

TWIT / PLEASER YOUR
10901 RESWICK ST. GARRETT PARK 2009 HAWK

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10701 Keswick Street, Garrett Park	Meeting Date:	6/24/09
Applicant:	Charles Andrews and Elin Quigley	Report Date:	6/17/09
Resource:	<i>Master Plan</i> Site #30/13-1 Truitt-Richter House	Public Notice:	6/10/09
Review:	HAWP	Tax Credit:	None
Case Number:	30/13-1-09A	Staff:	Anne Fothergill
PROPOSAL:	Door installation		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan* Site #30/13-01, **Truitt-Richter House**
STYLE: Late Victorian/Early Colonial Revival
DATE: 1894

Excerpt from Places in the Past:

In 1894, Owen K. and E. V. Truitt built this Colonial Revival-influenced residence in Garrett Park. Like the Norris-Bissett House, this residence is built on a modest, 1 ½-story scale. Later owner Alexander Richter, architect, designed, in the 1950s, several residences in the Richterville subdivision he created on Weymouth Street.

PROPOSAL

The applicants are proposing to install a door at the rear left side of the house. The current door at the rear of the house enters into the bathroom. The applicants are proposing to remove a non-original 3 x 3 divided light casement window and install a 3 x 3 divided light wood three panel door in the side location with a landing and step to grade. The existing door on the rear would remain but would not be used.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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) 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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Generally staff supports changes to individually-designated Master Plan sites that are located on the rear elevation and does not encourage changes to the sides or front of the building. But each application is reviewed on a case-by-case basis. In this case, staff consulted with the owners and other staff and it was determined that most likely this rear left side section of this house has been altered. There was at one time a well and maybe a porch in this area and it would seem that when the section was enclosed and changed perhaps the three windows were installed that do not match the other windows in the house.

Staff supports this relatively minor and not highly visible change to the side elevation because this section of the house has been altered, the applicants are proposing a door that essentially keeps the same window style at the top, the new door will allow them entry to the house without going through a bathroom, and the door will be located behind a chimney far back on the side elevation.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)1:

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

and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.

2nd copy -



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APR 29 2009

DIK OF CASEWORK MGMT

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

512967

Contact Person: Charles Andrews

Daytime Phone No.: 301-718-8900

Tax Account No.: 00058215 District 04

Name of Property Owner: Charles Andrews & Elin Quigley Daytime Phone No.: 301-942-4567

Address: 10701 GARRETT PARK Keswick 20896-0558
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: 10701 Street: Keswick

Town/City: GARRETT PARK Nearest Cross Street: Oxford

Lot: 37 Block: 58 Subdivision: _____

Liber: 10761 Folio: 191 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|---------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input 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 checked="" 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: \$ 3000.00

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

4

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Refer to attached description of existing structure.

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

The proposed project is to convert a window to a door as currently main back entry is through bathroom. The window to be modified is located on north side of house.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

Section 7 Mailing Address for Notification

Owner and Agent

Charles Andrews and Elin Quigley
10701 Keswick Street -- Box 558
Garrett Park, MD 20896
301-942-4567

**Adjoining and Confronting Property
Owners:**

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

Rulon Mayer and Heather Chen-Mayer
10702 Keswick Street
Garrett Park, MD 20896

Millie Mader
10704 Keswick Street
Box 345
Garrett Park, MD 20896

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

Milagros and Jozef Duyn
10709 Keswick Street
Garrett Park, MD 20896

John Bennett
10700 Weymouth Street
Box 225
Garrett Park, MD 20896

Tipsota and Dan Grimby
10702 Weymouth Street
Box 460
Garrett Park, MD 20896

Susan Balamaci and Dan Simons
10704 Weymouth Street
Box 7
Garrett Park, MD 20896

Donal McLaughlin
10706 Weymouth Street
Box 234
Garrett Park, MD 20896

Parkside Condominiums
10520 Montrose Avenue
Bethesda, MD 20814

Section 1 Description 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 was listed as a landmark on Montgomery County's Master Plan for Historic Preservation in 1992. 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 other structures on the lot are a 80 square foot concrete garden shed located adjacent to the garden and a 140 square foot wooden storage shed for bicycles.

The house was erected in 1894 and an addition was added in 1998. The house is visually related to many other houses built in Garrett Park at the same time through a 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 façade has three bays and two-an-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-hug with divided lights in the upper sash and a single light in the lower sash. The façade 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 a window topped by a semicircular light and flanked by two narrower windows. On the second floor, this topped panels 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 façade 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 façade, a shallow one-story bay topped by a simple wooden balustrade extends the dining room. A large tripe 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 besides 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 which now serves as a bathroom.

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 outline with molding. The upper story, gables, and rear elevations 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 of 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 covered with asphalt shingles.

A 400 square foot 2 and one-half story addition was added to the rear of the house in 1998 increasing the footprint of the house to 2,400 square feet. The addition has a 12/12 roof that matches the existing "A" frame roof on the rear of the main house. Cedar shake is used on the exterior to match the materials on the upper floors of the main house and the addition is differentiated from the original house by the use of cedar shake on both the first and second floors. Most windows in the addition are double hung with 3x2 divided lights in the upper sash and a single light in the lower sash. A rear porch mimics the style of the front porch but has reduced proportions.

Proposed Project

The proposed project is to replace one of the two casement windows on the north side of the house with a door. The window to be replaced is the one that opens into a small hall besides the kitchen. The current main entrance to the house from the back is through the bathroom; this proposed door will allow easy access from the gravel driveway into the kitchen and will bypass the bathroom.

The casement window with 3x3 divided lights will be replaced by a door with dimensions of 37 ¼" x 77" that will have 3x3 divided lights that will match the remaining casement window in the front of the house. The characteristics of the door are shown on the attached drawing. In addition, a small landing 12 inches wide with one step will be constructed to allow access to the door.

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

Note: This lot is not in a
 floodplain area.

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'

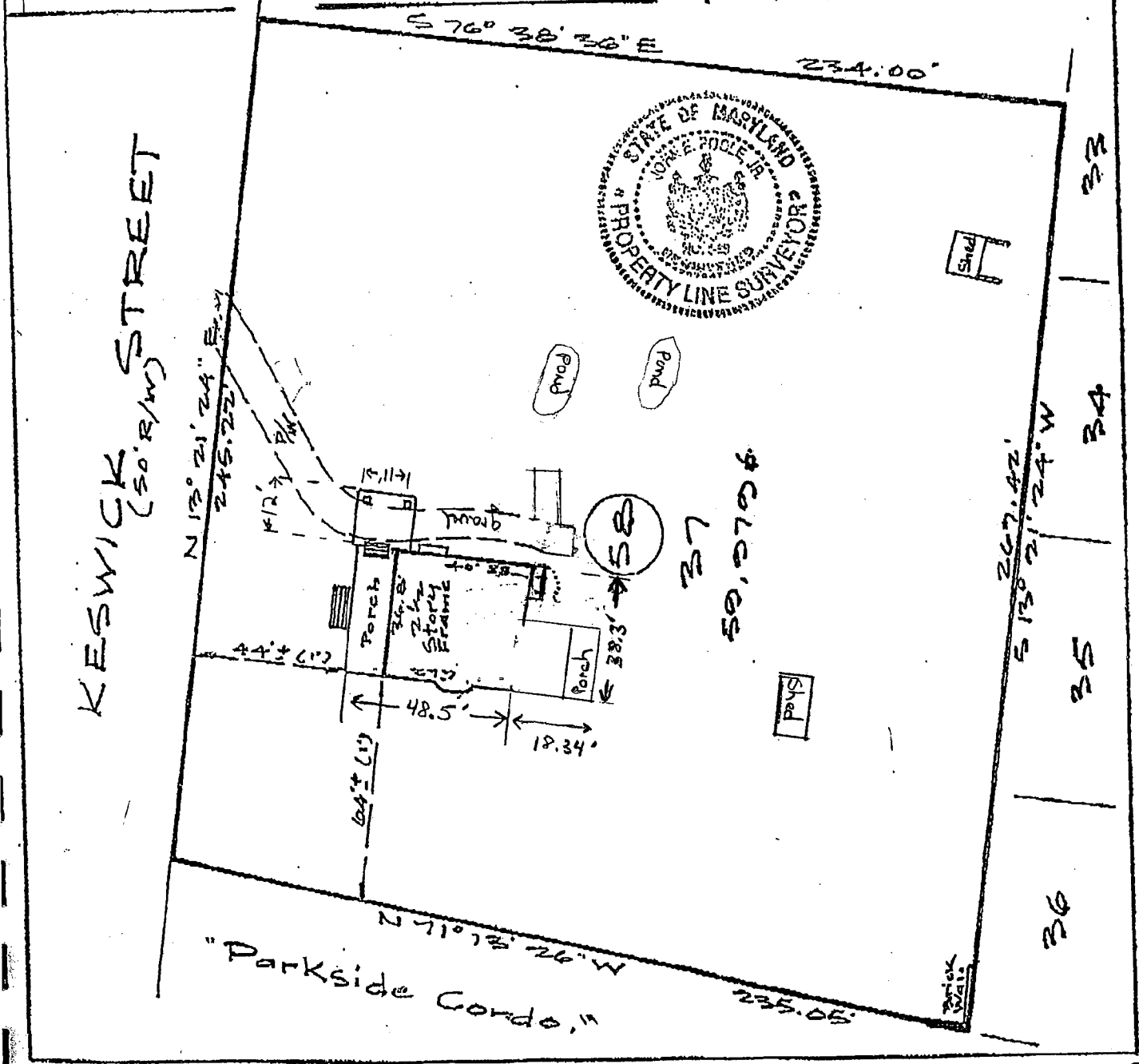
Plat Book - 104 Plat - 11859

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

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

Note: See Page 2 for additional information.

26



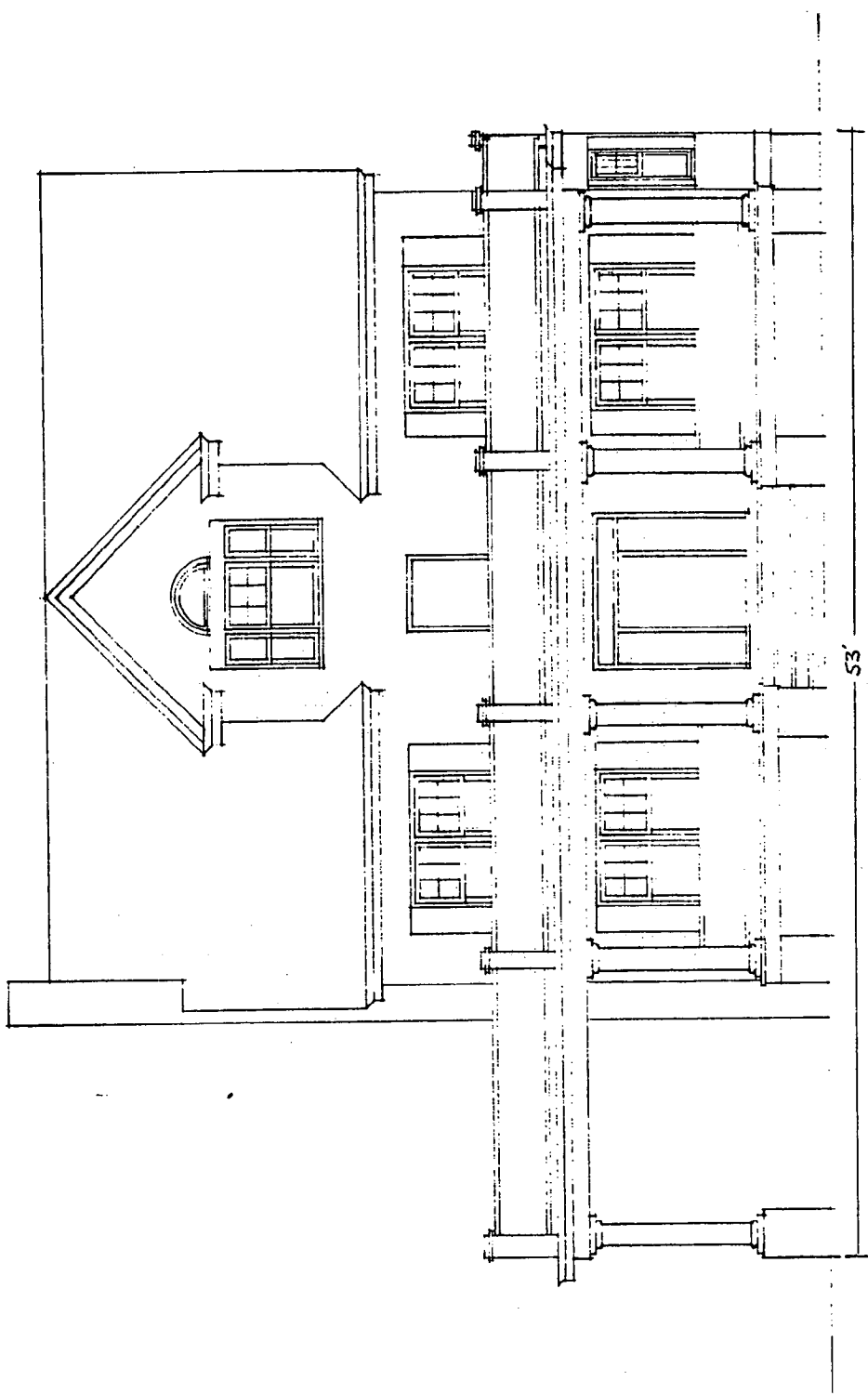
Section 3 – Plans and Elevations

The existing elevations of the four sides of the house and first floor house plan are attached. This is followed by the elevation of the north side of the house, which is the only elevation that will be altered, with the proposed change to the window.

