

Parkwood

Residents Association - Summer 2016 Newsletter

The next meeting of the PRA will be held in the Fall 2016 at the
Kensington Parkwood Elementary School
Topic and date will be announced on the listserv and by email

IN THIS NEWSLETTER

This issue of the newsletter is devoted primarily to the June 14th meeting of the PRA. It was such an interesting session about the changes and upgrades to the houses in the Parkwood community over several decades that the executive committee decided to distribute an additional newsletter so that members who could not attend would be able to read about and see some of what was presented.



Also included are pictures of the five community gardens maintained by the PRA Beautification Committee, led by Gail Dalferes Condrey. Committee members and contributors to the work of the committee include Kira Lueders, Gail Murphy, Keith Herald, Paula Flicker, Lara Alkinbami, Gerald Sharp, and Bailey Condrey.

Next PRA Meeting

The next PRA meeting will be held in the Fall at the Kensington Parkwood Elementary School, date, time, and agenda to be announced later. If members have a particular issue they would like to have discussed, please contact any of the association officers listed on page 5.

Parkwood Homes: Perspective from History and Recent Transformations

Summary based on the minutes prepared by Judith Dighe, PRA Secretary

Speakers at the June 14 PRA meeting included association members Gerald Sharp, who organized the agenda and illustrated some of the major changes to homes that have occurred in the last few years; and Bailey Condrey and Jeff Griffith, who discussed some of the things that homeowners need to be aware of when contracting for upgrades and improvements.

In addition, architect and resident Robert Nehrebecky, principal architect of Re:New Architecture, showed a number of “before and after” pictures of several houses he has designed in Parkwood. Tom McIntyre and Ilene Kracov, of McIntyre Home Improvements, talked about how they work with residents when doing the actual renovations. Only a few of the presenters’ slides are shown here. For all the slides, see the heading “Recent Meeting Minutes and Related Documents” on the Parkwood Association website at: <http://parkwoodresidents.org/>

Parkwood Home Renovations Over 60+ Years

Gerald Sharp presented several slides (two are shown here) as examples of the transformation of Parkwood homes from the small 1950’s era houses and cottages through a variety of simple additions such as decks, add-on rooms and dormers, or more complex changes including new staircases and top floors. He then showed slides of a variety of recently remodeled homes throughout Parkwood, commenting on design.



Before: Original 1950’s era house



After: Today’s renovated version

Guest Speakers

Robert Nehrebecky, principal architect with Re:New Architecture, was introduced by Bailey. He had been invited as an example of an architect who has designed quality homes (including his own home) in Parkwood. He showed slides of homes that he designed, talked about the process of designing in concert with the homeowner, and answered questions regarding topics such as set back, lot coverage, infill, and local ordinances. For example: An 8 ft. set back is allowed. The town of Kensington allows a 9 ft. projection for covered porches; Chevy Chase View only allows 4 ft. County noise ordinances do not allow construction weekdays before 7:00 a.m. and after 9:00 p.m.

Parkwood is a prime locale for remodeling as most of the original Parkwood homes are sturdily made of brick over concrete blocks, a form of construction that can support the weight of second stories.

The picture on page one and the two below show some of the homes designed by Mr. Nehrebecky. The PRA website shows his entire presentation with some “before and after” views.



Tom McIntyre and Ilene Kracov, remodelers with of McIntyre Home Improvements, were then introduced. They showed slides of quality homes (shown in this section) that they have remodeled in Parkwood and nearby and answered questions about the process of remodeling, including what homeowners should know before embarking on major remodeling. Budget is



paramount. Homeowners often underestimate the expenditure. A good design-build firm will not sugarcoat the cost. They first find out the client’s budget for the project, as there should be no misunderstandings. The price may go up as homeowners opt for more expensive fixtures or accessories. As Mr. McIntyre put it: “People’s tastes improve as they go shopping.”

For a successful outcome, the home remodeler must work with the homeowners and also with an architect from the beginning. Design build firms usually work in

collaboration with an architect. Ms Krakov said that they could generally complete major home improvements in four months as long as all decisions are made in advance of the project start date.

Because of the cinderblock-brick construction of Parkwood homes, they recommend using the existing outer walls and foundation and then building up and/or around, rather than tearing everything down. Most homeowners choose not to enlarge the size of the basement. Digging out more space adds a good deal to the cost. Since brick is hard to match and grout is almost impossible to match, remodeled homes are usually painted.



In answer to a question concerning using brick for additions, Mr. McIntyre said that there are few brick additions because of the cost, and also because new brick-covered additions will not be the original concrete block/brick construction and will likely leak over time. Among other things to consider: You may need increased sized pipeline if you add more toilets and faucets. Good remodelers know the importance of

communication with neighbors. The McIntyre firm leaves notes for neighbors so they know whom to call.

In response to a question about where discarded materials go when a house is torn down, Mr. McIntyre responded that most of it just goes to the landfill, but there are organizations that deconstruct homes for reusable materials. There's a fee for this service, but also a tax deduction.



