

30/13-98B(1) 10806 Kewsick Street  
(Garrett Park Historic District)

30/13-98B 10806 Keswick St.  
(Garrett Park HD) REV.

Perry -

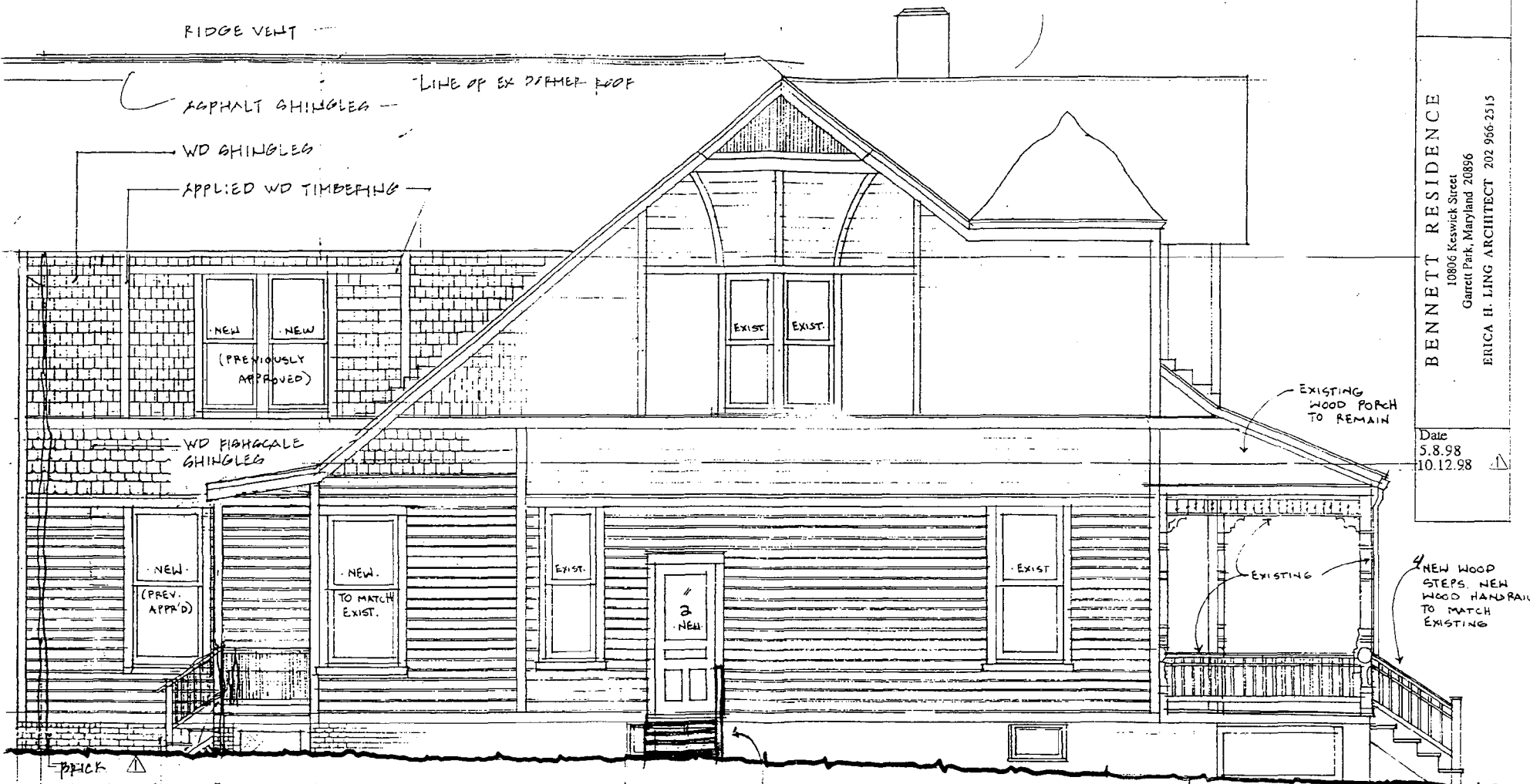
There is already another  
30/13-98B.

I have numbered

this:

30/13-98B(2)





BENNETT RESIDENCE  
 10806 Keswick Street  
 Garrett Park, Maryland 20896  
 ERICA H. LING ARCHITECT 202.966.2515

Date  
 5.8.98  
 10.12.98

BRICK  
 WOOD SIDING  
 W/CEMENT  
 PROFILE  
 REAR PORCH  
 3 YD STEPS  
 BRICK

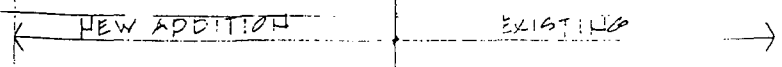
3 NEW WOOD STEPS.  
 NEW WOOD PAINTED  
 HANDRAIL TO MATCH  
 REAR PORCH

EXISTING APPROV.  
 Montgomery  
 Historic Preservation Commission  
 NEW STEPS

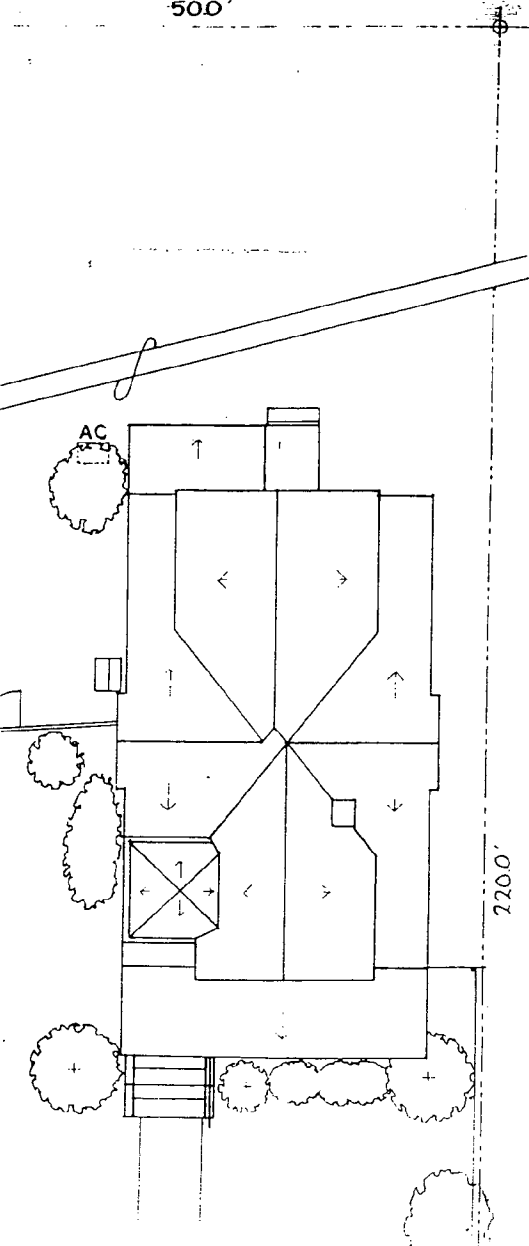
A  
 4.2

NEW SOUTH ELEVATION

8-6/11/00



500'



IN-SWINGING  
CASEMENT →

4 NEW WOOD STEPS,  
NEW PAINTED WOOD  
HANDRAIL TO MATCH  
EXISTING



ROOF RIDGES

28'-3"

CEILING

8'-0"

27'-4 5/8"

SECOND FLOOR

EXISTING PAINTED  
WOOD HANDRAIL

10'-10 1/4"

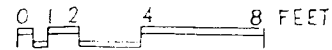
FIRST FLOOR

6'-8"

BASEMENT

APPROVED  
Montgomery County  
Historic Preservation Board

NEW  
EAST ELEVATION



ADJOINING PROPERTIES

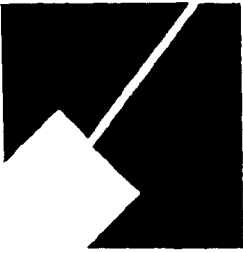
1. JON & LYNN FOSTER  
10808 KESWICK ST. (NORTH ADJOINING PROPERTY)  
P.O. Box 320  
GARRETT PARK, MD 20896

2. LEWIS & BONNIE FRENCH  
10804 KESWICK ST. (SOUTH ADJOINING PROPERTY)  
P.O. Box G  
GARRETT PARK, MD 20896

3. ROY & FLORENCE GOOTENBERG  
10805 CLERMONT AVENUE (ADJOINS REAR PROPERTY LINE)  
P.O. Box 519  
GARRETT PARK, MD 20896

4. MAX & MARGARET FAULKNER  
10807 KESWICK ST. (UNFRONTING PROPERTY)  
P.O. Box 304  
GARRETT PARK, MD 20896

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 6-14-00

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit 30/13-98B(2)

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

Approved

Approved with Conditions: \_\_\_\_\_

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Arthur & Gerilee Bennett

Address: 10806 Keswick St. Garrett Park

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 Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 6. 14. 00

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

3013.98 B(2)

---

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 255 Rockville Pike, 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.

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 240-777-6370.

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 240-777-6210 of your anticipated work schedule.

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





The revisions that are being proposed for this outstanding resource are in keeping with the style of the house and are within the guidelines for the Garrett Park Historic District. The applicant has indicated that the rear and side doors will be in the same style as the front door, but will be differentiated by their greater simplicity of glass design and panel molding.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)2:

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

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

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 applicable to all Historic Area Work Permits 1) that the applicant shall provide a set of construction grade drawings that will be used to obtain permits to the staff to be approved by staff and 2) that the applicant arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

10806 Keswick Street  
PO Box 436  
Garrett Park, MD 20896  
Reference: Amendment to HPC Permit  
No. 9803270087 issued 4/30/1998

Historic Preservation Commission  
Montgomery County  
1109 Spring Street  
Silver Spring, MD 20907

May 30, 2000

Dear Historic Preservation Commission:

We are writing to request an amendment to our HPC permit No. 9803270087, dated April 30, 1998. The changes we would like to make to the original plan are minor and are detailed below.

1. Replace existing window on North elevation 1<sup>st</sup> floor with shorter panes, but preserving the exterior frame as it currently exists. The existing window is in deteriorated condition and a shorter pane is necessary to accommodate the kitchen counter and sink on the interior. (see attached drawings)
2. Replace exterior door (door is deteriorated beyond repair) on South elevation with new wood door with design similar to existing front (East) exterior door and to match new exterior door on West elevation. (see attached drawings and photos)
3. Add simple wood steps and handrail at the South elevation exterior door. Currently, the door is accessed by an unattached concrete block stair with no handrail. (see attached drawings)
4. Replace current concrete steps attached to the front porch (East elevation) with wood steps and handrail similar to the current porch railing. Concrete steps are in poor condition and are leaning into the porch footers causing structural weakening. Also, once planned porch repairs are completed to stabilize sagging, the level of the porch will be too high to safely use the current stairs. (see attached drawings and photos)

Thank you for your review of these proposed changes. If you have any questions, we can be reached at 301-949-8710 evenings or 202-646-4173 during the day.

Sincerely,

A handwritten signature in cursive script that reads "Arthur and Gerilee Bennett". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Arthur and Gerilee Bennett  
Owners, 10806 Keswick Street

*Attachments*

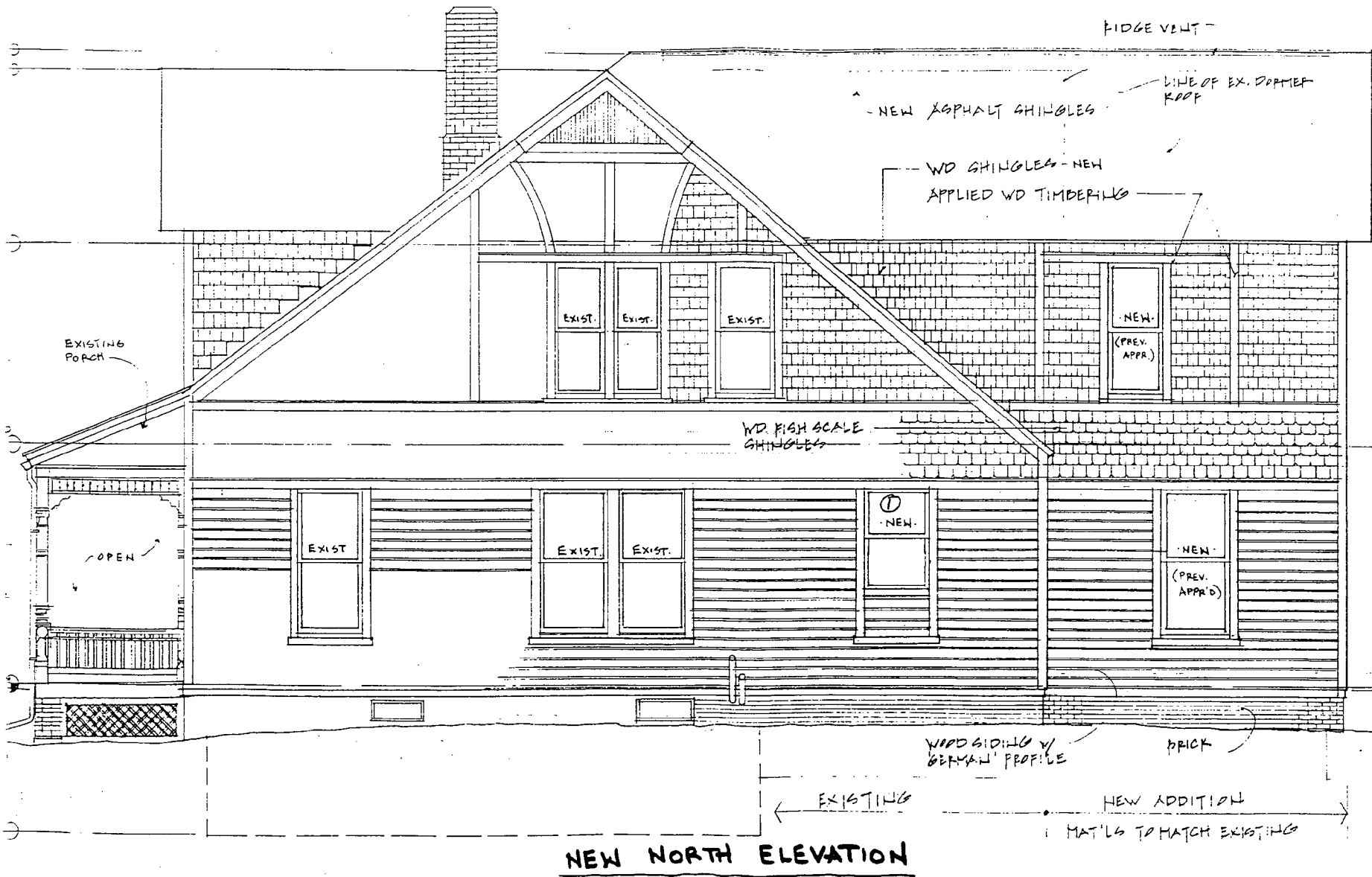
④

2. Existing front exterior door. South exterior door will be similar.



4. Existing front concrete step sand handrail.





BENNETT RESIDENCE

10806 Keswick Street  
Garrett Park, Maryland 20896

ERICA H. LING ARCHITECT 202.966.2515

Date  
5.8.98  
10.12.98

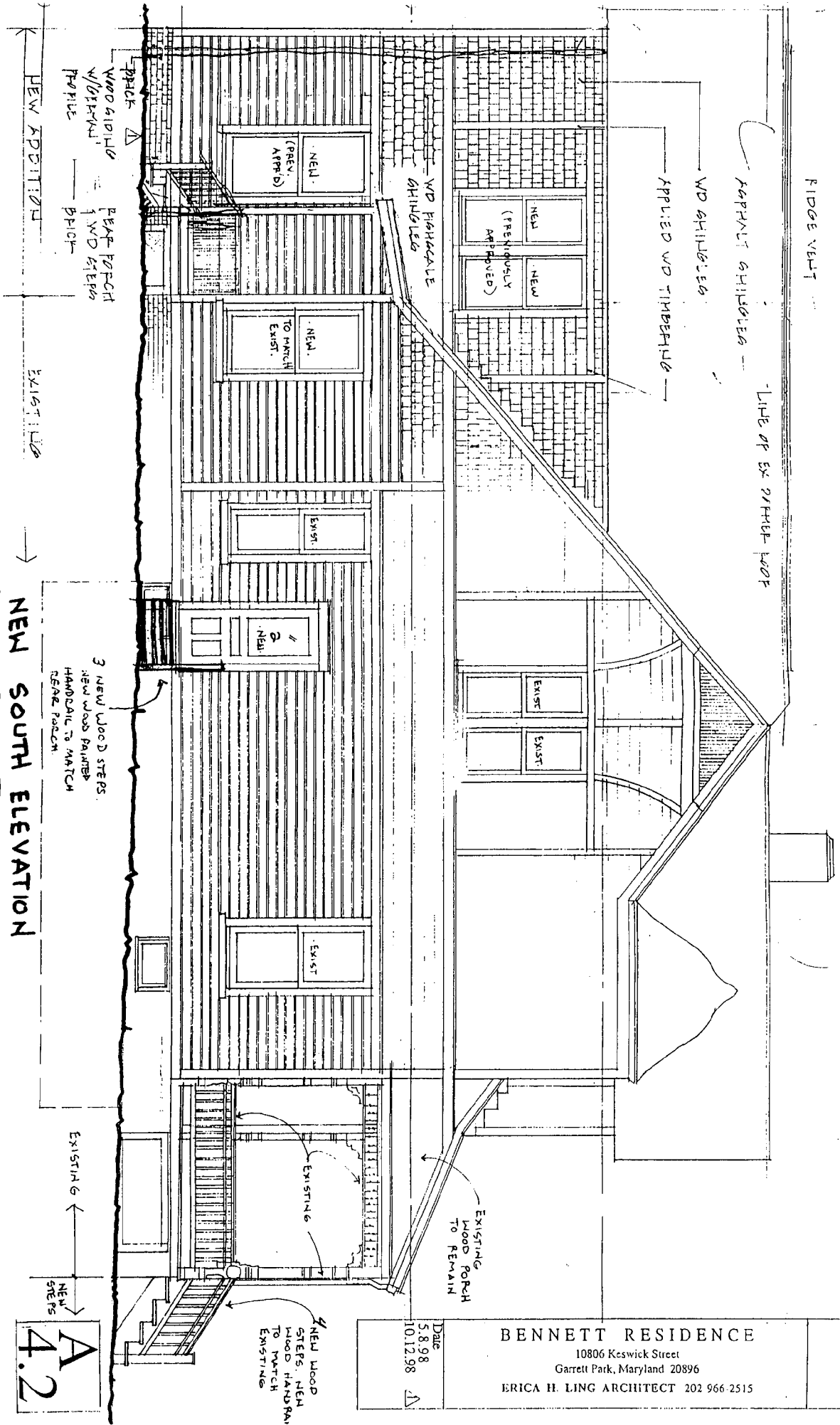
NORTH ELEVATION

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

A  
4.3

9

2



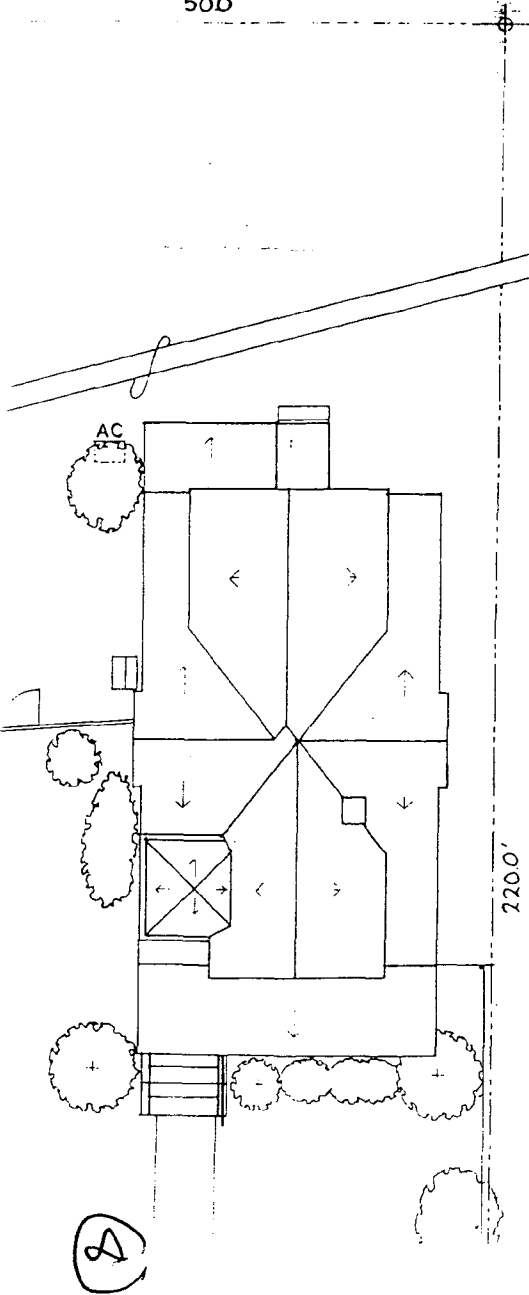
NEW SOUTH ELEVATION

A  
4.2

Date  
5.8.98  
10.12.98

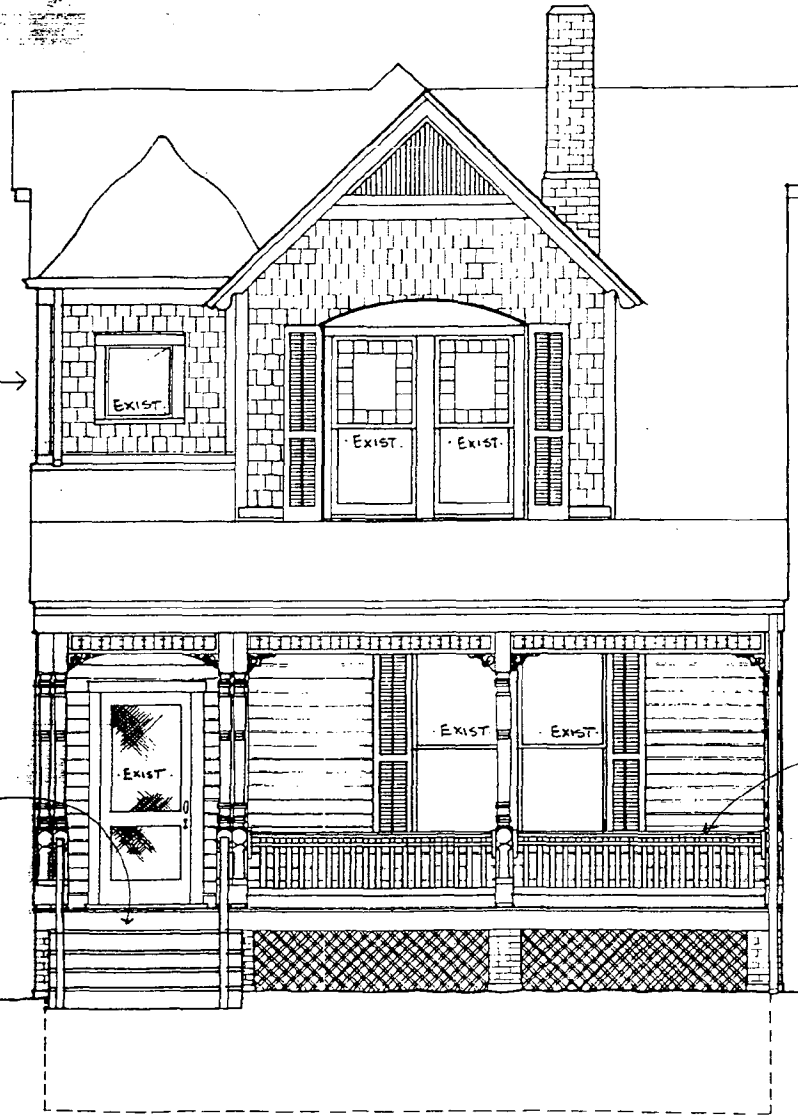
BENNETT RESIDENCE  
10806 Keswick Street  
Garrett Park, Maryland 20896  
ERICA H. LING ARCHITECT 202 966-2515

500'



IN-SWINGING  
CASEMENT →

4 NEW WOOD STEPS.  
NEW PAINTED WOOD  
HANDRAIL TO MATCH  
EXISTING



ROOF RIDGES

CEILING

SECOND FLOOR

FIRST FLOOR

BASEMENT

28'-3"

8'-0"

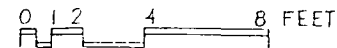
27'-4 5/8"

10'-10 1/4"

6'-8"

EXISTING PAINTED  
WOOD HANDRAIL

**NEW**  
EAST ELEVATION





# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ARTHUR BENNETT

Daytime Phone No.: 202-208-8000 ext. 1172

Tax Account No.: 4-3-58330

Name of Property Owner: ARTHUR & GERILEE BENNETT Daytime Phone No.: 202-208-8000 ext. 1172 (ARTHUR)

Address: 10806 KESWICK STREET GARRETT PARK MD 20896  
Street Number City State Zip Code

Contractor: NONE Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: NONE Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 10806 Street: KESWICK ST.

Town/City: GARRETT PARK Nearest Cross Street: OXFORD ST.

Lot: 15 Block: 55 Subdivision: \_\_\_\_\_

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

## PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |                                    |  |  |  |  |   |   |                               |                               |
|------------------------------------|--|--|--|--|---|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Raze                | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace       | <input type="checkbox"/> Woodburning Stove        | <input type="checkbox"/> Single Family    |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair            | <input type="checkbox"/> Revocable                 | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____    |   |   |                               |                               |

1B. Construction cost estimate: \$ 120K

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.

Arthur Bennett  
Signature of owner or authorized agent

3/27/98  
Date

[Signature]  
Approved:

For Chairperson, Historic Preservation Commission

4/22/98

9



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 4.22.98

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved  Denied

Approved with Conditions: \_\_\_\_\_

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

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Arthur & Corvina Bennett

Address: 10806 Keswick Street, Garrett Park

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.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 10806 Keswick Street

**Meeting Date:** 04/22/98

**Resource:** Garrett Park Historic District

**Review:** HAWP

**Case Number:** 30/13-98B (2)

**Tax Credit:** None

**Public Notice:** 04/08/98

**Report Date:** 04/15/98

**Applicant:** Arthur and Gerilee Bennett

**Staff:** Perry Kephart

**PROPOSAL:** Rear Addition

**RECOMMEND:** Approval

---

**DATE OF CONSTRUCTION:** ca. 1892

**SIGNIFICANCE:** Individual Master Plan Site (**Eppa R. Norris House**) in Garrett Park Historic District.

**ARCHITECTURAL DESCRIPTION/BACKGROUND:** 1½ story, two bay, Queen Anne side-gabled frame residence sheathed in wood lapped and patterned shingled siding. A full-width front porch with spooled brackets and turned roof supports is enclosed by a wood railing. On the front facade is a large front gabled dormer with paired windows and a square tower element with a bell roof above the front door on the left side. Windows in the house are for the most part 1/1 with Queen Anne sashes in the front dormer windows. A rear porch enclosure and new rear porch were added in 1902. A large gable hood over the dormers at the rear and partial enclosure of the later rear porch were added before 1950.