ANDREWS / QUILET RESILIENCE
10701 RESJICK ST, GARRETT TOWNSHIP, MD

EXISTING Elevations

DATE:	1/10 FEB 02
SCALE:	AS NOTED
DRAWN BY:	KANDE OHL



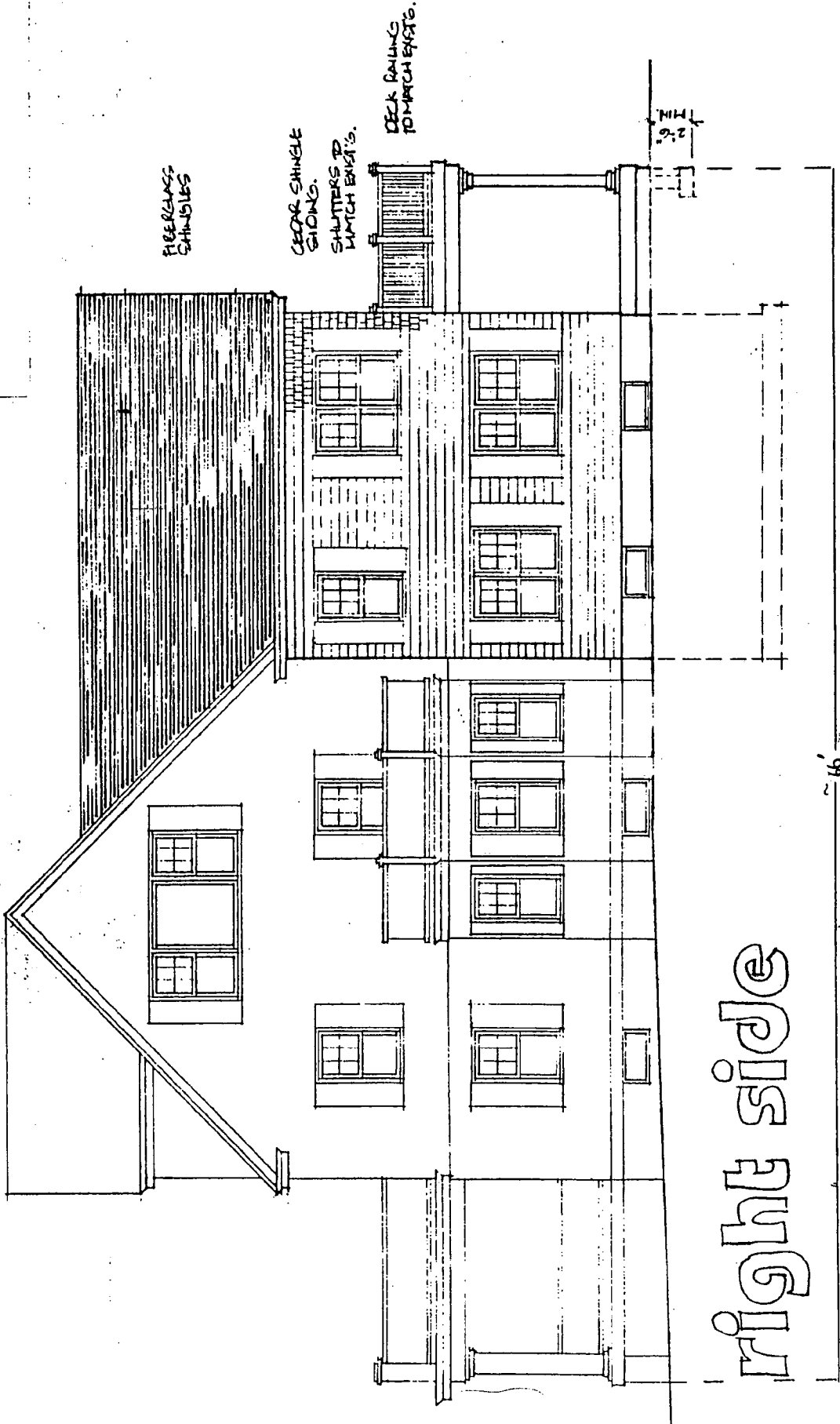
FRONT
(Existing)

(F)

Elevations

DATE:	16 FEB 2
SCALE:	AS NOTE
DRAWN BY:	RANCE CH

ANDREWS / QUIGLEY RESILIENCE
 10701 RESJICK ST, SACKETT FRANK, MD

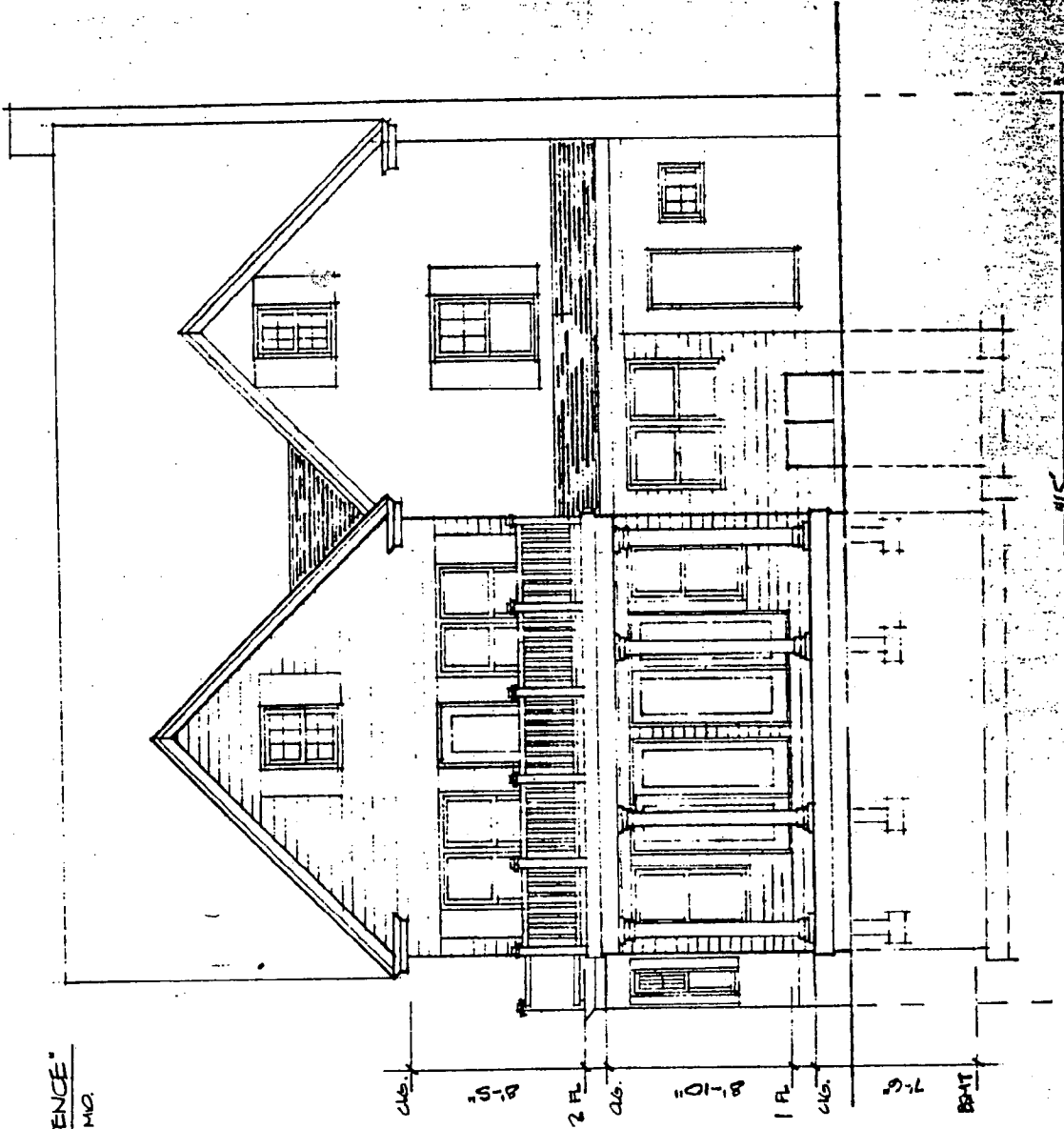


right side

~6' (south side - existing)

Elevations

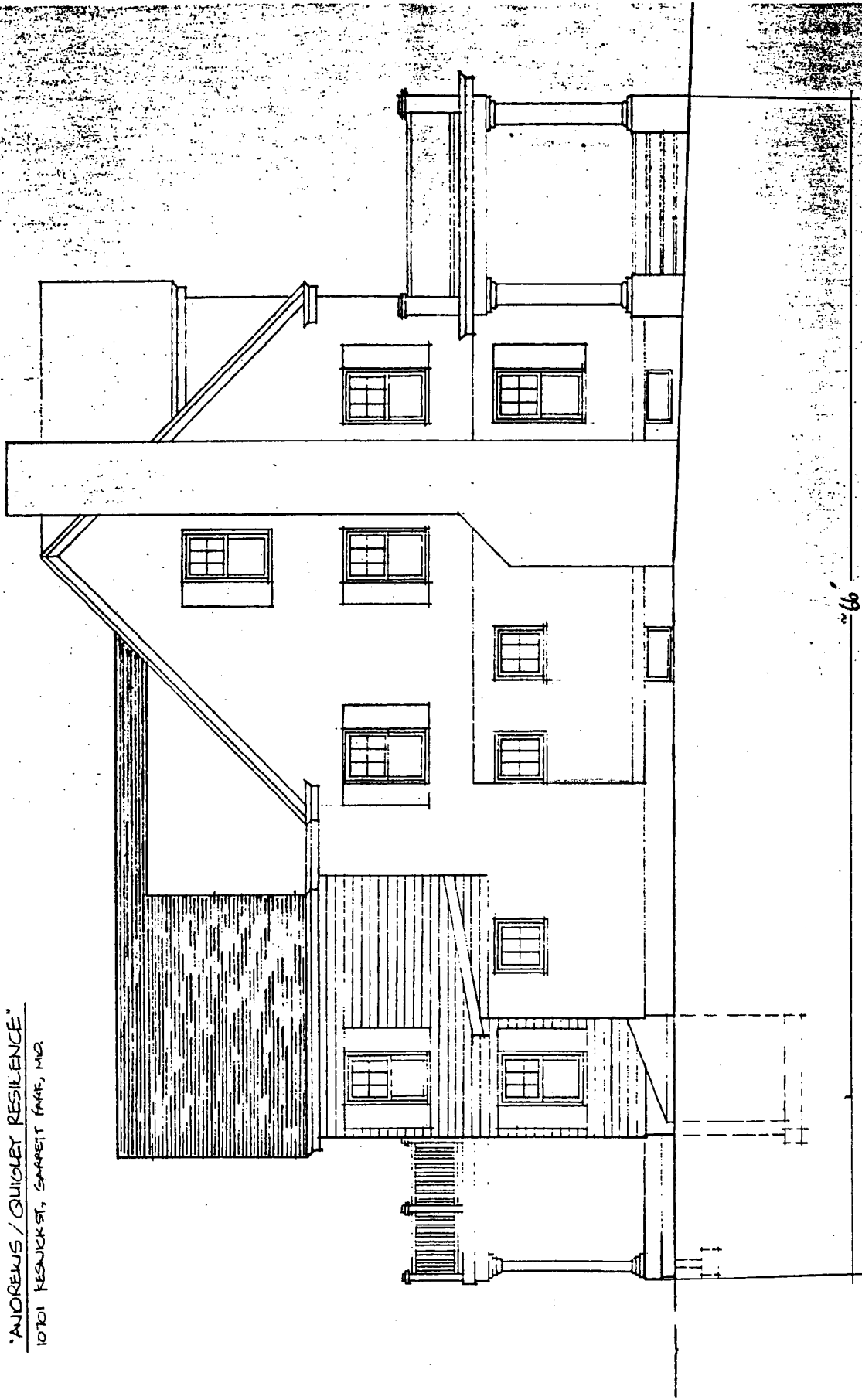
DATE: 16 FEB
 SCALE: AS NOTED
 DRAW BY: [blank]
 PRINTED BY: [blank]



REAR
 (existing)

