AS NOTED
DRAWN BY:	RANCE CHLER

'ANDREWS / QUIGLEY RESILIENCE'
10721 RESURANCE ST., GARRETT PARK, MD.

Sky lights
WeatherShield SK-20
or equivalent



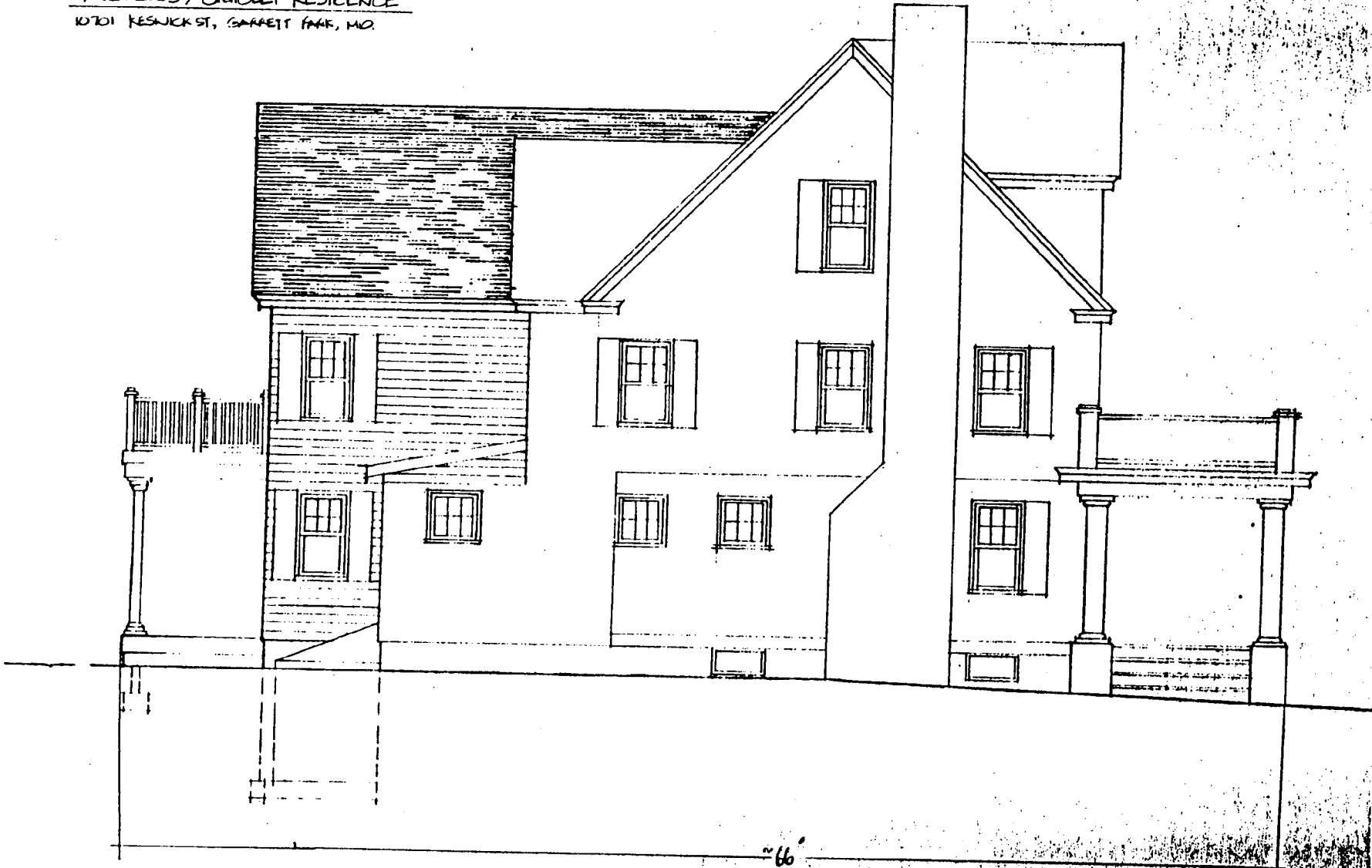
elevations

① left side

PROPOSED

DATE:	10 FEB 08
SCALE:	AS NOTED
DRAWN BY:	RANCE OLIVER

"ANDREWS / QUIGLEY RESILIENCE"
10701 RESNICK ST., GARRETT PARK, MD.



① left side

PROPOSED ^{AS} APPROVED 3/11/98

elevations

DTE:	16 FEB 05
SCALE:	AS NOTED
DWN BY:	RANDY CHLER

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 3/11/98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *RDZ*
Historic Preservation

SUBJECT: Historic Area Work Permit

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

_____ Approved _____ Denied

Approved with Conditions: _____

(1) Replacement windows to be TDL or Simulated TDL. No snap-in grills are permitted.

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

Applicant: *2/In Wigley*

Address: *10701 Keswick St., Garrett Park*

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



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

TAX ACCOUNT # 58215
 CONTACT PERSON CHARLES ANDREWS
 DAYTIME TELEPHONE NO. (301) 718-8900
 NAME OF PROPERTY OWNER CHARLES ANDREWS & ELIN QUIGLEY
 DAYTIME TELEPHONE NO. (301) 933-3887
 ADDRESS 10701 Keswick Street GARRIETT PARK MD 20896
 CITY STATE ZIP CODE
 CONTRACTOR JIM JARVIS TELEPHONE NO. (301) 963-1477
 CONTRACTOR REGISTRATION NUMBER 11323
 AGENT FOR OWNER NONE DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 10701 STREET Keswick Street
 TOWN/CITY GARRIETT PARK NEAREST CROSS STREET Oxford Street
 LOT 37 BLOCK 58 SUBDIVISION _____
 LIBER 10761 FOLIO 191 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. CONSTRUCTION COST ESTIMATE \$ 85,000

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 _____

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Charles Andrews Signature of owner or authorized agent Date 2/16/1998

APPROVED X w/conditions For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date 3/11/98

APPLICATION/PERMIT NO: 9802180063 DATE FILED: 2-18-98 DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3/11/98

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION


8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date:

3/11/98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator 
Historic Preservation Section

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.

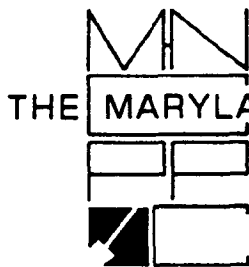
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Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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



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

MEMORANDUM

DATE:

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
RDK Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 3/11/98.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 495-4570.

Approved as written!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10701 Keswick Street Meeting Date: 3/11/98
Resource: Garrett Park Historic District Review: HAWP
Case Number: 30/13-98A Tax Credit: No
Public Notice: 2/25/98 Report Date: 3/4/98
Applicant: Charles Andrews & Elin Quigley Staff: Robin D. Ziek
PROPOSAL: Rear Addition; removal of rear screened porch; new shed construction RECOMMENDATIONS: APPROVAL w/CONDITIONS

PROJECT DESCRIPTION

RESOURCE: Primary Resource in the Garrett Park Historic District

STYLE: Late Victorian and Colonial Revival transitional design

DATE: 1894

The subject property is designated as part of the Garrett Park Historic District but is outside of the contiguous boundaries, as is also true for 5 other properties (see Circle //). This house is notable for its transitional design, being built at the same time as were some of the notable Queen Anne style homes in Garrett Park, but in the more "modern" Colonial Revival style.

This is a large 2-1/2 story frame structure with a full-width front porch which develops into a porte cochere on the north side of the house. The applicant has provided a detailed description of the house which clearly describes massing, materials and siting. The frame structure is sheathed with stucco on the ground floor, and wood shingles above. There is a screened porch at the rear of the house at the SE corner, and a small patio area beyond the porch. The house sits in the middle of a large property in that portion of Garrett Park which is north of Strathmore Avenue. Keswick is a dead end street at this location and the subject property is the last parcel on the east side of Keswick, at the edge of Garrett Park. The property has a developed woodland character which provides a good edge and buffer for the town.

PROPOSAL

The applicant proposes to remove the screened porch at the rear of the house and build a two-story addition in this SE corner. The rear addition would include a dug-out basement, a family room on the first floor with a small dining extension off the kitchen, and a master bedroom with bath, and an extra bath on the second floor. At the back of the addition, they would build a porch

①

with access from the family room on the first floor, and access from the bedroom at the second story. The design of the rear porch is reflective of the front porch, with the use of more slender columns. No porch railing is required at the rear according to the county code because the porch is less than 30" above finished grade.

The applicants propose to clad the new addition with wood shingles on both stories. They propose to reuse existing windows from the rear kitchen elevation on the new kitchen extension if possible. In addition, they propose to reuse an original window in the rear gable end of the new addition. All of the other new windows are proposed to be wood thermally glazed windows, with an option to substitute Anderson vinyl-clad wood windows on the rear elevation only. This would also apply to the rear doors.

The other component of this application is for the construction of a garden shed measuring 10' x 14' in the rear yard behind the house (see Circle 13 and Circle 32). The simple gable structure has a center door flanked by two windows, and is sheathed with pine siding.

STAFF DISCUSSION

The proposed project has been developed with the historic house in mind and with the goal of achieving additional living space through a compatible addition. Staff feels that the proposal is mindful of the historic resource, and defers to it. The addition is suitably sited to the rear of the site and will have a minimal impact on the historic district overall. In terms of the individual resource, staff feels that the choice of wood shingle siding for the entire addition is a subtle way to differentiate between the original structure and the new addition, as are other subtle changes such as the proposed use of paired windows on the addition where single units are typical on the original structure.