**PROPOSAL**

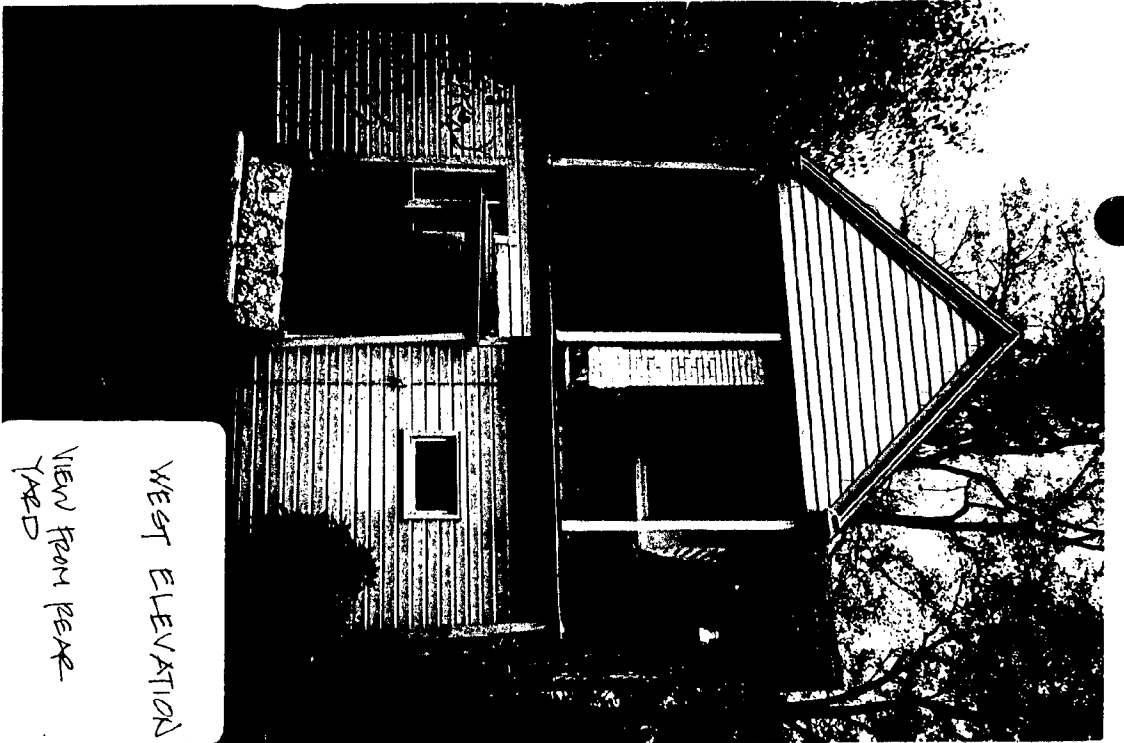
The applicant proposes to:

1. Remove the later rear porch enclosure, dormer hood and rear porch.
2. Replace them with a two story rear addition that will extend 12 feet beyond the existing rear wall with a small porch under the original porch overhang on the south corner. The proposed rear wing is to be the width of the existing dormer hood. Siding is to be wood shingles and lapped siding to match that on the original. There are paired french doors proposed for the rear facade with full length sidelights and transom above all four openings. 1/1 paired windows are proposed for the rear facade on the second story.

ERICA H. LINC ARCHITECT  
3708 Brandywine Street NW  
Washington, DC 20015  
202 966-2515



NORTH EAST  
CORNER



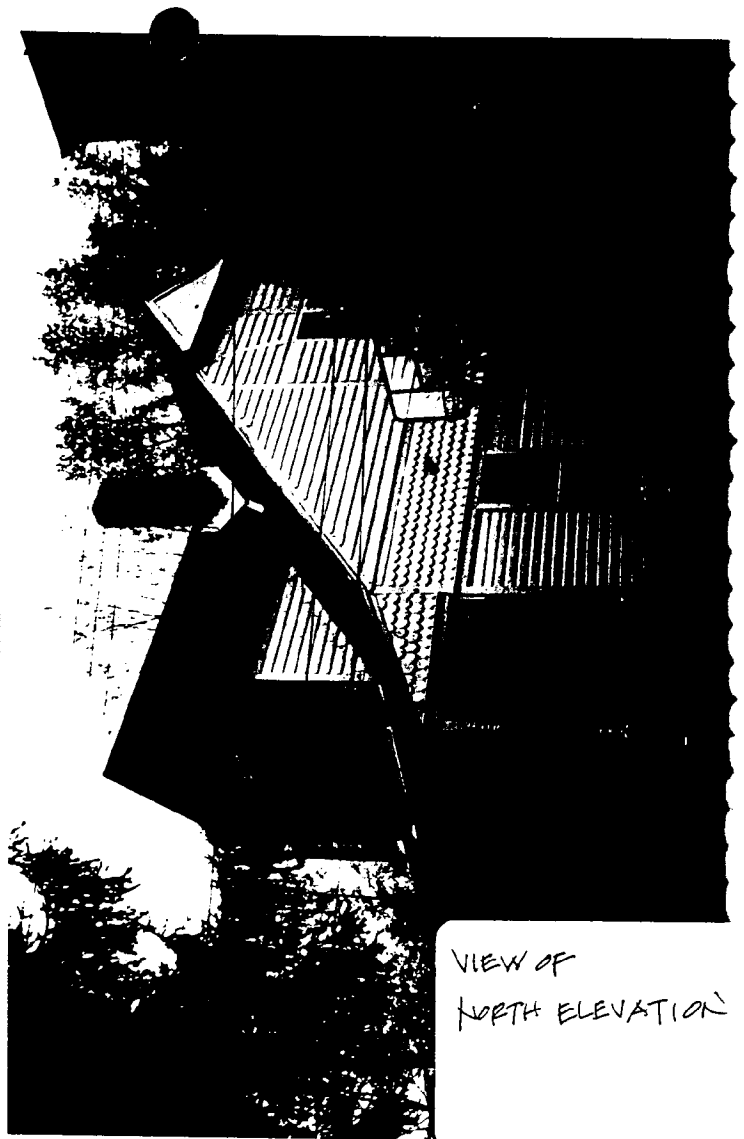
WEST ELEVATION  
VIEW FROM REAR  
YARD



EAST ELEVATION  
VIEW FROM  
KESNICK ST.  
②



DETAIL OF  
EXTERIOR WOOD  
MATERIAL



VIEW OF  
NORTH ELEVATION



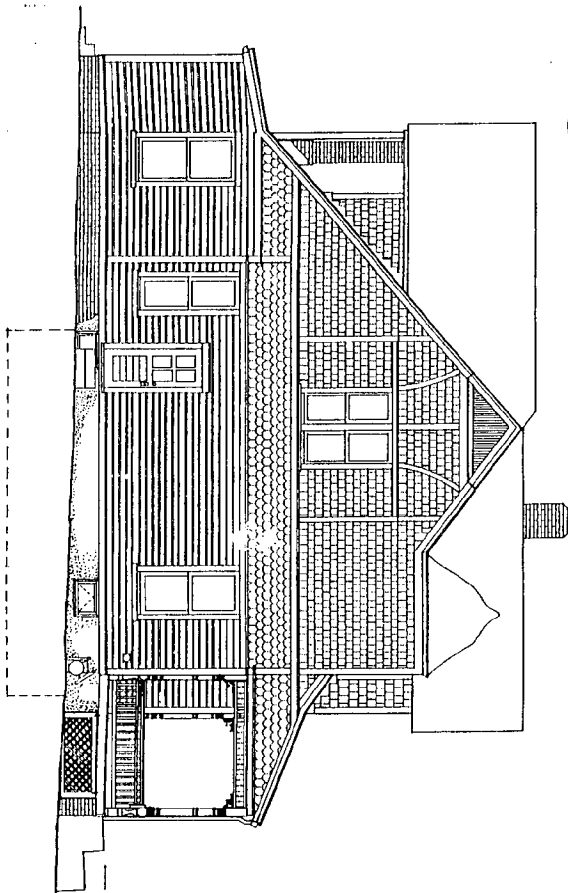
VIEW FROM KESWICK ST.  
SHOWING SOUTH ELEV.  
AND NEIGHBORING  
HOUSES

13

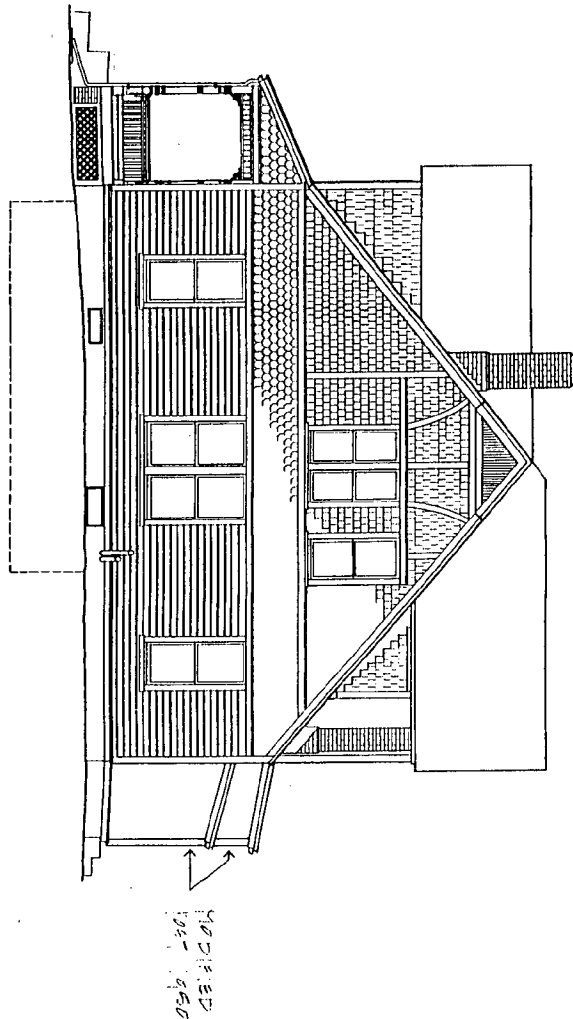
SOURCE: H. B. CO. NAT'L PARK SERVICE  
 NORTH & EAST ELEVATIONS DRAWN BY MARTHA JANE KAPPLER, 1944  
 SOUTH & WEST ELEVATIONS DRAWN BY JOANNE ORALEY, 1998

7/1

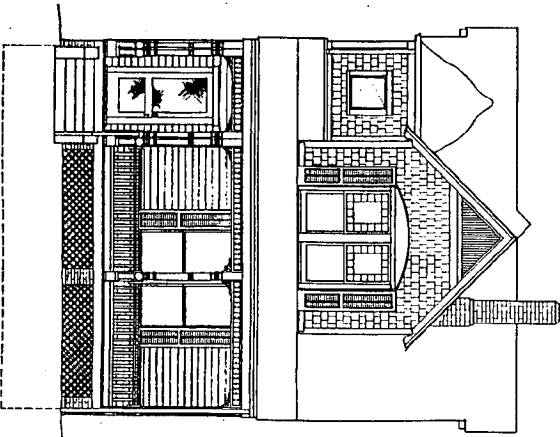
4 SOUTH ELEVATION



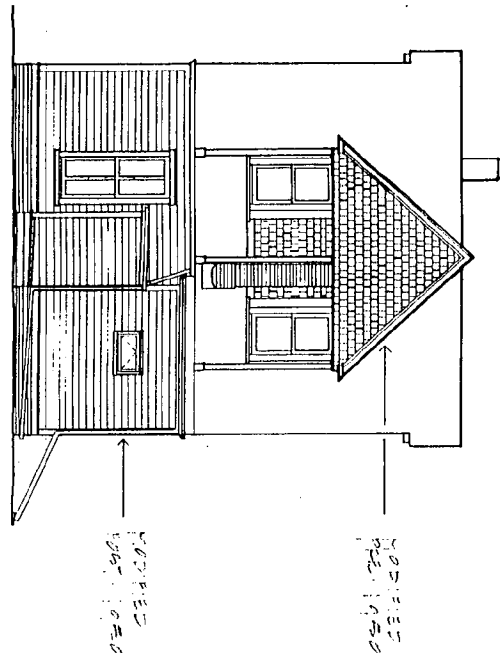
3 NORTH ELEVATION



1 EAST ELEVATION



2 WEST ELEVATION



Before 4/22/98 HAWP Approval

A  
2.2

EXISTING ELEVATIONS

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

Date  
5.8.98  
10.12.98

BENNETT RESIDENCE

10806 Keswick Street  
Garrett Park, Maryland 20896

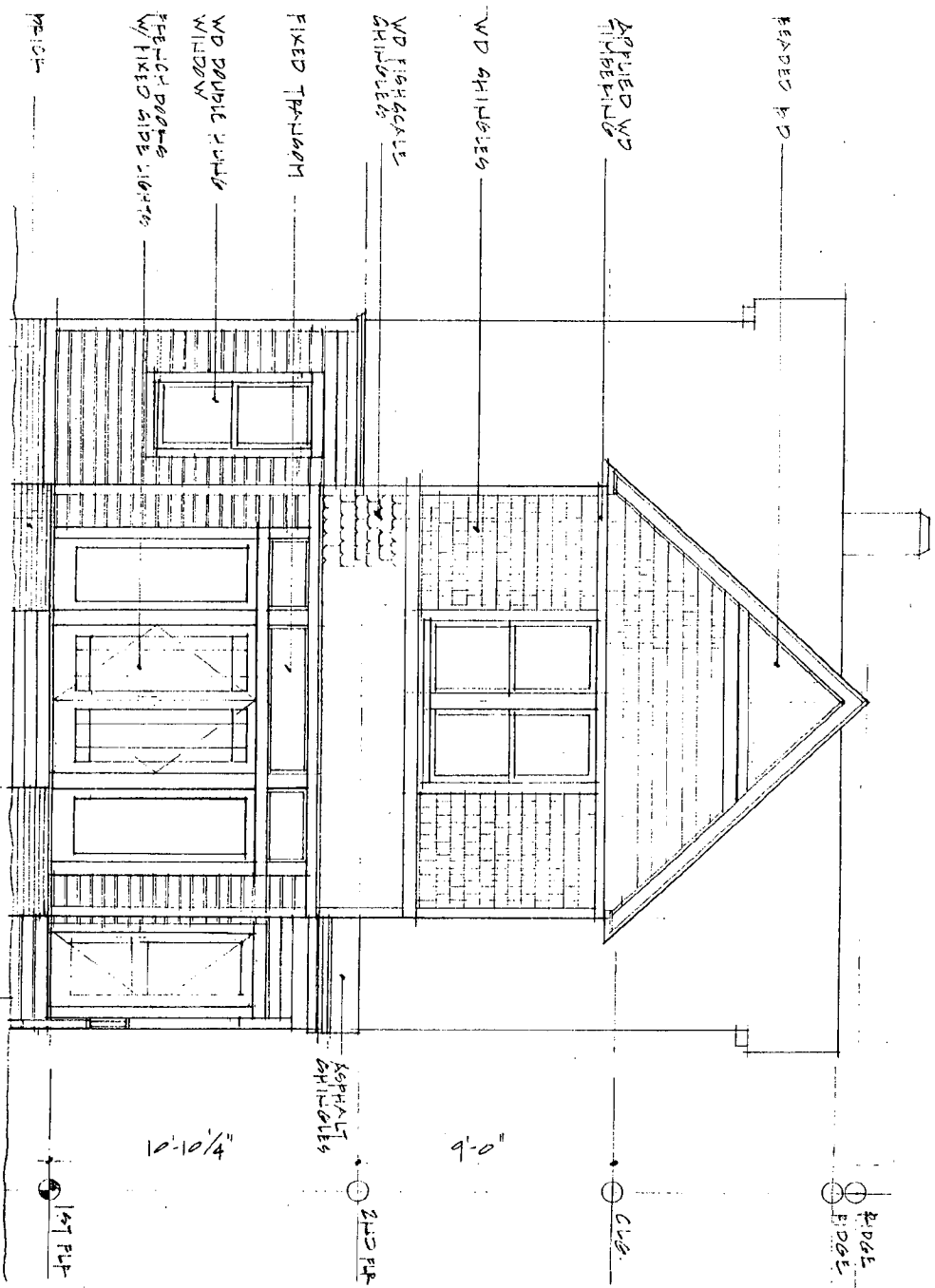
ERICA H. LING ARCHITECT 202 966-2515

△ WINDOW SCHEDULE

MANUFACTURER: WEATHERSHIELD

(SI)

	No.	TYPE	F. O.		QTY	HT	APP	REMARKS
			W	H		SILL	HEAD	
A	11-32 x 36	DOUBLE HUNG	3'-2 5/16"	6'-9 5/8"	2	2'-2"		
B	11-24 x 26		2'-6 5/16"	5'-5 5/8"	1	3'-6"		
C	11-24 x 30		2'-6 5/16"	5'-9 5/8"	5	2'-1"		
D		TRANSOM	4'-10"	1'-7 7/8"	1			
E		SIDELIGHT	2'-8 5/8"	6'-10 1/16"	2			MATCH FR. DOORS
F		TRANSOM	2'-8 5/8"	1'-7 7/8"	2			

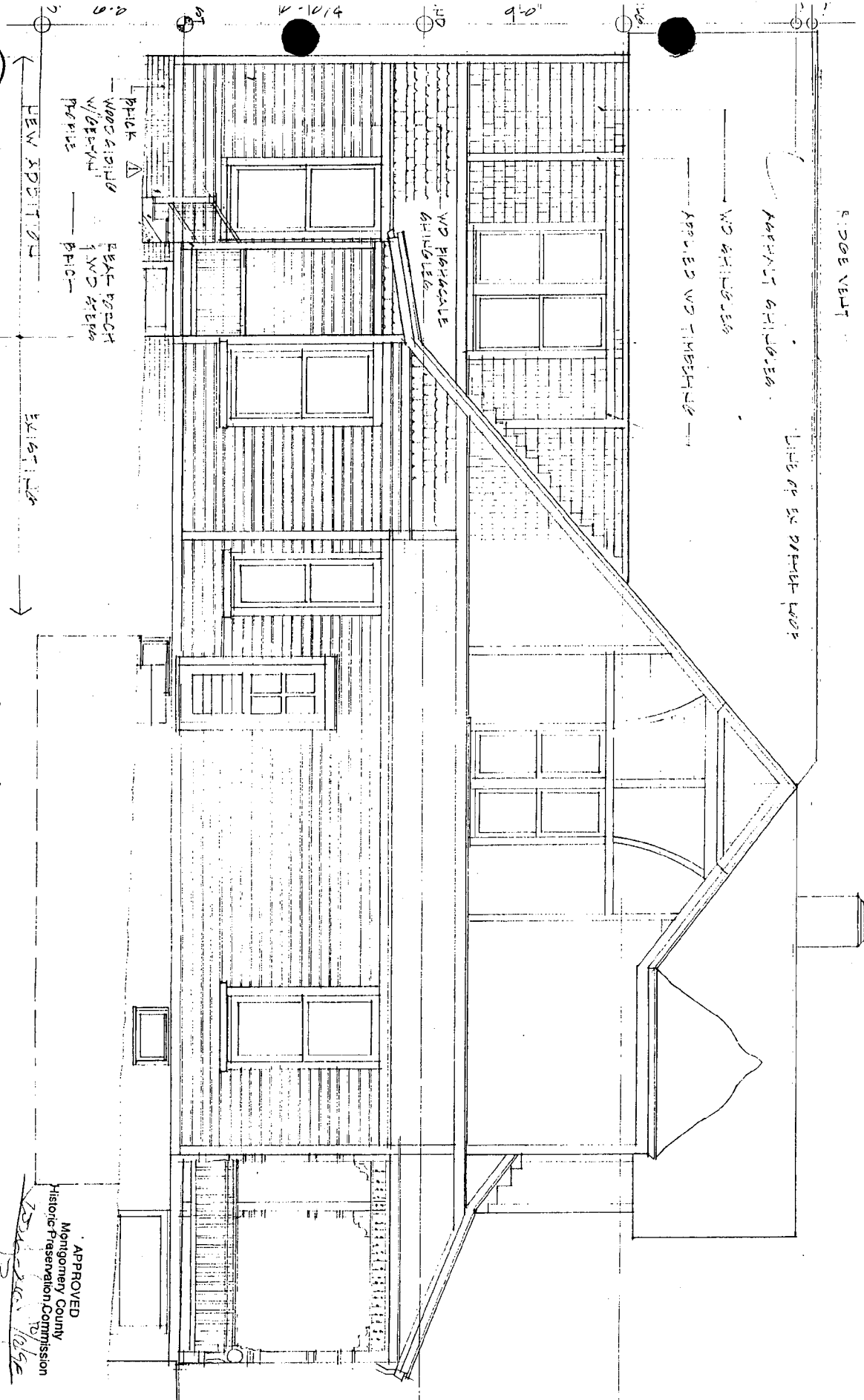


As Approved

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 12/28

<h1 style="font-size: 2em;">A</h1> <h2 style="font-size: 3em;">4.1</h2>	<p><b>WEST ELEVATION WINDOW SCHEDULE</b></p> <p>Scale: 1/4" = 1'-0"</p>	<p>Date 5.8.98 10.12.98</p>	<p><b>BENNETT RESIDENCE</b> 10806 Keswick Street Garrett Park, Maryland 20896 ERICA H. LING ARCHITECT 202 966-2515</p>
	<p>△</p>		

161



As Approved

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 10/12/98

A 4.2

SOUTH ELEVATION

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

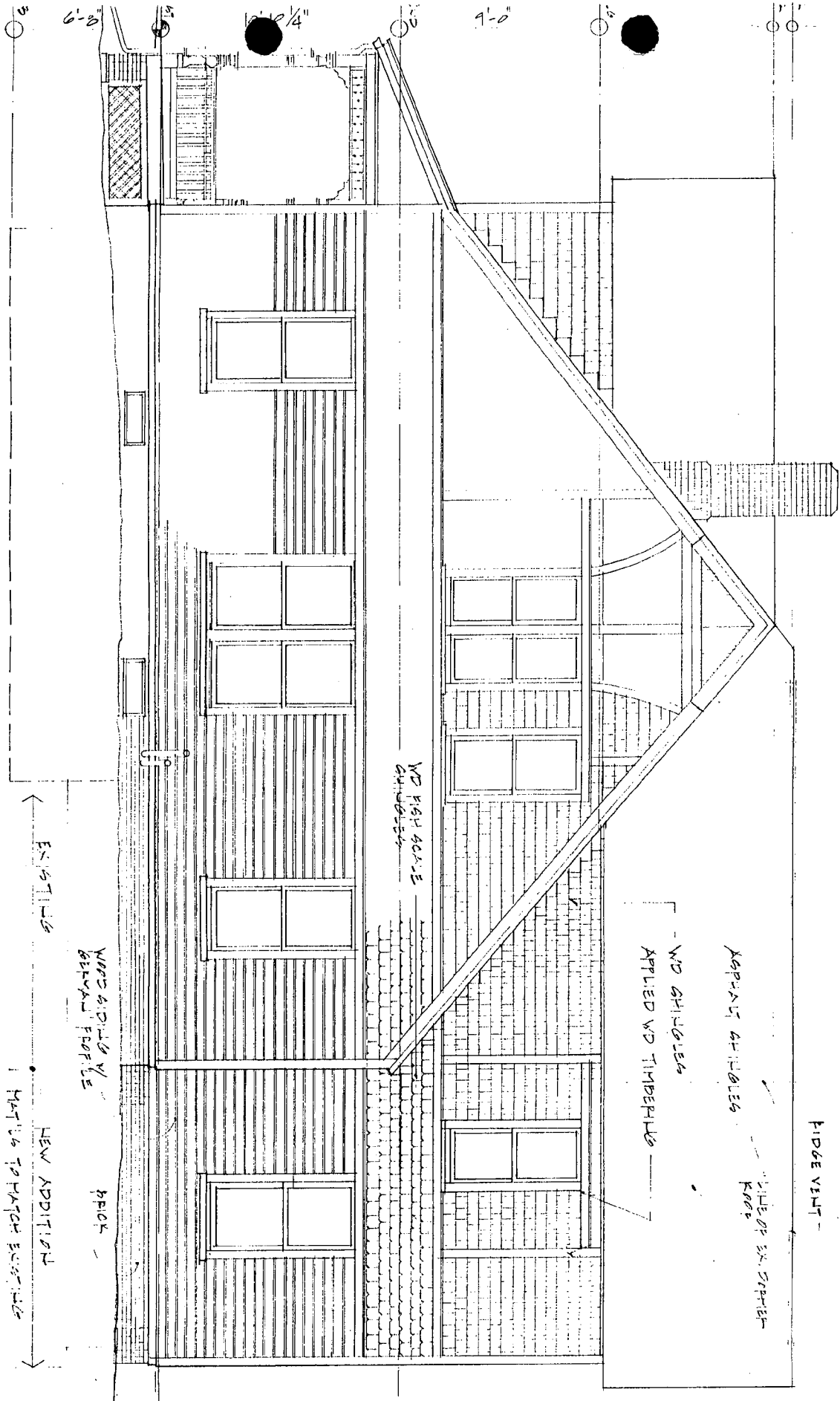
Date  
 5.8.98  
 10.12.98

BENNETT RESIDENCE  
 10806 Keswick Street  
 Garrett Park, Maryland 20896  
 ERICA H. LING ARCHITECT 202 966-2515



(17)

As Approved



APPROVED  
 Montgomery County  
 Historic Preservation Commission

<p><b>A</b> 4.3</p>	<p><b>NORTH ELEVATION</b></p>	<p>Date 5.8.98 10.12.98</p>	<p><b>BENNETT RESIDENCE</b>          10806 Keswick Street          Garrett Park, Maryland 20896</p>
	<p>Scale: 1/4" = 1'-0"</p>		<p>ERICA H. LING ARCHITECT 202.966.2515</p>

10806 Keswick Street  
PO Box 436  
Garrett Park, MD 20896  
Reference: Amendment to HPC Permit  
No. 9803270087 issued 4/30/1998

Historic Preservation Commission  
Montgomery County  
1109 Spring Street  
Silver Spring, MD 20907

May 30, 2000

Dear Historic Preservation Commission:

We are writing to request an amendment to our HPC permit No. 9803270087, dated April 30, 1998. The changes we would like to make to the original plan are minor and are detailed below.