ANDREWS / QUIQUET RESIDENCE
 10701 RESJACK ST, GARRETT TWP, MD

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



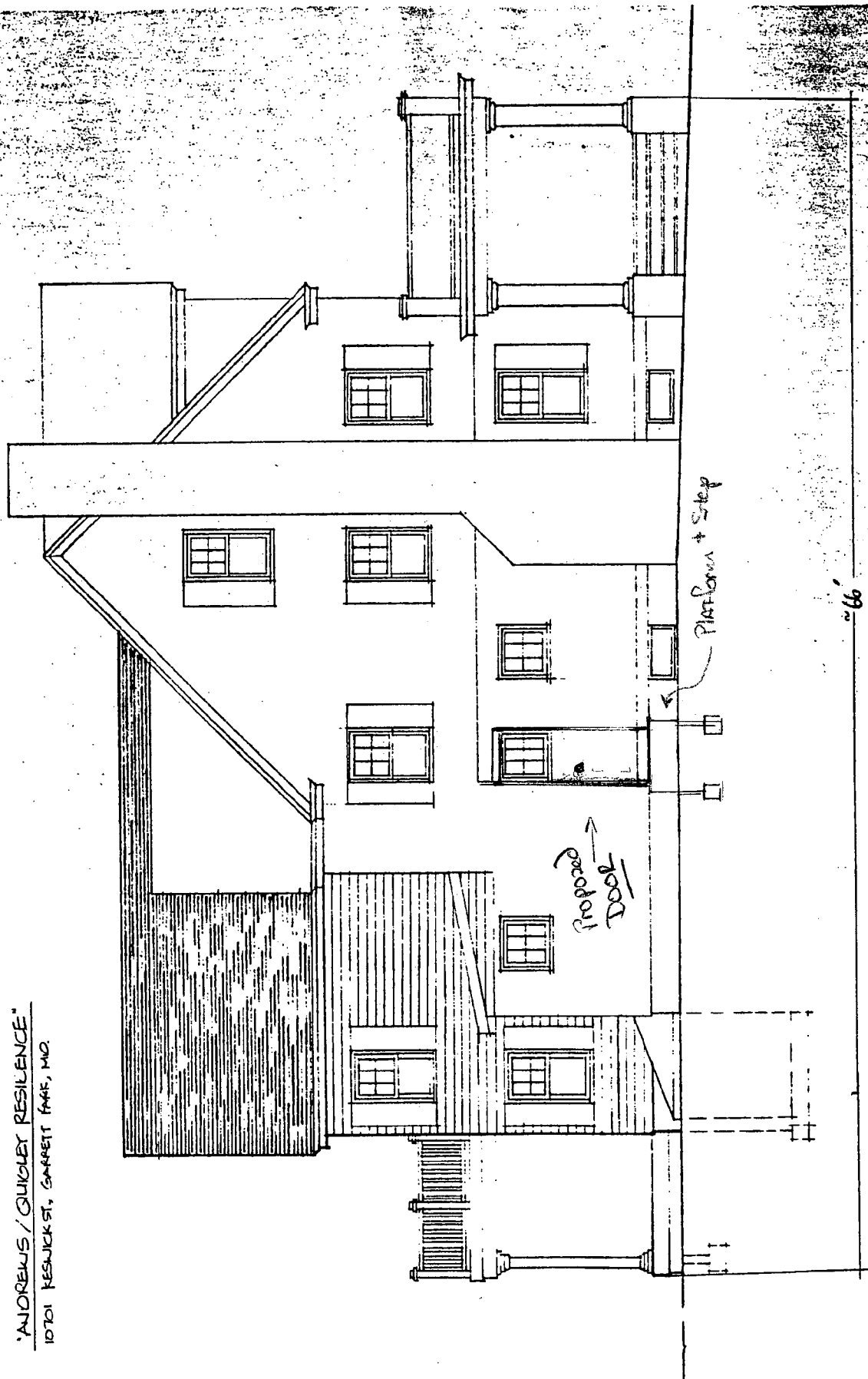
4'

③ left side (north - existing)

EL E V A T I O N S

DATE:	16 FEB
SCALE:	AS NOTED
DWN BY:	RANDY C

'ANDREWS / QUIKLEY RESILIENCE'
10701 RESURICK ST, GARRETT PARK, MD



Elevations

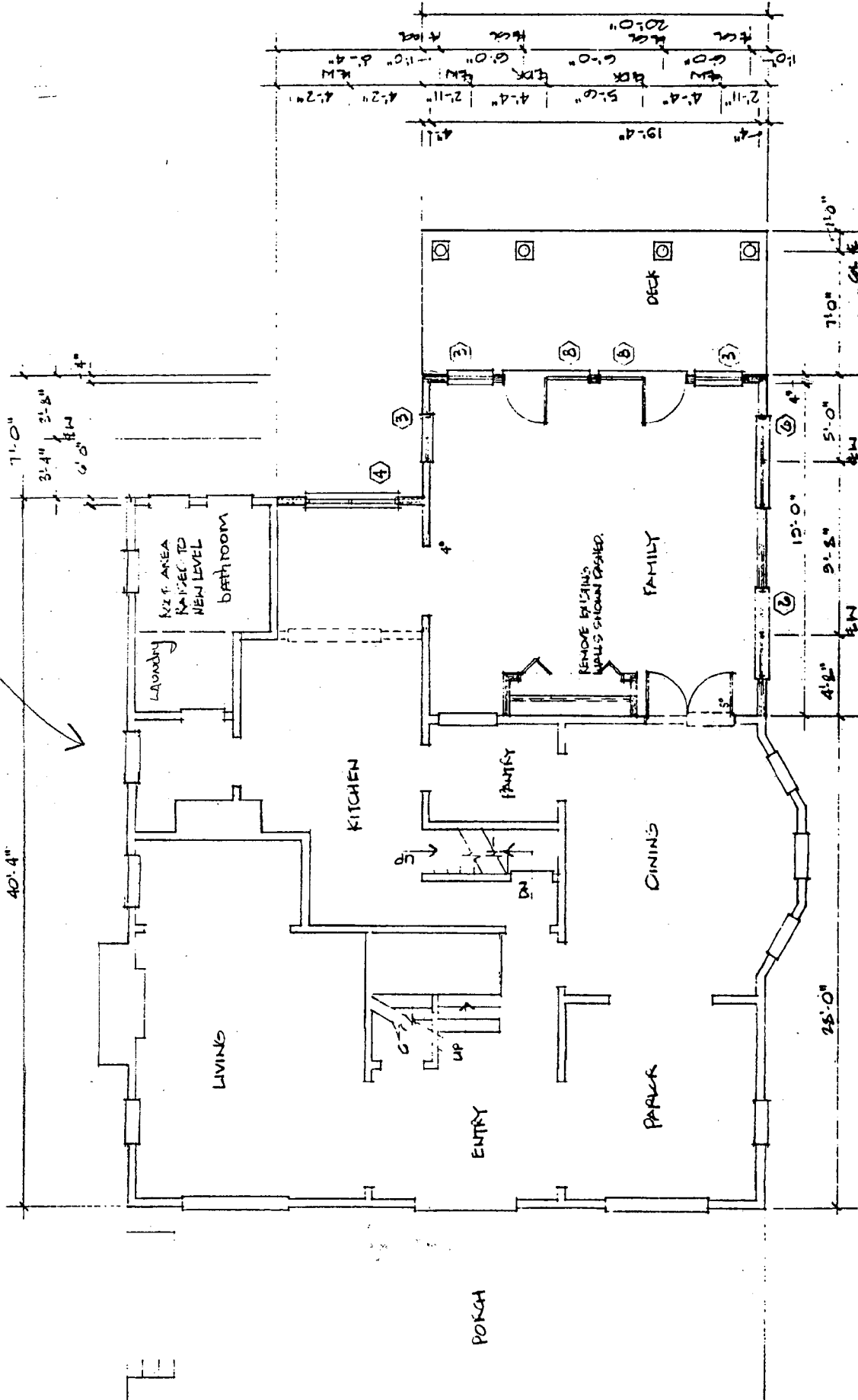
DATE:	16 FEB 05
SCALE:	AS NOTED
DRAWN BY:	RANDY CHAFF

Left side (proposed)

ADDREKUS / QUIQUER RESIDENCE
 10701 RESUCKST, GARRETT PARK, MD.

DATE: 16 FEB 92
 SCALE: AS NOTED
 DRAW BY: BRUCE CHIE

Proposal is to modify this window to a door.



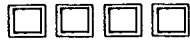
OLD RESIDENCE
 ADDITION (1998)

FIRST
 SCALE: 3/16" = 1'-0"
 (6)

Submit form by fax, email or snail mail!
66 South Main Street, Hammond, NY 13646



Contact: Sales@VintageDoors.com
Toll Free: 800-787-2001 / Fax: 315-324-6531



Client Name: CHARLES Andrews Phone: 301-718-8900
Address: 10701 Keswick GARRETT PARK, MD 20876
E-mail: CANDREWS@SSPA.COM Fax: 301-718-8909

DOOR TYPE:

- Exterior Screen/Storm
 Interior

SIZE: DS FO RO U.S.
Width: 39 1/4" Height: 80"
Thickness: 2 1/4"

WOOD SPECIES

- Poplar
 Red Oak
 Maple
 Ash
 Eastern White Pine
 White Oak
 Douglas Fir
 Spanish Cedar
 African Mahogany
 Quarter Sawn Red Oak
 Quarter Sawn White Oak
 Honduran Mahogany

SCREEN/STORM SET-UP

- Removable Permanent

SCREEN/STORM TYPE

- Fiberglass Tempered
 Copper Plexiglas
 Silver Alum
 Black Alum
 Pet

INT/EXT GLASS

- Insulated Non-Insulated
 Clear Low-E
 Beveled Stained
 Patterned

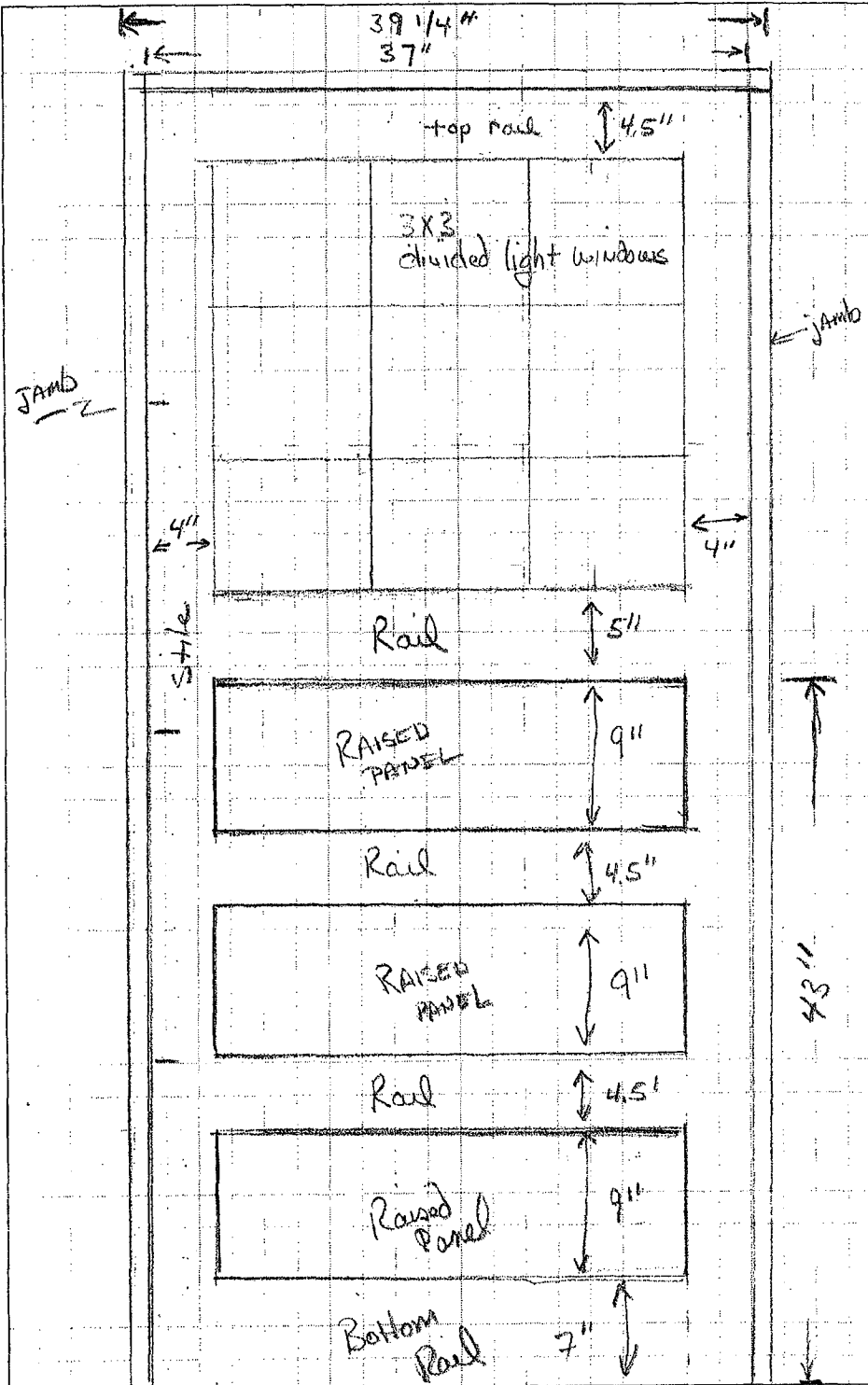
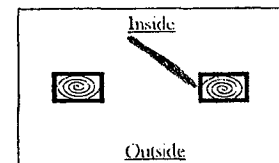
PANEL