Staff notes that the proposed alternative for Anderson vinyl-clad windows and doors on the rear elevation only, with the use of Weathershield wood windows on the side elevations, seems approveable. The Anderson windows are wood based, with vinyl jambs, and the double-hung windows can be made with wood sash, interior and exterior, but with a baked paint finish on the exterior. The Weathershield windows are painted wood interior and exterior. Staff notes that the original windows of the house will be maintained throughout except where the addition is being constructed. There is a willingness to reuse original windows, if possible, and the proposed Anderson windows and doors would be at the rear in the new construction only, where they would not be at all visible from the public right-of-way.

The proposed new garden shed appears compatible with the resource, and the site.

STAFF RECOMMENDATION

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

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

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

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.

CONDITIONS:

1. The replacement windows and doors will be either true-divided light or simulated true-divided light. Snap-in grills will not be utilized.
2. The applicant will provide the permit set of drawings to HPC staff for review and stamping prior to applying for the building permit with DPS.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

1. DESCRIPTION OF PROJECT

Existing Structure

The existing house at 10701 Keswick Street in Garrett Park is a two and one-half story house with many Colonial Revival characteristics with some late Victorian influences. The house is painted white with green shutters and a green roof. The house is situated near the crest of a small hill in the midst of a park-like setting on a 1.38 acre lot with a number of large trees on the lot. The only other structure on the lot is an 80 square foot concrete block outbuilding located adjacent to the garden about 100 feet from the main house.

This house was erected in 1894. The house is visually related to many other houses built in Garrett Park at the same time through the sense of verticality created by its steeply pitched roof with intersecting gables. It is, however, unique in the town for its abundance of Colonial Revival details and its symmetrical center hall plan. The main facade has three bays and two-and-a-half stories. The flanking bays contain large double windows on both first and second floors with hinged double-leaf shutters. Most windows throughout the house are double-hung with divided lights in the upper sash and a single light in the lower sash. The facade is given a central emphasis by a steep-roofed wall dormer that rises above the center bay.

The central dormer has cornice returns which suggest a broken-bed pediment, but its height and the steepness of its gable clearly link the house to the more picturesque styles popular at the close of the 19th century. The dormer is lighted by a Palladian composition consisting of a window topped by a semicircular light and flanked by two narrower windows. On the second floor, this central feature consists of a door leading to the porch roof deck. The door is flanked by scroll-topped panels containing Adamesque swags of bell-flowers and ribbons. On the first floor, the wide front door of five horizontal panels is flanked by narrow side lights and topped by a straight transom containing radiating mullions in imitation of a semi-elliptical fan.

A one-story porch topped by a wooden balustrade and supported by heavy round columns spans the entire front of the house and extends to the north to form a porte cochere. Probably added in the 1920's, this porch is the dominant element of the front facade and contributes to the distinct appearance of the house. The porch, combined with the house's elevated position above the street, imparts a feeling of grandeur to the house which belies its relatively modest size.

On the south facade, a shallow one-story bay topped by a simple wooden balustrade extends the dining room. A large triple window has been added in the gable. On the north side, a large exterior chimney was added in the 20th century. Beside it on the first floor are two horizontal casement windows with divided lights. one lights the nook on the east end of the living room and the other opens into a small hall beside the kitchen. On the rear of the house, a gabled "L" projects from the northeast corner. It has a one-story shed-roofed extension built to cover the well. A one-story, screened porch extends across the rear as far as the double window which lights the kitchen.

On the front and two side elevations, the first floor has a stucco covering. The windows are recessed behind the plane of the stucco and the transition is outlined with molding. The upper story, gables, and rear elevation are covered with plain wooden shingles in keeping with the Colonial Revival motif. Windows on the upper levels are topped by plain wooden lintels with splayed ends suggestive the voussoir treatment on 18th century houses. The house has a simple cornice which returns at the gable ends and in the dormer. The roof is now covered with asphalt shingles.

Unlike most of the 19th century houses in Garrett Park, this house has a center hall plan. The dogleg stair is set behind a broad arch. It has newels with ball finials and turned balusters in a simple Colonial Revival style. North of the entrance hall, a double doorway leads into the living room which has a recessed nook on the east wall. On the north wall is a large, but very simple brick fireplace. The top two brick courses are corbeled out to support a thick wooden mantel shelf. The opening of the firebox is quite small in proportion to the surrounding masonry. The fireplace appears to be an enlarged version of those found in Garrett Park's Chevy houses--37 small cottages erected by a single company between 1924 and 1926. It is possible that the fireplace was added at that time using masons who were working on the Chevy houses. To the right of the entrance hall is another small parlor joined by an open doorway to the bayed dining room. The three principal first floor rooms flow into one another through large open doorways, and all are fenestrated by large windows, giving the interior a light, airy quality.

Directly behind the main stairway is a wall which hides the stair to the basement and the service stair to the second floor. Beyond that is the butler's pantry which provides a passage between the small kitchen and the dining room. The butler's pantry has two small windows, one opens on the exterior of the house. The other, directly opposite, lights the service stair. A swinging door separates the pantry from the dining room. The one story extension, reached off a small hall on the north side of the kitchen, has been converted to a bathroom. A hinged opening in the floor lifts to expose the stone-lined well which recent residents have used to store wine. In addition to serving as a bathroom, this extension also serves as the back entrance way to the house.

The second floor has four bedrooms and a bathroom arranged around the central stair hall. The bathroom has an old built-in tub, corner lavatory, and toilet which appear to date from about 1915. The tub retains one porcelain handle. The third floor, beneath the roof is reached by an enclosed winder stair from the second floor hall. It is now divided into three finished rooms.

Most doors and hardware throughout the house appear to be original. Door knobs on the first floor are faceted glass. Those on the upper floors are wooden; many of them are chipped and damaged. Grooved vertical boards can be found in the service areas of the house; the kitchen and bathroom wainscoting and the service and attic stairs. Except for the window added in the south gable, the fireplace with its exterior chimney, and the remodeled front porch, the house seems to have retain much of its original fabric both inside and out.

Garrett Park Historic District

The house at 10701 Keswick Street was part of the earliest phase of development in Garrett Park, Maryland, a railroad suburb built along the Metropolitan Line of the Baltimore and Ohio Railroad outside of Washington, D.C. Development in Garrett Park began with the incorporation in 1886 of the Metropolitan Investment and Building Company. The company employed an engineer and a noted horticulturist to plan a town based on the precedent of the English garden suburb. Romantically curving streets followed the topography in the hilly "villa section" of the new town. On the higher plateau, from which one could see the Washington Monument 12 miles away, the village section was laid out in grid pattern. By the turn of the century Garrett Park consisted of about 35 large frame houses in a variety of the then popular styles, a chapel, general store, train station, and one-room school. The town has experienced gradual growth and change over the years, but the original plan is largely intact, and the whole town was listed on the National Register of Historic Places in 1976. Portions of the Town and a number of individual buildings, including this house, were listed as landmarks on Montgomery County's Master Plan for Historic Preservation in 1992. Houses on lots that border this property were all built in the 1950's. Many of these house were built by professor Alexander Richter in a contemporary style with Frank Lloyd Wright influences.

General Description of Project

The proposed project is a two-story addition with a porch and a basement. The addition will be built on the rear of the main house where there is currently a screened porch and brick patio. The addition on the main floor will contain a back-entrance (the existing entrance serves as both an entrance and bathroom) to the main house, an area for a kitchen table, and a family room with storage. The second floor of the addition will contain two bathrooms and an additional bedroom (the existing bathroom on the second floor does not contain a shower). The proposed project will make possible the efficient contemporary use of the house by our family of eight by providing badly needed bathrooms, an entrance, space for a kitchen table, a family room, and an additional bedroom. The proposed project will preserve the significant historic and architectural features of the house, and will be nearly invisible from the road.

The proposed addition will be compatible with the massing, size, scale and architectural features of the main house. The proposed addition will increase the footprint of the house from about 2000 square feet to about 2400 square feet. The proposed addition will have a 12/12 roof that matches the existing "A" frame roof on the rear of the main house. Cedar shake will be used on the exterior to match the materials on the main house; the addition will be differentiated from the original house by the use of cedar shake on both the first and second floors. Existing windows on the rear of the house that will be covered by the addition will be removed and reused in the addition as practical. Materials from the existing screen porch on the house, which will be removed, will be reused as practical in constructing a porch on the rear of the addition. The rear porch will mimic the style of the front porch, but have reduced proportions. Modification to the interior of the main house will be minimal to preserve the character of the main house. Modifications to the interior include removing an existing kitchen wall to open the kitchen to the

4
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8

proposed addition, and modifying the existing bathroom on the second floor to provide an entrance way to the new bedroom.

The proposed project will have no adverse impacts on the historic character of the property. As noted above, the proposed addition is situated on the rear of the house such that it will be nearly invisible from the road. In addition, the location of the house relative to adjacent houses is such that the proposed addition will also be nearly invisible from other houses that border the property. The proposed addition, even when viewed from close up, will have no adverse impacts on the historic character of the property as the addition is designed to fit in with the massing, size, scale and architectural features of the main house. The proposed addition, though, will be differentiated subtly from the main house, and will be constructed in such a manner that if removed in the future, that the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed construction is not adjacent to, or within the dripline, of any trees 6" or larger. The only trees or shrubs that will be disturbed by the construction are a rhododendron and a holly that are growing adjacent to the existing back of the house. An attempt will be made to transplant both the rhododendron and the holly.

