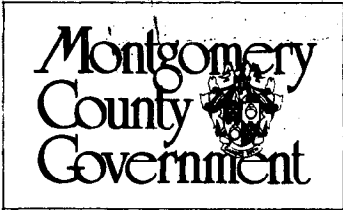


30/13 10700 Kenilworth Ave.

SA 4-89

REVISION



**Historic Preservation Commission**  
 51 Monroe St. #104  
 100 Maryland Avenue, Rockville, Maryland 20850  
 279-1327  
 217-3625

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 41532

NAME OF PROPERTY OWNER GEOFFREY AND FRANCIS KASTOR TELEPHONE NO. (301) 946-1049  
 (Contract/Purchaser) (Include Area Code)

ADDRESS 1470.2 KENTMORTH AVENUE GARRETT PARK, MD 20896  
 CITY STATE ZIP

CONTRACTOR ARMY HOMES, INC. TELEPHONE NO. (301) 587-9011

PLANS PREPARED BY SULLIVAN & DUNN, INC. CONTRACTOR REGISTRATION NUMBER 111999 TELEPHONE NO. (301) 657-2290  
 (Include Area Code)

REGISTRATION NUMBER 22742

LOCATION OF BUILDING/PREMISE

House Number 10700 Street KENTMORTH AVENUE

Town/City GARRETT PARK Election District 045

Nearest Cross Street MONTROSE AVENUE

Lot 15 Block 20 SECTION TWO Subdivision 08 GARRETT PARK

Liber 302 Folio 118 Parcel \_\_\_\_\_

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 180,000.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line \_\_\_\_\_
- Entirely on land of owner \_\_\_\_\_
- On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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

G. M. Kastor, Jr. Signature of owner or authorized agent (agent must have signature notarized on back) 20 DECEMBER 1986 Date

APPROVED  For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Sharon K. ... Date 1/10/87

APPLICATION/PERMIT NO: 217-3625 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**



II. 1.

MEMORANDUM

December 28, 1988

TO: Historic Preservation Commissioners

FROM: Annette van Hise, Chief  
Community Planning and Development

SUBJECT: Determination of Substantial Alteration  
5446 Mohican Drive, Bethesda, MD (Site-#35/29)

Staff review of this proposed alterations indicates that the proposed work is substantial alteration. The proposed addition is almost the same size as the existing house and will contain three floors of livable space. The new pool house has a foot print almost the size of the existing house. Preliminary measurements indicate the following foot prints:

Existing house (original 2 story and attic)	1180+ sq. ft.
Addition (3 story)	1168+ sq. ft.
New pool house (no plans submitted except for site plan)	945+ sq. ft.

Additionally, the existing roof of the original house will be pierced by at least two dormers (maybe three). New fenestration is to be done in a style reminiscent of the existing structure. The addition is to be brick with large areas of fenestration and a flat roof. Parts of the original house will be obscured by the addition, although a previous modern addition will be incorporated in the new addition.

This house is the smallest of the three Baltzley Castles and was built in 1888. According to the description on the survey forms, it is the least ornate of the three houses. The survey forms do not make it clear if the house was built as part of the original scheme developed by the Baltzleys (2 survey forms speak of 2 castles, but the form for 5446 speaks of 3). The house has a wooden addition which was added recently. The description on the survey form is as follows:

The third house is also square in plan, with wings on each side set asymmetrically. Between the wings and main block are porches, the one on the main facade curving around a tower that joins the main block and wing.

HPC  
December 28, 1988  
Page two

According to the Montgomery Journal Home Report (12/26/86), the house is one of the three original houses built on the site by the Baltzleys and was sold after construction. The house sits on a small knoll and the land slopes away from it to the SE and SW. The proposed addition is sited to the east of the house and presents its shortest elevation to the street (Mohican Road). The tower and porches are actually on the downhill side. The house is also located more than one block away from the two other castles (see attached tax map).

Since the house has been designated on the locational atlas and has been evaluated by the HPC and was recommended to Planning Board on January 10, 1984, Article 24A applies. Taking a look at elevations and photographs of the existing house, (see attached sheets noted A,B,C, and D) it is clear that the addition will have a major impact on the house, as well as the proposed dormers and treatment of the second floor windows. The total character of the house will be substantially altered.

As a consequence, in accordance with Chapter 24A-10, the Director of DEP should be informed to refer this application to the Planning Board so that they can make a determination as to whether or not the house should be listed on the Master Plan. According to Gwen Marcus, the house and the other two related houses are to be considered at a hearing in January which has already been scheduled. I am therefore recommending to you that you determine the proposed work to be substantial alteration and thereby initiate the process set up in article 24A-10 of the Montgomery County Code.

cc: Gwen Marcus  
Esther Liss  
Eddy Lattner  
Robert Seely  
Victor Brescia

Attachments: Plat map showing location of  
of 5446 Mohican Rd. and relationship  
to 5415 and 5417.  
A-NE Elevation (view from Mohican)  
B-SW Elevation (view from downhill)  
C-NW Elevation (view from adjoining lot to  
north  
D-SE Elevation (view from driveway)

Note: the architect has changed the SE elevation somewhat from this drawing, though the massing remains the same.

AVH:gk:0960E

HISTORIC PRESERVATION COMMISSION

Staff Review Form

Applicant: Gideon and Francis Kantor

Applicant's Address: 10702 Kenilworth Ave.

Type of Review:

HAWP _____	Substantial Alteration <u>X</u>
ORD.Maintenance _____	Demolition _____
Subdivision _____	Other _____

Site No. (Atlas): 30/13 proposed Garrett Park Historic District

Site Address: 10700  
(If different from applicant)

Advertised: Yes \_\_\_\_\_ No X

Proposed: (describe action to be taken) New house on existing lot, located next door to applicant's house. House is narrow 2 story quasi/victorian in feeling.

Staff recommendations and comments: Recommend that this be referred to Planning Board in accordance with 24A.10 since building is new construction. Proposed work is substantial alteration.

Date: 1/3/89

Staff: Annette G. van Hilst

Signature: \_\_\_\_\_

HPC Action:

Date: \_\_\_\_\_