- Flat Raised
 V-Groove Beaded Groove
 Applied Moldings

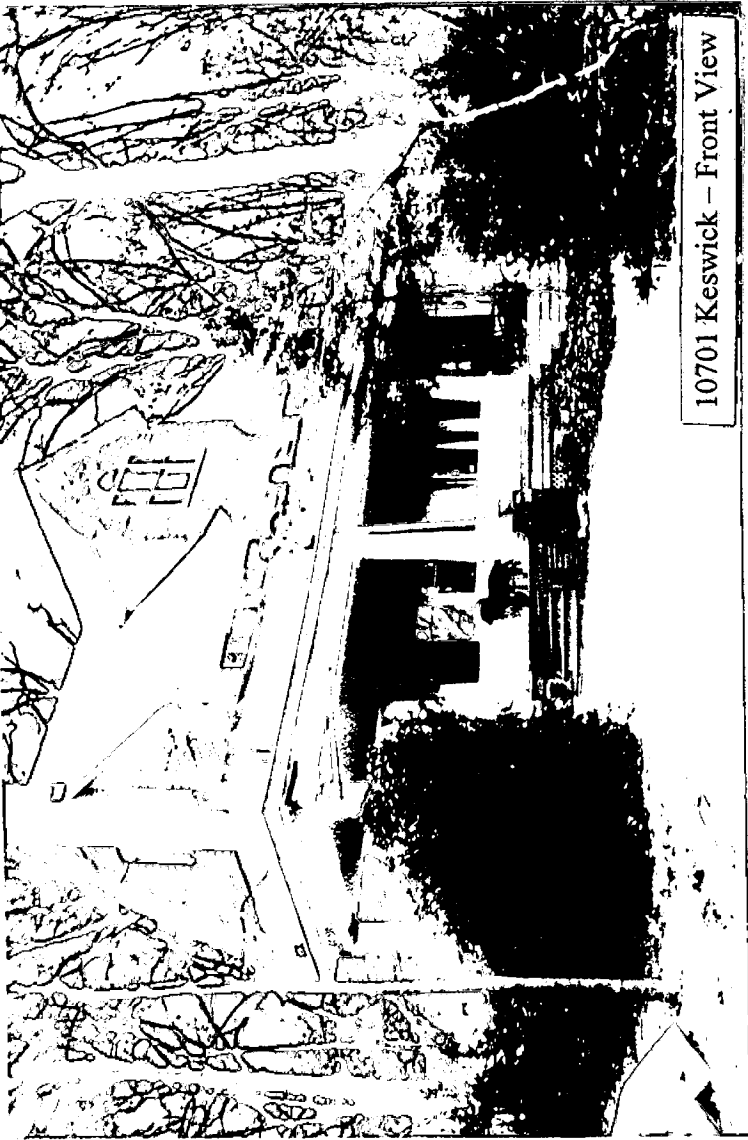
PRE-HUNG

- Yes; Jamb Width: 6 1/4"
 No

SWING DIRECTION



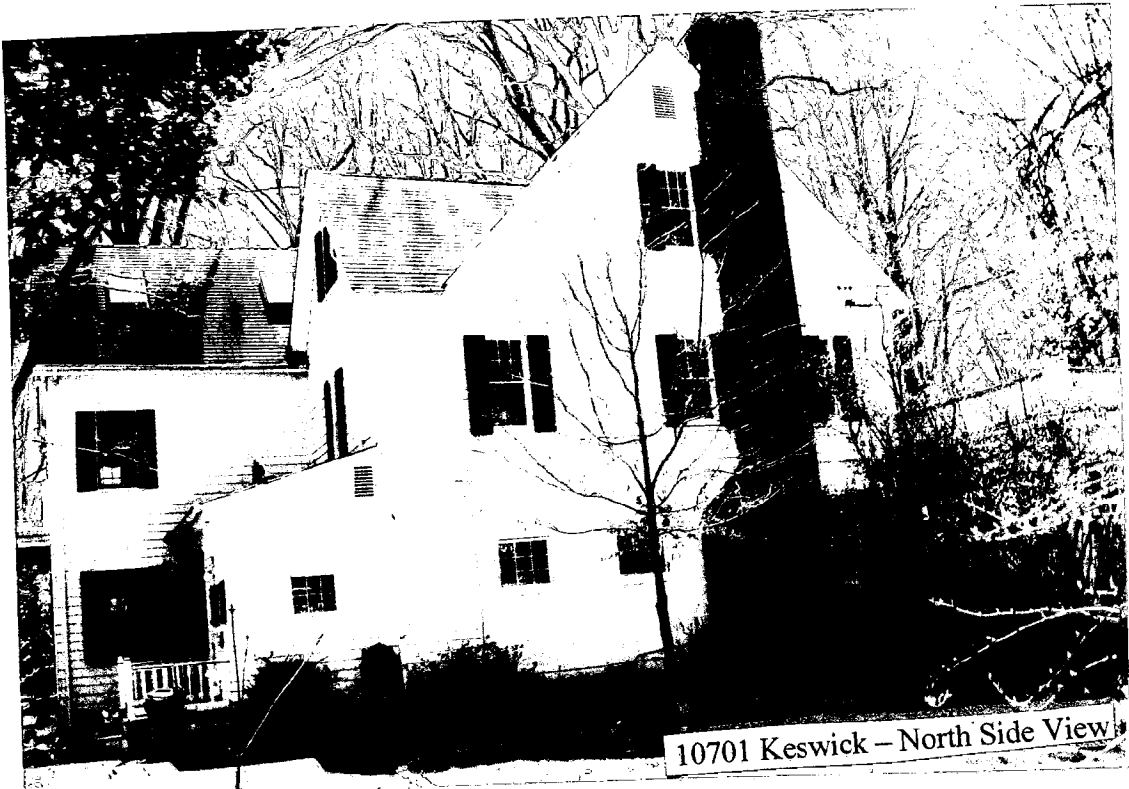
CUSTOM DOOR DESIGN SHEET



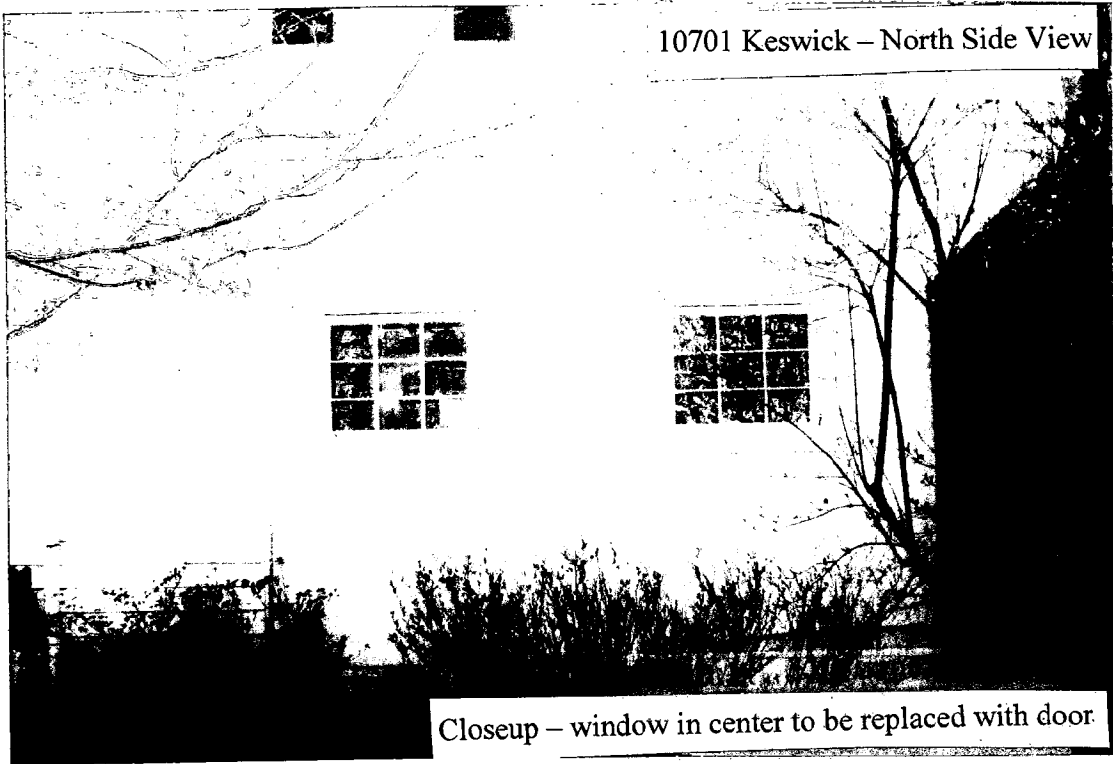
10701 Keswick - Front View





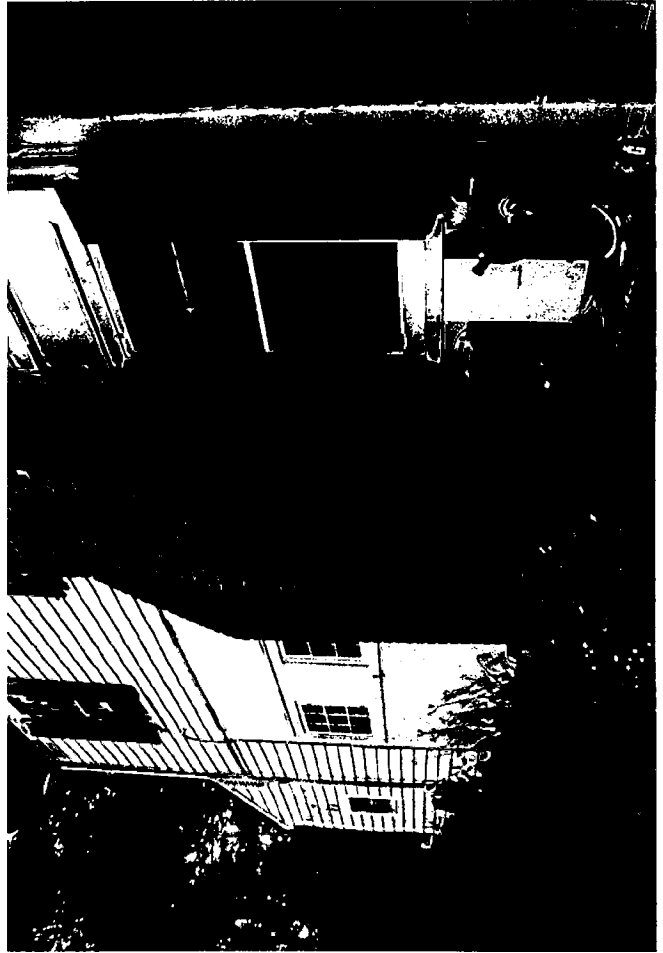


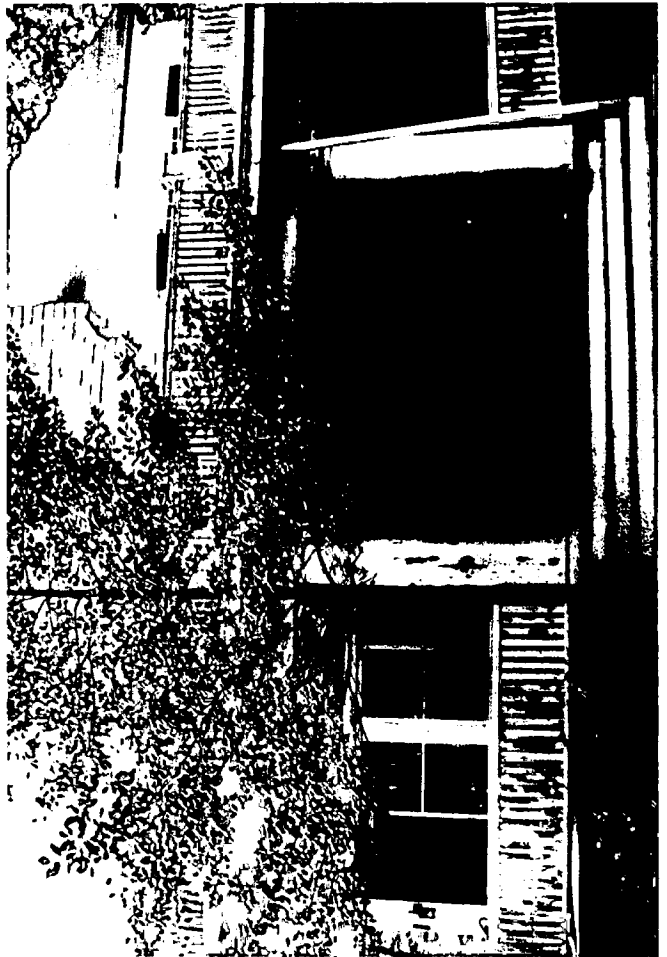
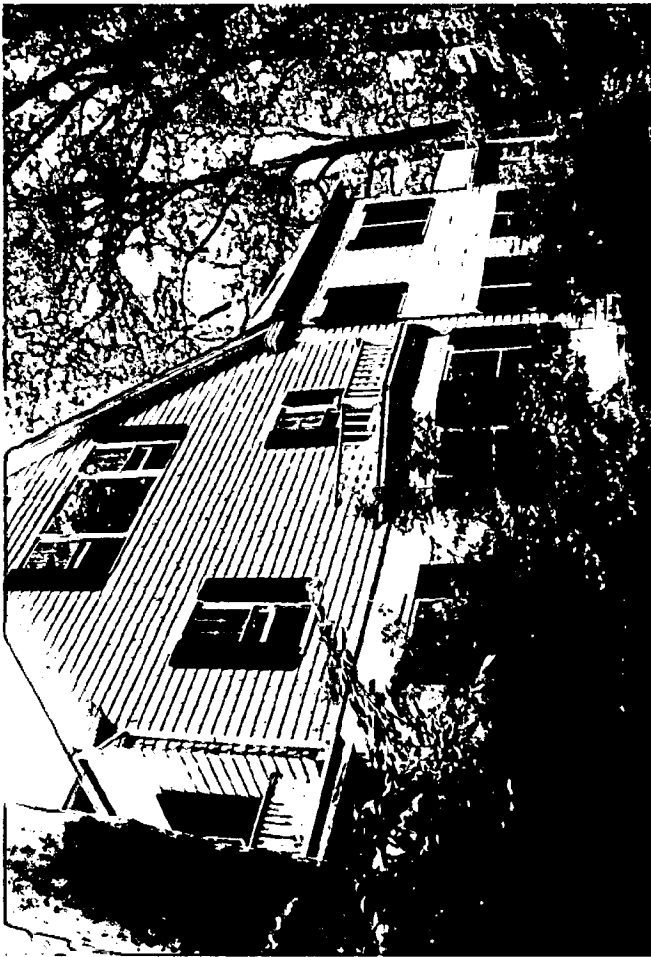
10701 Keswick – North Side View



10701 Keswick – North Side View

Closeup – window in center to be replaced with door.