1. Replace existing window on North elevation 1<sup>st</sup> floor with shorter panes, but preserving the exterior frame as it currently exists. The existing window is in deteriorated condition and a shorter pane is necessary to accommodate the kitchen counter and sink on the interior. (see attached drawings)
2. Replace exterior door (door is deteriorated beyond repair) on South elevation with new wood door with design similar to existing front (East) exterior door and to match new exterior door on West elevation. (see attached drawings and photos)
3. Add simple wood steps and handrail at the South elevation exterior door. Currently, the door is accessed by an unattached concrete block stair with no handrail. (see attached drawings)
4. Replace current concrete steps attached to the front porch (East elevation) with wood steps and handrail similar to the current porch railing. Concrete steps are in poor condition and are leaning into the porch footers causing structural weakening. Also, once planned porch repairs are completed to stabilize sagging, the level of the porch will be too high to safely use the current stairs. (see attached drawings and photos)

Thank you for your review of these proposed changes. If you have any questions, we can be reached at 301-949-8710 evenings or 202-646-4173 during the day.

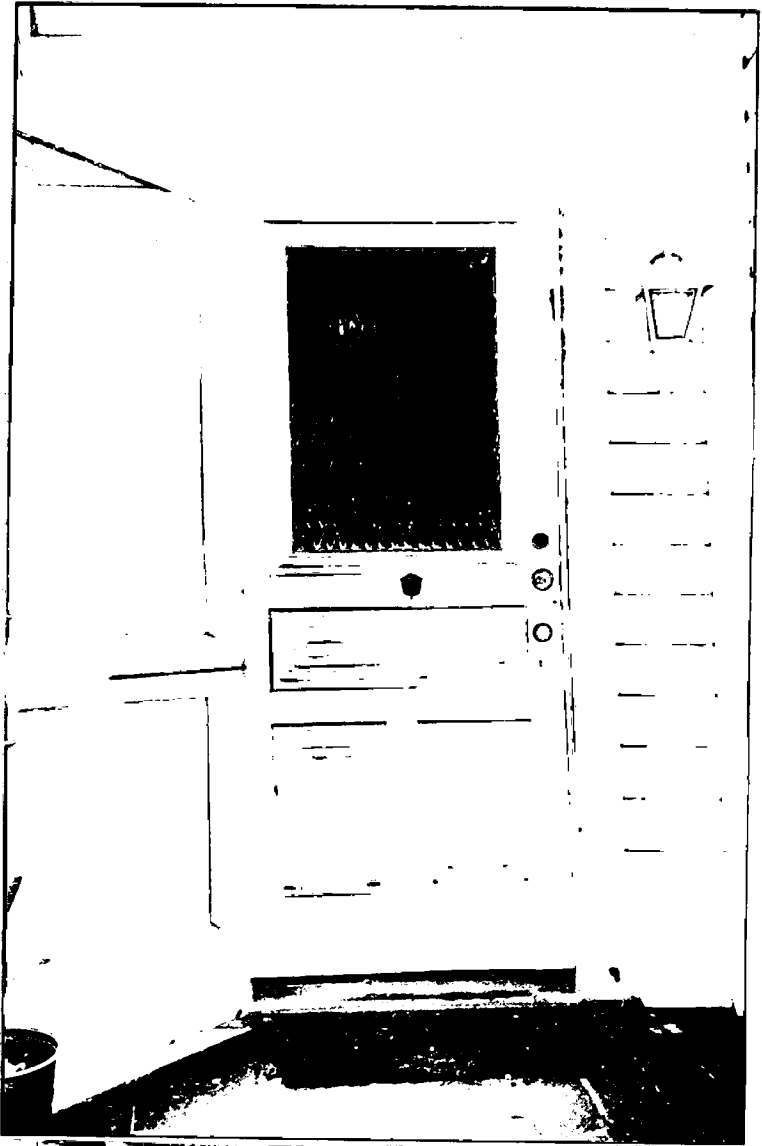
Sincerely,

Handwritten signature of Arthur and Gerilee Bennett in cursive script.

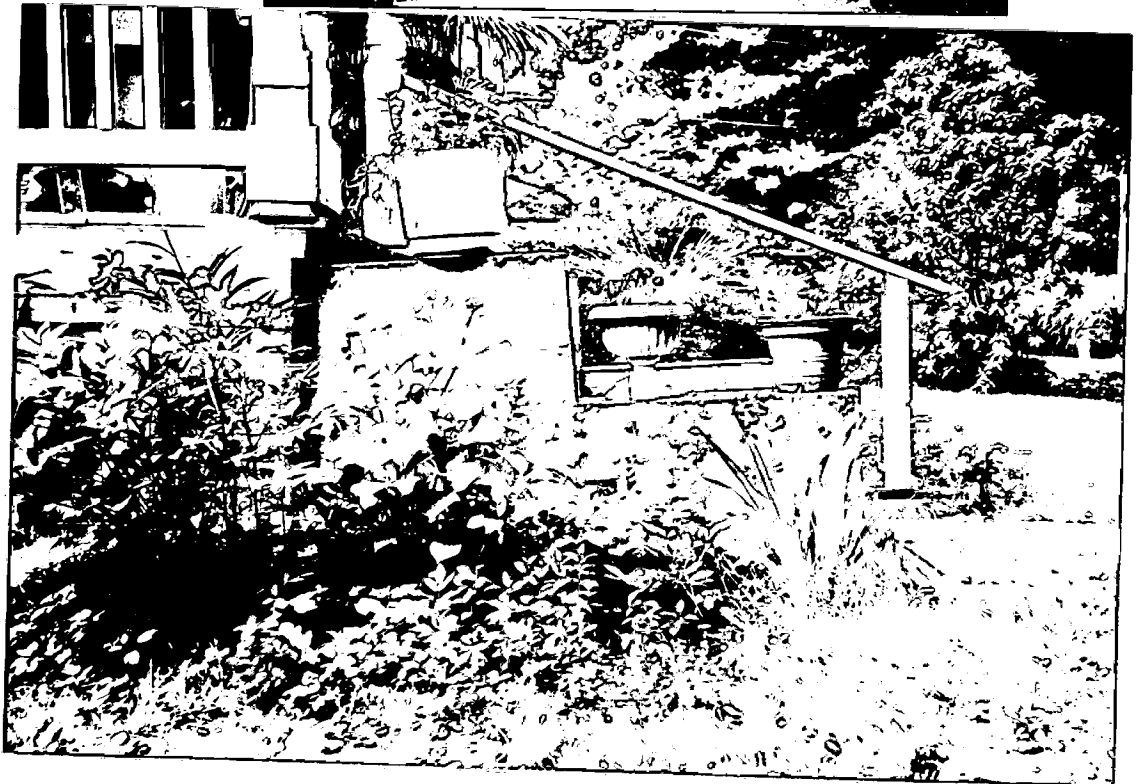
Arthur and Gerilee Bennett  
Owners, 10806 Keswick Street

*Attachments*

2. Existing front exterior door. South exterior door will be similar.



4. Existing front concrete steps and handrail.





necessary of the period, are in keeping with the period of the building. The materials proposed are appropriate contemporary evocations of the existing siding and window materials. The changes are at the rear of the house are within the Garrett Park Guidelines and sensitive to the streetscape to the extent they can be seen.

The lack of offset in the roof ridgeline is balanced, in staff's opinion, by the offset of the rear addition at the sides. The removal of out-of-period modifications and their replacement with a functional rear addition that satisfies the requirements of the owner for additional living space, and is in keeping with the design of the historic resource, is to be commended

### **STAFF RECOMMENDATION**

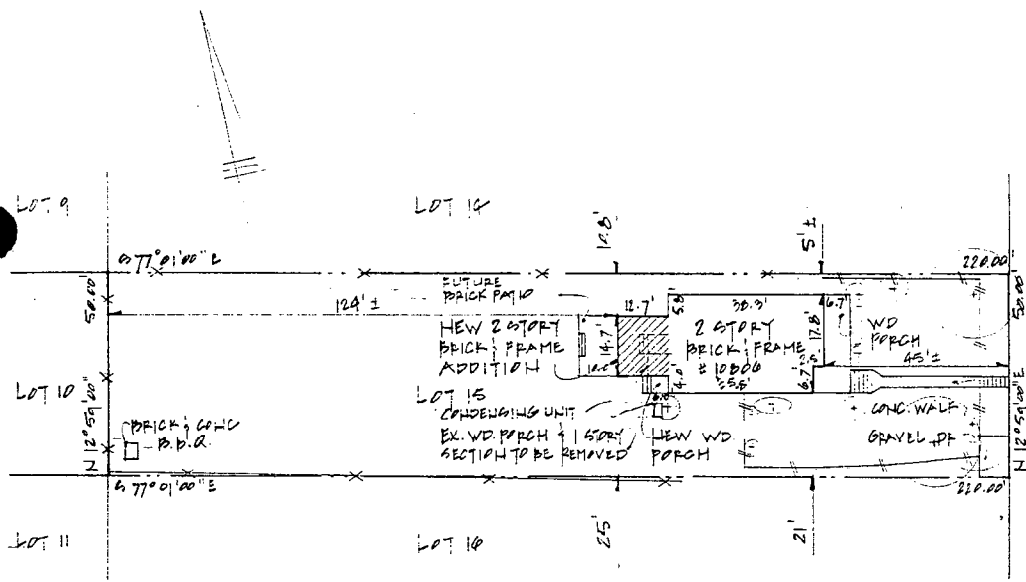
Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)2:

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

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

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 applicable to all Historic Area Work Permits 1) that the applicant shall provide a set of construction grade drawings that will be used to obtain permits to the staff to be approved by staff and 2) that the applicant arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



1 SITE PLAN LOT 15 BLOCK 55 11,000 SF  
 SCALE: 1" = 30'  
 GARRETT PARK, MD

MIN. COMBINED SETBACK = 9739 SF  
 82% x 11,000 SF LOT AREA = 9020 SF

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Ryan Keenan 10/12/98*

KESWICK STREET  
 (50' WIDE R/W)

DRAWING INDEX

- A1.1 SITE PLAN, DRAWING INDEX, & PROJECT DATA
- A2.1 EXISTING PLANS
- A2.2 EXISTING ELEVATIONS
- A3.1 BASEMENT PLAN
- A3.2 1ST FLOOR PLAN
- A3.3 2ND FLOOR PLAN
- A4.1 WEST ELEVATION & WINDOW SCHEDULE
- A4.2 NORTH ELEVATION
- A4.3 SOUTH ELEVATION
- A5.1 BUILDING SECTION
- A5.2 SECTION/ELEVATIONS
- A5.3 SECTION/ELEVATIONS
- A7.1 KITCHEN/FAMILY ROOM PLAN
- A7.2 KITCHEN ELEVATIONS
- A7.3 KITCHEN ELEVATIONS & DOOR SCHEDULE
- A7.4 MBR & BATHROOM PLANS
- A7.5 MBR & BATHROOM ELEVATIONS
- A7.6 BATHROOM ELEVATIONS
- S.1 FOUNDATION/FRAMING PLANS
- S.2 ROOF FRAMING PLAN
- E.1 1ST FLOOR ELECTRICAL & LIGHTING PLANS
- E.2 2ND FLOOR ELECTRICAL & LIGHTING PLANS

PROJECT DATA

Lot: 15 Block: 55 Lot Size: 11,000 square feet  
 Area of alteration: 500 square feet  
 Area of new construction: 430 gross square feet



BENNETT RESIDENCE  
 10806 Keswick Street  
 Garrett Park, Maryland 20896  
 ERICA H. LING ARCHITECT 202.966.2515

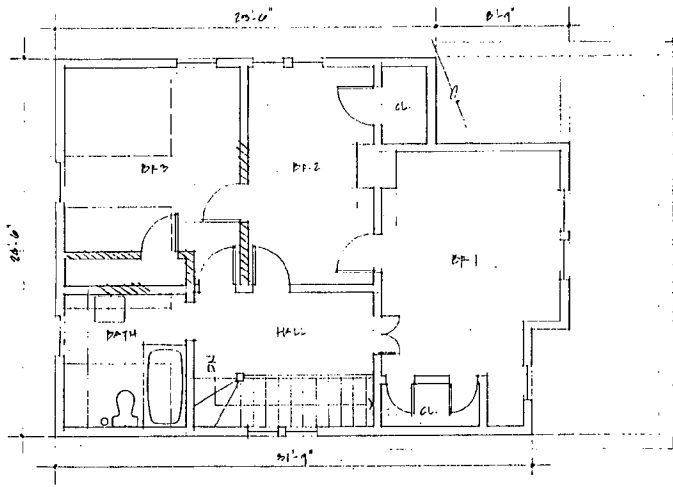
Date  
 5.8.98  
 10.12.98

SITE PLAN  
 Scale: 1" = 30'

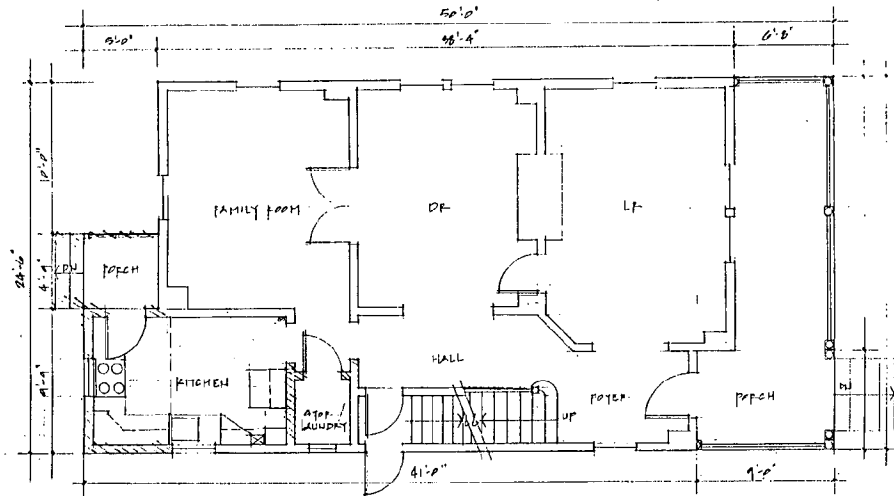
A  
 1.1

ISSUED FOR PERMIT October 12, 1998

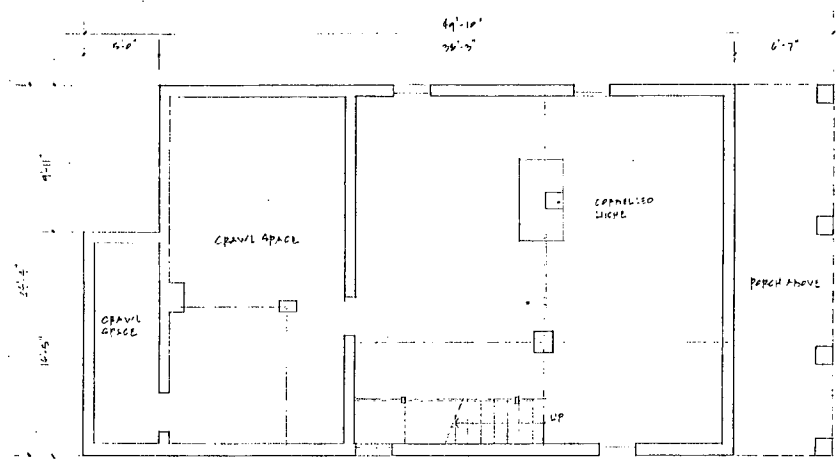
3 2ND FLOOR



2 1ST FLOOR



1 BSMNT



||||| = EXISTING TO BE REMOVED

A 2.1

EXISTING PLANS

Scale: 1/8" = 1'-0"

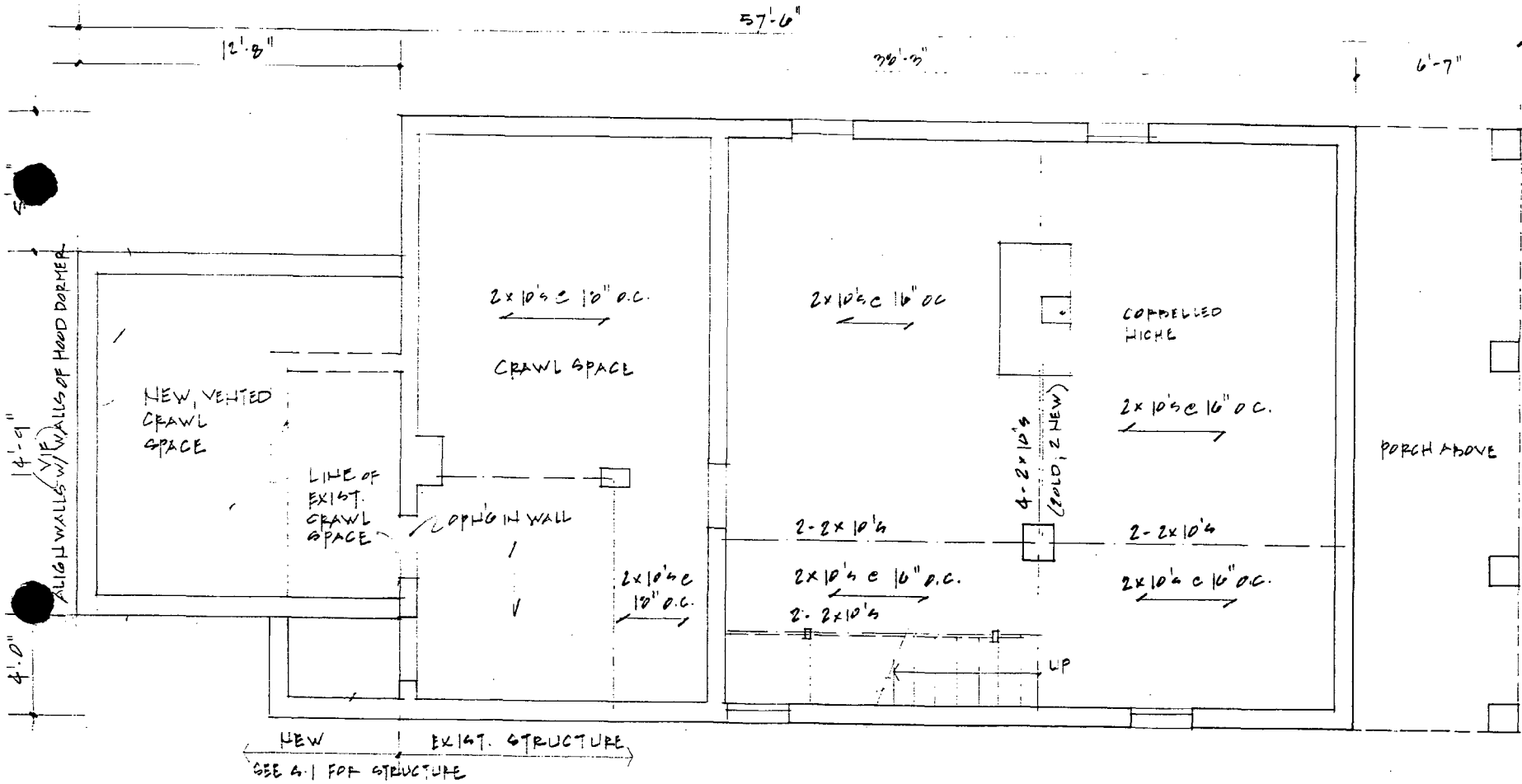
Date  
5.8.98  
10.12.98

BENNETT RESIDENCE

10806 Keswick Street  
Garrett Park, Maryland 20896

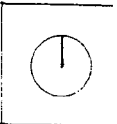
ERICA H. LING ARCHITECT 202 966-2515





① BASEMENT PLAN

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 5/12/98

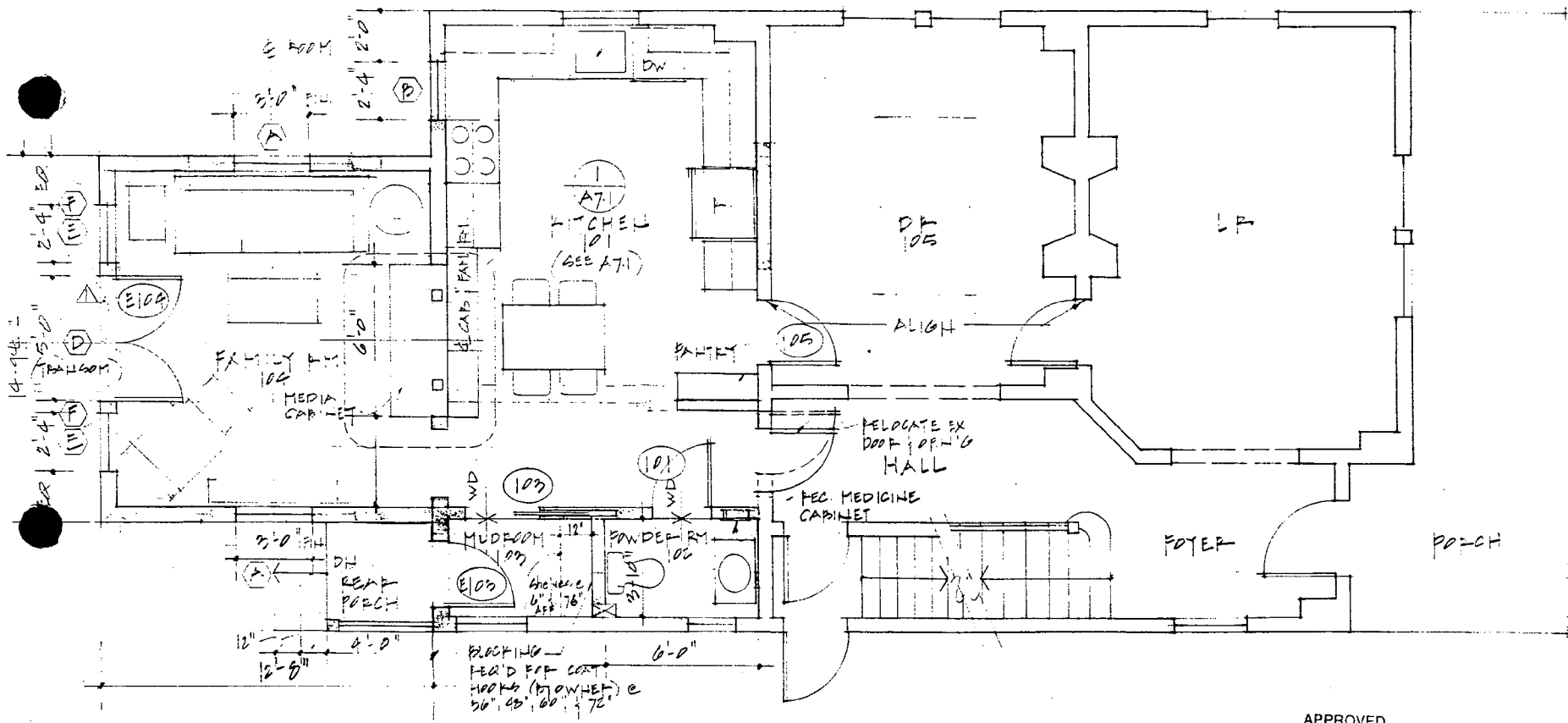


BENNETT RESIDENCE  
 10806 Keswick Street  
 Garrett Park, Maryland 20896  
 ERICA H. LING ARCHITECT 202 966-2515

Date  
 5.8.98  
 10.12.98

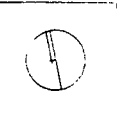
BASEMENT PLAN

A  
 3.1



← NEW CONSTRUCTION      RENOVATION      EXISTING →

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 [Signature]  
 [Stamp] = NEW CONSTRUCTION

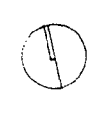
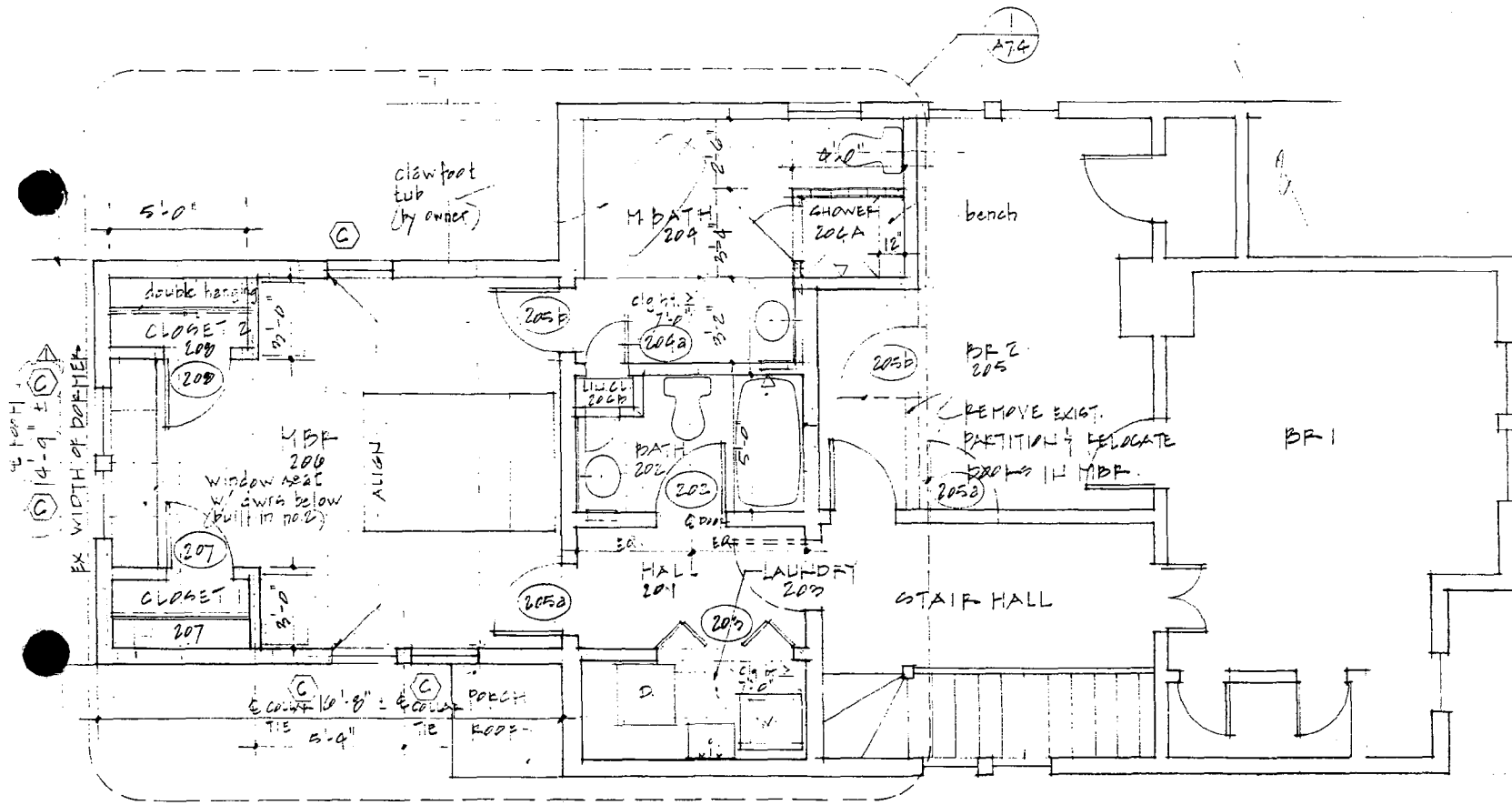


