

Self Guided Walking Tour

1. 10711 Kenilworth Ave., Lot 18, Block 52

New House

Date: 2004

Builder: Douglas Momsen, Douglas Construction Group

Lot size: 15,000 sf

Lot Coverage: Lot coverage: House/deck-- 2,162.5sf; Garage--441.0 sf;

Porch--381.5sf (est.); Total--2,988.0 sf or 19.9%

Height: 33.3' (from permit application drawing)

Variance: No

What it replaced: The 1956 Modine House, the Town's earliest Techbuilt house which had about 1300 sf.



This is a good place to visualize the changes that demolition and new construction are bringing to Town. This house and the two planned adjacent houses replace two small houses with large or extra lots. The small house at 10713 Kenilworth is now a rental property. The house at the corner of Oxford and Montrose (4700 Oxford) is vacant. A significant part of this block could be occupied by new homes in the not too distant future.

2. 10803 Kenilworth Ave., Lot 7, Block 51

New House

Date: 2002-3

Builder: Carter, Inc.

Lot size: 10,000 sf

Lot coverage: House only—17.8%; House and garage—19.9%

FAR: .353

Variance: No

What it replaced: vacant lot

Notes: Typical of new houses built on 50-foot wide, 10,000 sf Garrett Park lots: long and narrow with plain side elevations and porches at front and rear.



3. 10709 Montrose Ave., Lot 17, Block 54

New House

Date: 2002

Builder: Carter, Inc.

Lot size: 7,150sf

Lot coverage: House only 17% (based on County wall checks). There is also a garage which would create full occupancy

Variance: One was initially applied for to build a larger house.

What it replaced: Two new lots were created from the three lots that were part of the Tinsley property. See 10711 Montrose Ave. The original lots were each 6500 square feet. There was never a building on this portion of the land.

Notes: This is the smaller of the two new lots that were created from three original lots. As a result the house built here is of the long narrow type.



#3 & 4, viewed from NW

4. 10711 Montrose Ave., Lot 16, Block 54

New House

Date: 2001

Builder: Carter, Inc.

Lot size: 12,350 sf

Lot coverage: House--1,716.8 sf; Garage--440.0 sf;

Total--2,156.80 sf or 17.5%

Variance: no

What it replaced: Section 54, lots 1, 2, and 3 that belonged to Tinsley were replatted into 2 unequal sized lots, renumbered 16 and 17. The original split level brick house that faced Oxford St. was demolished.

Notes: Because this is a larger lot, the builder was able to build a 4-square revival style house which is more horizontal in appearance and has a lower roof profile.



Tinsley viewed from NE

5. 10806 Montrose Ave., Lot 18, Block 51

New House

Date: 2006

Owner: Arcon Construction, Jahan Mohandesi

Lot size: 16,000 sf

Lot coverage: 17% (as per note from HG)

Height: 34'

Variance: No

What did it replace: A two-story brick house of about 1200 square feet stood on this property which consisted of two-and-a-half lots. It was similar to the house that still exists to the south. The house was built over the lot line of two of the lots which, by law, had to be replatted into one lot before the demolition permit was issued.

Notes: Because of its large lot and longer street frontage, this house was able to be built with its long dimension facing the street.



Original space for #5 and 6, viewed from north

6. 10808 Montrose Ave., Lot 12, Block 51

New House

Date: 2005-6

Owner: Arcon Construction Co.

Lot size: 10,000 sf

Lot coverage: House—1798.4 sf; garage—264 sf; Total 2062 sf or 20%

Variance: no

What it replaced: vacant lot

Notes: Plans rejected twice before design brought within Garrett Park requirements. Floored space in attic was eliminated, but height of house was not changed. There is a current variance issue because the owner is seeking to roof an areaway that extends 5-feet into the side yard.