10701 Keswick – Front View

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10701 Keswick – South Side View.

MAZDAZU JIOTTI SAHIBU IS 276, P. 05, 10
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4/4/2009



10701 Keswick – Back View

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KODAK SAFETY PAPER

KODAK SAFETY PAPER

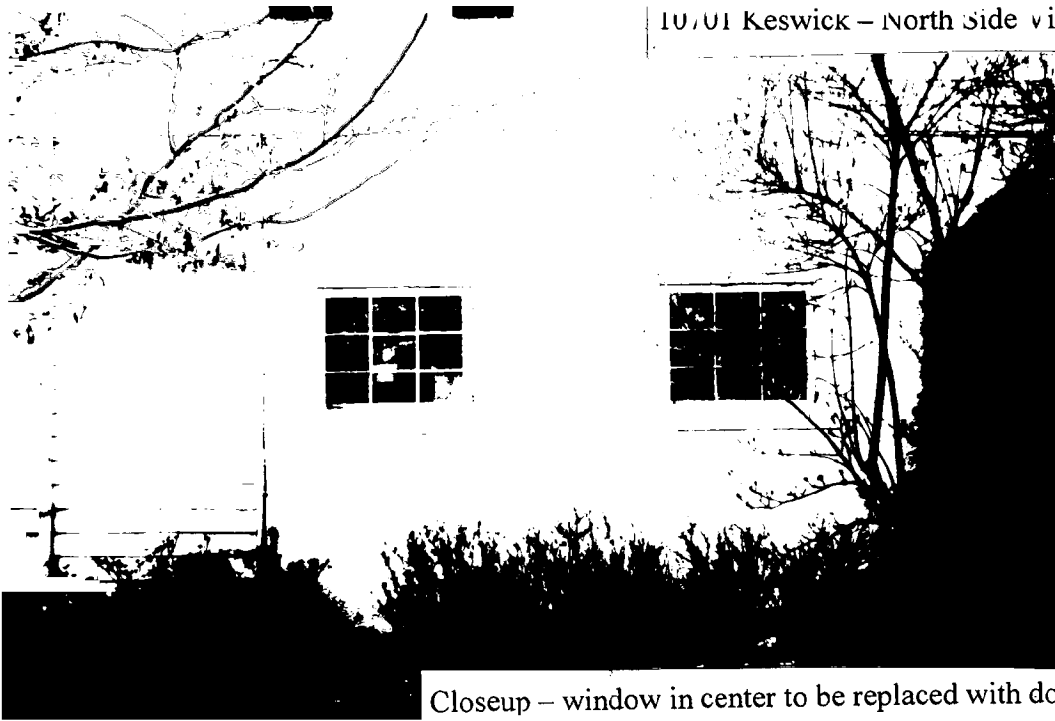
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4/4/2009
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8529828-151: s-#minor146) of 10
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10/01 Keswick – North Side view



Closeup – window in center to be replaced with door

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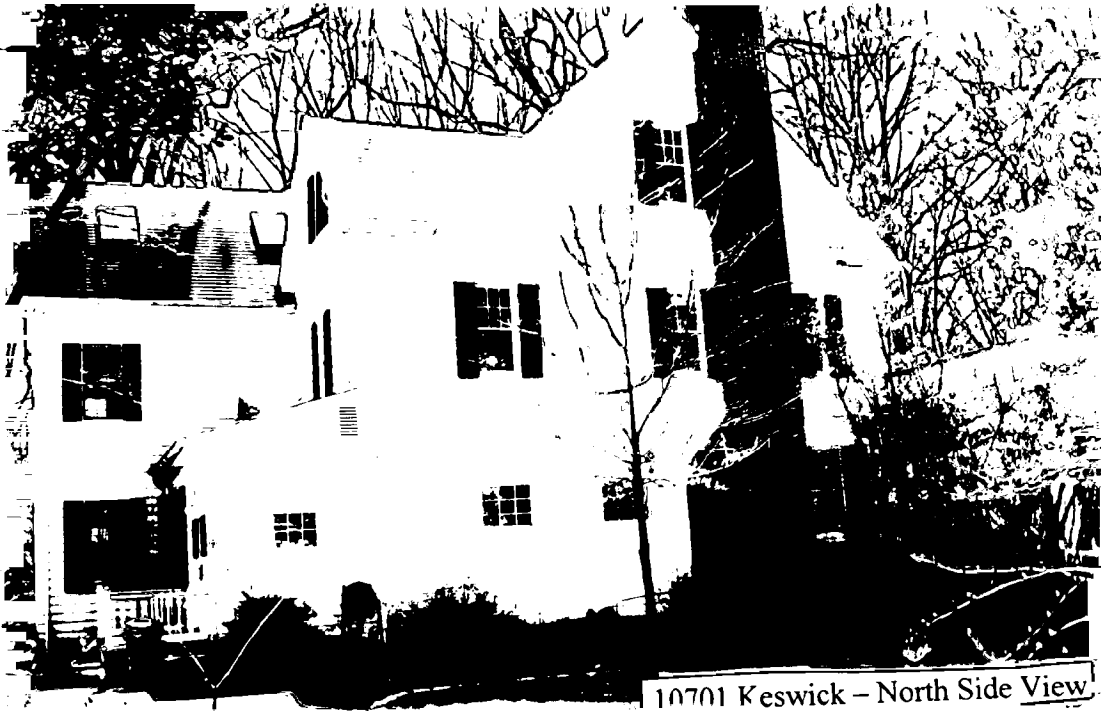
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10701 Keswick - North Side View

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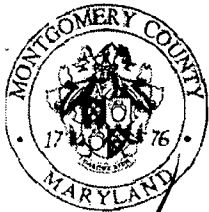
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GALLERY WAY / 2009

4/4/2009

original with photos -

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DIV. OF CASEWORK MGMT

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

512967

Contact Person: Charles Andrews

Daytime Phone No.: 301-718-8900

Tax Account No.: 00058215 District 04

Name of Property Owner: Charles Andrews & Elin Quigley Daytime Phone No.: 301-942-4567

Address: 10701 GARRETT PARK Keswick 20896-0558
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: 10701 Street: Keswick

Town/City: GARRETT PARK Nearest Cross Street: Oxford

Lot: 37 Block: 58 Subdivision: _____

Liber: 10761 Folio: 191 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Plaze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 3000.00

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

mae 1.17.09 249705

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Refer to attached description of existing structure.

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

The proposed project is to convert a window to a door as currently main back entry is through bathroom. The window to be modified is located on north side of house.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

Section 1 Description 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 was listed as a landmark on Montgomery County's Master Plan for Historic Preservation in 1992. 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 other structures on the lot are a 80 square foot concrete garden shed located adjacent to the garden and a 140 square foot wooden storage shed for bicycles.

The house was erected in 1894 and an addition was added in 1998. The house is visually related to many other houses built in Garrett Park at the same time through a 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 façade 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-hug with divided lights in the upper sash and a single light in the lower sash. The façade 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 a window topped by a semicircular light and flanked by two narrower windows. On the second floor, this topped panels 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 façade 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 façade, a shallow one-story bay topped by a simple wooden balustrade extends the dining room. A large tripartite 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 besides 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 which now serves as a bathroom.

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 outline with molding. The upper story, gables, and rear elevations 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 of 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 covered with asphalt shingles.

A 400 square foot 2 and one-half story addition was added to the rear of the house in 1998 increasing the footprint of the house to 2,400 square feet. The addition has a 12/12 roof that matches the existing "A" frame roof on the rear of the main house. Cedar shake is used on the exterior to match the materials on the upper floors of the main house and the addition is differentiated from the original house by the use of cedar shake on both the first and second floors. Most windows in the addition are double hung with 3x2 divided lights in the upper sash and a single light in the lower sash. A rear porch mimics the style of the front porch but has reduced proportions.

Proposed Project

The proposed project is to replace one of the two casement windows on the north side of the house with a door. The window to be replaced is the one that opens into a small hall besides the kitchen. The current main entrance to the house from the back is through the bathroom; this proposed door will allow easy access from the gravel driveway into the kitchen and will bypass the bathroom.

The casement window with 3x3 divided lights will be replaced by a door with dimensions of 37 ¼" x 77" that will have 3x3 divided lights that will match the remaining casement window in the front of the house. The characteristics of the door are shown on the attached drawing. In addition, a small landing 12 inches wide with one step will be constructed to allow access to the door.

HAWP Application – 10701 Keswick Street, Garrett Park
April 26, 2009

Andrews-Quigley

Section 2 Site Plan

Site plan is attached on next page.

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

Note: This lot is not in a
 floodplain area.

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

Scale: 1" = 40'

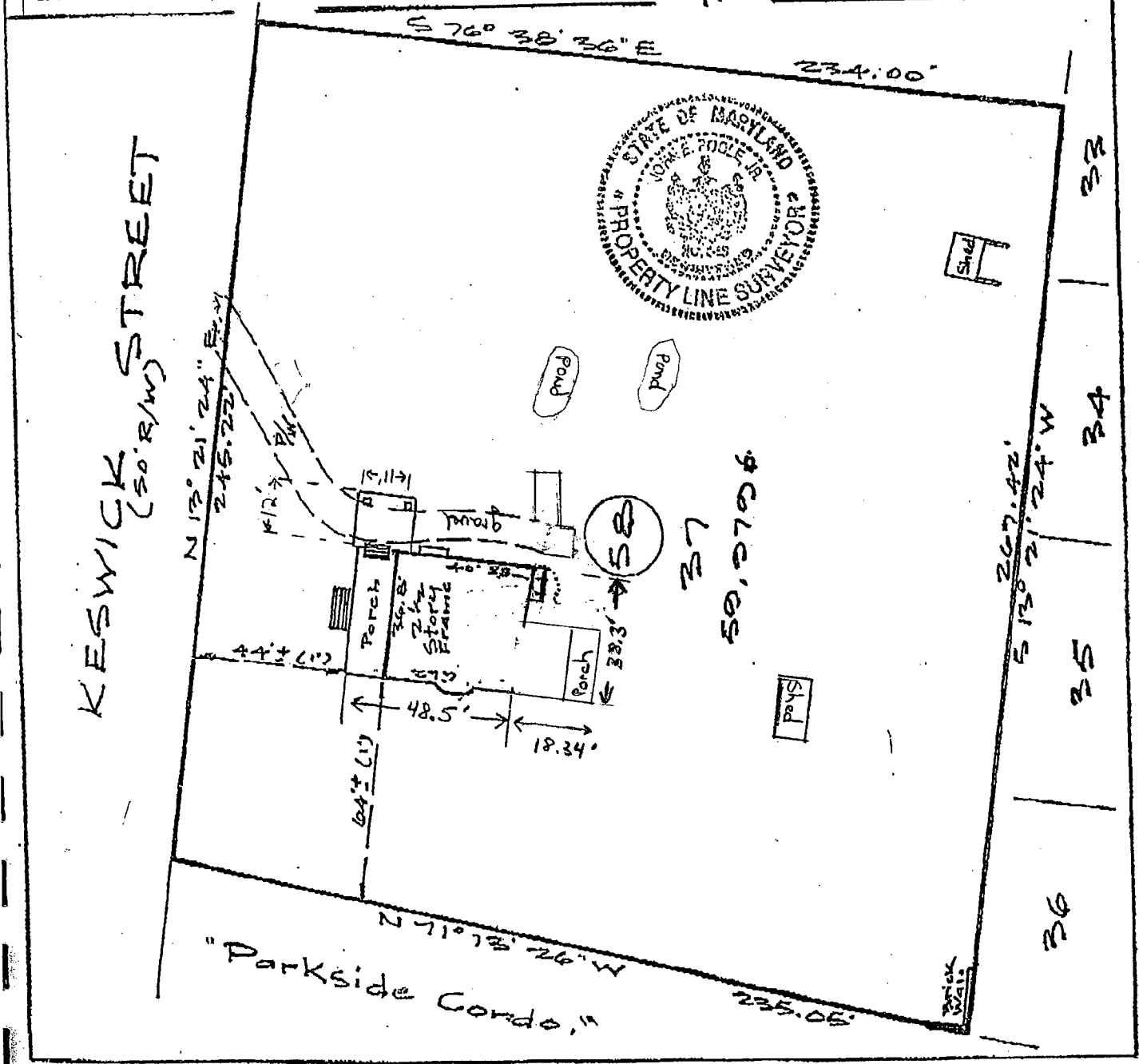
Plat Book - 104 Plat - 11859

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

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

Note: See Page 2 for additional information.