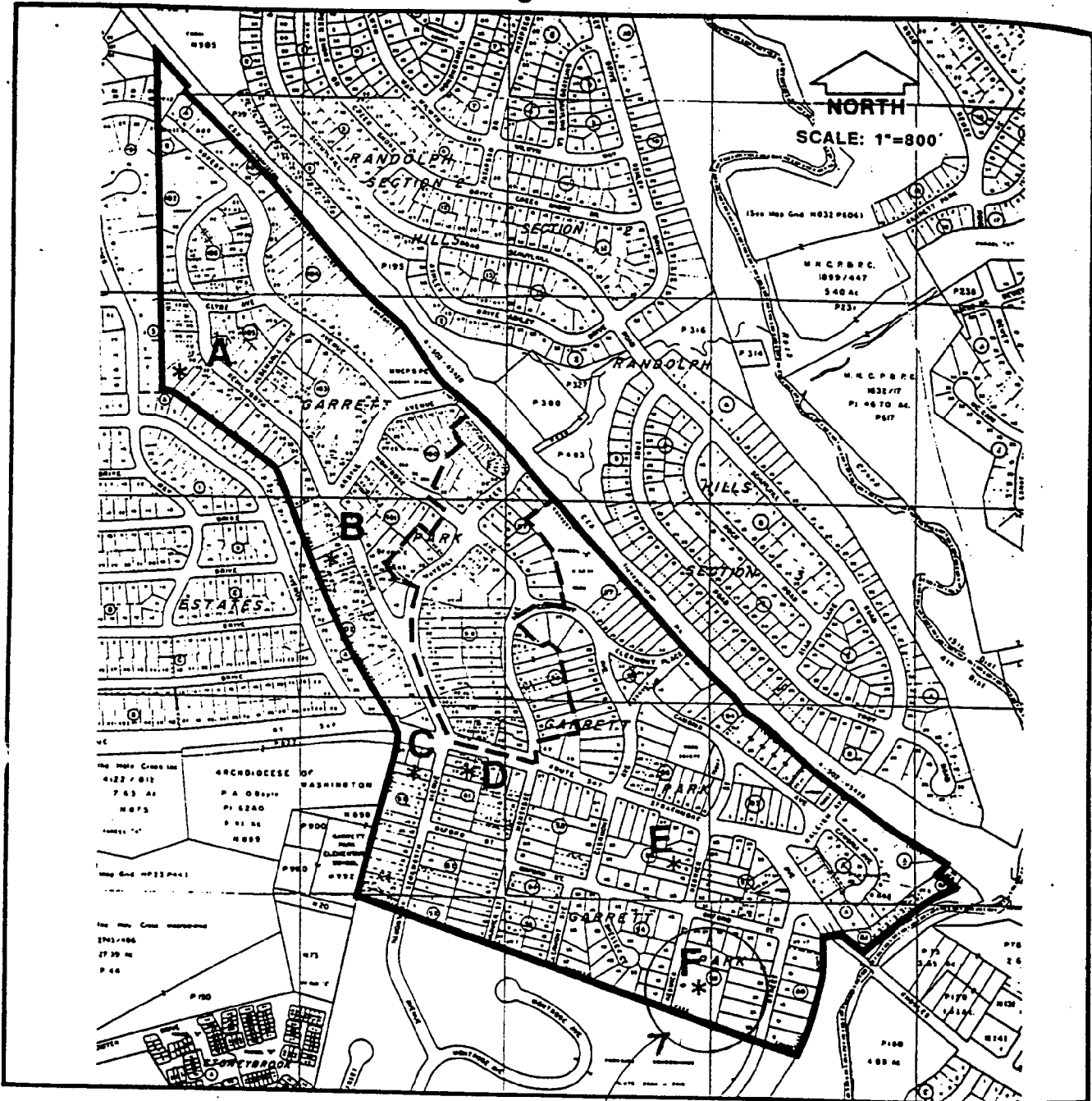
A pre-built shed with dimensions of 10' by 14' will be placed in the rear yard. The shed will have tongue and groove white pine siding, a "A" roof, and windows with louvered shutters. A picture of the shed is attached.

2. SITE PLAN

Two site plans are included. The first site plan shows the location of the existing house. The second site plan shows the existing structure and the proposed addition. Square footage calculations are shown as required by the Town of Garrett Park.

Figure 73

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GARRETT PARK HISTORIC DISTRICT

— HPC Recommended Boundaries
- - - Staff Recommended Boundaries
***** Staff Recommended Resources

A 11210 Kenilworth Avenue
B 11018 Kenilworth Avenue

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

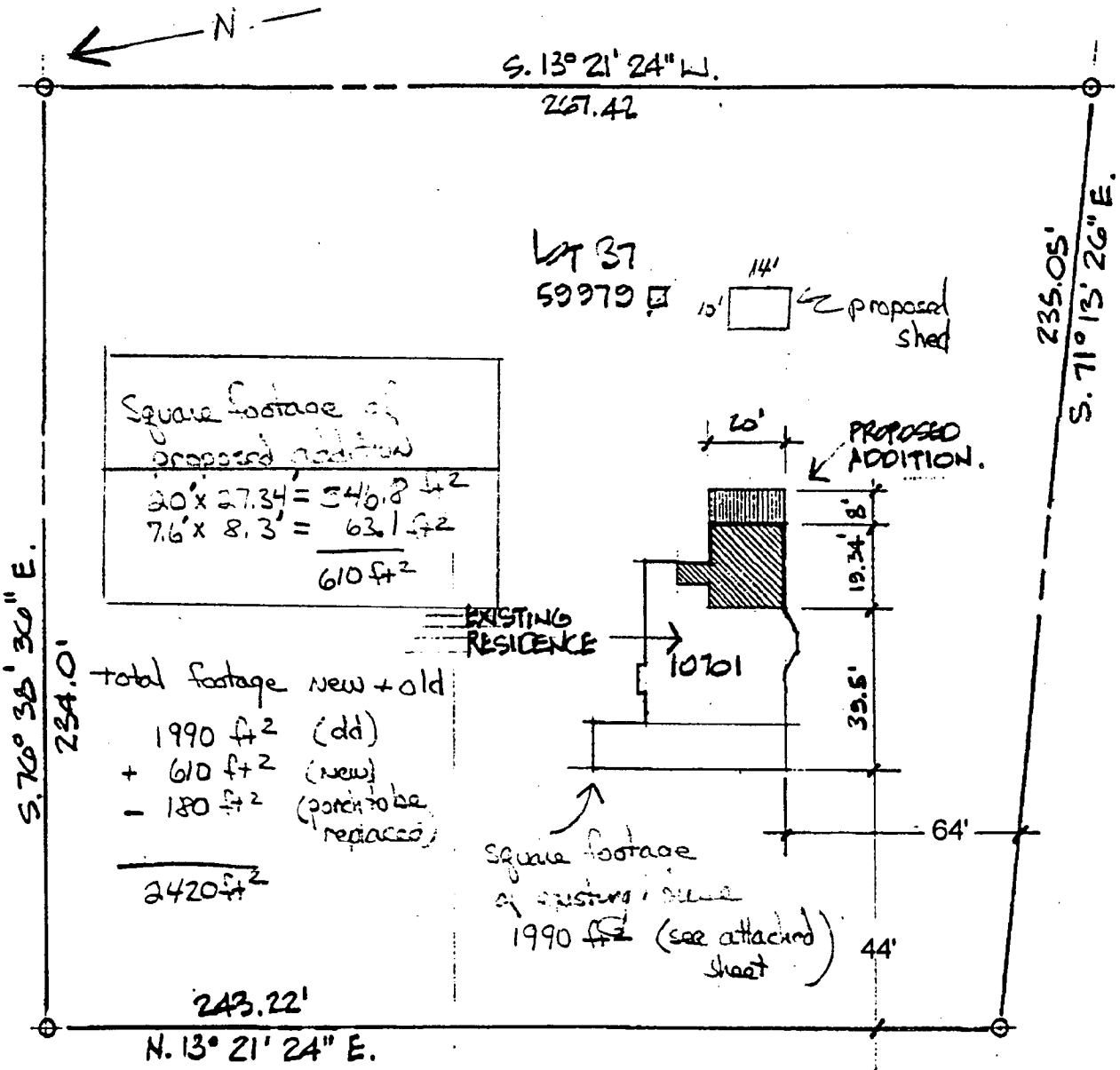
North Bethesda-Garrett Park
 Planning Area
 March 1992

The Maryland-National Capital Park and Planning Commission

30/13

HISTORIC DISTRICT

11



KESKICK STREET

site SCALE: 1" = 40'

GARRETT PARK
 PLAT NO: 11859
 PLAT BK: 104

3. PLANS AND ELEVATIONS

A set of elevations and plans are attached. The first set of elevations, four sheets in total, show the existing house from all four sides. The second set of elevations shows the existing house and the proposed addition from the three sides that will be affected by the proposed work. Schematic construction plans are shown for each of the main floors.