#5 and 6, viewed from east

Note: The next houses lie within the Garrett Park Historic District. Any changes to them must be approved by the Montgomery County Historic Preservation Commission. So that the historic character will continue to be prominent, the Commission requires that historic buildings remain visually dominate: additions must be lower and less prominent. New houses built in the district must also be subsidiary to historic ones. This situation has produced some houses that are interesting for comparison purposes. Addresses in the historic district are marked with an asterisk (*).

***7. 10909 Montrose Ave., Lot 9, Block 98**

Addition to Chevy House

Date: 2005

Architects: Treacy & Eagleburger

Lot size: 10,022

Lot coverage: original house 1057 sf or about 10.5%. With the new addition, the total is 1804 sf or 18%

FAR: .345

Height: drawings say 12.12 ft. Roof of addition is 6" lower than original roof.

Variance: No

Notes: The design is particularly skillful in nearly doubling the house size, but making the rear addition look subsidiary to the original house. This is done by setting back the addition, making a transition zone with grouped windows, and using dormers on the rear of the house to disguise its two-story height. This small house is able to take advantage of a sharp fall of grade to the rear to add a two-story addition to a one-story house without overwhelming the original house.

***8. 10915 Montrose Ave., Lot 30, Block 98**

Figure 1

Addition to Chevy House

Date: 2008-9

Builder: Jon Siegel, Architect: Tirtanadi Architects

Lot Area: 16,413 sf

Lot Coverage: House only is 2,012 sf or 12.3 %. House and garage is 2,970 sf or 18.1%

Height: 19.5 ft. to highest point in the rear.

Variance: No

Notes: This house offers another look at a recently expanded Chevy House within the historic district. Although this house sits on a very large lot, the amount of expansion was limited by the requirements of historic preservation.



Note: There are six Chevy Houses on this block (at 10905, 10907, 10910, 10912, 10915, 10919). All have been expanded in different ways. It is interesting to compare how this was done. Which additions do the best job of complimenting the original house?

***9. 10914 Montrose Ave., Lot 2, Block 99**

New House

Date: 1991

Builder: Frontier Construction Co.

Lot size: 9903 sf

Lot coverage: approx. 2426 sf or 24.5%

Variance: No

What is replaced: vacant lot

Notes: This house was built before the Overlay Zone or Historic District. It was one of the first large new houses built in Garrett Park and it covers more of the lot than would be possible before current zoning regulations.



***10. 10918 Montrose Ave., Lot 49, Block 99**

Addition to existing 1935 Colonial

Date: 1995

Architect of addition: Dave Almy

Lot size: 27,018 sf

Lot coverage: original house--1042.6 sf; Addition--480.0 sf; Garage--528.0 sf; Total-- 2050.6sf or 7.6%

Notes: Both the former and present owners took pains to preserve the original setting and appearance of this house. In May of 1991 Gladys Buck replatted her three lots into a single lot before selling. The rear addition, added by the present owner, is invisible from the street.



***11. 10930 Montrose Ave., Lot 10, Block 99**

New House
Date: 2006
Builder: PKK Builders
Lot size: 11308 sf
Lot coverage: 2151 sf or 19% (as per revised plans)
FAR: .374
Height: 28.9 ft.
Variance: No
What it replaced: vacant lot
Notes: This is an example of a new house built within the historic district. Note how the mass is broken up with indentations and changes in roof height. Also note the driveway treatment.

***12. 10937 Montrose Ave., Lot 10, Block 97**

Addition to Chevy House
Date: 2007-8
Architect: Wiebenson and Dorman
Lot size: 10,425
Lot Coverage: Original coverage for house, garage and shed was 13.35%. Main house with addition—1810 sf or 17.4% (e-mail from HG)
FAR: .333 (from bldg application)
Notes: Another example of an addition to a Chevy House. This is one of the few additions to an historic Garrett Park house that is “modern” in style. The addition is barely visible from the front. The garage and shed were moved on the property to make room for the addition.