**BENNETT RESIDENCE**  
 10806 Keswick Street  
 Garrett Park, Maryland 20896  
 ERICA H. LING ARCHITECT 202 966-2515

Date  
 5.8.98  
 10.12.98 4

**1ST FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

**A**  
**3.2**



**BENNETT RESIDENCE**  
 10806 Keswick Street  
 Garrett Park, Maryland 20896  
**ERICA H. LING ARCHITECT** 202 966-2515

Date  
 5.8.98  
 10.12.98

2ND FLOOR PLAN

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

APPROVED  
 Montgomery County  
 Historic Preservation Commission

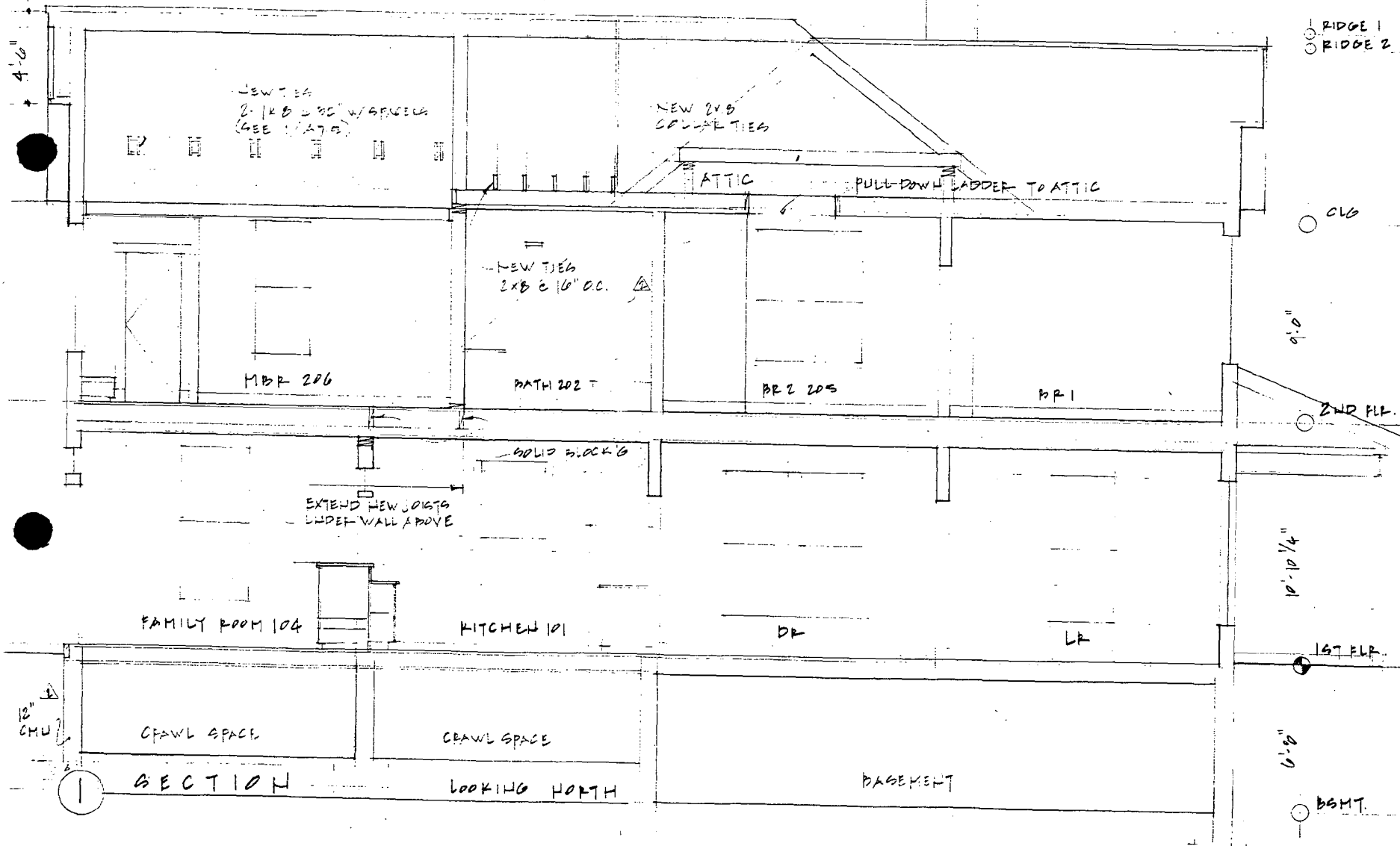
*[Signature]*

NEW CONSTRUCTION

**A**  
**3.3**

NEW CONSTRUCTION      RENOVATION      EXISTING

APPROVED  
Montgomery County  
Historic Preservation Commission



○ RIDGE 1  
○ RIDGE 2

○ CLG

9'-0"

○ 2ND FLP.

10'-10 1/4"

○ 1ST FLP.

6'-6"

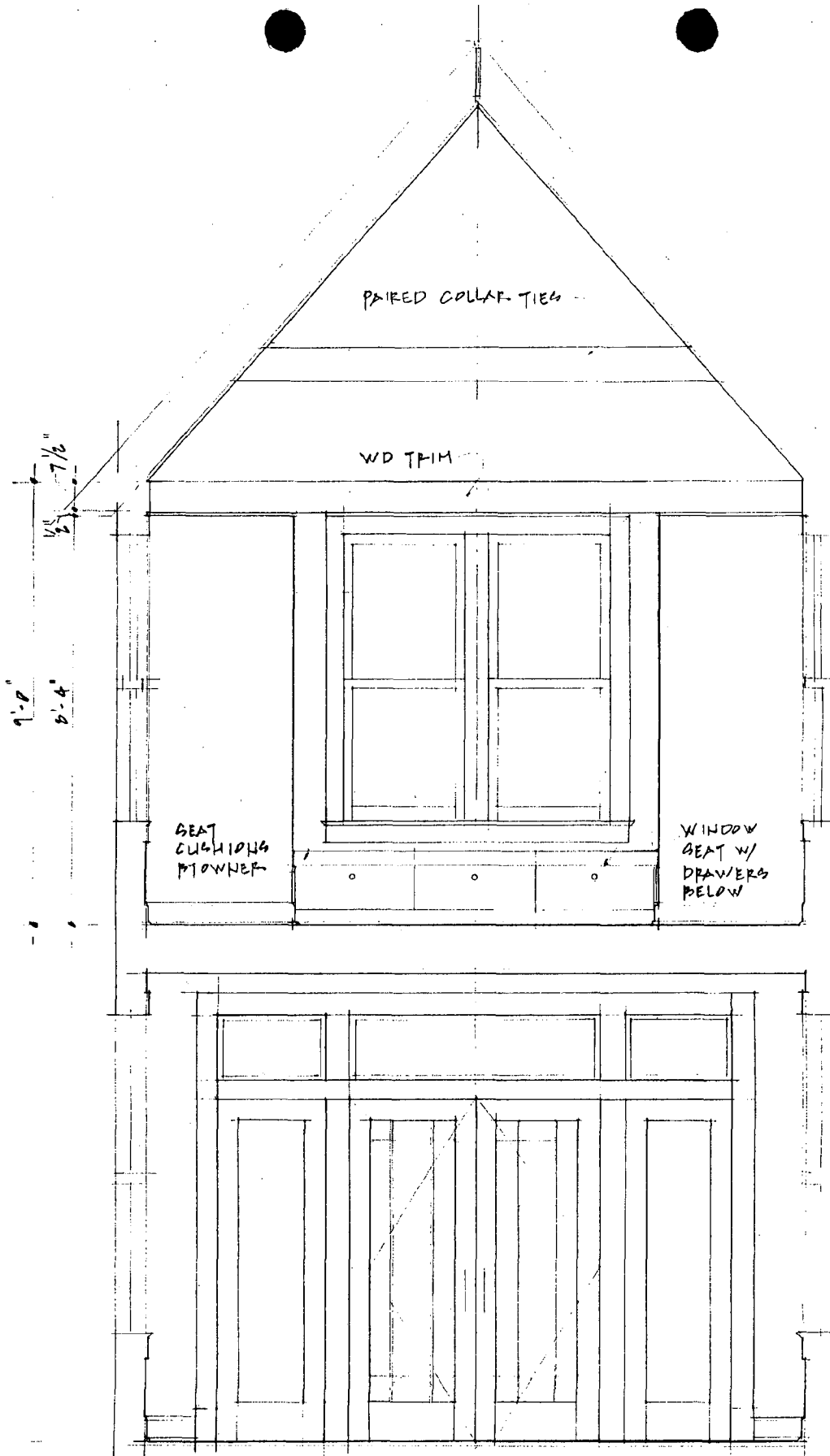
○ BSMT.

BENNETT RESIDENCE  
10806 Keswick Street  
Garrett Park, Maryland 20896  
ERICA H. LING ARCHITECT 202 966-2515

Date  
5.8.98  
7.29.98  
10.12.98

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

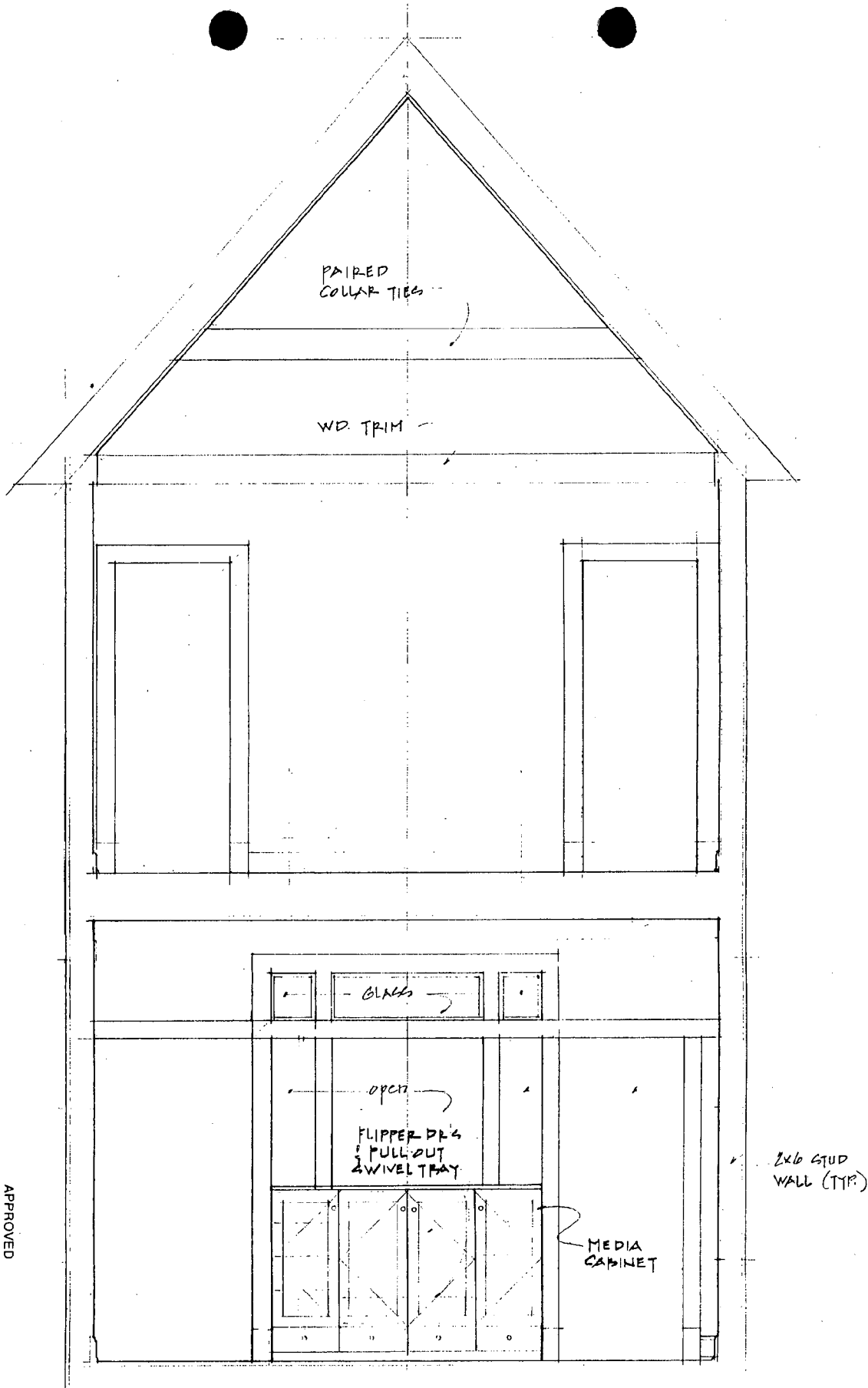
A  
5.1



SECTION LOOKING WEST THROUGH MBR & FAMILY RM.

APPROVED  
 Montgomery County  
 Historic Preservation Commission

<p style="font-size: 2em; font-weight: bold;">A 5.2</p>	<p><b>SECTION/ELEVATIONS</b></p>	<p>Date 5.8.98 10.12.98</p>	<p><b>BENNETT RESIDENCE</b>          10806 Keswick Street          Garrett Park, Maryland 20896</p>
	<p>Scale: 1/2" = 1'-0"</p>	<p><b>ERICA H. LING ARCHITECT 202 966-2515</b></p>	

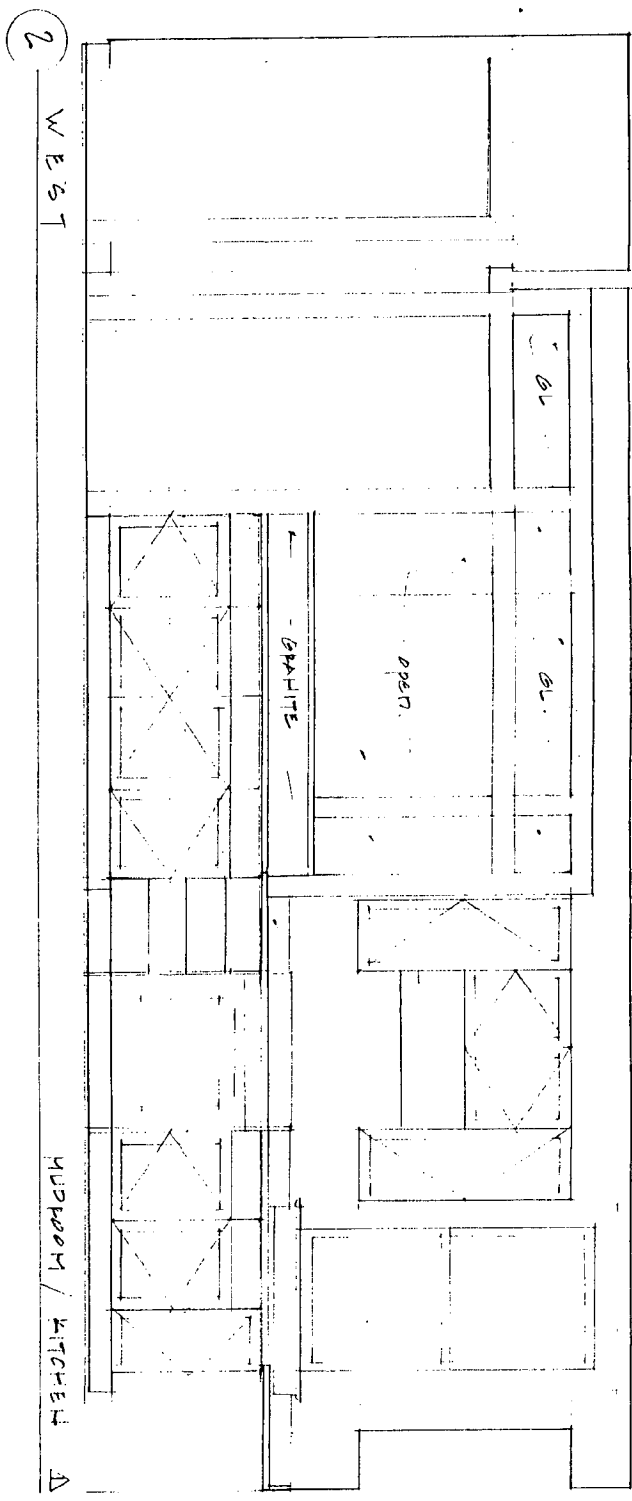
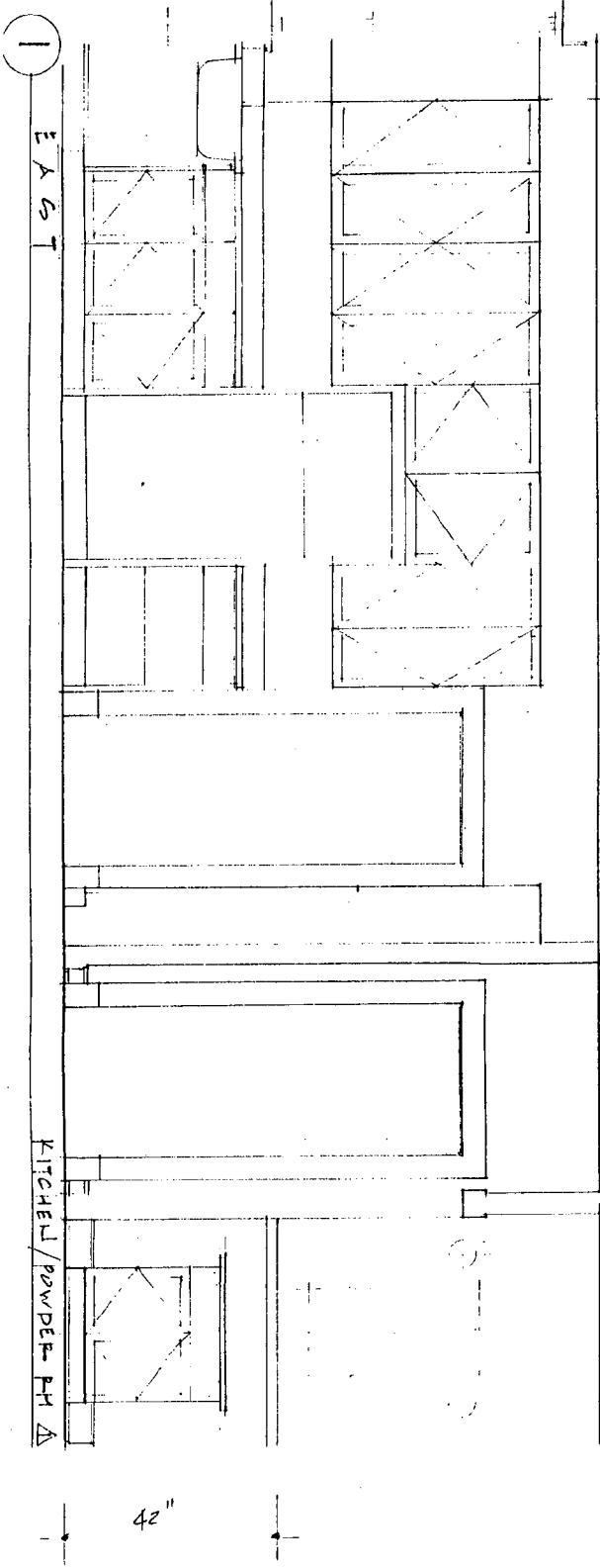


APPROVED  
 Montgomery County  
 Historic Preservation Commission

① SECTION LOOKING EAST THROUGH MBR & FAMILY RM. Δ

<b>A</b> <b>5.3</b>	SECTION/ELEVATIONS	Date 5.8.98	BENNETT RESIDENCE 10806 Keswick Street Garrett Park, Maryland 20896
	Scale: 1/2" = 1'-0"	10.1.298 Δ	ERICA H. LING ARCHITECT 202 966-2515





A  
7.2

KITCHEN ELEVATIONS

Scale: 1/2" = 1'-0"

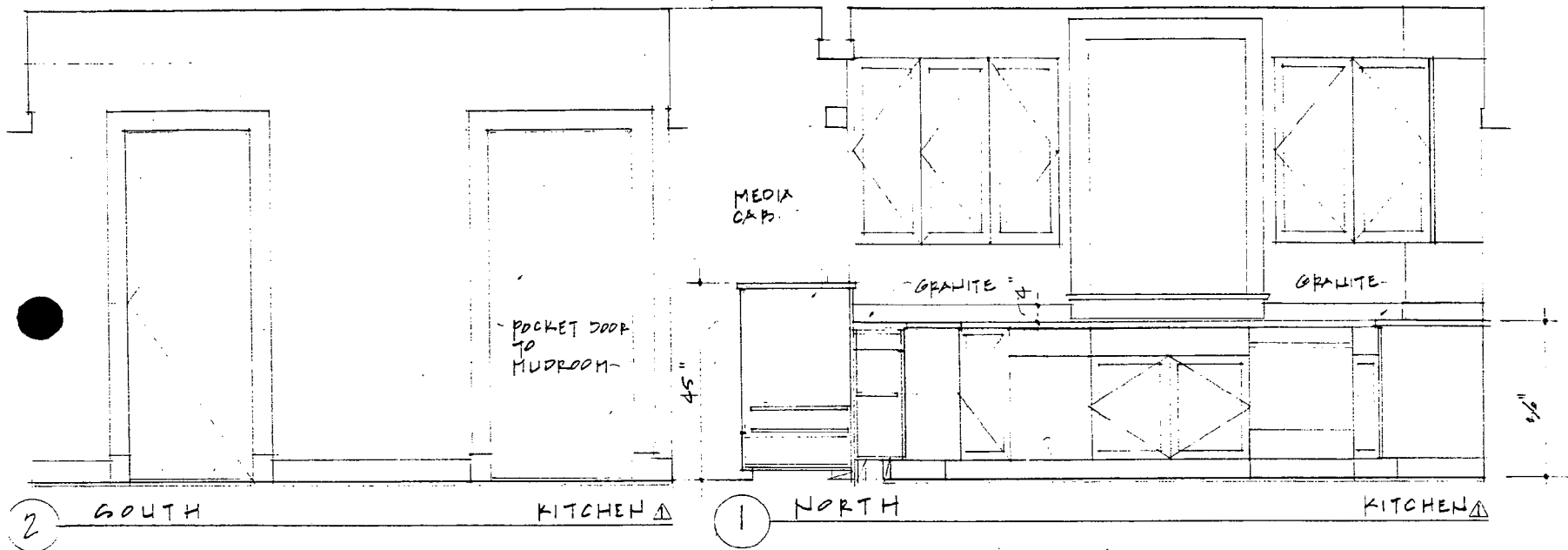
Date  
5.8.98  
10.12.98

BENNETT RESIDENCE

10806 Keswick Street  
Garrett Park, Maryland 20896

ERICA H. LING ARCHITECT 202 966-2515





DOOR SCHEDULE  $\Delta$

DR. NO.	ROOM	MFG/NAME	TYPE	W	R	H	HDW	REMARKS
101	POWDER RM			2'-4"		6'-8"		
103	MUD RM	RE-USE	DL TO EX 6 TOP	2'-6"		6'-8"		POCKET
202	POATH 202			2'-6"		6'-8"		
203	LAUNDRY	PI-FOLD		5'-0"		6'-8"		LOUVERED
204B	H BATH LINCL.			1'-6"		6'-8"		LOUVERED
205A	M DR	RE-USE		2'-6"		6'-8"		
205B	M DR	RE-USE		2'-6"		6'-8"		
207	CLOSET 1			2'-4"		6'-8"		
208	CLOSET 2			2'-4"		6'-8"		
E103	FAMILY RM	WEATHERSHIELD FR. IN SWING		5'-5 1/16"		6'-10 1/16"		
E104	MUD RM			2'-6"		6'-8"		