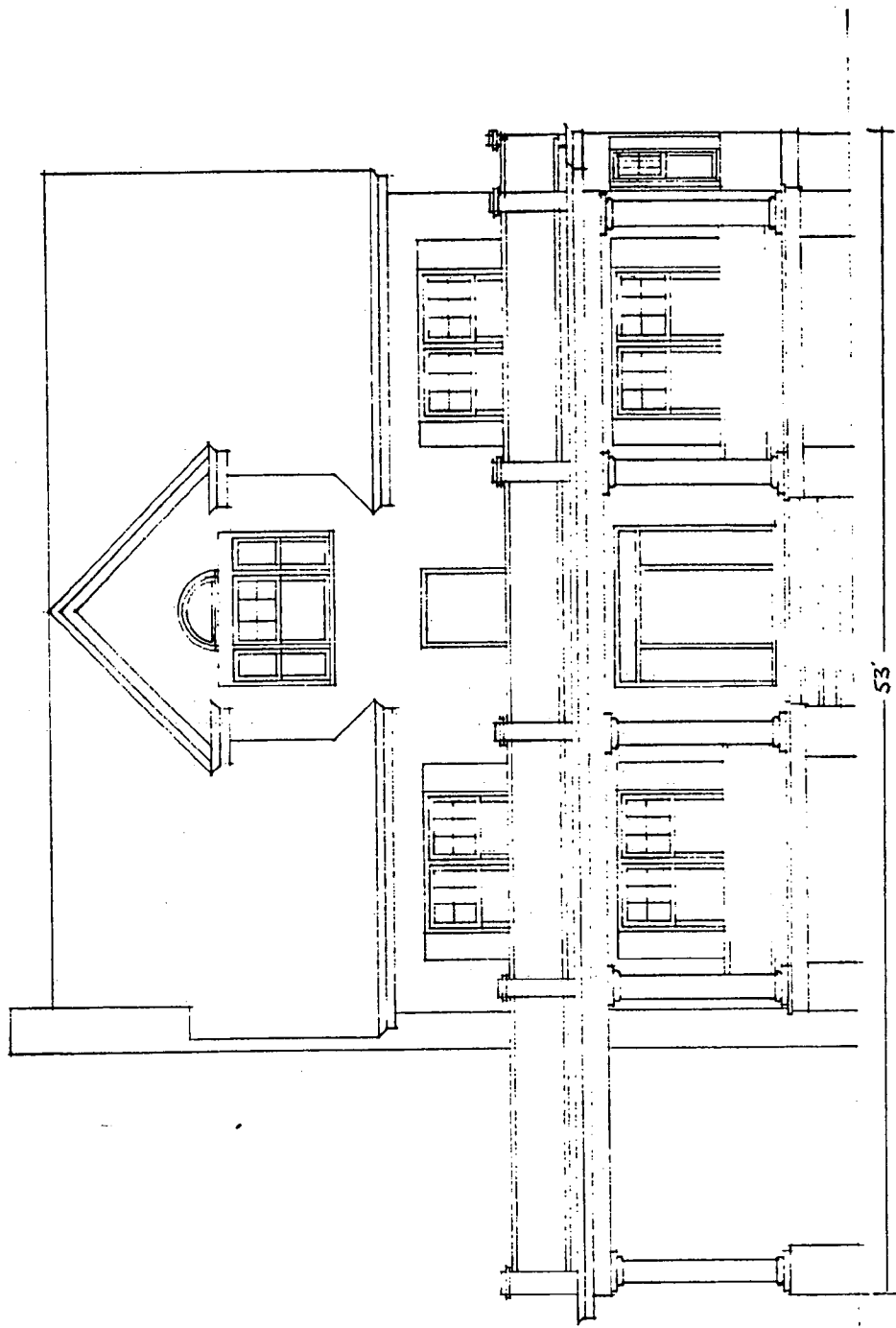
26



Section 3 – Plans and Elevations

The existing elevations of the four sides of the house and first floor house plan are attached. This is followed by the elevation of the north side of the house, which is the only elevation that will be altered, with the proposed change to the window.

ANDREWS / QUIGLEY RESILIENCE
10701 RESURICK ST, GARRETT PARK, MD



FRONT
(Existing)

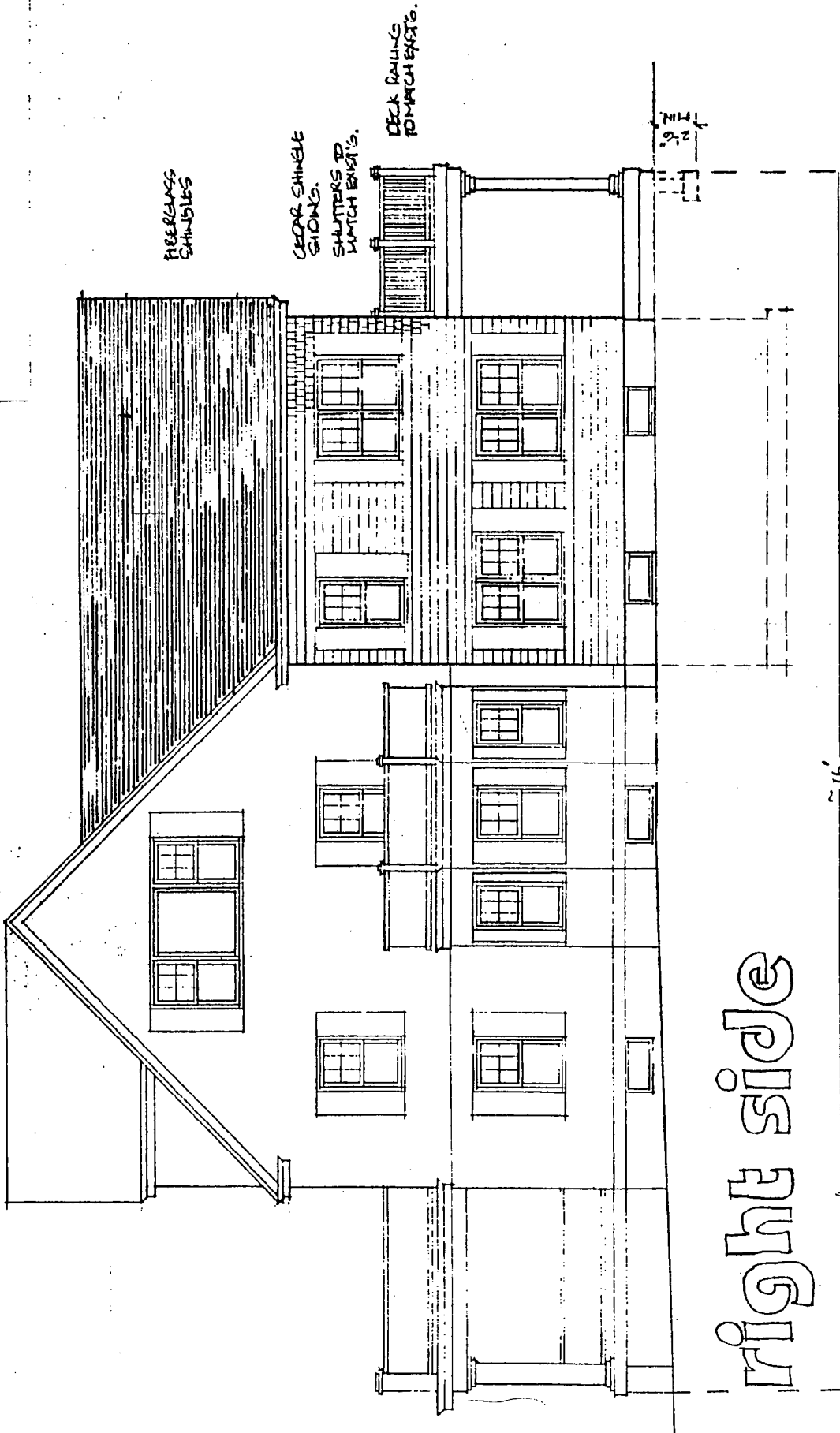
EXISTING ELEVATIONS

DATE:	10 FEB 22
SCALE:	AS NOTED
DRAWN BY:	KRISTINE OHL

Elevations

ANDREWS / QUIGLEY RESILIENCE
10701 RESUCK ST, GARRETT PARK, MD

DATE:	10 FEB 20
SCALE:	AS NOTE
DWN BY:	RANDE CH

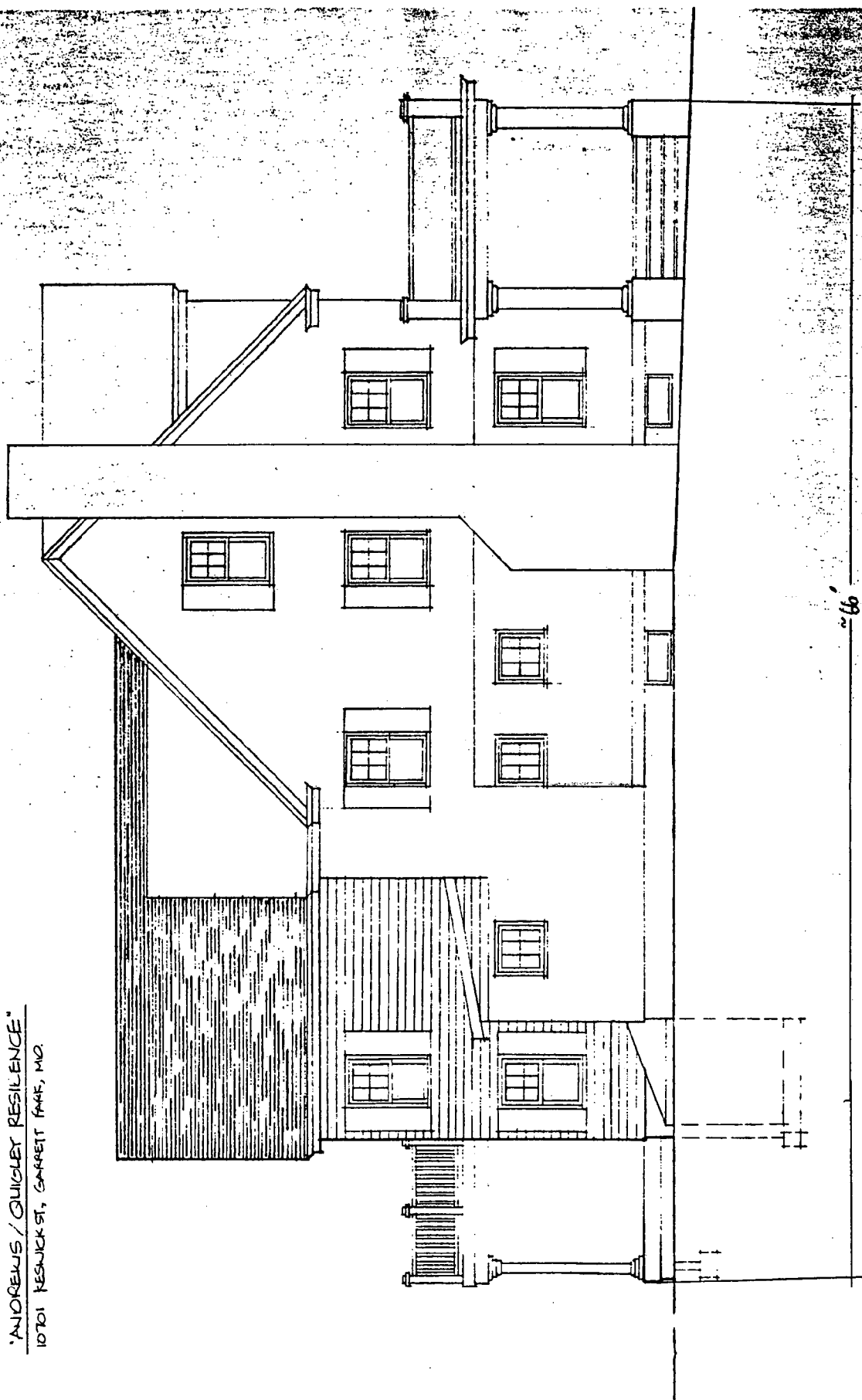


right side

(south side - existing)
~'6'