Participant Sharing of Positive and Negative Experiences

Bailey Condrey cautioned that homeowners should not assume that trees, shrubs, etc. would be safe from damage. He suggests putting signs in front of everything that you want to keep, although that may not prevent all damage as different crews come in and not all workers read English. Several questions concerned noise and disruptions for neighbors. Communication is key. Disruptions can be kept to a shorter time frame if the contractor has all decisions and arrangements with subcontractors made in advance.

Send us your favorite examples of attractive renovations

Because of the great interest shown by residents at the Spring meeting on the subject of the transformation of Parkwood, the executive committee feels that it is important for the association to continue to encourage attractive home improvements and renovations of Parkwood houses whenever they are undertaken. They help to make our community a more enjoyable place to live, foster aesthetic and environmental values, preserve the many positive characteristics of our setting, and have economic benefits for all of us. As we have in the past, some of our future meetings will focus on various aspects of home improvements, such as landscaping, finding good contractors, and other areas suggested by members.

We would also like to continue sharing information, best practices, and ideas through the newsletter. In the Fall edition, we want to include additional pictures of major renovations that members find attractive. **We are therefore asking you to send us photos of home renovations or improvements carried out by you or your neighbors that you think keep the character of the neighborhood while exemplifying good architectural design.** The important thing is that you think it adds to the appeal of our community. Please include a sentence or two of explanation and, if you have the information, **the name of the architect and / or contractor** who did the work. We want to publicize their names so that others in Parkwood can know about them.

Send your example or examples to Jeff Griffith, PRA Vice President at: jeff@jandjgriffith.com

PRA Executive Committee

Officers

President	Kira Lueders	301-564-0263	kklarl@yahoo.com
Vice President	Jeffrey Griffith	301-633-4512	jeff@jandjgriffith.com
Secretary	Judith Dighe	301-493-8867	judithdighe@verizon.net
Treasurer	Gerald Sharp	301-332-9887	gbs2001@yahoo.com

Standing Committee Chairs

Beautification	Gail Condrey	301-564-5692	gaildalferes@yahoo.com
Block Captain	Kira Lueders	301-564-0263	kklarl@yahoo.com
Membership	(Vacant)		
Welcoming	Randa Mostehy	301-922-7490	rmostehy@yahoo.com
Listserv Admin	Chris Dewey		cdpwd@yahoo.com
Webmaster	Alex Clark		aclark@aclark.net

Civic Liaison	Bailey Condrey	301-564-5692	condreybailey@gmail.com
Past President	Bailey Condrey	301-564-5692	condreybailey@gmail.com

PARKWOOD COMMUNITY GARDENS



The Beautification Committee has been hard at work on our five community gardens, one of the special features of Parkwood. Can you find these flowers as you walk or bike around the neighborhood? Bonus points if you can name the flowers **and** their locations. [The answers are in the box at the bottom of the page.]



Locations and flowers

The picture on page 1 is of coreopsis and nandina in Saul Road Garden at Cedar and Saul. On this page reading left to right from the top:

- Bee balm in Wildwood Garden at Saul and Wildwood
- Native plants (coreopsis, echinacea, Black Eyed Susan, bee balm and a volunteer rose bud tree with butterfly bush and crepe myrtle in the background) thriving in Wildwood Garden
- Astilbe, lambs ear, and fern in FrankBeach Garden at Franklin and Beach Drive
- Echinacea in Cedar Park Garden at Parkwood and Cedar
- Hydrangea on Saul Road Garden at Cedar and Saul

Garden not shown here: Rock Creek at the entrance to Rock Creek Park at the intersection of Saul and Parkwood.

Parkwood Residents Association – 2016 Membership/Renewal Application

For those who have not renewed their membership for 2016, here is the renewal application form.

The PRA newsletter, except for one issue a year, is delivered electronically. Please check below if you need a copy mailed to you.

____ Yes, please mail me a copy of each newsletter

This year the PRA plans to make available on our website and listserv a list of PRA members who have paid their dues. In past years, many members have forgotten if they paid or not, and this will give people a way to look it up. We will just list names—no street addresses or email addresses. Please check below if you do not want your name included on the list and prefer to be listed as anonymous.

____ No, please do not include my name in the list of paid up members

Please print your contact information here:

Name: _____

Address: _____ City: _____ State/Zip: _____

Email: _____

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Are you a member of the PRA email listserv (circle one): yes | no

Information on how to join is available here: www.parkwoodresidents.org

The PRA is also on Facebook: facebook.com/groups/parkwood.residents.association

Enclosed:

____ **Annual membership dues \$10**

____ **Donation to Beautification Committee (optional) \$ _____**

Please make your check payable to: *PRA or Parkwood Residents Association* and mail it to this address:

Kira Lueders, PRA President
10112 Wildwood Rd
Kensington, MD 20895

You can also pay using our Paypal account at <http://parkwoodresidents.org>