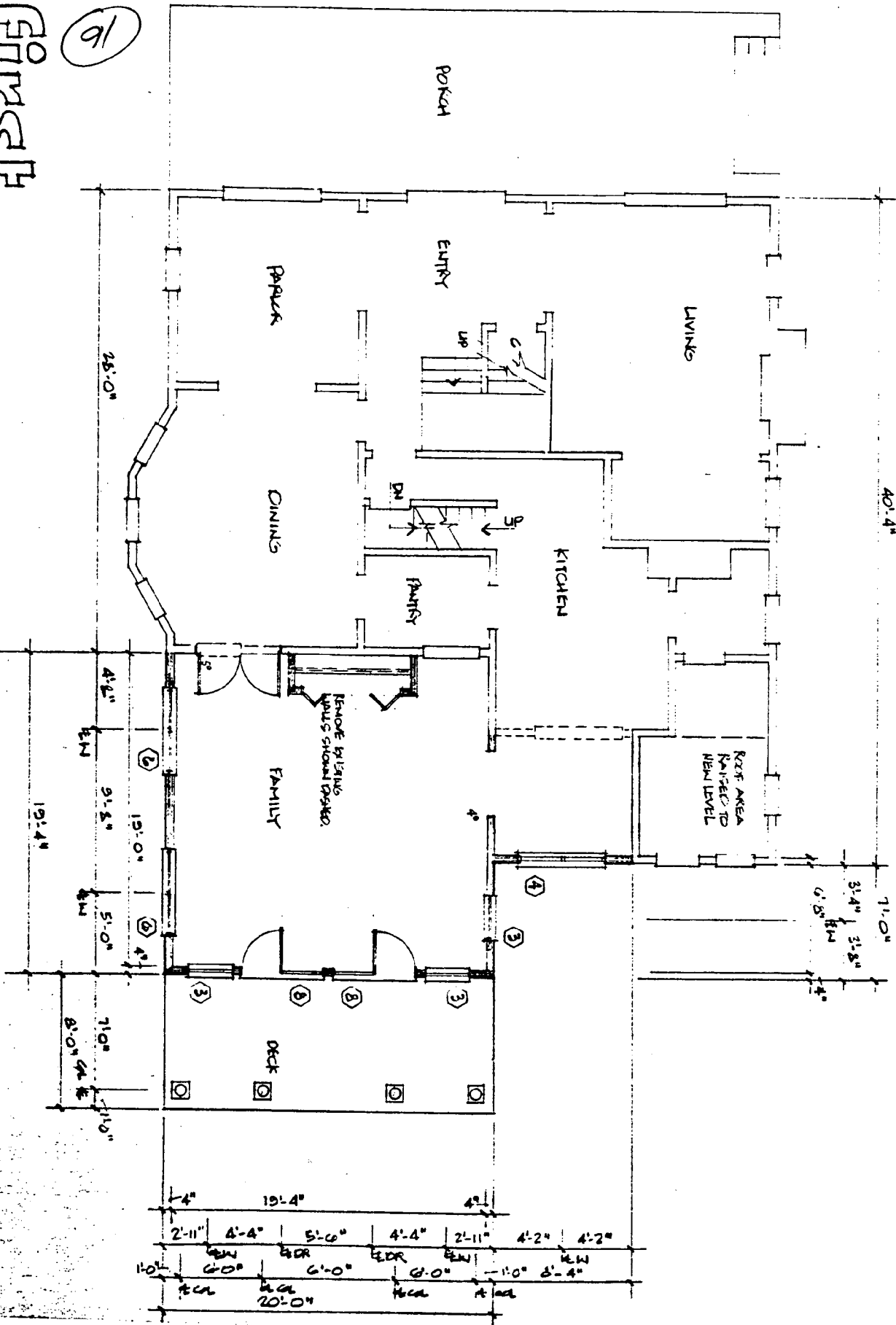
3a Schematic Construction Plans

FIRST FLOOR

16

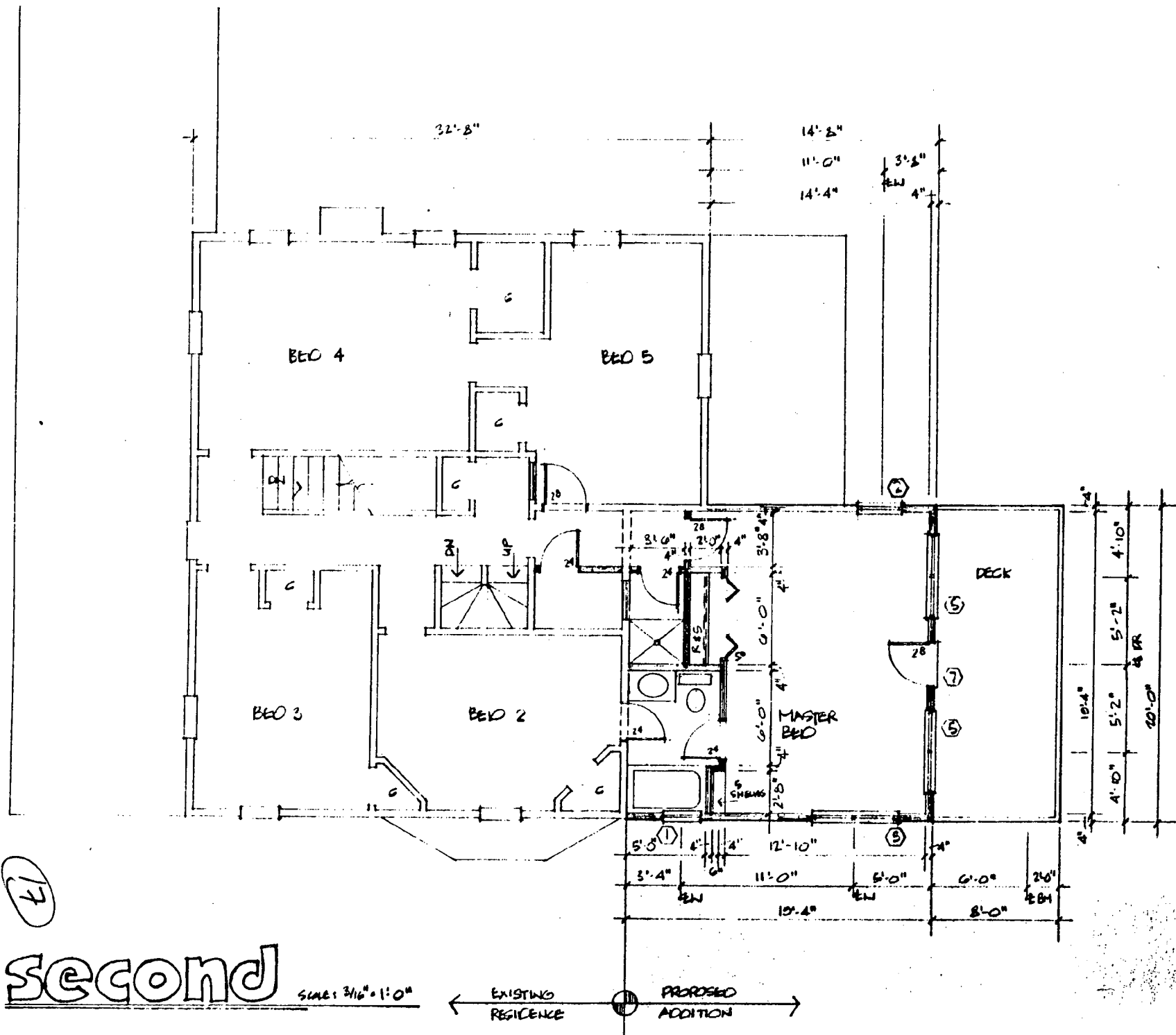
SCALE: 3/8" = 1'-0"