Elevations

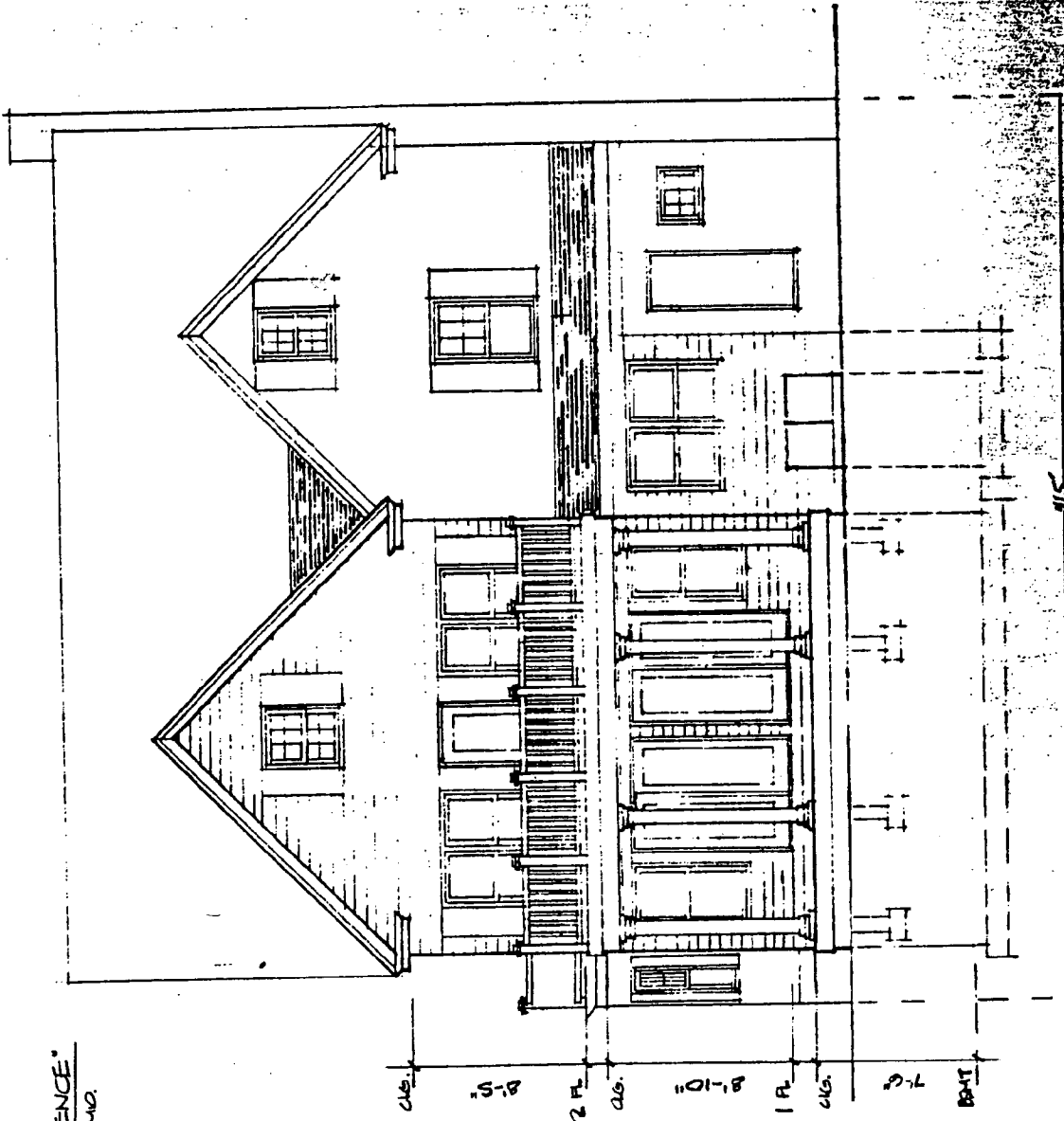
DATE:	16 FEB
SCALE:	AS NOTED
DRAWN BY:	RANDY G



"ANDREWS / QUILET RESILIENCE"
10701 RESURF ST, GARRETT PARK, MD

Left side @ north - existing

ANDREWS / QUIQUET RESILIENCE
10701 RESURICK ST, GARRETT PARK, MD



REAR
(existing)

Elevations

DATE:	16 FEB.
SCALE:	AS NOTED
DRAWN BY:	BRUCE CH

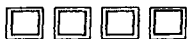
Section 4 Proposed Materials

The specifications for the proposed door are detailed on the attached page.

Submit form by fax, email or snail mail!
 66 South Main Street, Hammond, NY 13646



Contact: Sales@VintageDoors.com
 Toll Free: 800-787-2001 / Fax: 315-324-6531



Client Name: CHARLES ANDREWS Phone: 301-718-8900
 Address: 10701 Keswick GARRET PARK, MD 20876
 E-mail: CANDREWS@SSPA.COM Fax: 301-718-8909

DOOR TYPE:

- Exterior Screen/Storm
 Interior

SIZE: DS FO RO U.S.
 Width: 39 1/4" Height: 80"
 Thickness: 2 1/4"

WOOD SPECIES

- Poplar
 Red Oak
 Maple
 Ash
 Eastern White Pine
 White Oak
 Douglas Fir
 Spanish Cedar
 African Mahogany
 Quarter Sawn Red Oak
 Quarter Sawn White Oak
 Honduran Mahogany

SCREEN/STORM SET-UP

- Removable Permanent

SCREEN/STORM TYPE

- Fiberglass Tempered
 Copper Plexiglas
 Silver Alum
 Black Alum
 Pet

INT/EXT GLASS

- Insulated Non-Insulated
 Clear Low-E
 Beveled Stained
 Patterned

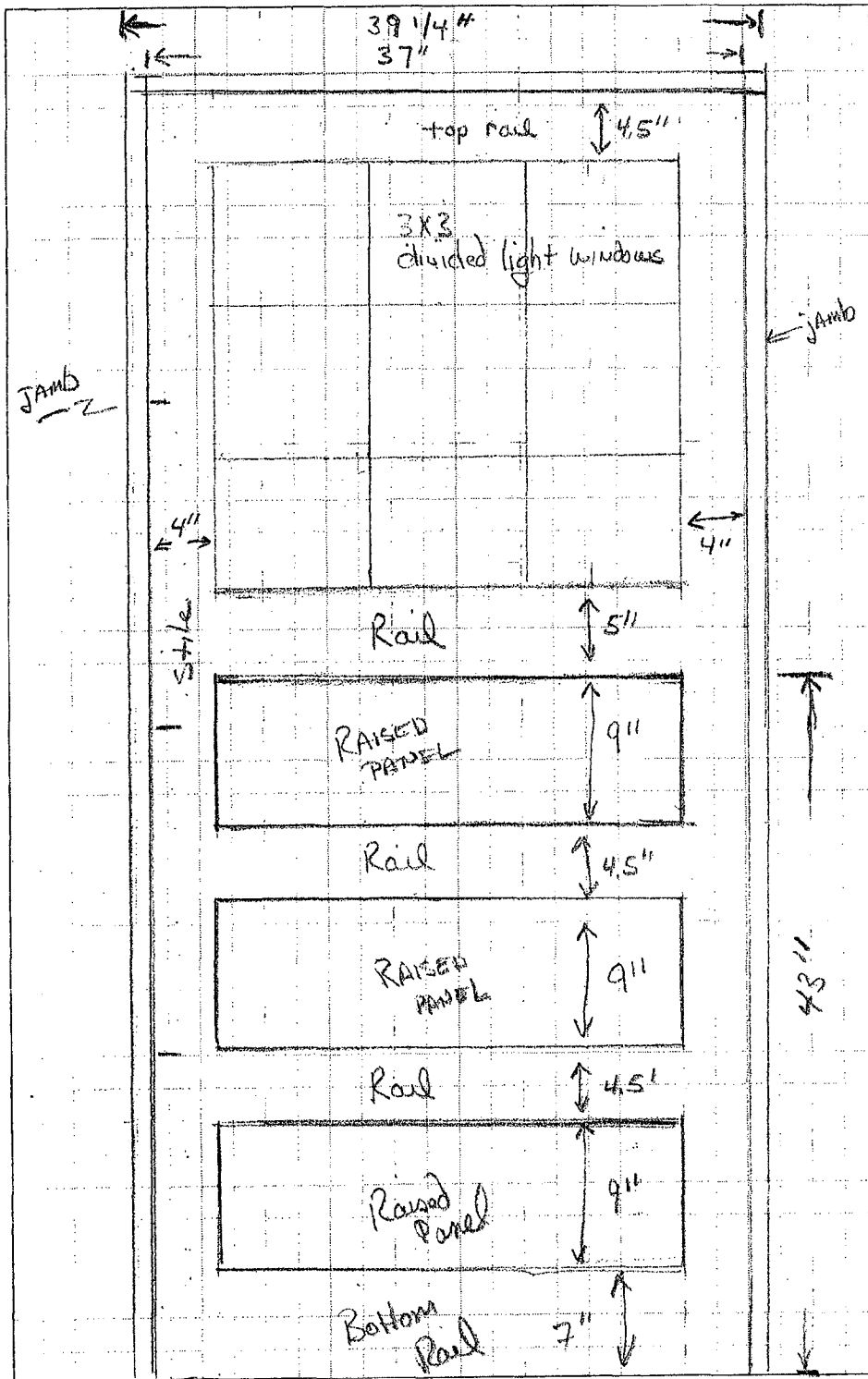
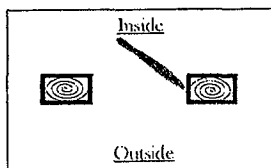
PANEL

- Flat Raised
 V-Groove Beaded Groove
 Applied Moldings

PRE-HUNG

- Yes; Jamb Width: 6 1/4"
 No

SWING DIRECTION



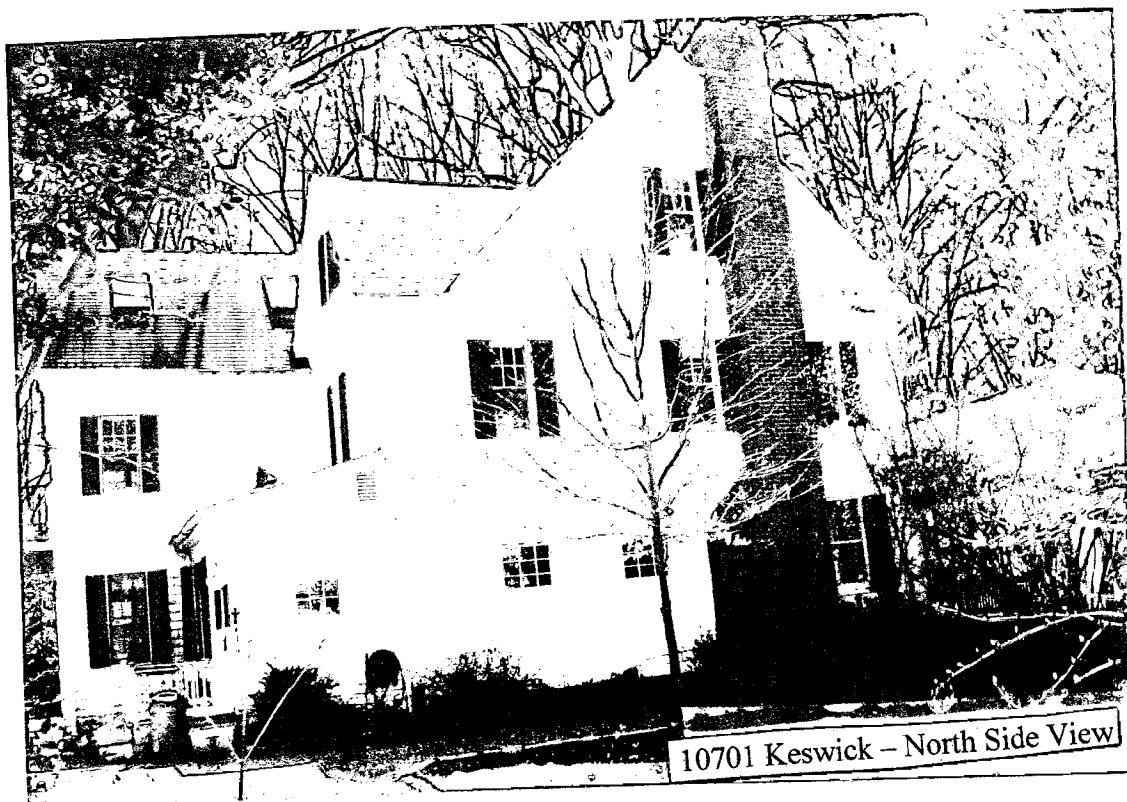
CUSTOM DOOR DESIGN SHEET

Section 5 Photographs

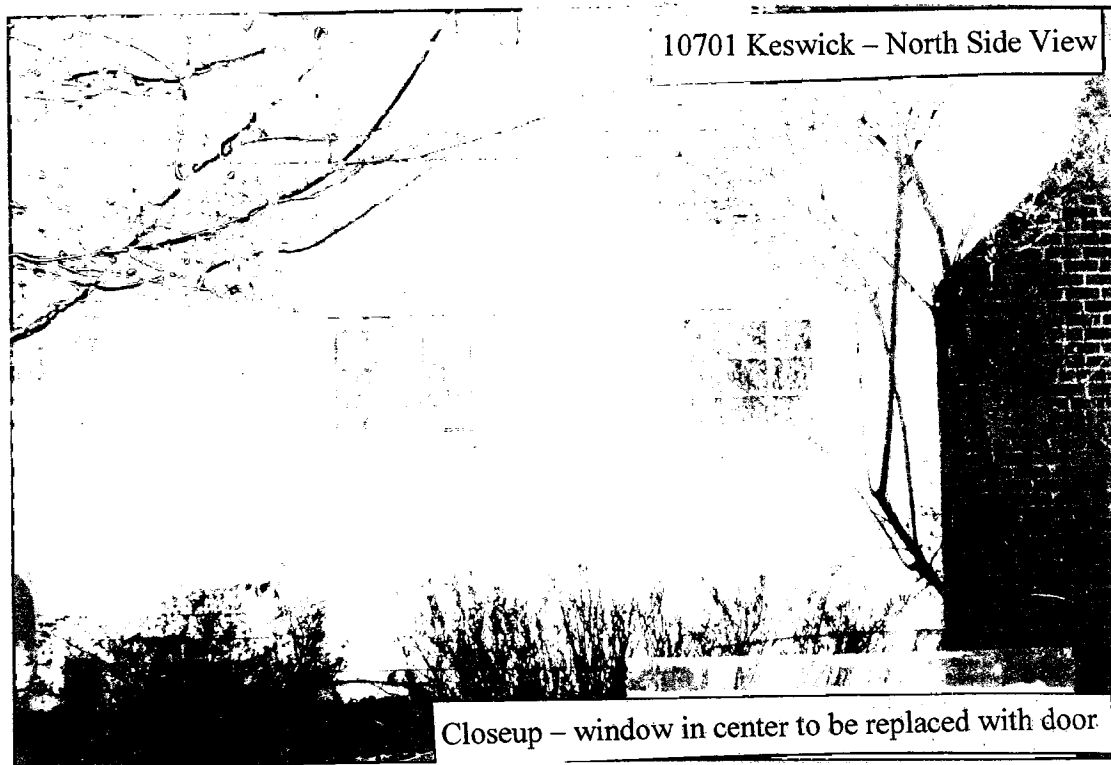
Photographs of the front, south side, back and north side of the house are attached, as well as a closeup photographs of the window to be changed.