APPROVED  
Montgomery County  
Historic Preservation Commission

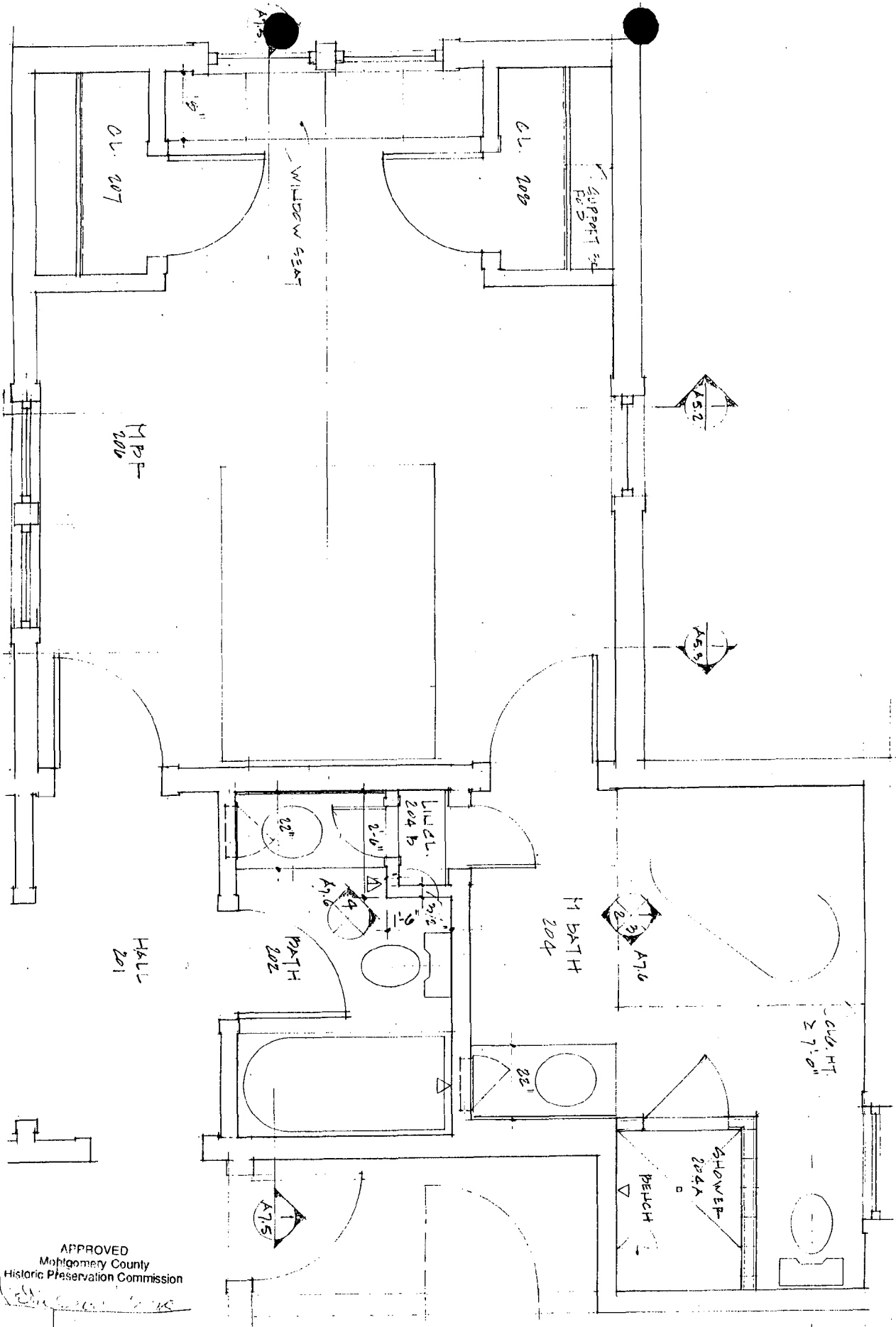
BENNETT RESIDENCE  
10806 Keswick Street  
Garrett Park, Maryland 20896  
ERICA H. LING ARCHITECT 202 966-2515

Date  
5.8.98  
10.12.98  $\Delta$

KITCHEN ELEVATIONS

Scale: 1/2" = 1'-0"

A  
7.3



APPROVED  
 Montgomery County  
 Historic Preservation Commission

**A**  
**7.4**

**MBR & BATHROOM  
 PLANS**

Scale: 1/2" = 1'-0"

Date  
 5.8.98  
 10.12.98

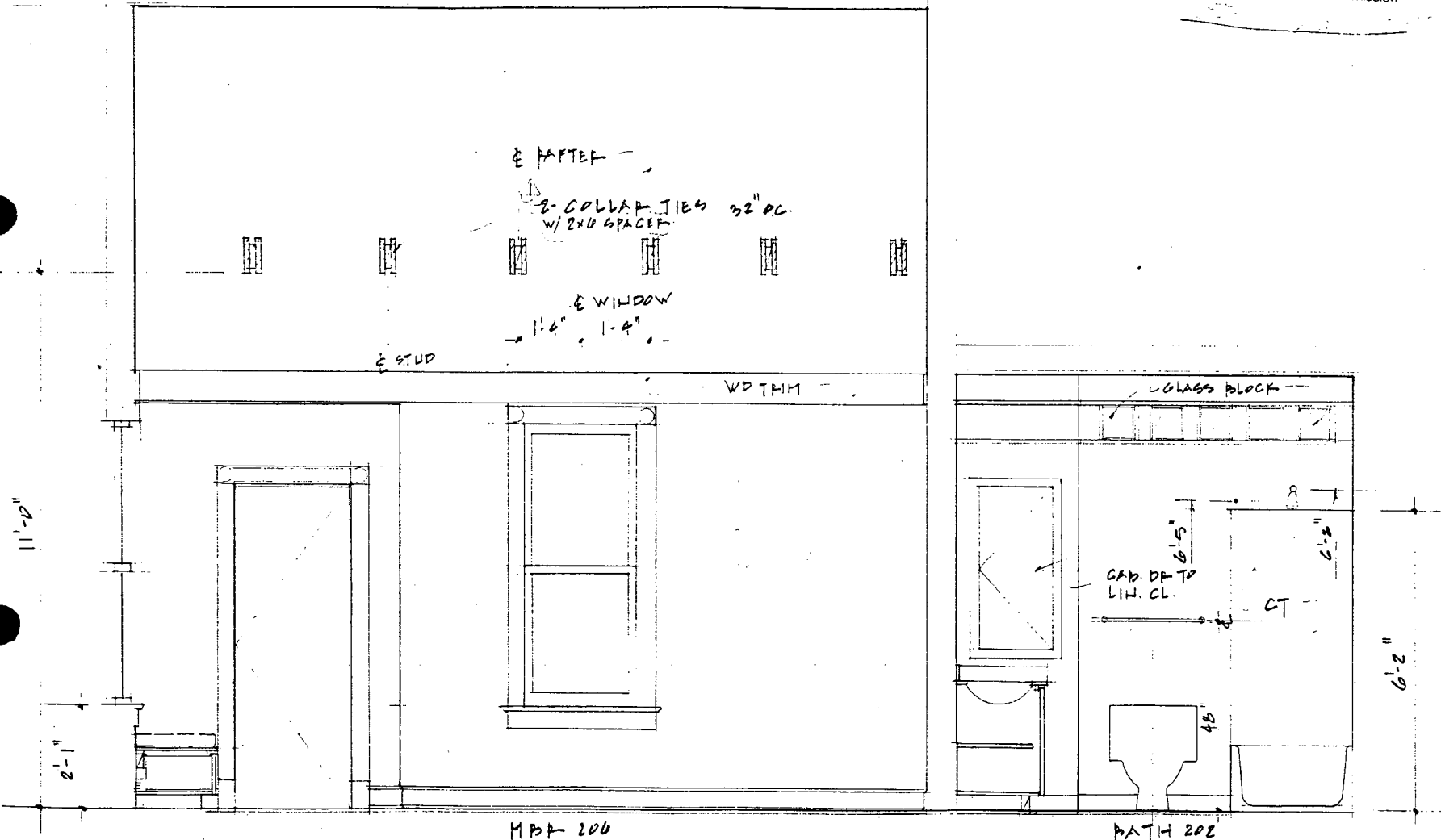
**BENNETT RESIDENCE**

10806 Keswick Street  
 Garrett Park, Maryland 20896

ERICA H. LING ARCHITECT 202 966-2515



APPROVED  
Montgomery County  
Historic Preservation Commission



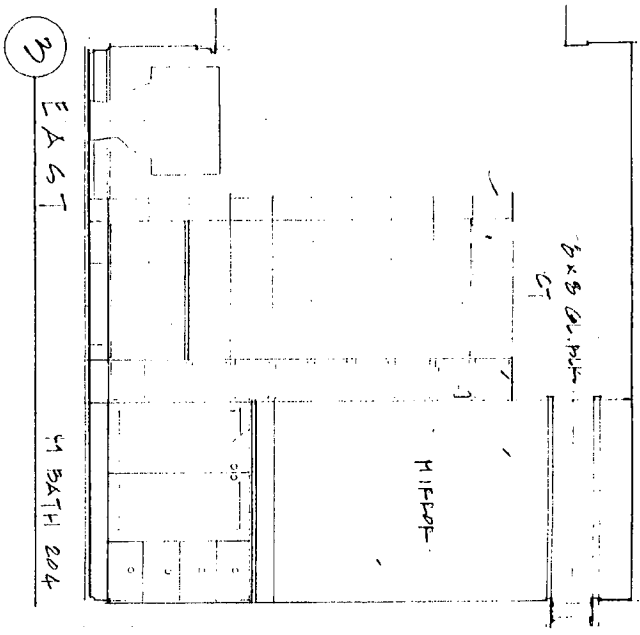
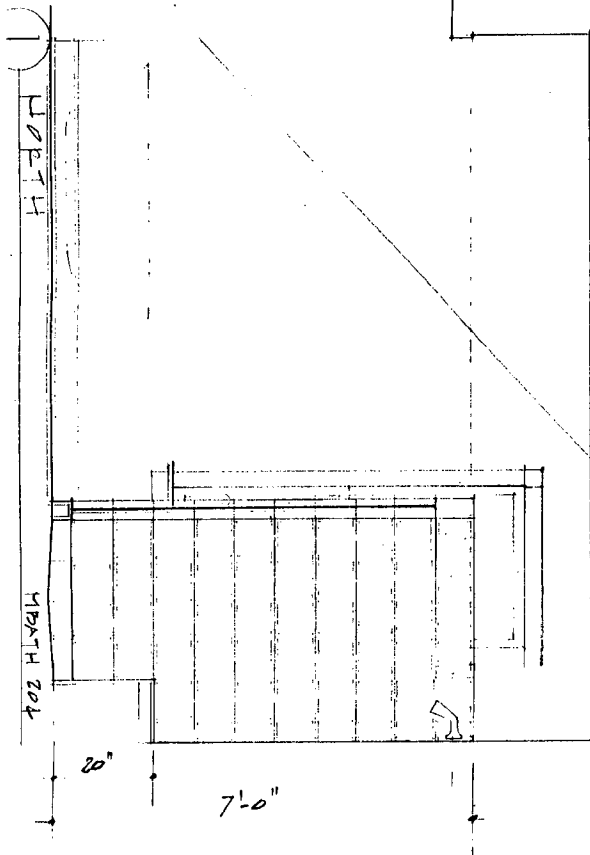
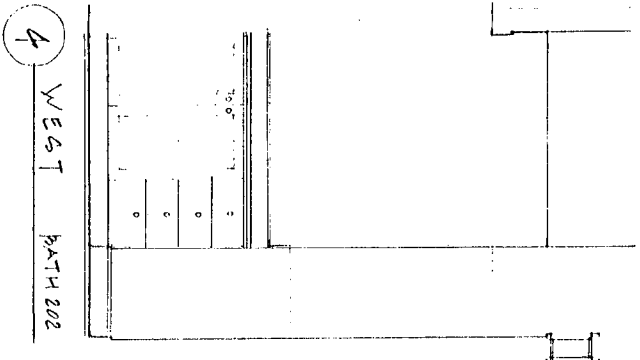
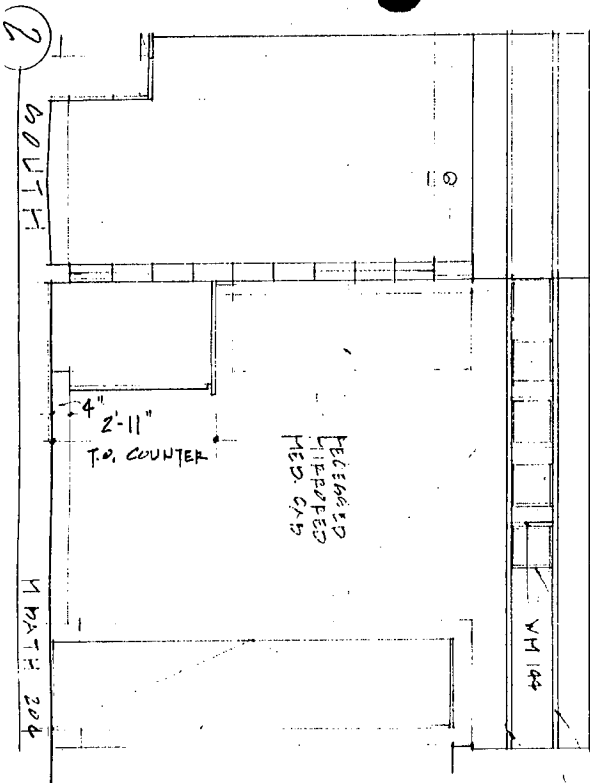
BENNETT RESIDENCE  
10806 Keswick Street  
Garrett Park, Maryland 20896  
ERICA H. LING ARCHITECT 202.966.2515

Date  
5.8.98  
10.12.98

MBR & BATHROOM  
ELEVATIONS  
Scale: 1/2" = 1'-0"

A  
7.5

APPROVED  
Montgomery County  
Historic Preservation Commission

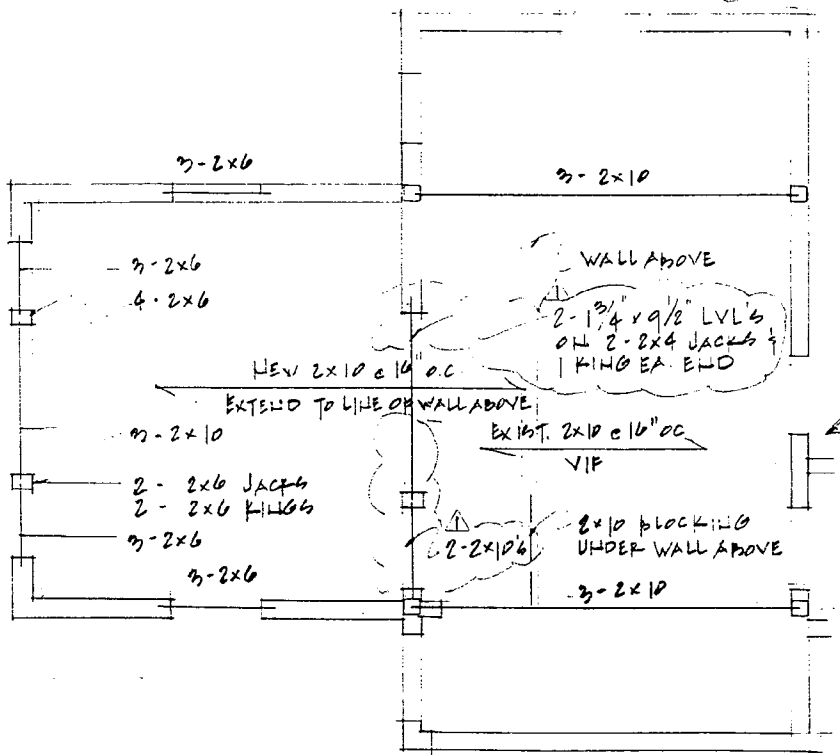


**A 7.6** BATHROOM ELEVATIONS

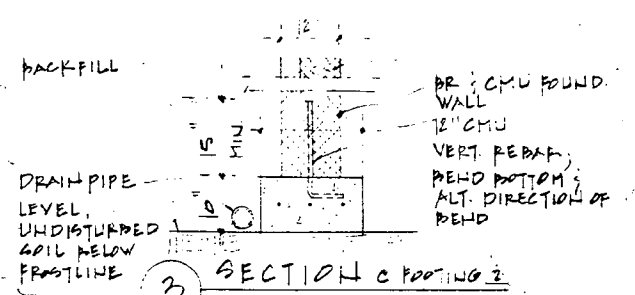
Scale: 1/2" = 1'-0"

Date  
5.8.98

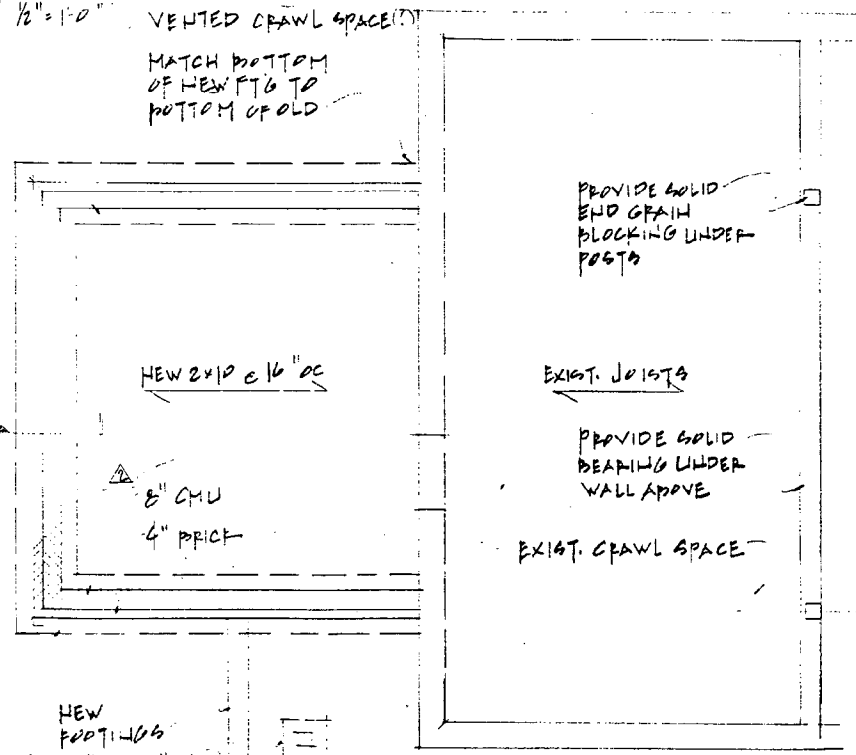
**BENNETT RESIDENCE**  
10806 Keswick Street  
Garrett Park, Maryland 20896  
ERICA H. LING ARCHITECT 202 966-2515



2 2ND FLOOR FRAMING



3 SECTION C FOOTING 2  
1/2" = 1'-0" VENTED CRAWL SPACE(?)  
MATCH BOTTOM OF NEW FTG TO BOTTOM OF OLD



NEW FOOTINGS  
3 20" w x 10" thick  
w/ 3-#4 REBAR CONTINUOUS (TYP.)

1 FOUNDATION 1ST FLOOR FRAMING

(1)

**BENNETT RESIDENCE**  
10806 Keswick Street  
Garrett Park, Maryland 20896

**ERICA H. LING ARCHITECT** 202 966-2515

---

Date  
5.8.98  
7.28.98  
8.22.98  
10.12.98

---

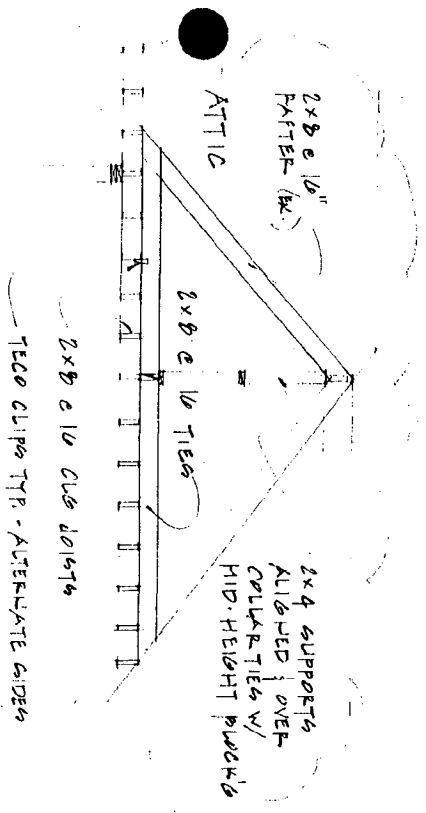
**FOUNDATION/FRAMING PLANS**

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

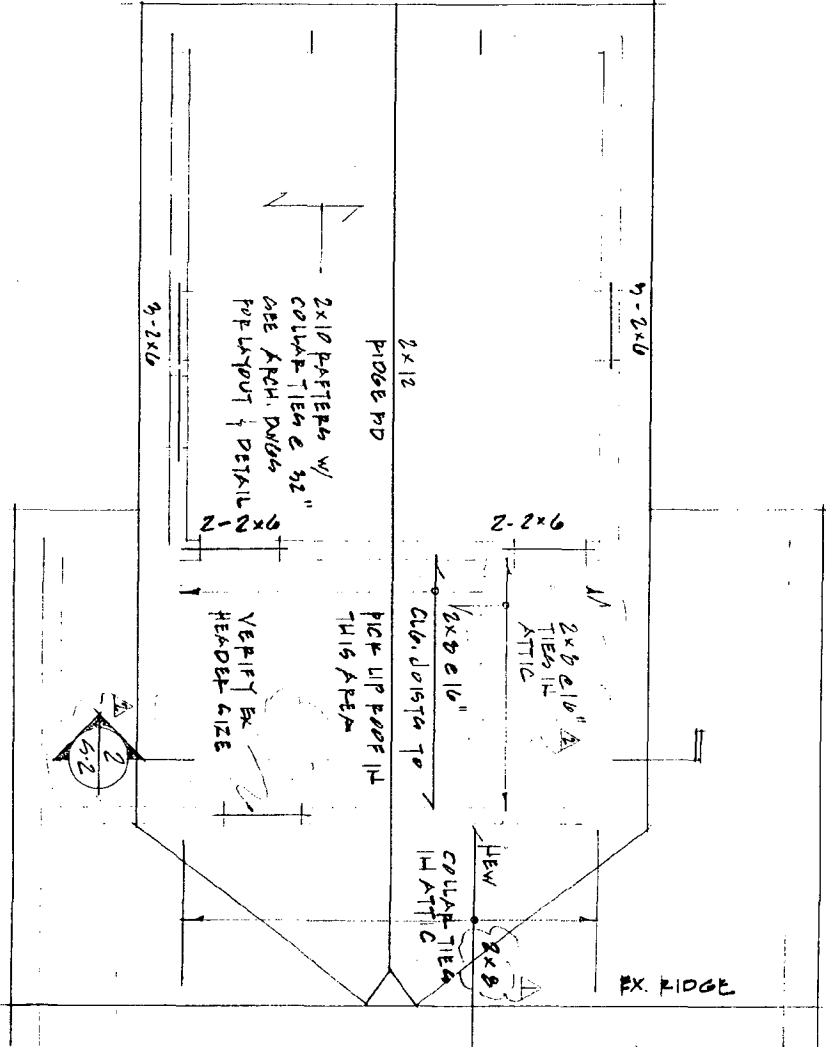
S.1

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Jan 10/12/98*

2 SECTION @ COLLAR TIES



1 ROOF FRAMING PLAN



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 10/12/95

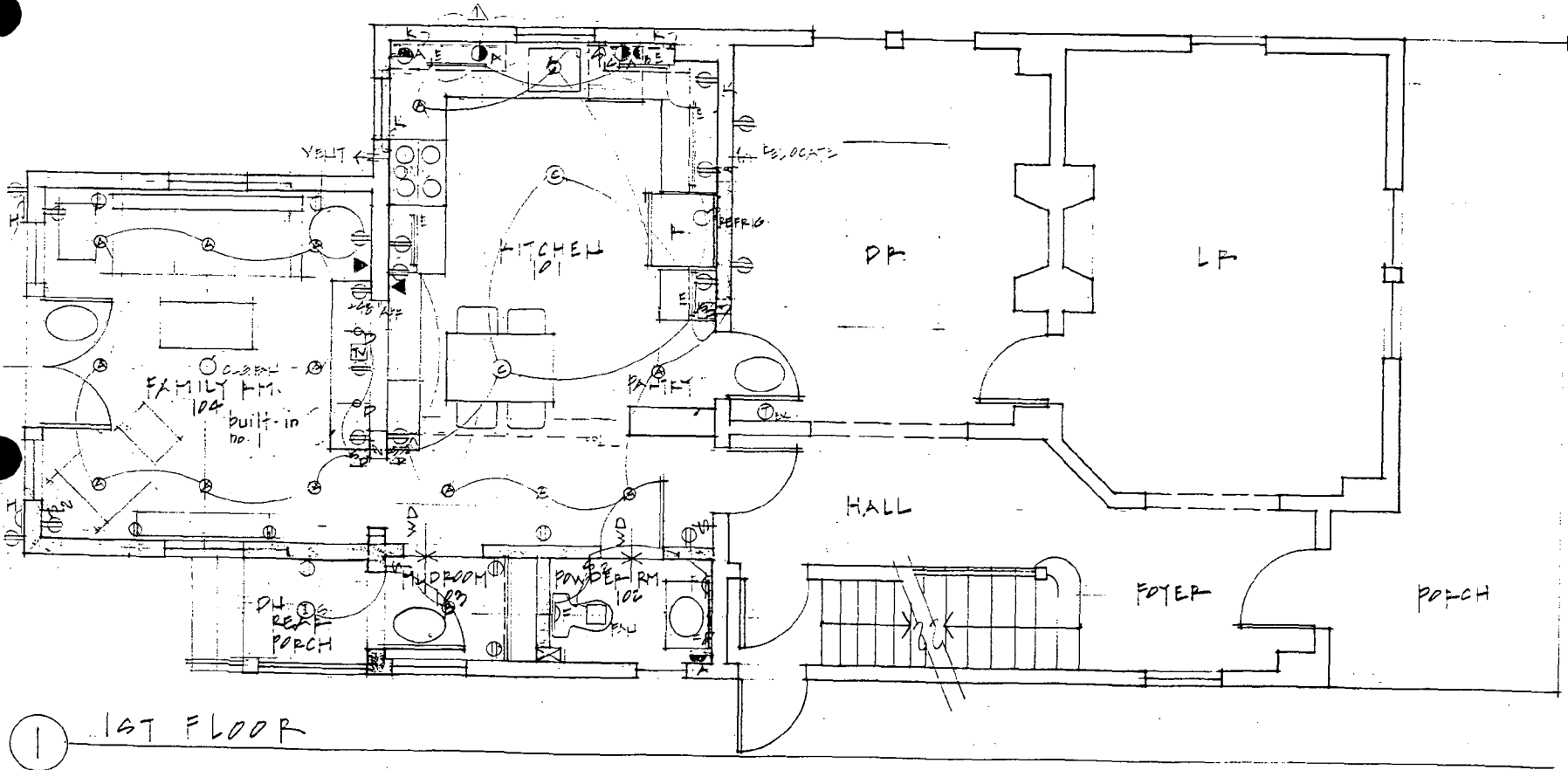
S.2	ROOF FRAMING PLAN	Date 5.8.98 7.27.98 10.12.98	BENNETT RESIDENCE 10806 Keswick Street Garrett Park, Maryland 20896	1
	Scale: 1/4" = 1'-0"	A	ERICA H. LING ARCHITECT 202 966-2515	

# SYMBOLS

- OUTLET BOX & FINAL CONNECTION TO EQUIPMENT w/ FLEX. CONDUIT
- ⊕ DUPLEX RECEPTACLE, 15A, 2P, 3W, 125V, GROUNDING WALL MTD VERTICAL (S-20P @ KITCHEN)
- ⊕ DUPLEX RECEPTACLE, 15A, 2P, 3W, 125V, GROUNDING w/ INTEGRAL GFCI
- ⊕ SINGLE RECEPTACLE, 20A, 2P, 3W, GND'G, NEMA 5-20R
- ⊕ SWITCH
- ⊕ SWITCH & DIMMER
- ▲ TELEPHONE JACK
- ⊕ CABLE CONNECTION
- ⊕ SMOKE DETECTOR