EXISTING RESIDENCE
PROPOSED ADDITION



'ANDREWS / QUIGLEY RESIDENCE'
 10706 RESNICK ST., GARRETT PARK, MD

DATE:	10 FEB 05
SCALE:	AS NOTED
DRAWN BY:	BRUCE CHIER



17

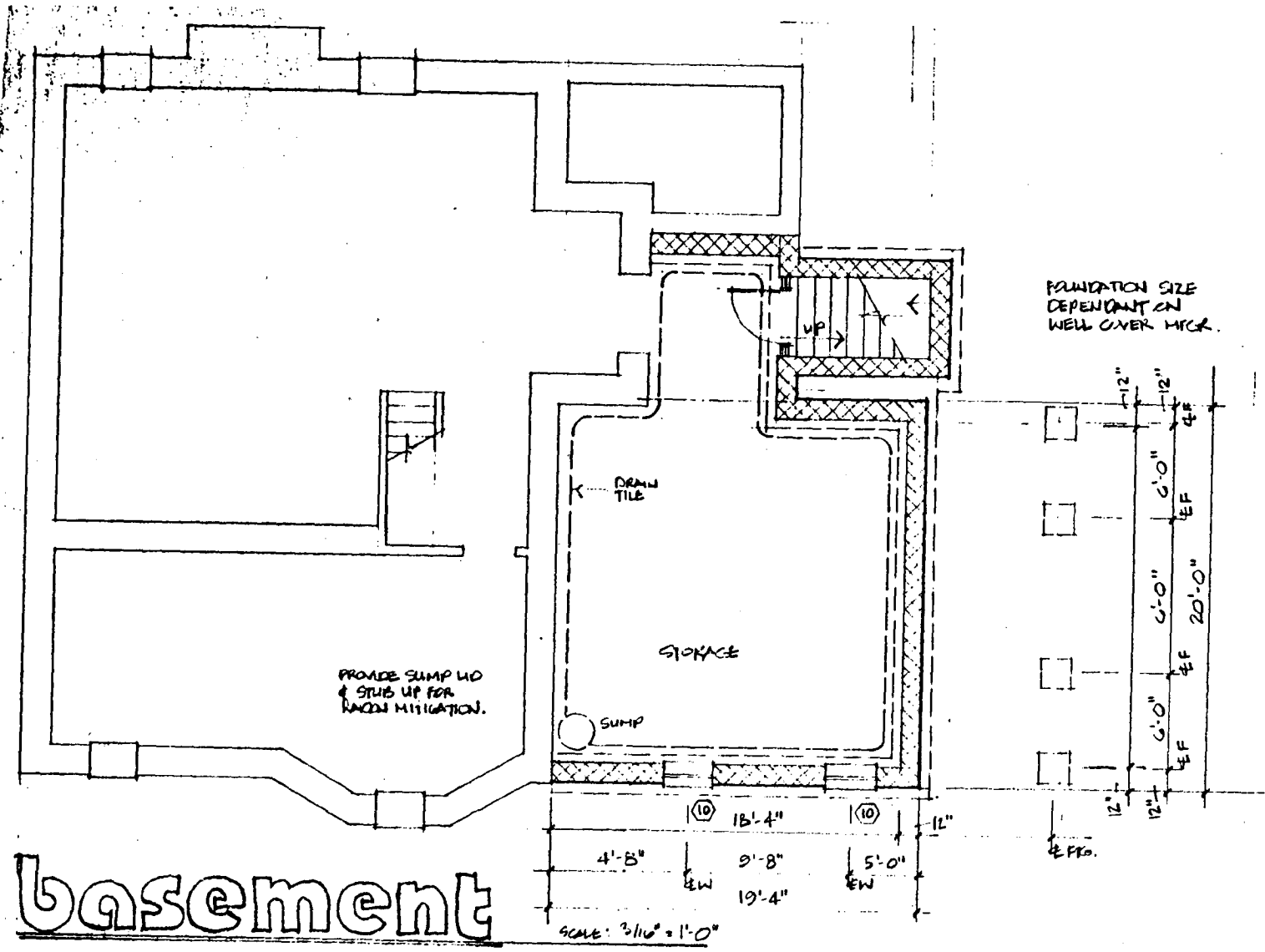
second

SCALE: 3/16" = 1'-0"



'ANDREKUS / QUIGLEY RESIDENCE'
 10701 KESJICK ST., GARRETT PARK, MD.

DATE:	16 FEB 05
SCALE:	AS NOTED
DRAWN BY:	RANDY CHLER



basement

"ANDREWS / QUIQUET RESIDENCE"
 10701 KESNICK ST., GARRETT PARK, MD.

DATE: 16 FEB 05
SCALE: AS NOTED
DWN BY: RANCE CHLER

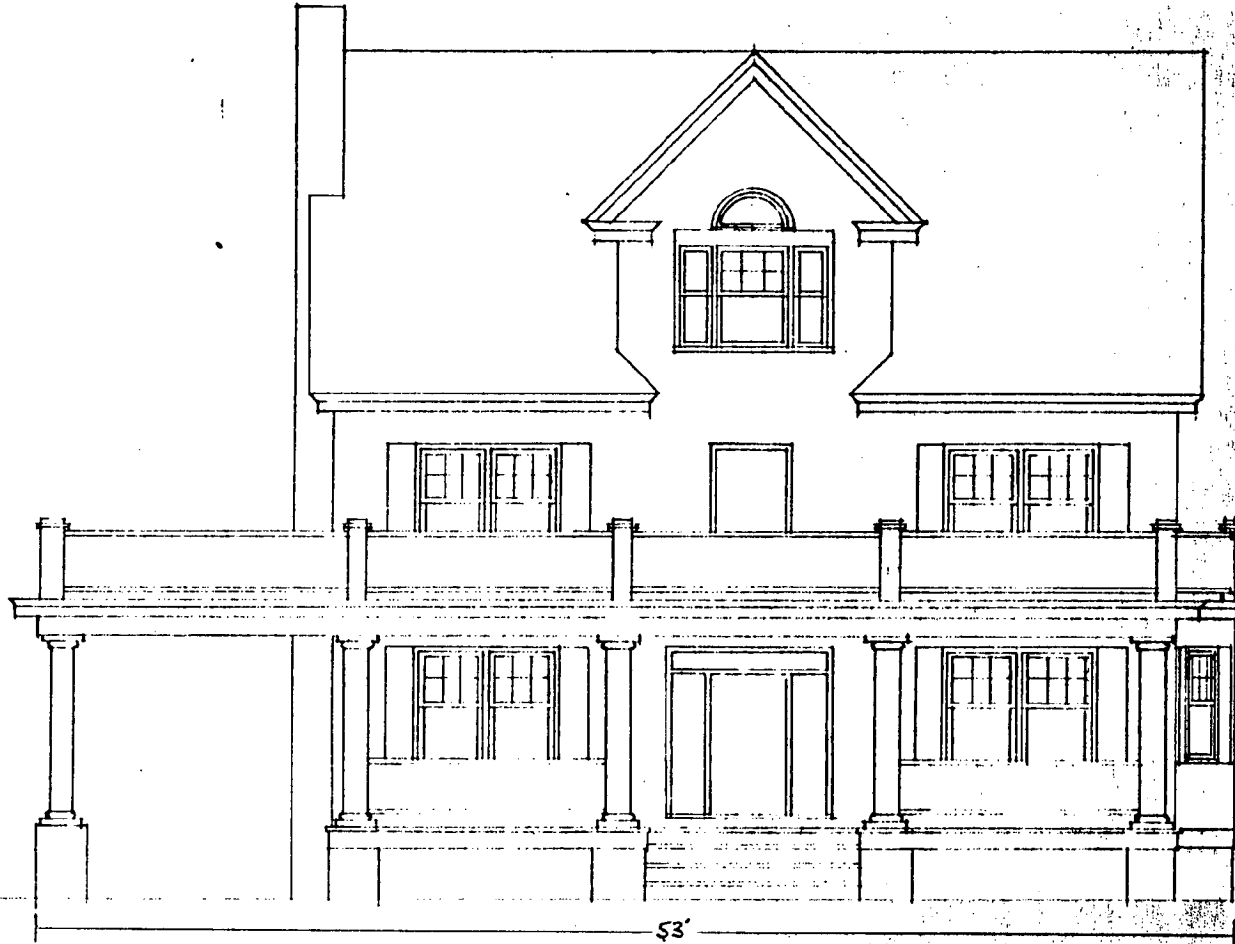
81

3b Existing Elevations

‡

PROPOSED ELEVATIONS

"ANDREWS / QUIQUET RESILIENCE"
10701 KESWICK ST., GARRETT PARK, MD.



Front

EXISTING & PROPOSED

53'

4'

20

Existing Elevations

DATE:	NO. FEB '08
SCALE:	AS NOTED
DRAWN BY:	KAREN CHURCH

"ANDREWS / QUIQUET RESILIENCE"
10701 RESNICK ST, GARRETT PARK, MD.



right side

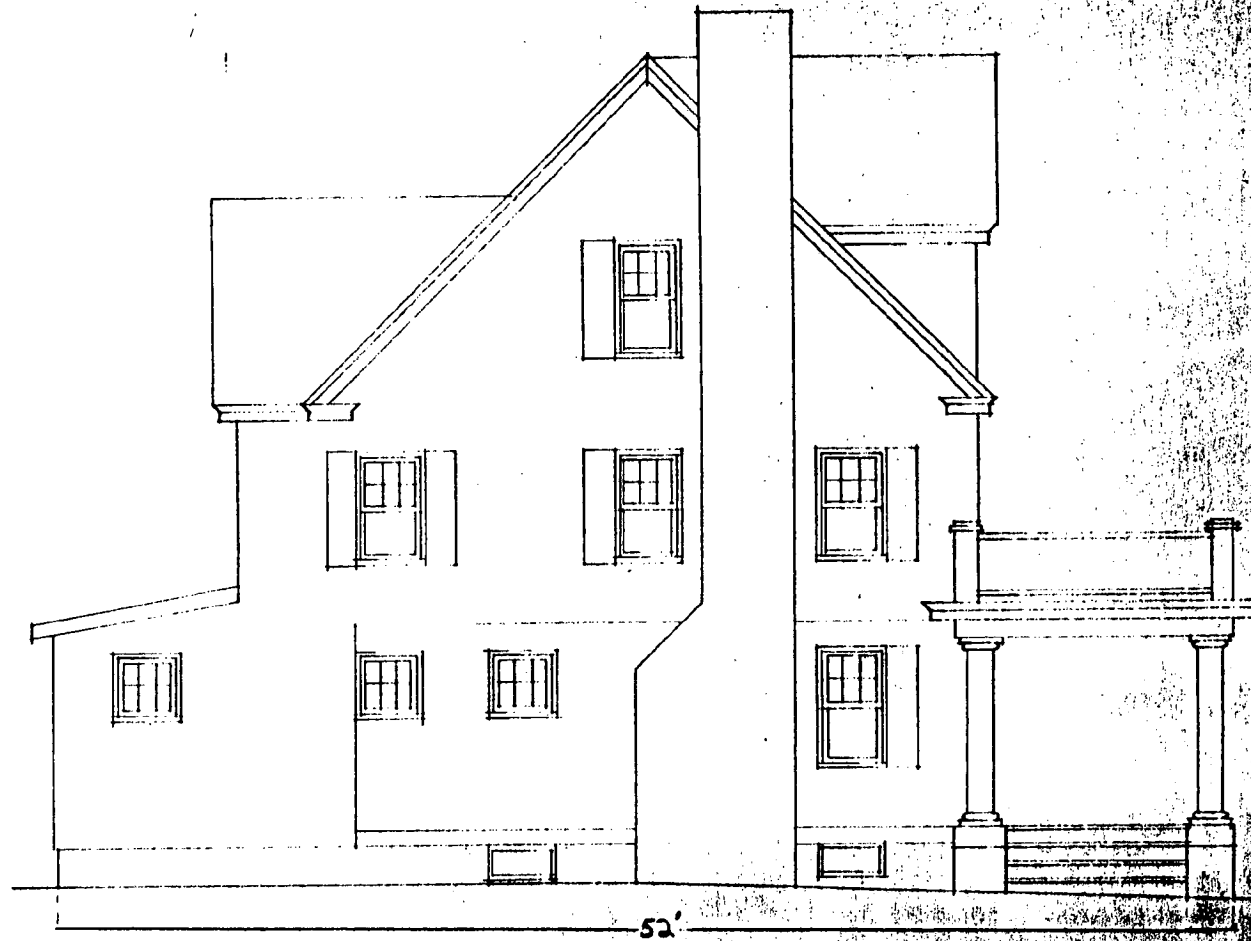
EXISTING

21

existing elevations

DATE: NO. FEB. 2014
SCALE: AS NOTED
DRAWN BY: KAREN CHURCH

"ANDREWS / QUIGLEY RESILIENCE"
10701 KESWICK ST., GARRETT PARK, MD.