10701 Keswick - Back View

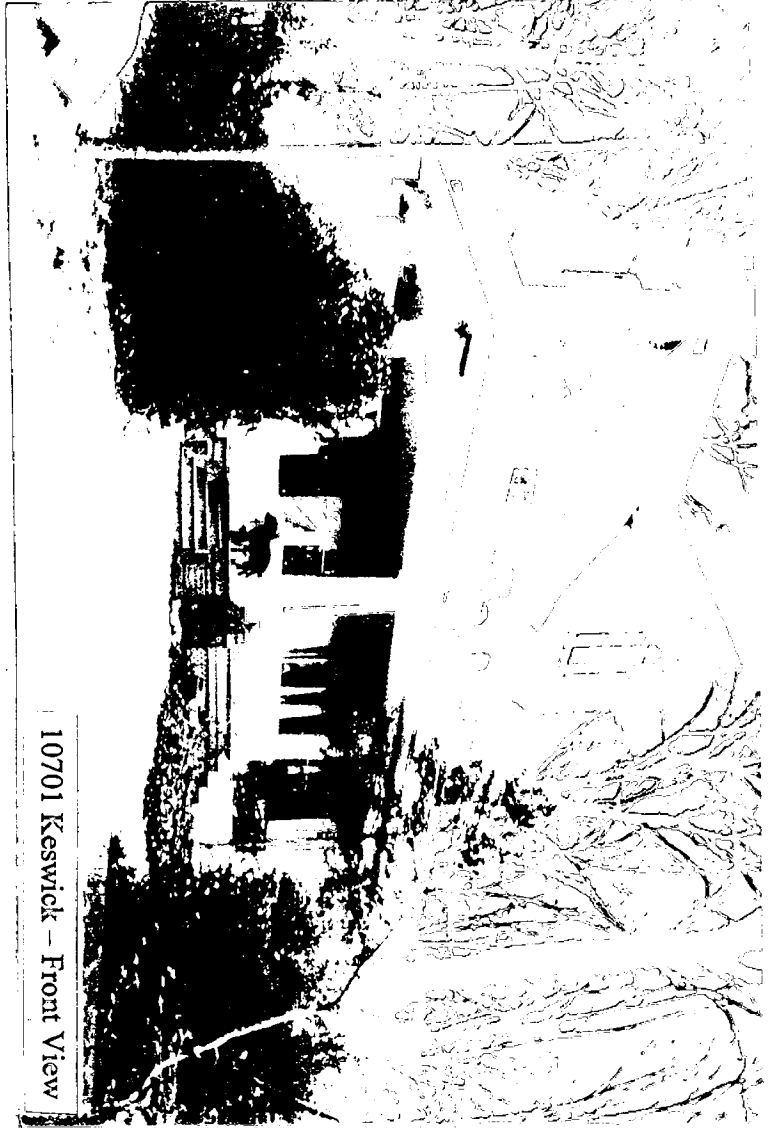


10701 Keswick – North Side View



10701 Keswick – North Side View

Closeup – window in center to be replaced with door



10701 Keswick - Front View

Section 6 Trees

The proposed project will have no adverse impact on the historic character of the property. The proposed construction is not adjacent to, or within the drip line of any tree.

Section 7 Mailing Address for Notification

Owner and Agent

Charles Andrews and Elin Quigley
10701 Keswick Street -- Box 558
Garrett Park, MD 20896
301-942-4567

Adjoining and Confronting Property
Owners:

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

Rulon Mayer and Heather Chen-Mayer
10702 Keswick Street
Garrett Park, MD 20896

Millie Mader
10704 Keswick Street
Box 345
Garrett Park, MD 20896

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

Milagros and Jozef Duyn
10709 Keswick Street
Garrett Park, MD 20896

John Bennett
10700 Weymouth Street
Box 225
Garrett Park, MD 20896

Tipsota and Dan Grimby
10702 Weymouth Street
Box 460
Garrett Park, MD 20896

Susan Balamaci and Dan Simons
10704 Weymouth Street
Box 7
Garrett Park, MD 20896

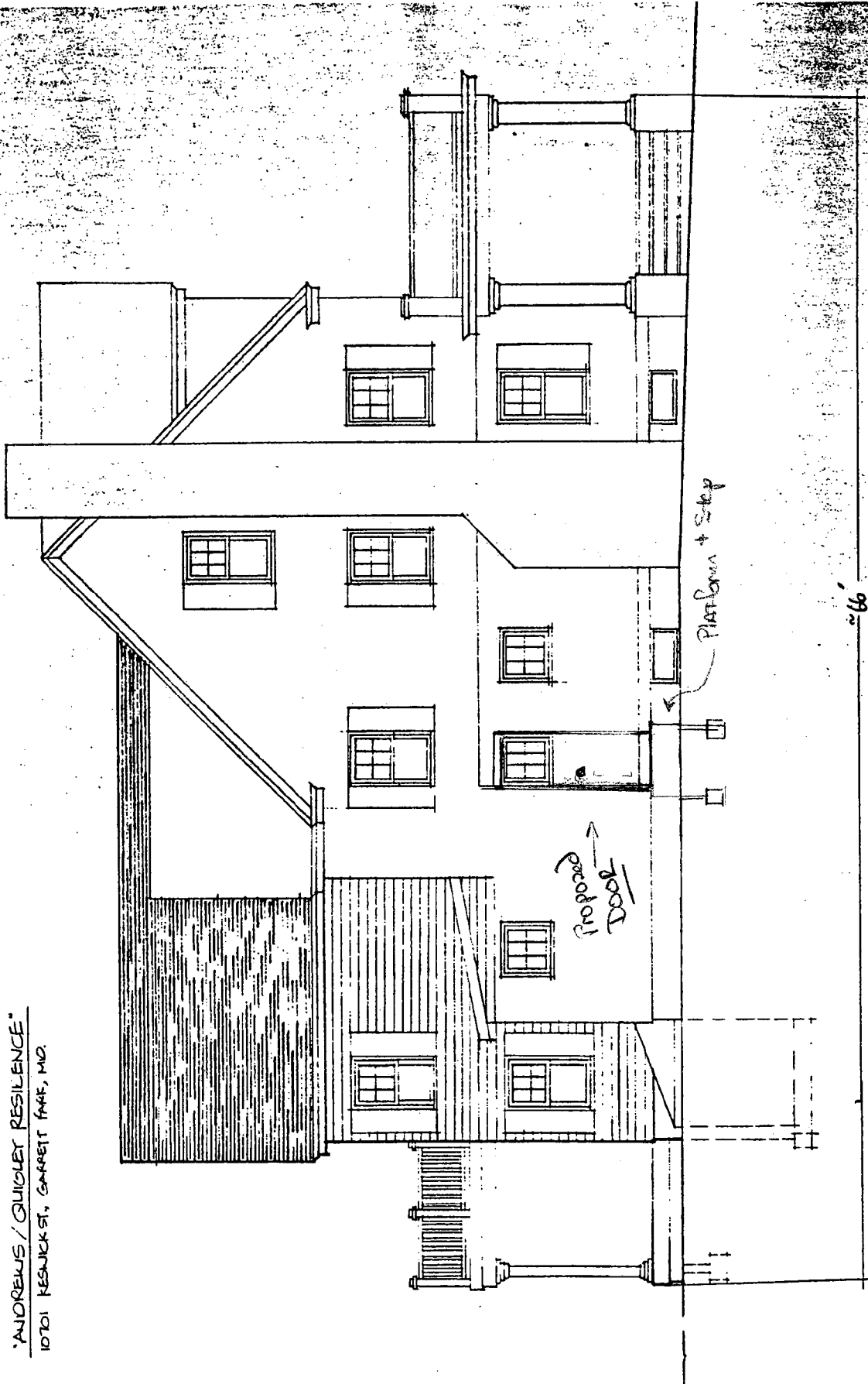
Donal McLaughlin
10706 Weymouth Street
Box 234
Garrett Park, MD 20896

Parkside Condominiums
10520 Montrose Avenue
Bethesda, MD 20814

ANDREWS / QUIQUET RESILIENCE
10701 RESURICK ST, GARRETT PARK, MD

Elevations

DATE: 16 FEB 06
SCALE: AS NOTED
DRAWN BY: RANDI CHAFF

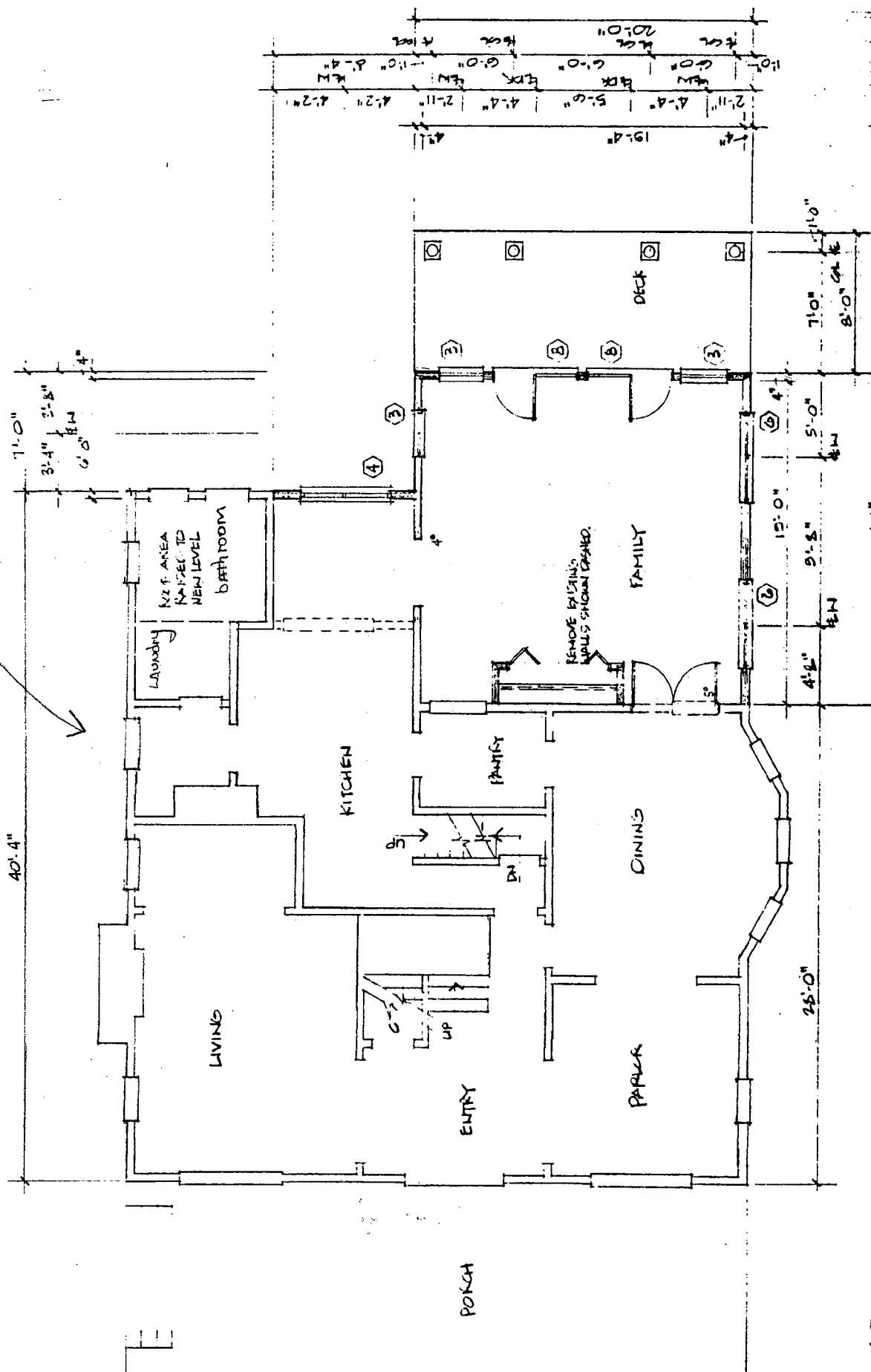


Left side (proposed)

DATE: 16 FEB 91
 SCALE: AS NOTED
 DRAW BY: RAJICE CHIE

"AUDREKUS / QUIQUET RESIDENCE"
 10701 RESUCKST, GARRETT PARK, MD.

Proposal is to modify this window to a door.



OLD RESIDENCE ←
 PROPOSED ADDITION (1998) →

FIRST
 SCALE: 3/4" = 1'-0"