13. 11012 Montrose Ave., Lot 6, Block 101

Addition and remodeling of 1953 house
Date: 2002
Architect: Robert Reinhardt
Lot size: 8380
Lot coverage: 1531 sf or 18.3%
FAR: .281
Variance: Variances were granted to allow the open porch to extend into the front setback; for relief from the 18% lot coverage requirement for lots of less than 8600; and from the side yard requirement to allow the extension of an existing non-conforming wall.
Notes: This addition consists of a full-width porch, a two-story rear addition, and a new screened porch. With the removal of an old frame deck, it added only 191.8 addition square feet to lot coverage. The house was originally a 855 square foot Cape Cod like the one to the south of it. By choosing a kind of bungalow style with the roof sweeping out to cover the porch and the second story being express as dormers on the front, the remodeled house does not tower over its neighbors as it might have done if it were an ordinary two-story house with gable roof.

14. 4708 Argyle Ave., Lots pt 22 and pt 23, Block 100

Addition to existing house
Date: 1994-5
Architect: Harry Gordon
Lot size: 10,218 sf
Lot coverage: existing house 1250.4 sf; addition 514.6 sf; total remodeled house is 1765 sf or 17%. With the existing sheds the total lot coverage is 1915 sf or 18.7%
FAR: .345
Height: not increased from original 2-story house.
Variance: no
Notes: This addition added both living space and entry and eating porches to the original house. The house is located on a corner lot and, therefore, has more restrictions from setbacks.



15. 4707 Argyle Ave., Lot 24, Block 103

Addition and remodeling

Date: 2001-2

Architect: Richard Rosen

Lot size: 11,715 sf

Lot coverage: Original house 670 sf, with addition 2253.2 sf or 19.1%

FAR: .192

Variance: Granted for relief from coverage and side yard requirements. This is a remodeling of one of the first two Chevy Houses built in Garrett Park. The owners preferred to keep the Chevy House plan intact and to build a one-story addition behind it. They felt that they needed a variance to extend non-conforming walls and get the amount of space on one floor that they required.

Notes: Owners also wanted to be more compatible with the unaltered Chevy House next door. Note the low FAR compared to lot coverage for this one-story house.



16. 4700 Clyde Ave., Lot 314, Block 105

Addition: replaced a 1947 addition which was removed

Architect: Gibbons Design-Build

Date 2007

Lot size: 11,907 sf

Lot coverage: 2139.55 sf or 18%

FAR: conforms (as per HG note)

Variance: Granted. The original house was non-conforming. As a result, part of the stoop of the new addition was non-conforming although it did not increase the intrusion into the required setback.



17. 4704 Clyde Ave., Lots pt 2 and pt 12, Block 105

New House—retained basement and part of first floor of demolished house

Date: 2004

Builder: TMG LLE

Lot size: 6772 sf

Lot coverage: 1219 sf or 18%

Variance: Granted for a 120 sf rear deck in 2008 to homeowners after house was built.

What it replaced: A chalet-style house of 620 sf plus porches.

Notes: This is an example of a house that was built to the maximum lot coverage. It took numerous resubmissions of plans to get it within Garrett Park standards. Even then, it provided only minimal entry provisions in the front and rear. The first buyers had to ask for a variance to put on a deck and make an easier transition to the rear yard. Also note the relationship of this house to its very near neighbor.



18. 11303 Rokeby Ave., Lot 31, Block 104

New House

Date: 2009

Builder: C.M. Conlan Contractors and Builders, Inc.

Lot size: 27,284.4 sf

Lot coverage: Main house—2182 sf or 8%. All structures—2666 sf or 9.7%

FAR: .154 or 4212 sf

Height: 29.2' mean roof height above pre-development grade

What it replaced: One story house

Notes: This house occupies 1-1/2 lots. It could have been built much larger.