left side

EXISTING

existing elevations

DATE: NO. FEB '88
SCALE: AS NOTED
DRAWN BY: KAREN CHURCH

23

"ANDREWS / QUIGLEY RESILIENCE"
10701 KESWICK ST., GARRETT PARK, MD.



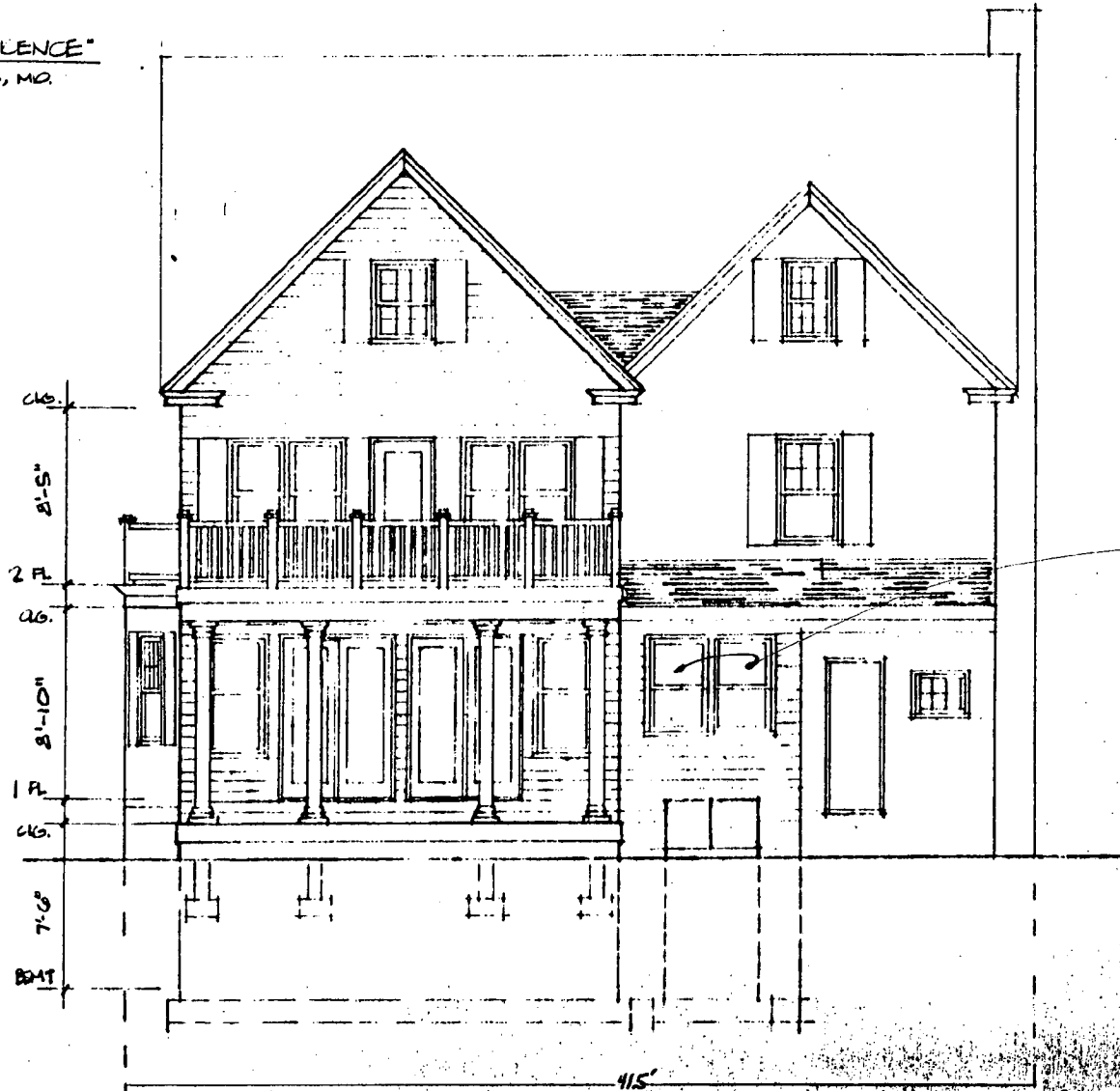
rear EXISTING

25

Existing elevations

DATE: 10 FEB 00
SCALE: AS NOTED
DRAWN BY: KAREN CHURCH

"ANDREWS / QUIQUET RESILIENCE"
 10701 RESNICK ST., GARRETT PARK, MD.



rear PROPOSED

Reused
if possible

elevations

26

DATE:	10 FEB 06
SCALE:	AS NOTED
DRAWN BY:	RANDE OTHER

4. MATERIAL SPECIFICATIONS

The general material specifications are listed on the attached section sheet. Exterior materials will be chosen to match the existing structure. Material specifications for the main exterior components are described below:

Siding — The siding will all be cedar shake shingles to match the existing structure.

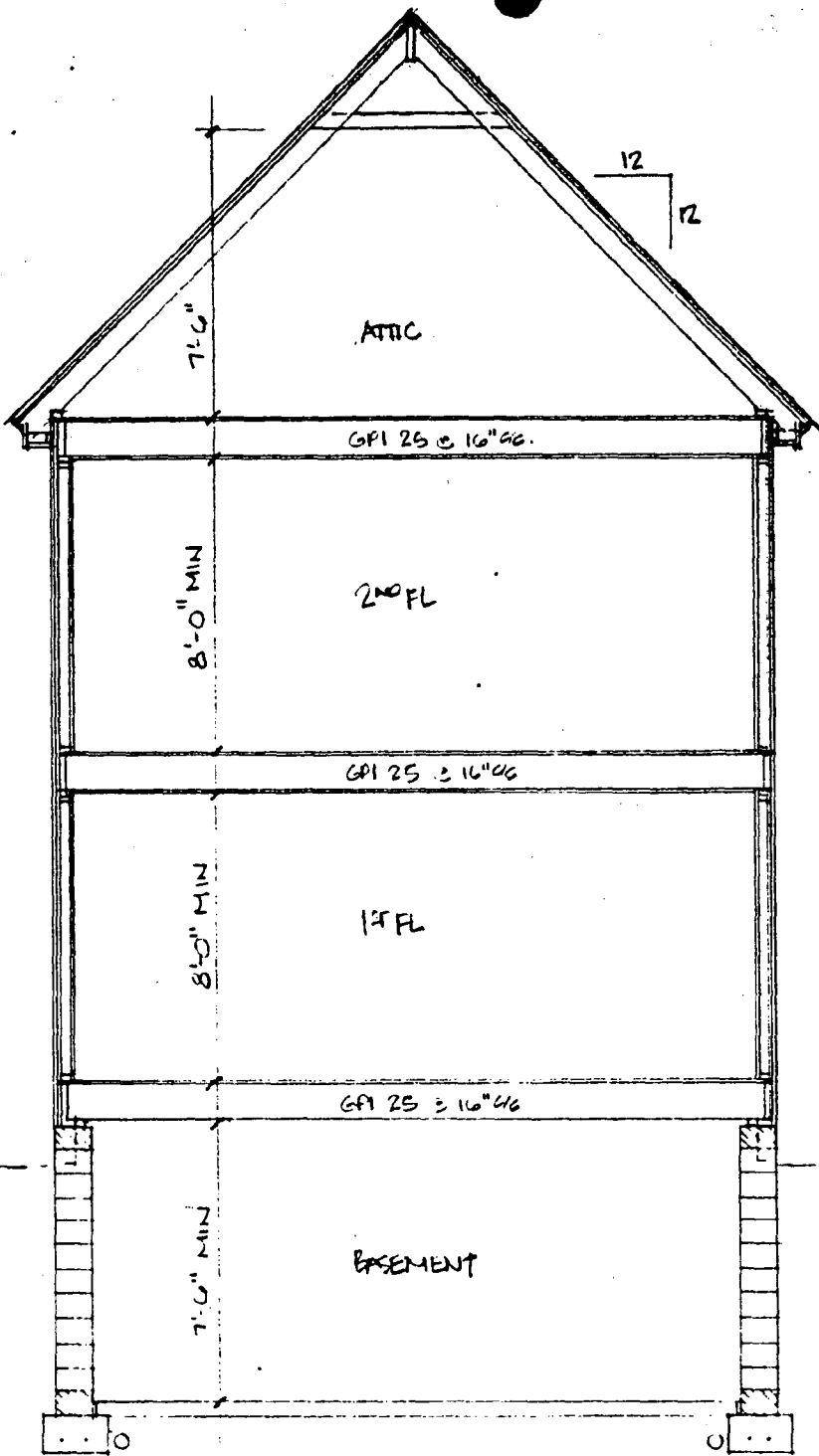
Windows -- Weathershield brand windows, with wood frames, will be used. The part numbers of the windows are below. On the rear of the addition, we would prefer to use Anderson brand windows because of their energy conservation features. The plans show Weathershield brand windows for the rear, but Anderson brand windows will be substituted if acceptable to the commission.