NOTE: SEE PROJ. MANUAL FOR LIGHTING FIXTURE SCHEDULE

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]*



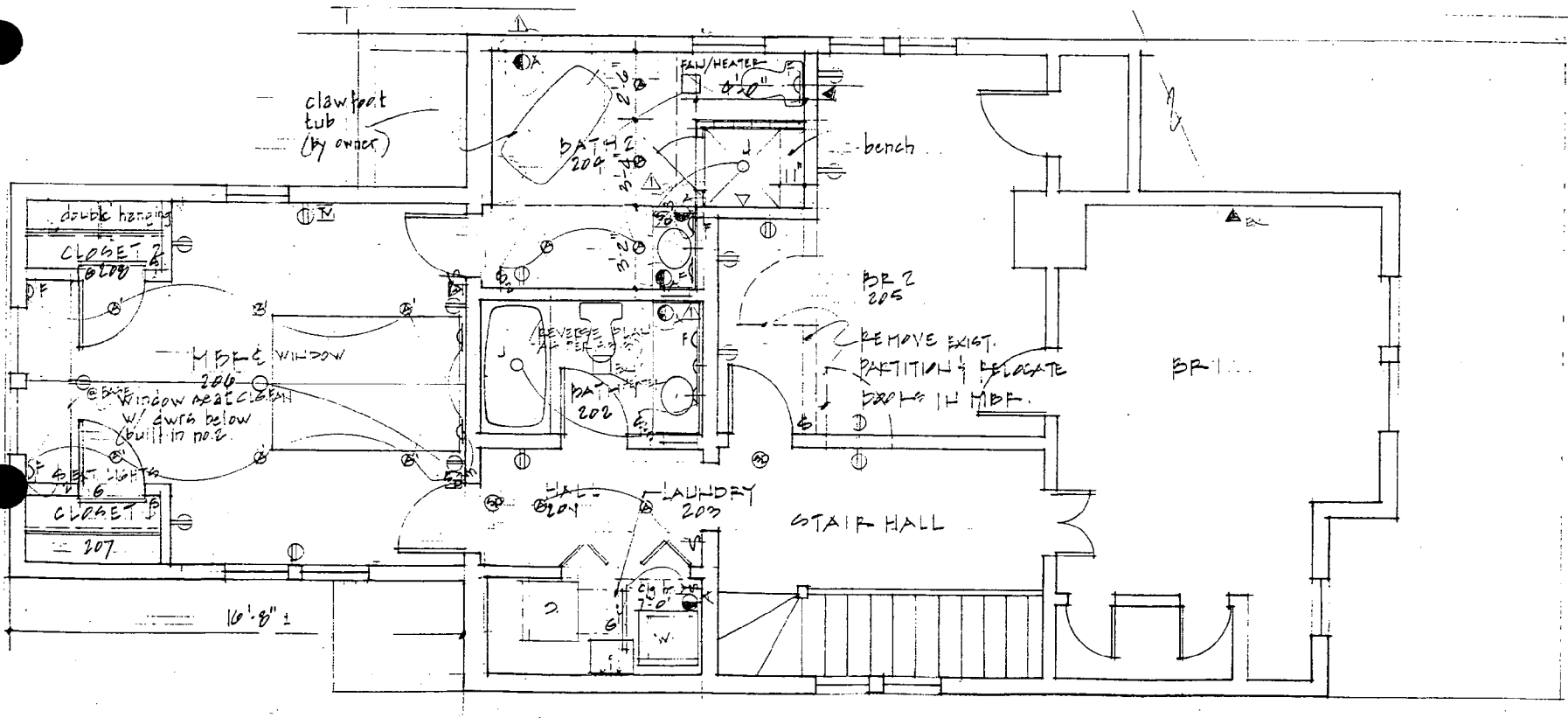
BENNETT RESIDENCE  
 10806 Keswick Street  
 Gaithersburg, Maryland 20896  
 ERICA H. LING ARCHITECT 202 966-2515

Date  
 5.8.98  
 10.12.98

1ST FLOOR ELECTRICAL  
 & LIGHTING PLANS  
 Scale: 1/4" = 1'-0"

E.1

APPROVED  
 Montgomery County  
 Historic Preservation Commission



① 2ND FLOOR

BENNETT RESIDENCE  
 10806 Keswick Street  
 Garrett Park, Maryland 20896  
 ERICA H. LING ARCHITECT 202 966-2515

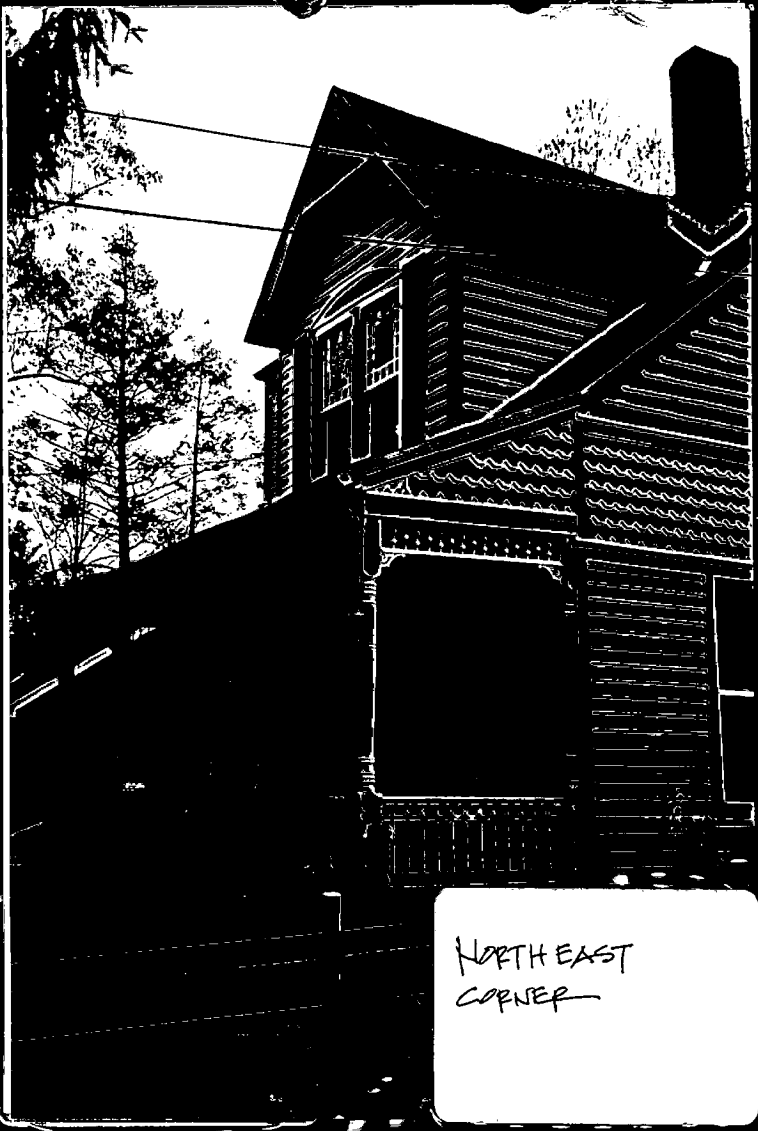
Date  
 5.8.98  
 10.12.98

2ND FLOOR ELECTRICAL  
 & LIGHTING PLANS  
 Scale: 1/4" = 1'-0"

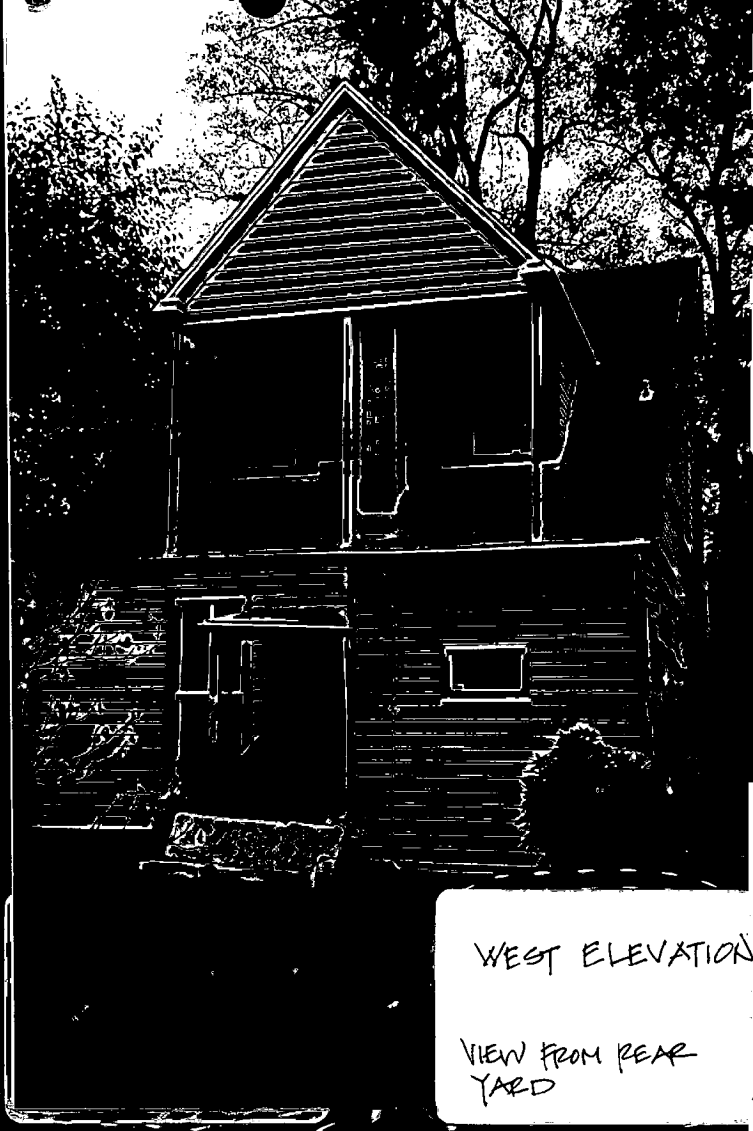
E.2



BARNETT RESIDENCE  
18806 KESWICK ST. GAITHERSBURG, MD.



NORTH EAST  
CORNER



WEST ELEVATION

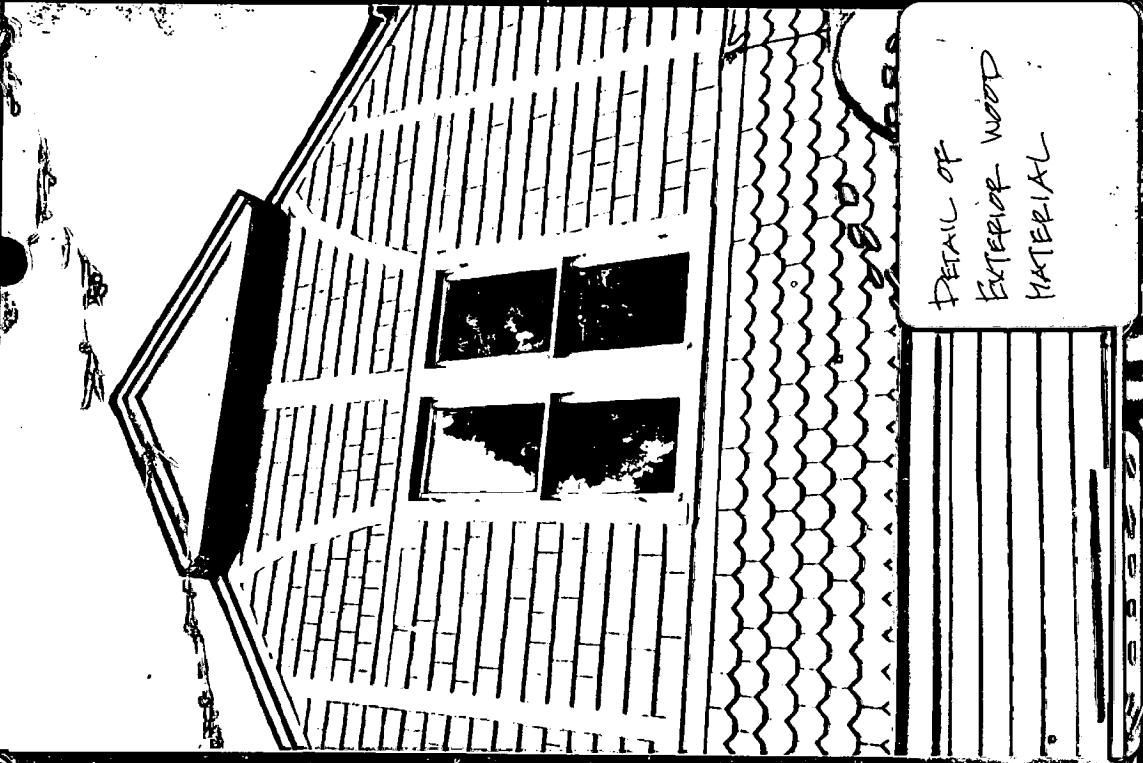
VIEW FROM REAR  
YARD

ERICA H. LING ARCHITECT  
3708 Brandywine Street NW  
Washington, DC 20016  
202 966-2515



EAST ELEVATION

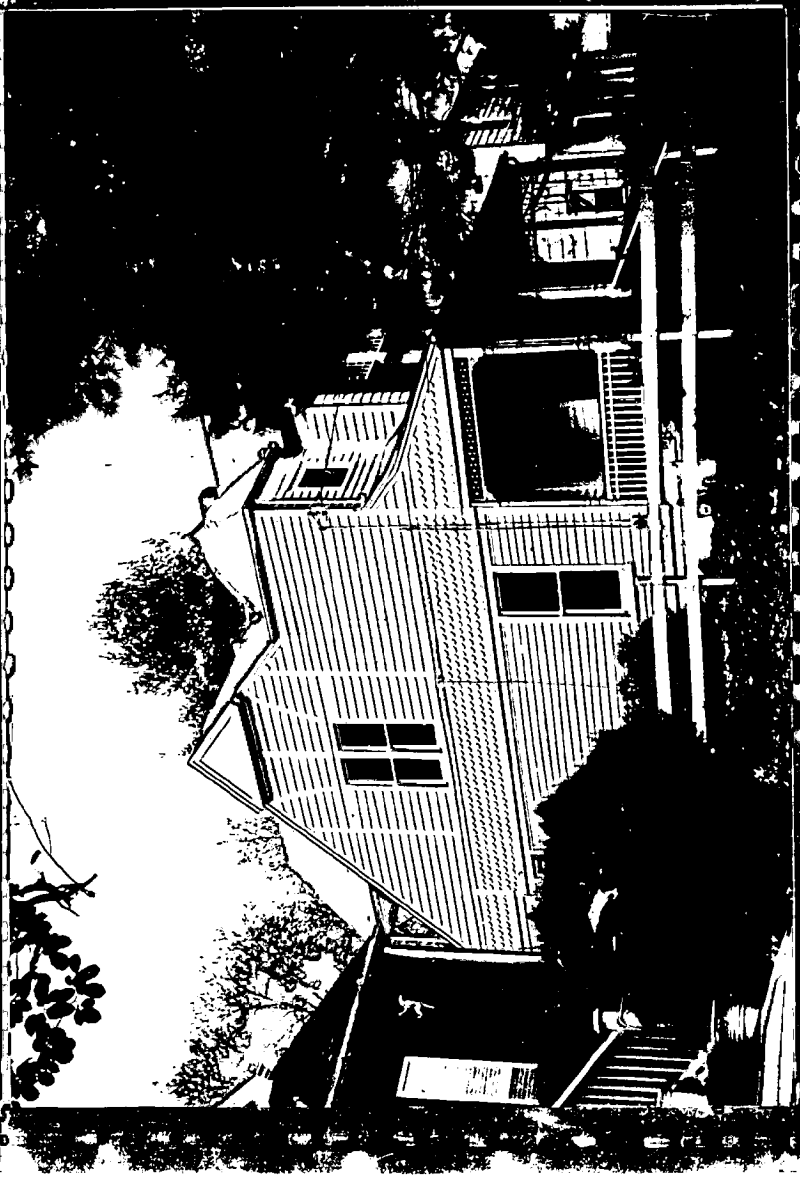
VIEW FROM  
KESWICK ST.



DETAIL OF  
EXTERIOR WOOD  
MATERIAL



VIEW OF  
NORTH ELEVATION

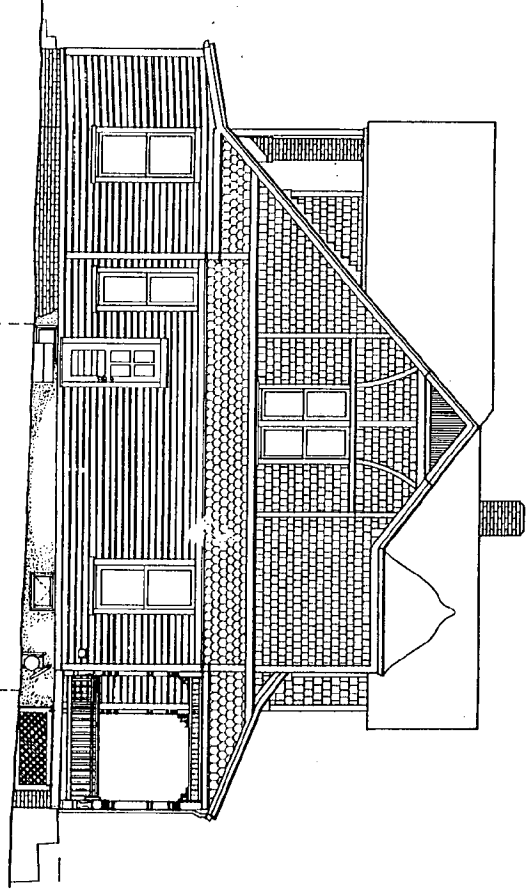


VIEW FROM KEANICK ST.  
SHOWING SOUTH ELEV.  
AND NEIGHBORING  
HOUSES

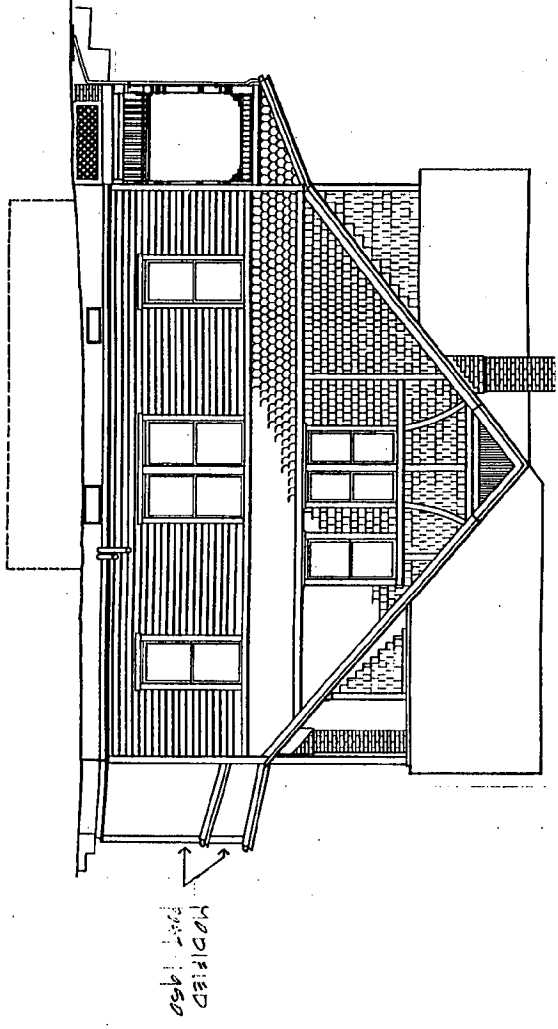
8

NORTH | EAST ELEVATIONS DRAWN BY MARTHA JANE KAPPLIN, 1999  
SOUTH | WEST ELEVATIONS DRAWN BY JOANNE QUALEY, 1999

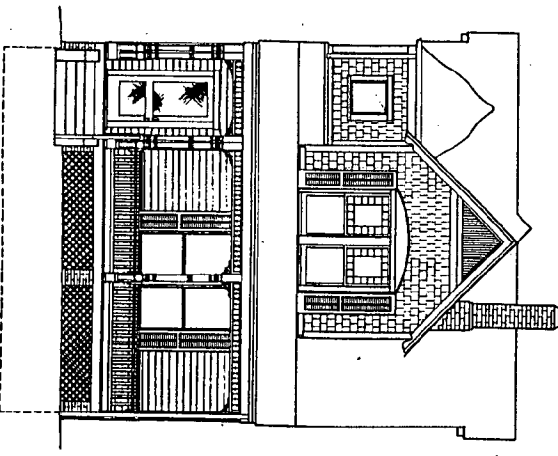
4 SOUTH ELEVATION



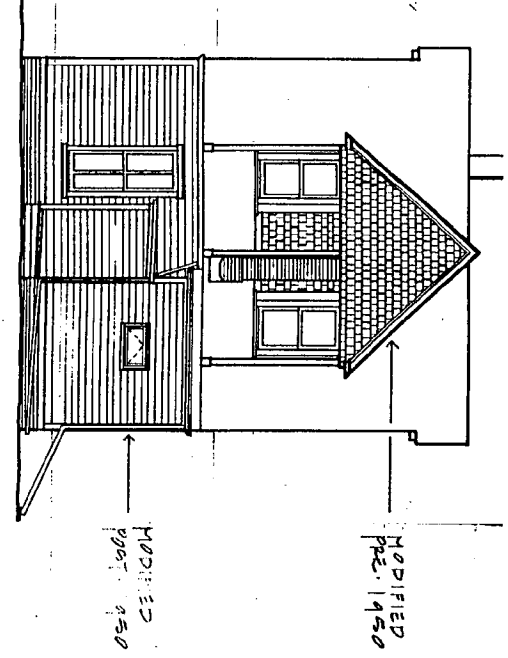
3 NORTH ELEVATION



1 EAST ELEVATION



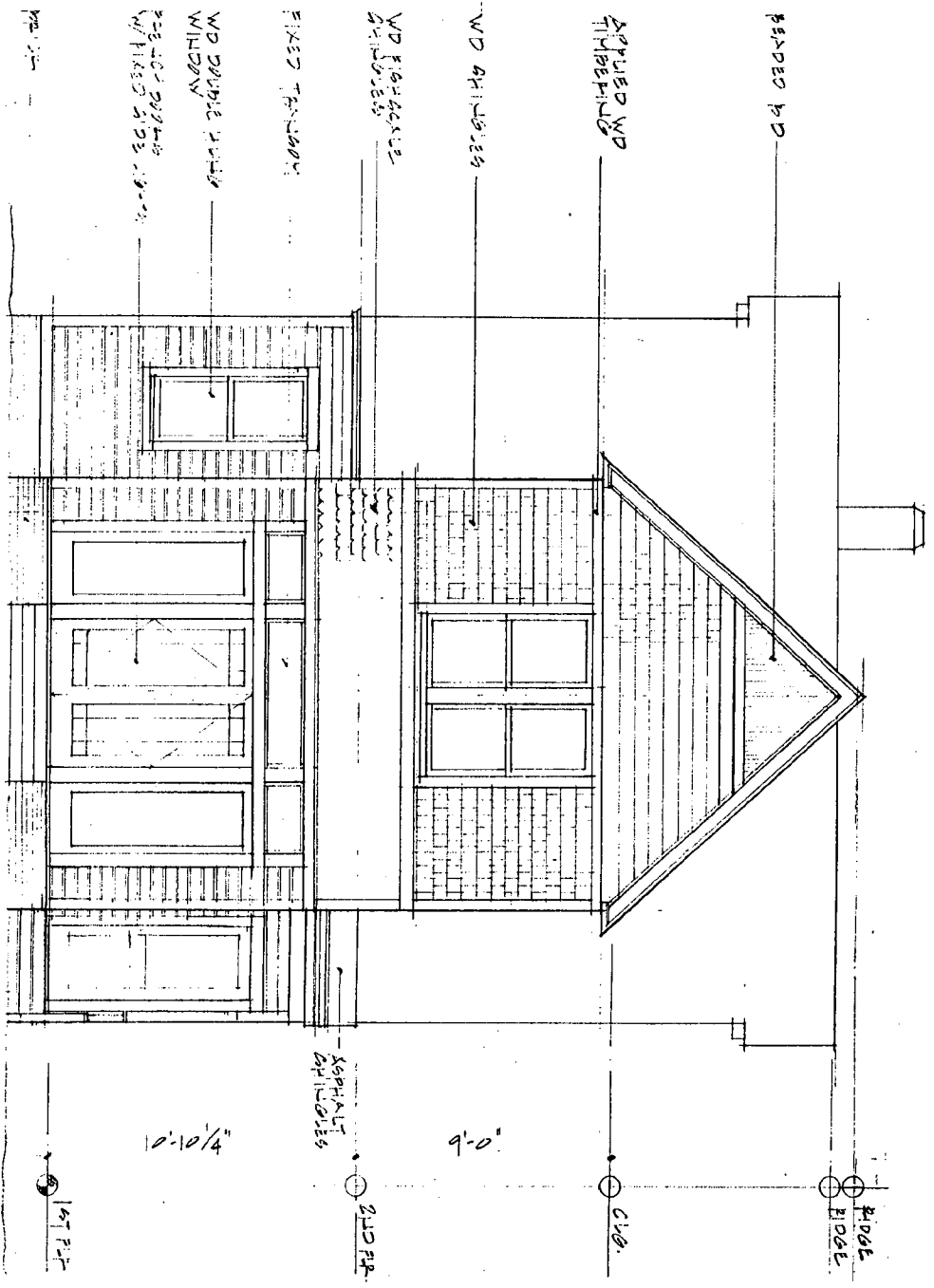
2 WEST ELEVATION




<p><b>A</b> <b>2.2</b></p>	<p><b>EXISTING ELEVATIONS</b></p>	<p>Date 9/27/99</p>	<p><b>BENNETT RESIDENCE</b> 10806 Keswick Street Garrett Park, Maryland 20896 ERICA H. LING ARCHITECT 202 966-2515</p>
	<p>Scale: 1/4" = 1'-0"</p>		