19. 11306 Rokeby Ave., Lot P5, Block 106

Date: 2008

Builder: C. M. Conlan Contractors & Builder

Lot size: 6,380 sf

Lot coverage: House--1149sf or 18%; shed—32 sf; total 1181 sf or 18.5%

FAR: .360

What it replaced: A 972 sf, one-story house was demolished. During construction, it was discovered that the attic space was being made habitable which would have placed the house over FAR limits. Most demolitions have involved small houses on larger lots. This is one of several examples of small houses on small lots being replaced by new two-story houses. The original house was identical to the one to its north before the latter had an addition out back.



The rest of the houses on Rokeby illustrate additions to houses originally built in the 1950s. There are a variety of solutions to the desire for more space.

20. 11310 Rokeby Ave., Lot 25, Block 106

Addition and remodeling of 1950 house

Date: 2002

Architect: Douglas Mader

Lot size: 6174

Lot coverage: House only—1191 sf; house and deck—1463 sf or 23.6%



FAR: 2283 sf or .369

Height:

Variance: Relief granted from requirements for front setback and side yard to enlarge non-conforming original house. Relief also granted from lot coverage because of the size of the lot.

Notes: This remodeling added a second story with rear overhang, a side addition, and a new stoop to a very small house.

21. 11309 Rokeby Ave., Lot 25, Block 104

Additions to a 1953 house

Date: 2005 and 2006

Designer: Christie Forbrich

Lot size: 12,283 sf

Lot coverage: Before the 2005 addition, the house and shed covered 1543 sf or 12.6%. After 2005 addition, house, stoop, and shed totaled 1968 sf or 16%. After 2006 addition of new stoop (16sf) and deck (412 sf), total lot coverage is 2180 sf or 18%.

Notes: This is an example of a house that has been added to several times. A one-story side addition was added to the original brick house. In 2005, the addition was raised to two-stories and a two-story addition was erected behind it. In 2006, a new stoop and rear deck were added.



22. 11400 Rokeby Ave., Lot 59, Block 102

Addition to a 1958 house

Date: 2001 and 2005

Architect: Dave Almy (?)

Lot size: 11,869 sf

Lot coverage: original house--1150 sf; 1998 remodeling with overhanging second floor and new vestibule—1357 sf or 11%. 2005 remodeling added dining room bump out, rear deck and screened porch (343 sf)—Total 1700 sf or 14%.

Variance: A variance was sought to extend the cantilever and two-story vestibule into the front setback. It was denied on the grounds that an addition could be built without the need for a variance. Revised plans were submitted with a smaller cantilever, lower roofline, and smaller vestibule. The requested variance was granted.

Notes: The original house was a split level like the one at 11402 Rokeby.

23. 11314 Kenilworth Ave., Lot 57, Block 102

New House

Date: 1995

Builder: Frontier Construction

Lot size: 25,504 sf

Lot coverage: 2719.46 (house and 455 sf deck) or 10.7%

What it replaced: vacant lot. Part of Joe White property



Joe White



#23



#24

24. 11312 Kenilworth Ave., Lot 56, Block 102

New House

Date: 1994

Builder: Frontier Construction Co. for G. Craig Becraft

Lot Size: 11,761 sf

Lot coverage: 2262.05 sf (house, porch, deck and shed) or 19.7%

What it replaced: Joe White house which burned and was demolished. The story-and-a-half house had a garage and covered approx. 2309.4 sf.

25. 11311 Kenilworth Ave., Lot 27, Block 106

New House

Date: 2006

Builder: Jon Siegel

Lot size: 18,313

Lot Coverage: 17.8% (as per builder's submission)

Height: 28 ft. to mean point of roof

What it replaced: A one-story frame house of approximately 855 sf or 5% of lot.

Notes: Plans were changed from a detached garage to one attached to the house, giving it a much longer and more horizontal appearance than most new houses in Garrett Park.