Window types (with key to construction plans)

key	Part #
#2	11-24x24
#3	11-24x28
#4	21-24x20
#5	21-24x24
#6	21-24x28
#7	2868 french
#8	5068 clar vli
#9	11-24x22
#10	A2820

Roof -- Green fiberglass/asphalt 25-year shingles will be used to match the existing roof.

Foundation A stone-veneer will be used on the south and north faces of the addition to match the new foundation with the existing foundation. On the rear (east face) the porch skirting will match the existing skirting in the front of the house.



section

2x6 CROSS TIE @ 4'x6 MAX.
 2x12 RAFTERS @ 2'x6.
 1/2" PLYWD.
 30" FELT.
 25 YR. FIREGLASS SHINGLES.

PREFINISHED EDGE Drip EDGE,
 GUTTERS & DOWNSPOUTS TO
 MATCH EXISTING.

SOFFIT & FASCIA PROFILE DETAILS
 TO MATCH EXISTING.

R-30 CLO INS.

REPEAT NOTES.

3/4" TIG PLYWD, GULF & SCREWED, DECKING.

CEDAR SHINGLES TO MATCH EXISTING.

TYVEK HOUSE WRAP

1/2" PLYWD

2x4 STUDS @ 16" OC

R-13 BATT INS.

6 MIL POLY V.B.

1/2" GYPSUM.

R-13 FLOOR INS.

2x8 TREATED SILL PLATE W/ SILL

SEAL INSULATION & 1/2" @ A B @ 6" OC MAX.

SOLID CAP COURSE.

APPROX. SPACE

4" CONC W/ 6x6x10/10 W/IF,

6 MIL POLY VAPOR BARRIER.

14" CRUSHED STONE.

12" CMU.

SOLID STARTER COURSE BLOCK.

10" - 24" CONC FTB

W/ 2 - #5 @ CENT.

4" @ 12" INT. 1 MIN PILING.

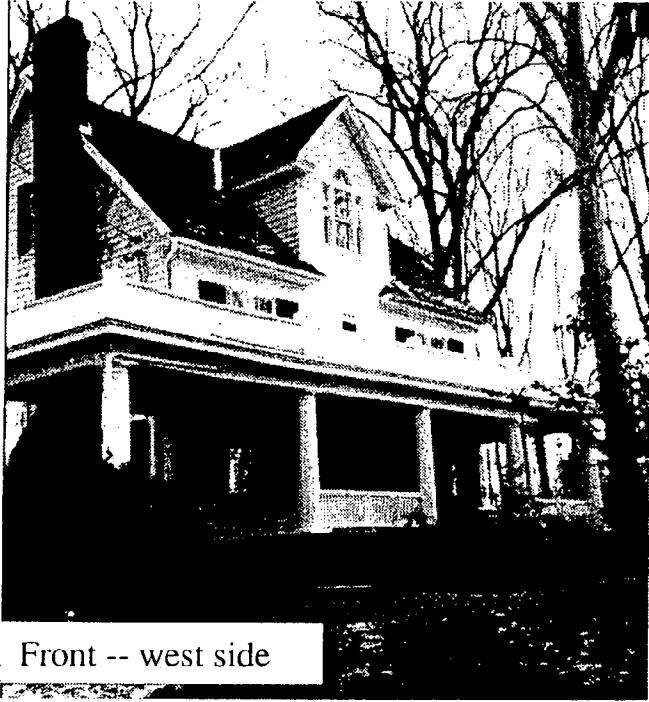
Materials

DATE:	1/2 FEB 03
SCALE:	AS NOTED
DWN BY:	RANDY CHLER

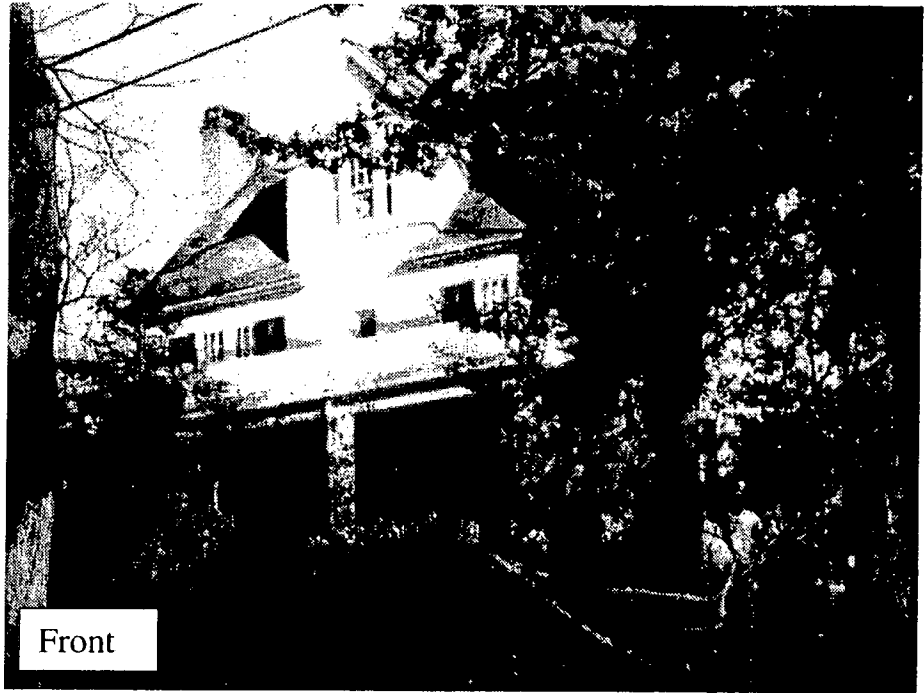
5. PHOTOGRAPHS

Photographs of the existing house from each side, of the house from adjoining properties, and the proposed shed are shown on the attached four sheets. The contents of these sheets are as follows:

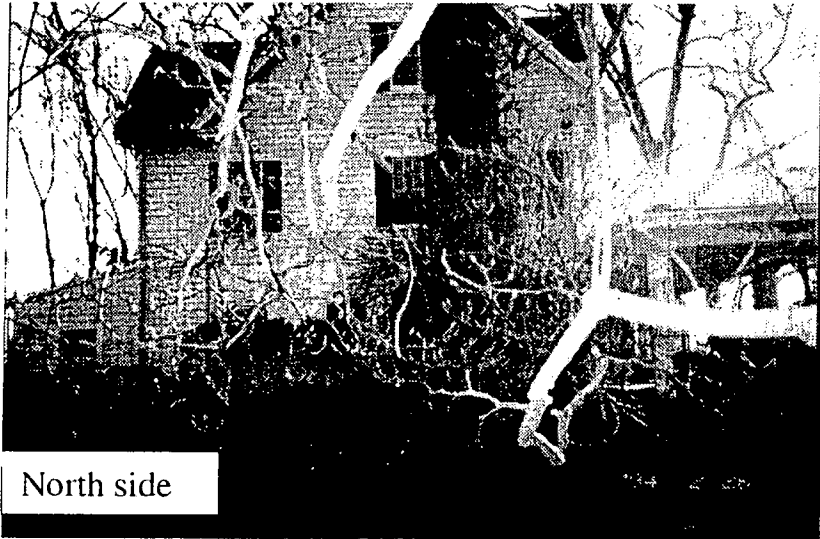
- Sheet 1 Shown on this sheet are view of the existing house from the front (west side) and views of the south and north sides of the house.
- Sheet 2 Shown on this sheet is a view of the house that shows the front and south sides, and a view of the back of the house. The proposed addition is on the south side (left side of photograph) of the rear of the house.
- Sheet 3 Shown on this sheet are views of Keswick Street, the side yard of the house, and views of the house of Keswick Street and from an adjoining property. The view of the house is partially to completely obscured from the adjoining properties because of the dense vegetation and the house location.
- Sheet 4 Shown on this sheet is a photograph of the proposed shed.