8

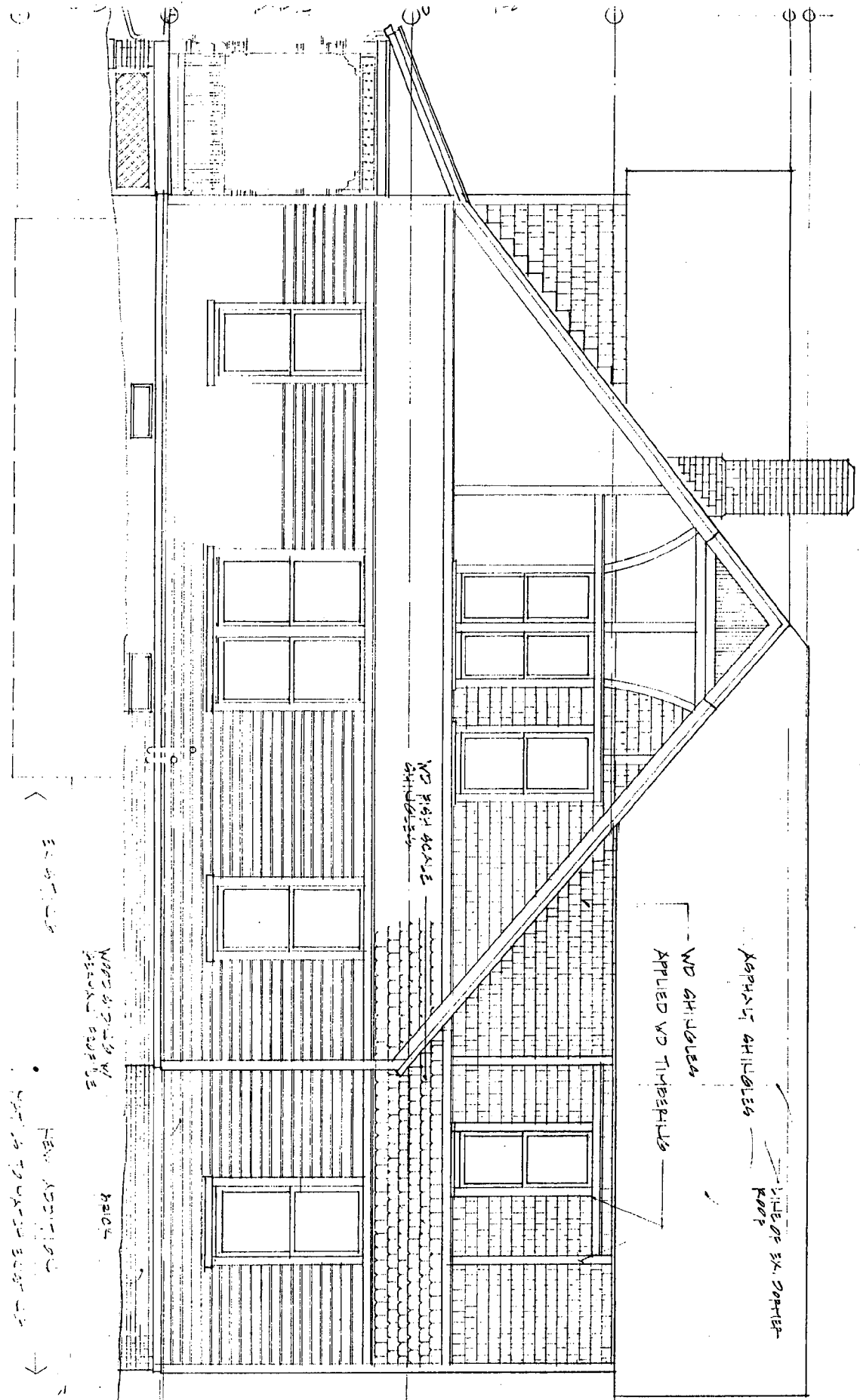
b



<b>A</b> <b>4.1</b>	<b>WEST ELEVATION</b>	<b>BENNETT RESIDENCE</b> 10806 Keswick Street Garrett Park, Maryland 20896 <b>ERICA H. LING ARCHITECT</b> 202 966-2515	
	Scale: 1/4" = 1'-0"	Date 5.27.98	



11



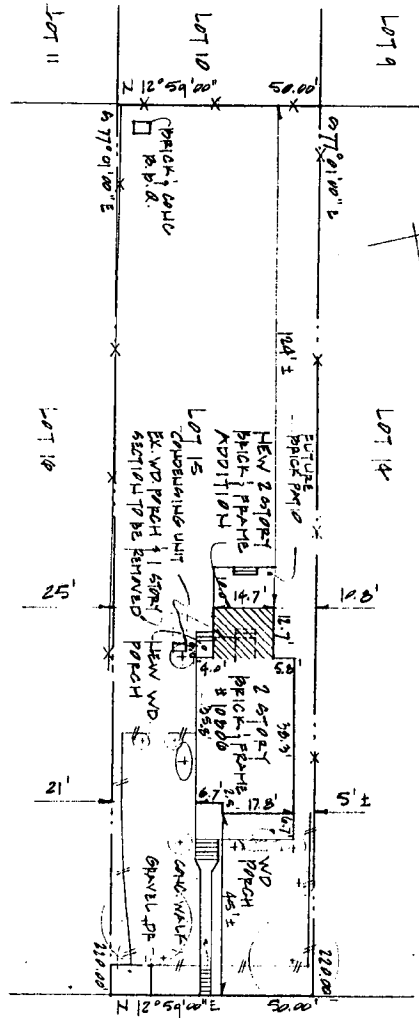
<p><b>A</b> <b>4.3</b></p>	<p><b>NORTH ELEVATION</b></p> <p>Scale: 1/4" = 1'-0"</p>	<p>Date 9-27-12</p>	<p><b>BENNETT RESIDENCE</b> 10806 Keswick Street Garrett Park, Maryland 20896 ERICA H. LING ARCHITECT 202 966-2515</p>
--------------------------------	--	-------------------------	--

12

MITL COMBINED DISTRICT = 9739 SF  
88' x 11,000 AS LOT AREA = 9020 SF


1 SITE PLAN  
SCALE: 1" = 30'

LOT 15 BLOCK 55  
GARRETT PARK, MD  
11,000 SF



KESWICK STREET  
(50' WIDE R/W)



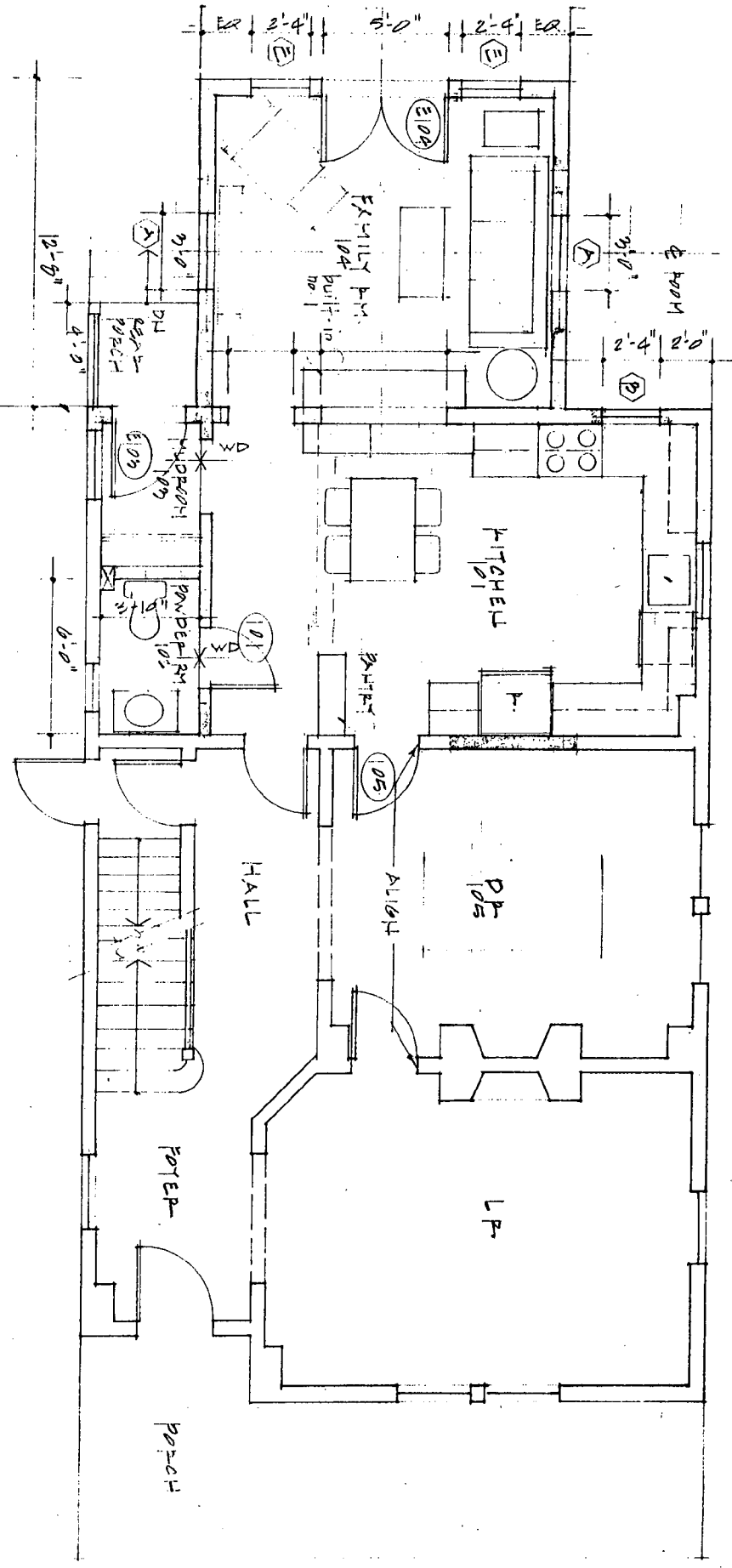
A.1.1	<b>SITE PLAN</b>  Scale: 1/4" = 1'-0"	Date 03/27/96	<b>BENNETT RESIDENCE</b> 10806 Keswick Street Garrett Park, Md 20896 ERICA H. LING ARCHITECT 202 966-2515	
-------	---	------------------	--	---

13

NEW CONSTRUCTION

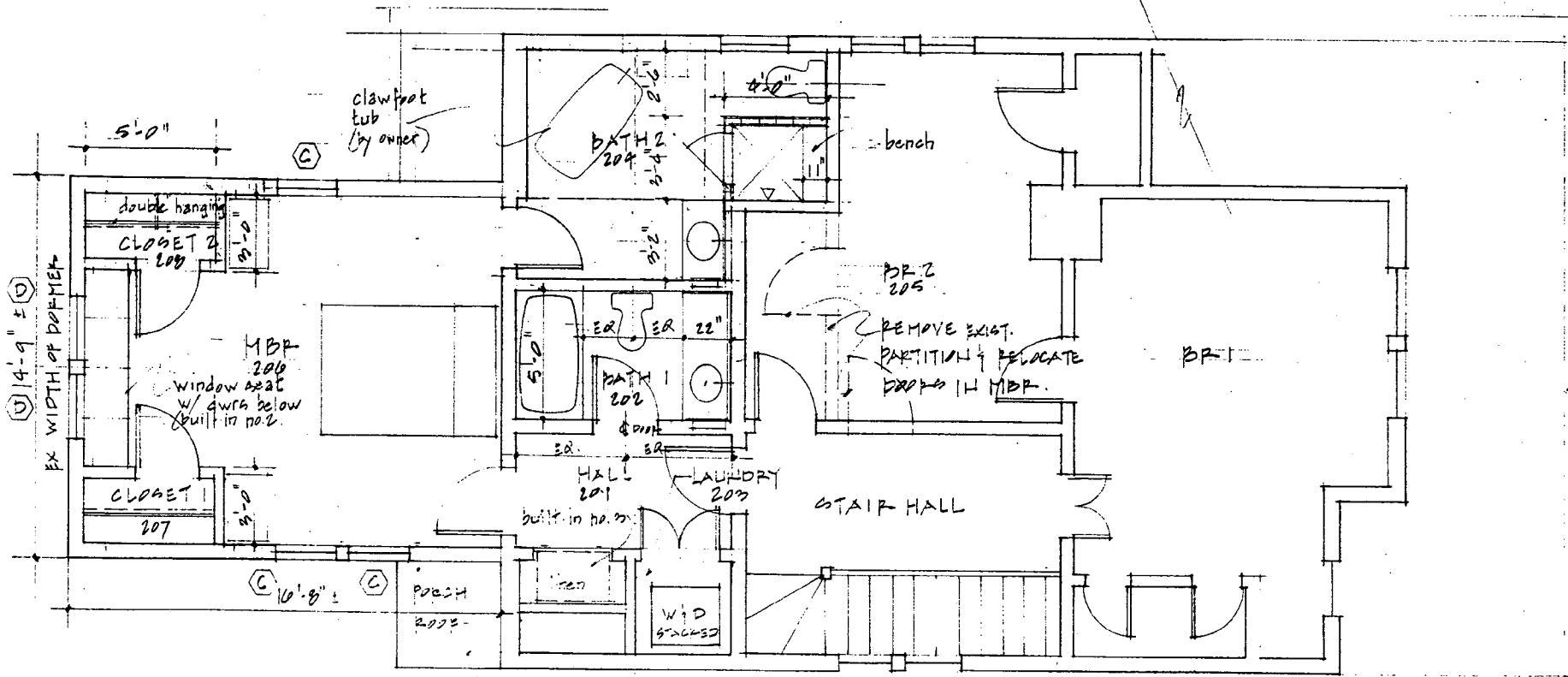
RENOVATION

EXISTING



<p><b>A</b> <b>3.2</b></p>	<p><b>1ST FLOOR PLAN</b></p> <p>Scale: 1/4" = 1'-0"</p>	<p>Date 9.27.98</p>	<p><b>BENNETT RESIDENCE</b> 10806 Keswick Street Garrett Park, Maryland 20896</p> <p><b>ERICA H. LING ARCHITECT</b> 202 966-2515</p>	
	<p>NEW CONSTRUCTION      RENOVATION      EXISTING</p>			





EX WIDTH OF PORCH  
 14'-9" ±

5'-0"

Ⓢ

clawfoot tub  
 (by owner)

BATH 204

bench

double hanging  
 CLOSET 208

MBR 206  
 window seat  
 w/ drawers below  
 (built in no. 2)

CLOSET 207

BATH 202

BR 205

REMOVE EXIST.  
 PARTITION & RELOCATE  
 DOOR TO MBR.

HALL 201

LAUNDRY 203

STAIR HALL

Ⓢ 10'-8" ± Ⓢ

porch 200

W/D STACED

← NEW CONSTRUCTION      RENOVATION      EXISTING →

14



BENNETT RESIDENCE:

10806 Kcawick Street  
 Garrett Park, Maryland 20896

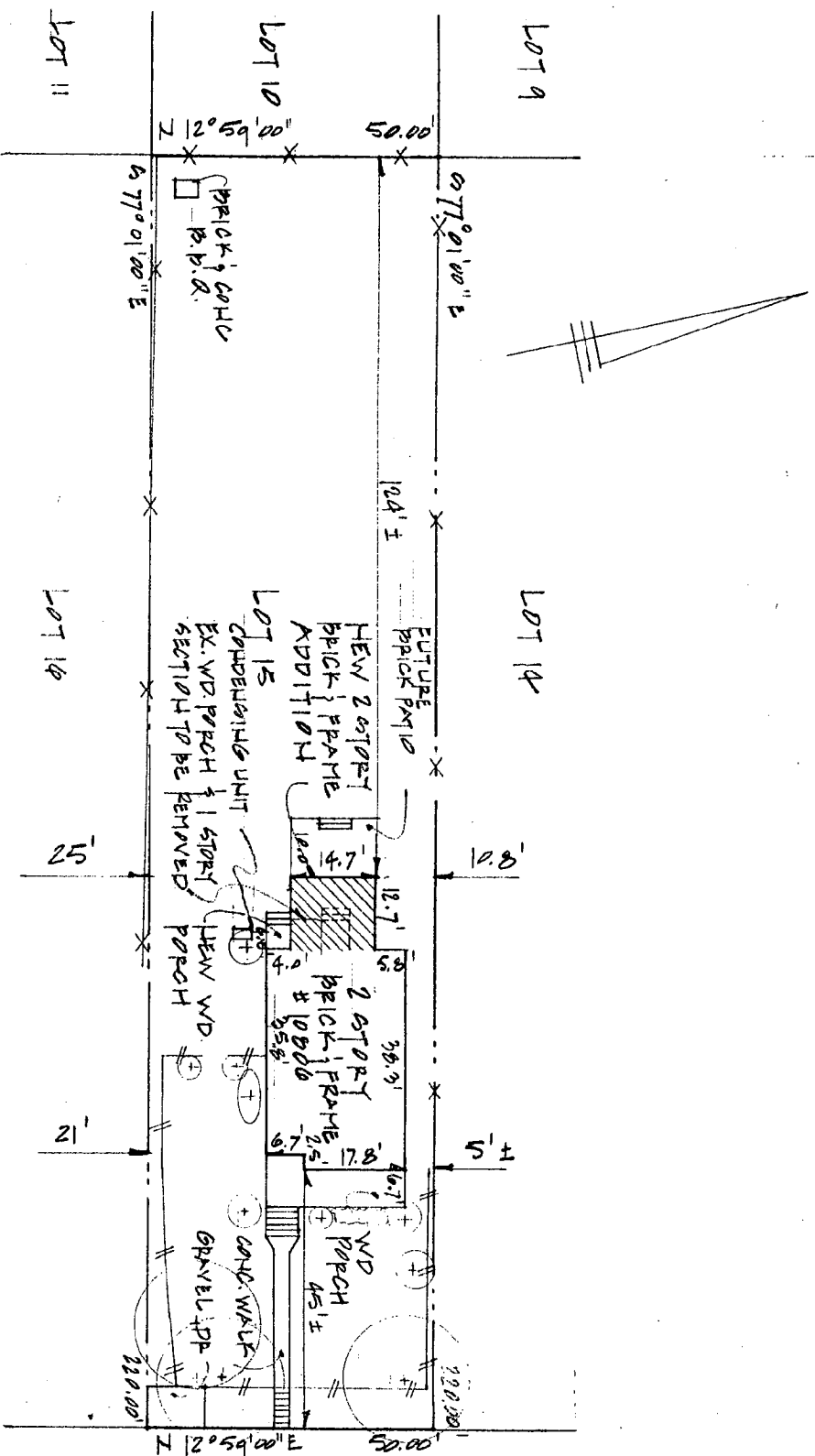
ERICA H. LING ARCH 202 966-2515

Date  
 3.27.98

2ND FLOOR PLAN

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

A  
 3.3



1 SITE PLAN  
SCALE: 1" = 30'

MIN. COMBINED SETBACK = 9739 SF  
82% x 11,000 SF LOT AREA = 9020 SF

LOT 15 BLOCK 55 11,000 SF  
GARRETT PARK, MD

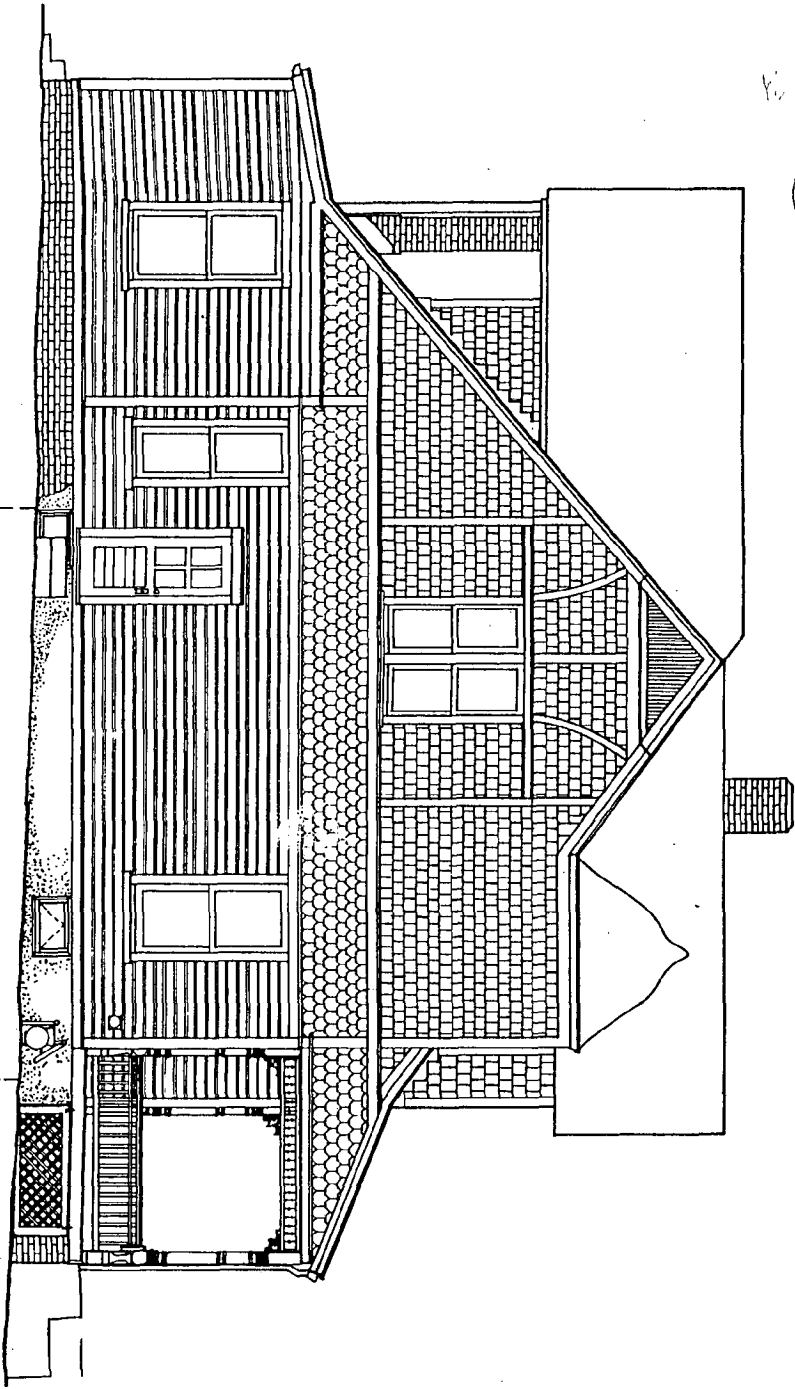
KESWICK STREET  
(50' WIDE R/W)



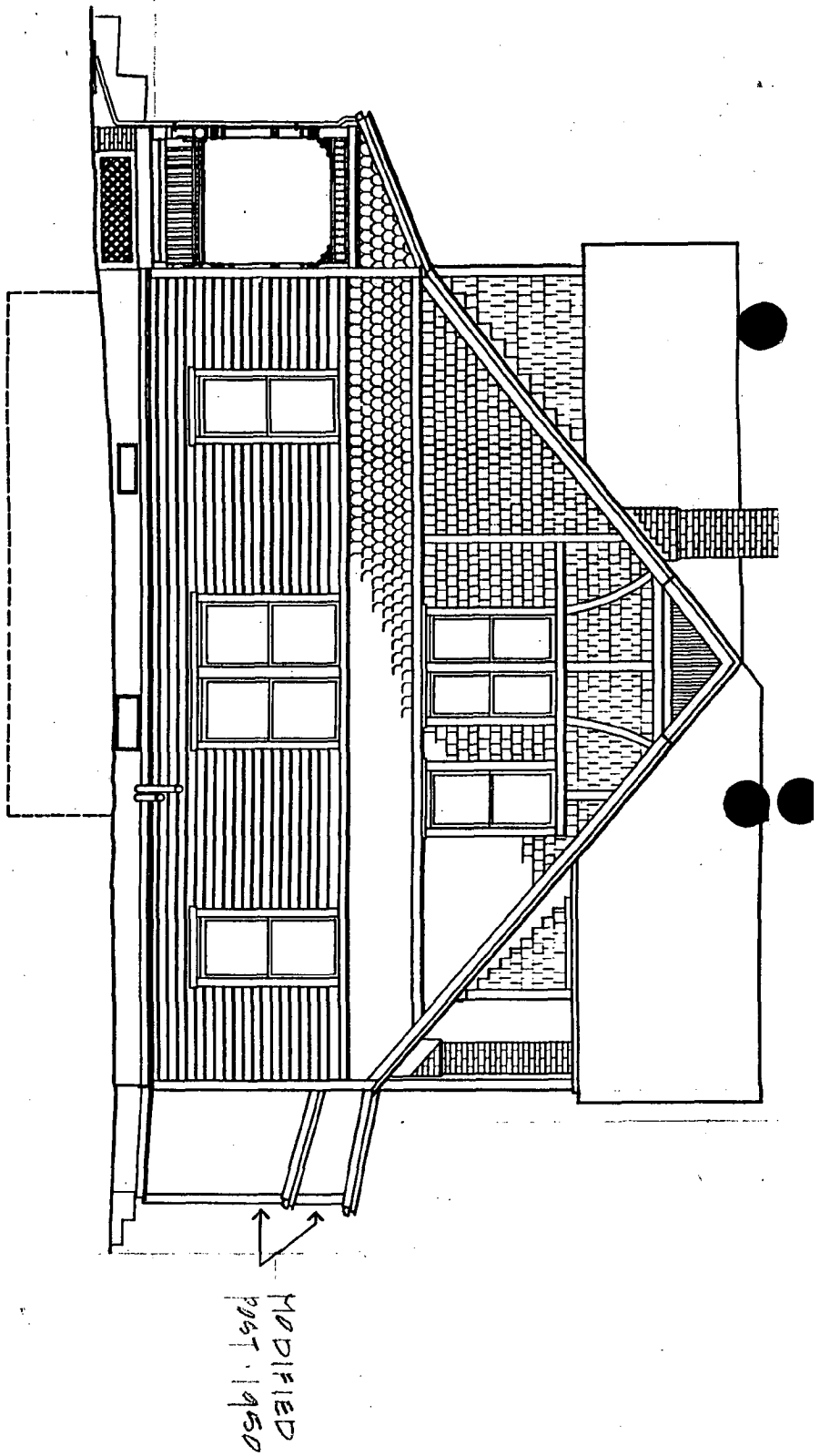
<h1>A 1.1</h1>	SITE PLAN	Date 9.27.90	<b>BENNETT RESIDENCE</b> 10806 Keswick Street Garrett Park, Maryland 20896 <b>ERICA H. LING ARCHITECT</b> 202 966-2515	
	Scale: 1/4" = 1'-0"			

SOURCE: HABS, NAT'L PARK SERVICE  
 NORTH + EAST ELEVATIONS DRAWN BY MARTHA JANE KAEPLIN, 1994  
 SOUTH + WEST ELEVATIONS DRAWN BY JOANNE QUALEY, 1994