26. 11120 Kenilworth Ave., Lot 71, Block 102

New House

Date: 2006-7

Owner: Lichtenstein

Lot size: 14,357 sf

Lot coverage: House only—2481sf or 17.3%. House and garage—2866sf or 19.9%

FAR: below .375 (as per e-mail from H. Gordon.) .

Height:

Variance: No

What it replaced: A one-story house with extensive mature landscaping.

Notes: The four-square or "arts and crafts" style house has more horizontal feel and a lower roof slope than many of the neo-Victorian houses that have been built in the past 15 years. As a result, it blends better with its smaller neighbors. However, it takes a large lot to build this style of house.



27. 11106 Kenilworth Ave., Lot 31, Block 102

New House

Date: 2004-5

Builder: Douglas Construction

Lot size: 7724 sf

Lot coverage: House only—1597 sf or 18%. House and garage—19.8%

FAR: No drawings on file for how house was actually built.

Height: 27'8" to the mean point of the roof.

Variance: The owner asked for a variance for a small lot so that he could build a larger porch. The Council refused on the grounds that the law was intended to help owners expand existing houses. A house designed from scratch should be able to fit on the lot with no variance required. The house was built with a smaller porch.

What it replaced: A one-story Techbuilt house—the only example in Garrett Park—was demolished. Also demolished was one of the two remaining Victorian era barns in Garrett Park. The barn was originally an accessory building to the house at 11104 Kenilworth.



28. 11022 and 11024 Kenilworth Ave., Lots 23 and 24, Block 102

New Houses

Date: 2005-6

Builder: Jon Siegel

Lot size: 9852.7 sf (lot 23), 9776.3 (lot 24)

Lot coverage: 11022--House only--1658.5 sf or 16.8%, House and garage—1970.5 or 20%

11024-- House only 1658.5 sf or 16.9%. House and garage: 1970.5 sf or 19.8%

FAR: 11022--House and garage:--3459 sf or .351

11024-- House and garage: 3459 sf or .353

Height: 31.1'

Variance: No

What they replaced: wooded vacant lots.

Notes: Asphalt drives and turn arounds both in front of and in back of the houses.



29. 11001 Kenilworth Ave., Lot 19, Block 101

Major rebuilding on existing foundations

Date: 2009

Architect: Robert Smith

Owners: Dan Marsh and Jennie Krivanek

Lot size: 14,233 sf

Lot coverage: house and 10'x10' shed covers 1847 sf or 13%

FAR: total sf in two story house is 3122 or .220

Height: 28.5'

What it replaced: a one-story brick and wooden frame rambler of 1525 sf.

Note: This new house was built on the same footprint as the house it replaced. It is one of the only homeowner commissioned houses to be built in the last 15 years and the only one to use a more "modern" architectural idiom.

Note the relatively low roof pitch and the reverse dormers that supply extra light to the second floor bedrooms.

30. 10910 Clermont Ave., Lot 17, Block 98

New House

Date: 2000-1

Builder: Carter, Inc.

Lot size: 13,825 sf

Lot coverage: House/deck/porch—2294 sf. Garage--396 sf. Total: 2690 sf or 19.46 %

Height: House is 17.5' to the eaves and 13.3' from eaves to ridge. Total: 31.8'

Variance: No

What it replaced. A 1939 story-and-a-half frame house of approx. 850 sf, similar to the one at 10908 Clermont, stood on this lot. Its 400 sf garage stood on lot 18. A number of mature trees were removed to build this and the adjoining house, including a 30' sycamore, a 40' poplar, and a 12' holly.

Notes: Compare the height of these two house, their elevation above grade, and the articulation of the side walls.



31. 10912 Clermont Ave., Lot 18, Block 98

New House

Date: 2000-1

Builder: Carter, Inc.

Lot size: 10,333 sf

Lot Coverage: House only—1463 sf; garage—400 sf; Total—1863 sf or 18%

What it replaced: A 400 sf garage stood on this lot.

#30 & 31