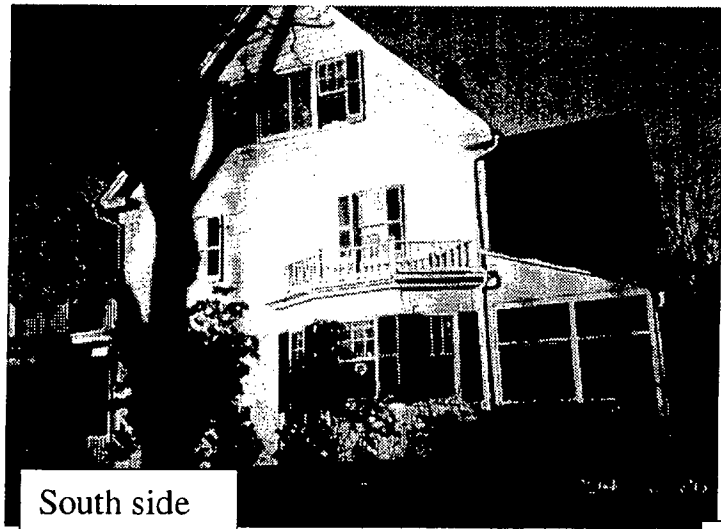
Front -- west side



Front

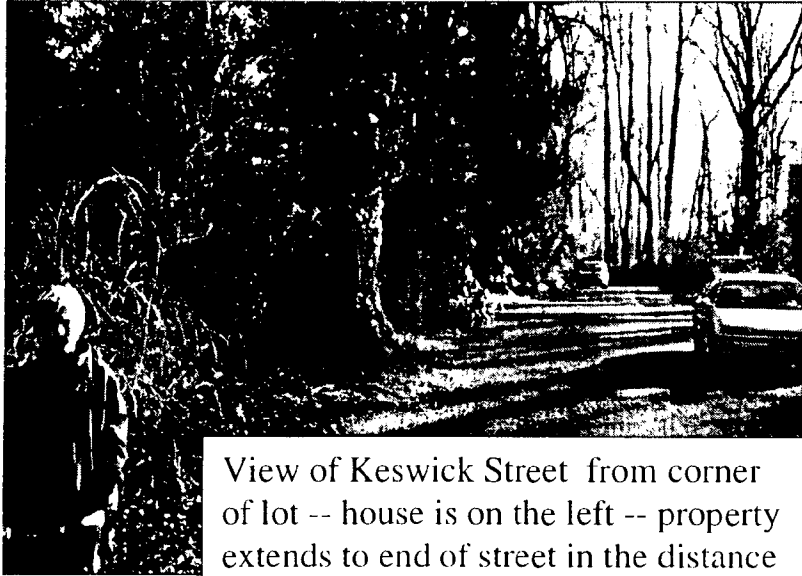


North side

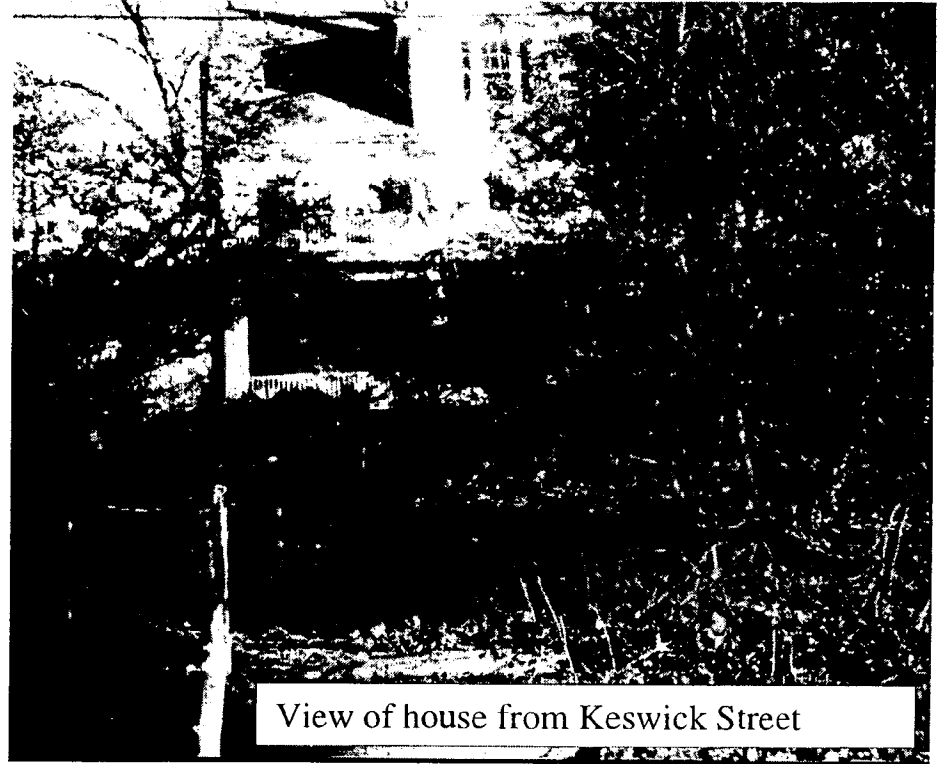


South side

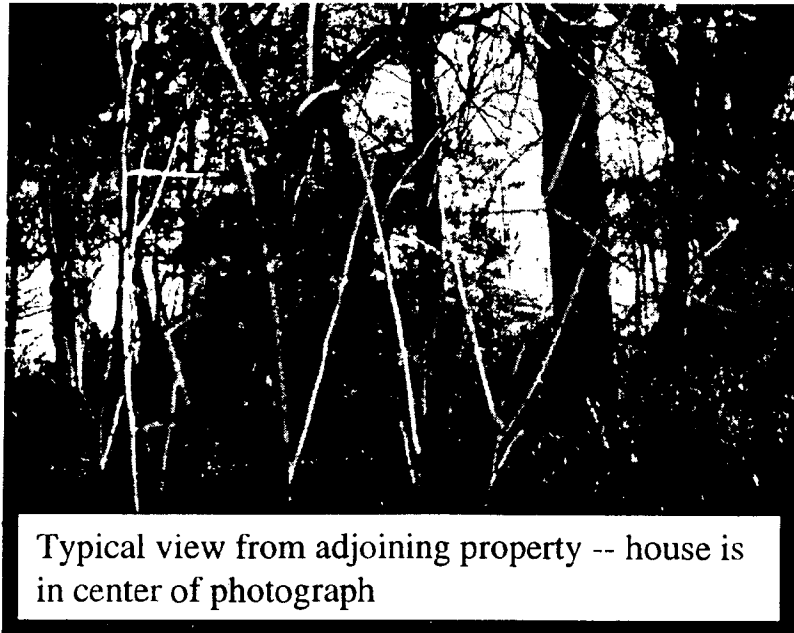
30



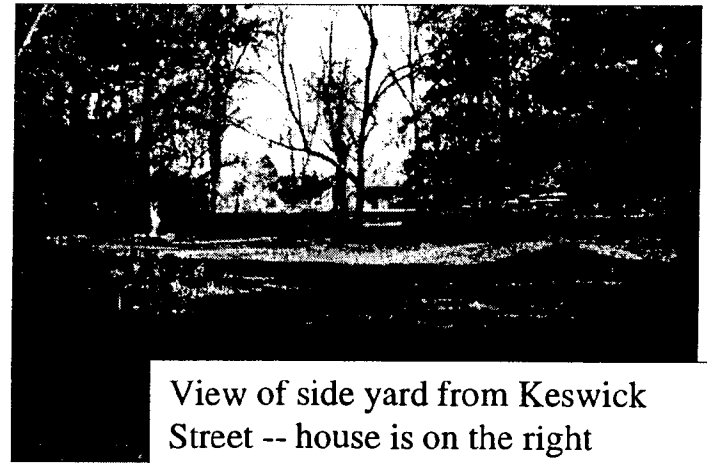
View of Keswick Street from corner of lot -- house is on the left -- property extends to end of street in the distance



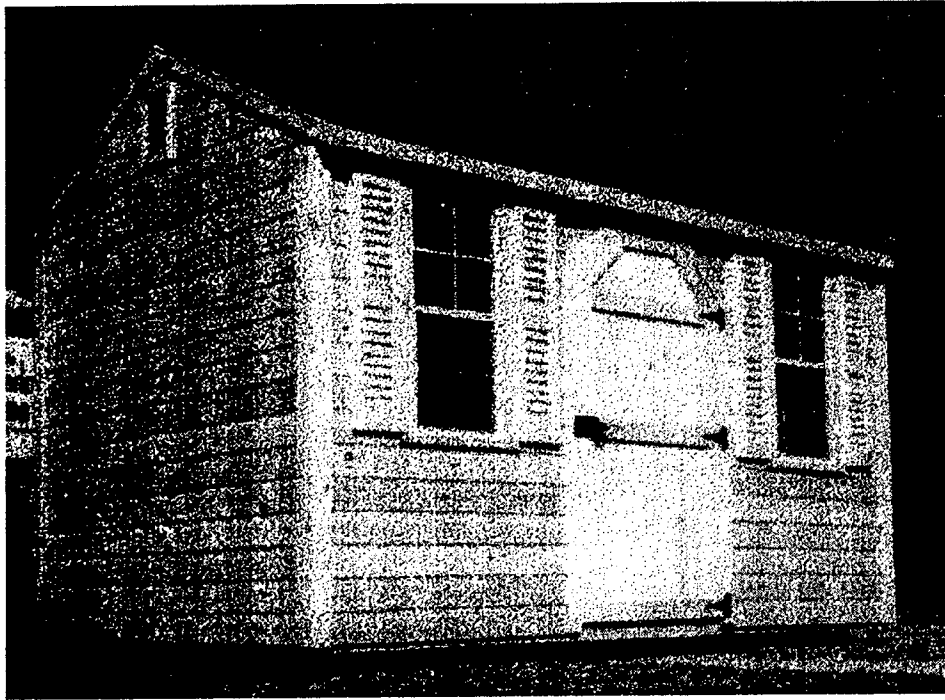
View of house from Keswick Street



Typical view from adjoining property -- house is in center of photograph



View of side yard from Keswick Street -- house is on the right



Proposed shed -- pre-built with white pine siding

32