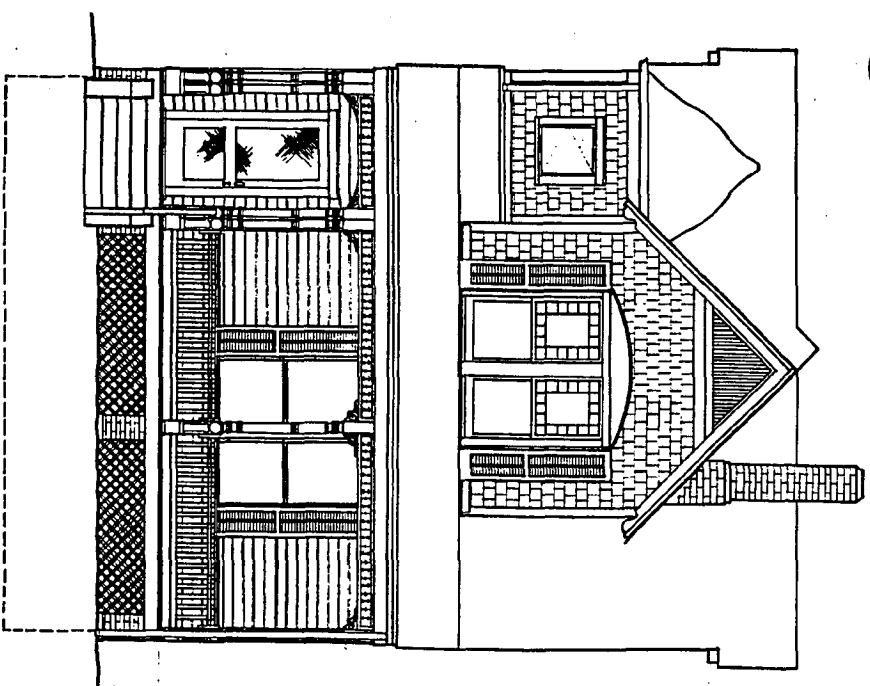
4 SOUTH ELEVATION



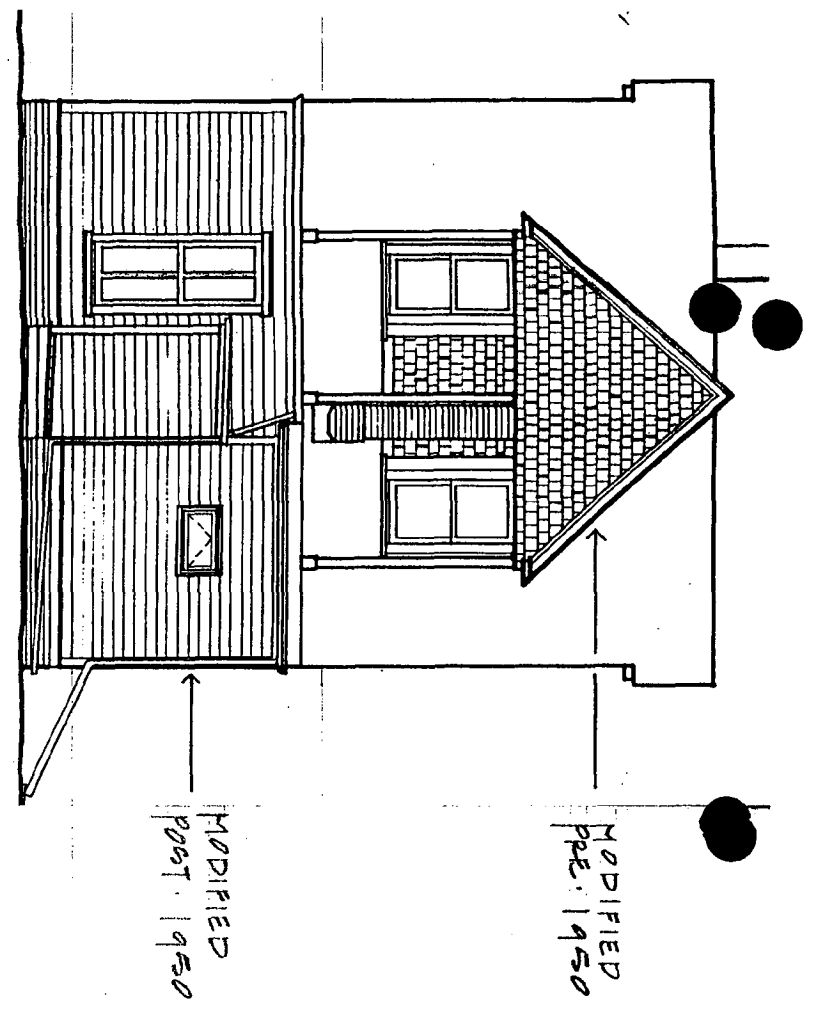
3 NORTH ELEVATION



1 EAST ELEVATION



2 WEST ELEVATION

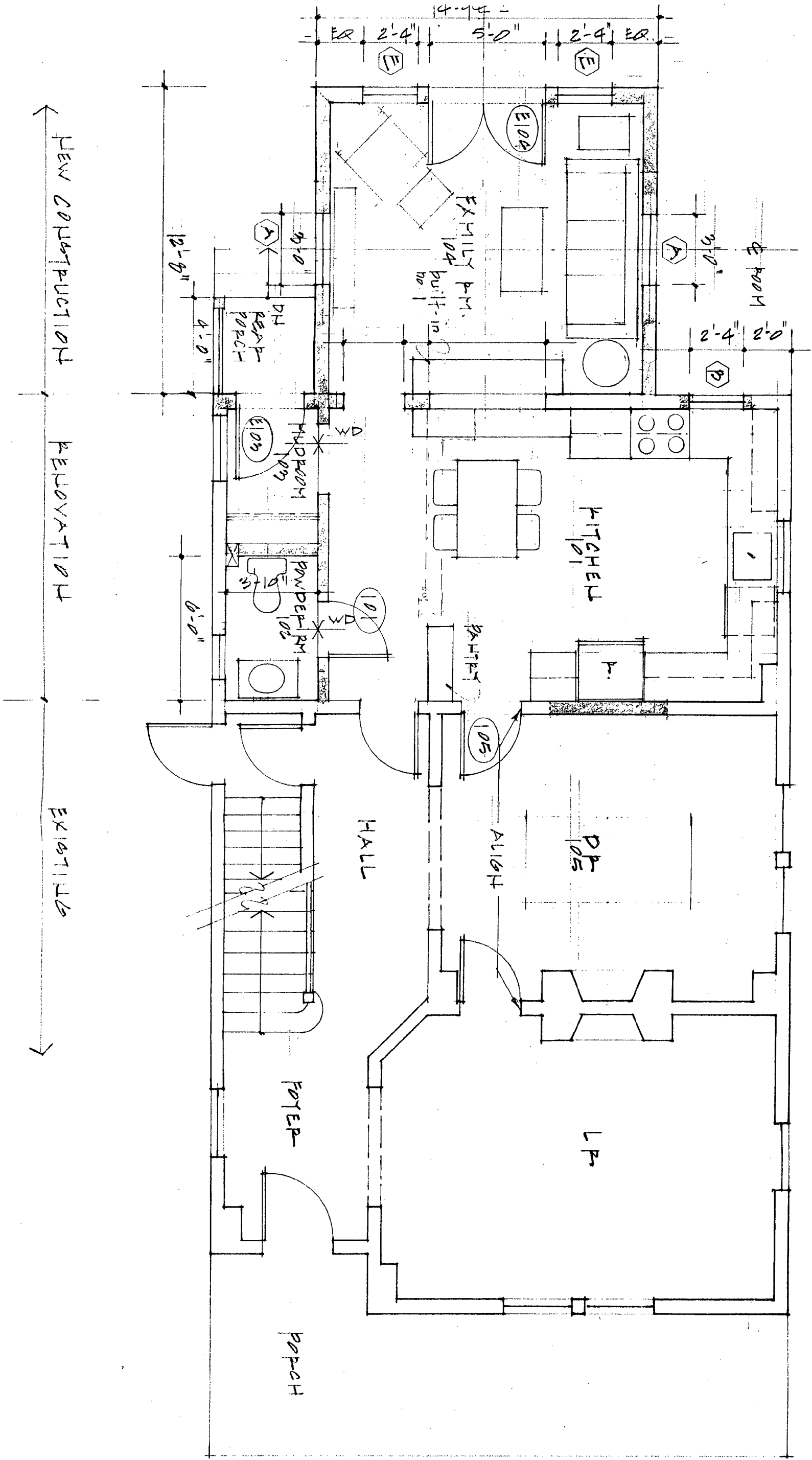


A  
2.2

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

Date  
9.27.94

BENNETT RESIDENCE  
 10806 Keswick Street  
 Garrett Park, Maryland 20896  
 ERICA H. LING ARCHITECT 202 966-2515



**A**  
**3.2**

**1ST FLOOR PLAN**

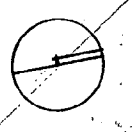
Scale: 1/4" = 1'-0"

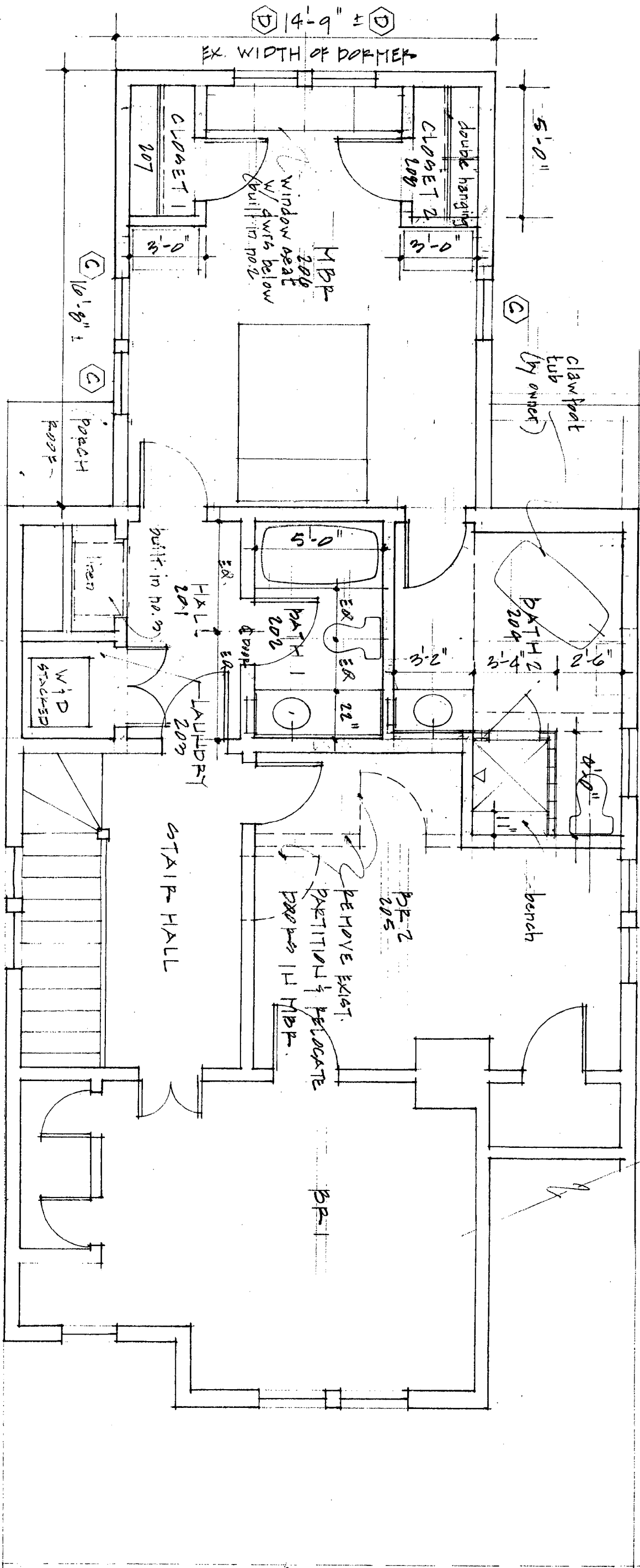
Date  
3.27.98

**BENNETT RESIDENCE**

10806 Keswick Street  
Garrett Park, Maryland 20896

ERICA H. LING ARCHITECT 202 966-2515





NEW CONSTRUCTION

RENOVATION

EXISTING

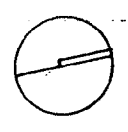
**A**  
**3.3**

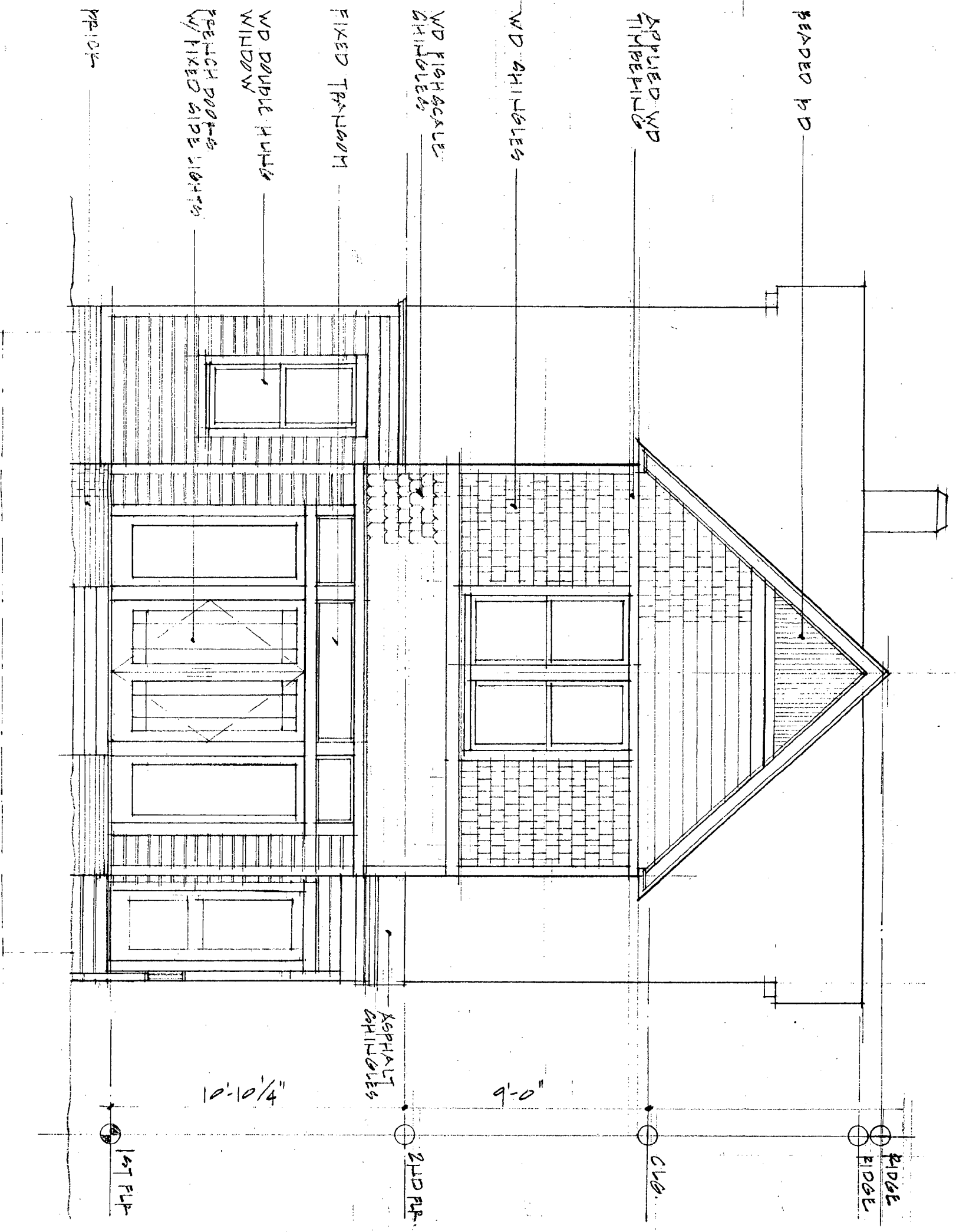
**2ND FLOOR PLAN**

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

Date  
3.27.98

**BENNETT RESIDENCE**  
10806 Keswick Street  
Garrett Park, Maryland 20896  
**ERICA H. LING ARCHITECT** 202 966-2515





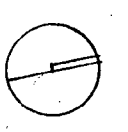
**A**  
**4.1**

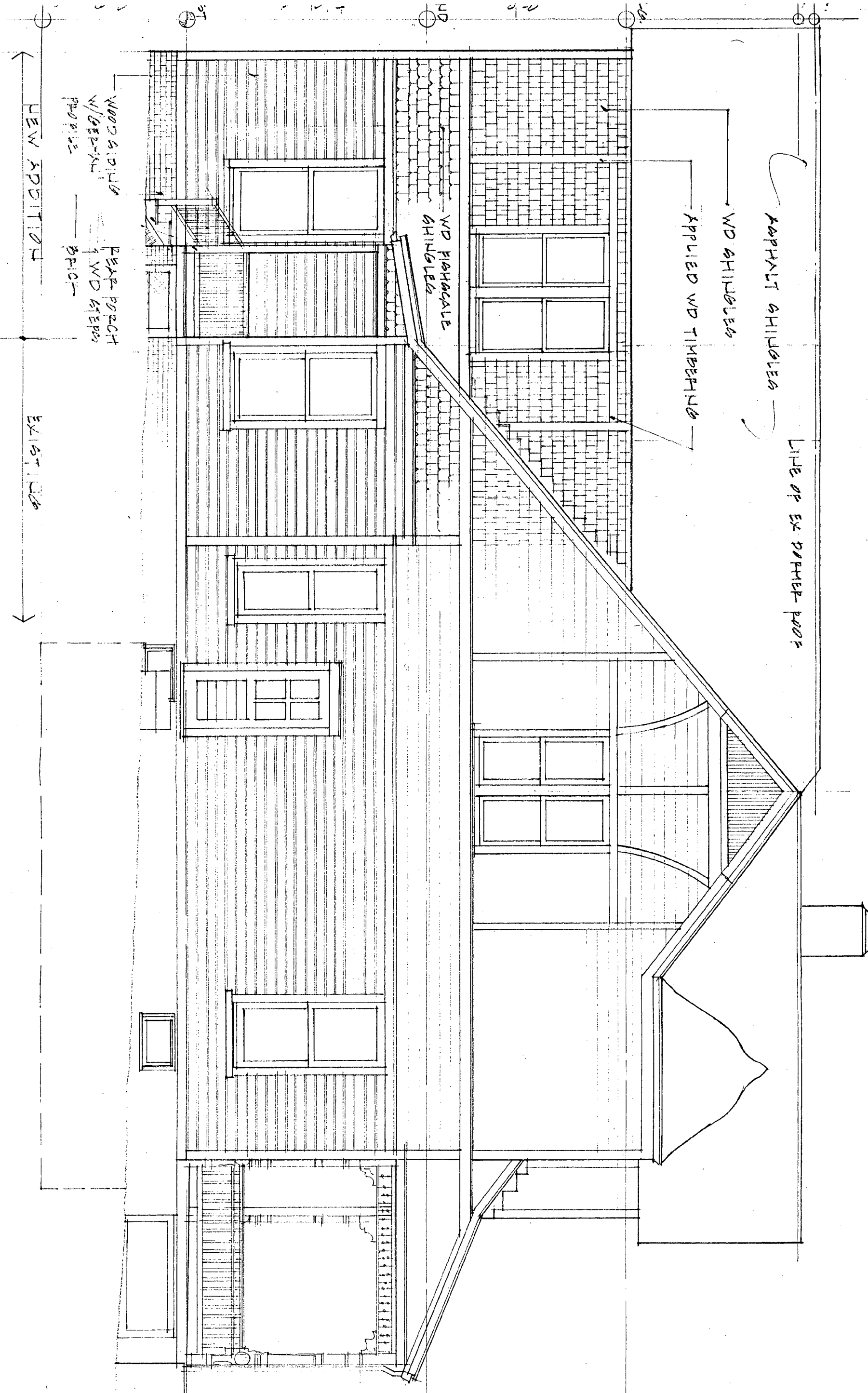
**WEST ELEVATION**

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

Date  
5.27.98

**BENNETT RESIDENCE**  
10806 Keswick Street  
Garrett Park, Maryland 20896  
**ERICA H. LING ARCHITECT** 202 966-2515





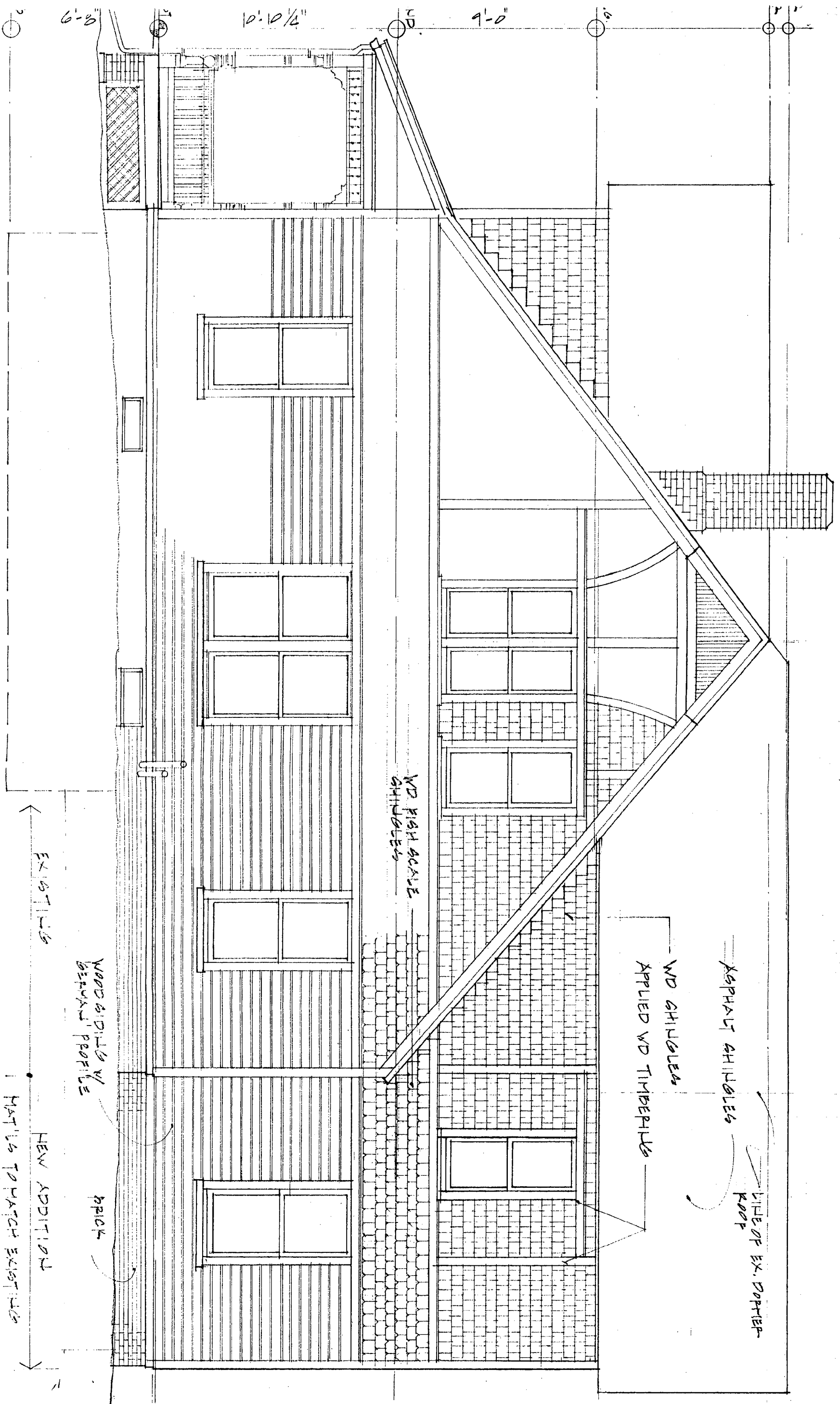
**A**  
**4.2**

**SOUTH ELEVATION**

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

Date  
3.27.98

**BENNETT RESIDENCE**  
10806 Keswick Street  
Garrett Park, Maryland 20896  
**ERICA H. LING ARCHITECT** 202 966-2515



**A**  
**4.3**

**NORTH ELEVATION**

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

Date  
9.27.95

**BENNETT RESIDENCE**

10806 Keswick Street  
Garrett Park, Maryland 20896

ERICA H. LING ARCHITECT 202 966-2515



**BENNETT RESIDENCE**

**Project Description**

March 27, 1998

Owners:

Gerilee and Art Bennett  
10806 Keswick Street  
Garrett Park, MD 20896

1.a. Description of existing house:

Built in or around 1892, the Eppa R. Norris House at 10806 Keswick Street is one of the original homes in Garrett Park, a railroad suburb of Washington, DC developed in 1886. Alterations made in 1902 to enclose the rear porch and add a new rear porch changed the shape of the house (exclusive of its front and rear porches) from a square of about 24 feet to a rectangle. Sometime before 1950, a deep gable hood with supporting posts was built over two rear second story dormers. The rear porch added in 1902 was enclosed and converted to a kitchen sometime before 1950.

Many of the house's features are typical of the Queen Anne/Shingle Style of architecture that developed in America in the late 1800's. (eg., "Queen Anne" sash of second floor front windows, turret with "bell-cast" roof, attention to the surface treatment of the exterior cladding material, and decorative trim of the front porch.)

*Source: Report for the Historic American Buildings Survey, HABS No. MD-XXX, by Connie Terry, 1993.*

1.b. Description of project:

The project consists of an addition and alterations to the house at 10806 Keswick Street. The 2-story addition provides a family room on the first floor with a master bedroom directly above it. Alterations on the first floor will create a kitchen in the location of the existing family room, and where the existing kitchen is located, a powder room and a mud room. On the second floor, a master bathroom and a full bathroom will be created from the space between the dormers and space occupied by the back bedroom. A laundry room will replace the existing bathroom.

The addition extends the line of the rear gable hood to a distance of about 12 feet beyond west wall of the existing family room. The proposed design seeks to extend the vocabulary of the existing fabric in the use of matching materials where possible and similar details. New double-hung wood windows will be of similar size to existing windows.

Post-it™ Fax Note 7671

Date # of pages ▶ 2

To Dave Ferrero	From K. Lohert
Co./Dept.	Co.
Phone #	Phone #
Fax # 217 6381	Fax #