



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: September 1 , 2020

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 919197 - Fencing, Tree Removal, accessory building demolition, and other changes

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the September 9, 2020 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Stewart Walker
Address: 11801 Bethesda Church Rd., Damascus

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.





MENDELSSOHN

MENDELSSOHN 1880

ADDITIONS & RENOVATIONS

JUNE, 2020

MENDELSSOHN

BETHESDA CHURCH ROAD
DAMASCUS, MD 20872

2018 IECC CODE COMPLIANCE

301.1 CLIMATE ZONE 4A
401.2 COMPLIANCE METHOD:
MANDATORY AND PRESCRIPTIVE PROVISIONS
402.1.1 VAPOR RETARDER:
WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 OR THE INTERNATIONAL RESIDENTIAL CODE 2018 EDITION.
402.1.2 ATTIC INSULATION: RAISED HEEL TRUSSES
R-49 R-38
402.1.2 WOOD FRAME WALL:
R-20 OR R13 + R5 CONTINUOUS INSULATION.
402.1.2 BASEMENT WALL INSULATION:
R-13/ R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT
402.1.2 CRAWL SPACE WALL INSULATION:
R-13/ R-10 FOIL FACED CONTINUOUS BATTS, FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISHED GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".
402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE:
R-19 BATT INSULATION.
402.1.2 WINDOW U-VALUE / SHGC
.35 (U-VALUE)
.40(SHGC)
402.2.10 SLAB ON GRADE FLOORS, LESS THAN 1'-0" BELOW GRADE:
R-10 RIGID FOAM BOARD UNDAER SLAB EXTENDING EITHER
2'-0" HORIZONTALLY OR 2'-0" VERTICALLY.
402.2.4 ATTIC ACCESS:
ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49.
402.4 BUILDING THERMAL ENVELOPE (AIR LEAKAGE):
EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2018 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL. SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW SEALING FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
402.4.1.2 BUILDING ENVELOPE TIGHTNESS TEST:
BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 WITH (BLOWER DOOR) AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR.
402.4.2 FIREPLACES:
NEW WOOD BURNING FIREPLACES WILL HAVE TIGHT FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. FIREPLACE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 127 (FACTORY BUILT FIREPLACE) AND UL 907 (MASONRY FIREPLACE).

402.4.4 ROOMS CONTAINING FUEL-BURNING APPLIANCES WHERE OPEN COMBUSTION DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE.
EXCEPTIONS: 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE.
2. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC.
402.4.5 RECESSED LIGHTING
RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.
403.1.1 THERMOSTAT
ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPERATE HEATING AND COOLING SYSTEM PER 2018 IECC SECTION 403.1.1 WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED, THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.
R403.3.1 MECHANICAL DUCT INSULATION
SUPPLY DUCTS IN ATTIC R-8 MINIMUM, R-6 WHEN LESS THAN 3 INCHES.
SUPPLY DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MIN.
ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE R-6 MINIMUM.
DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-6 MIN.
R403.3.2 DUCT SEALING
ALL DUCTS, AIRHANDLERS, FILTER BOXES WILL BE SEALED, JOINTS AND SEAMS WILL COMPLY WITH SECTION M601.4.1 OF THE IRC.
A DUCT TIGHTNESS TEST ('DUCT BLASTER' DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH-IN TEST. DUCT TIGHTNESS IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
R403.6 MECHANICAL VENTILATION
OUTDOOR (MAKE-UP AND EXHAUSTS) AIR DUCTS TO BE PROVIDED WITH AN AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R403.6.1 WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R403.6.1
R403.7 EQUIPMENT SIZING SHALL COMPLY WITH R403.7
R404.1 LIGHTING EQUIPMENT
A MINIMUM OF 90% OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICACY LAMPS.
WATER HEATER MINIMUM EFFICIENCY ESTABLISHED BY NAECA
MECHANICAL TESTING ALL MECHANICAL TESTING TO BE PERFORMED BY:
THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL.
*ALTERNATIVE COMPLIANCE BY PERFORMANCE ALTERNATIVE WHEN PREPARED BY ENERGY PROFESSIONAL (ENERGY ANALYSIS OR IA ALTERNATIVE) OR ERI OF 54 OR LESS.
** R-38 IS DEEMED SATISFACTORY WHEN FULL UNCOMPRESSED THICKNESS OF R-38 IS MAINTAINED OVER TOP PLATE AND AT EAVES. (REQUIRES 14" MIN. HEELS)

LIST OF DRAWINGS

A1	ELEVATIONS
A1.2	SECTIONS
A2	1ST FLOOR PLAN
A2D	1ST FLOOR DEMO PLAN
A3	2ND FLOOR PLAN
A3D	2ND FLOOR DEMO PLAN
A4	ATTIC PLAN
A5	FOUNDATION PLAN

BAYLOR CAD
DRAFTING SERVICE
1805 UNIONTOWN RD
WESTMINSTER, MD 21158
443-340-2061 bajlorcad@comcast.net

FILE: 2023

8-19-20

APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 2:19 pm, Sep 16, 2020



LEFT ELEVATION
SCALE 1/4"=1'



FRONT ELEVATION
SCALE 1/4"=1'



RIGHT ELEVATION
SCALE 1/4"=1'

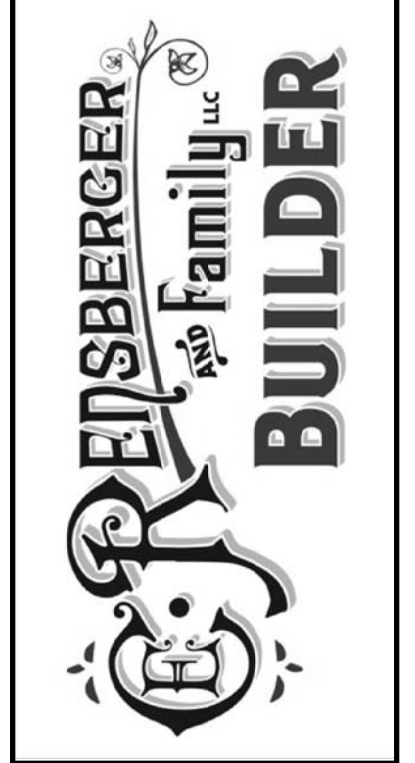


REAR ELEVATION
SCALE 1/4"=1'

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Montgomery County
Historic Preservation Commission
Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 2:20 pm, Sep 16, 2020

ELEVATIONS



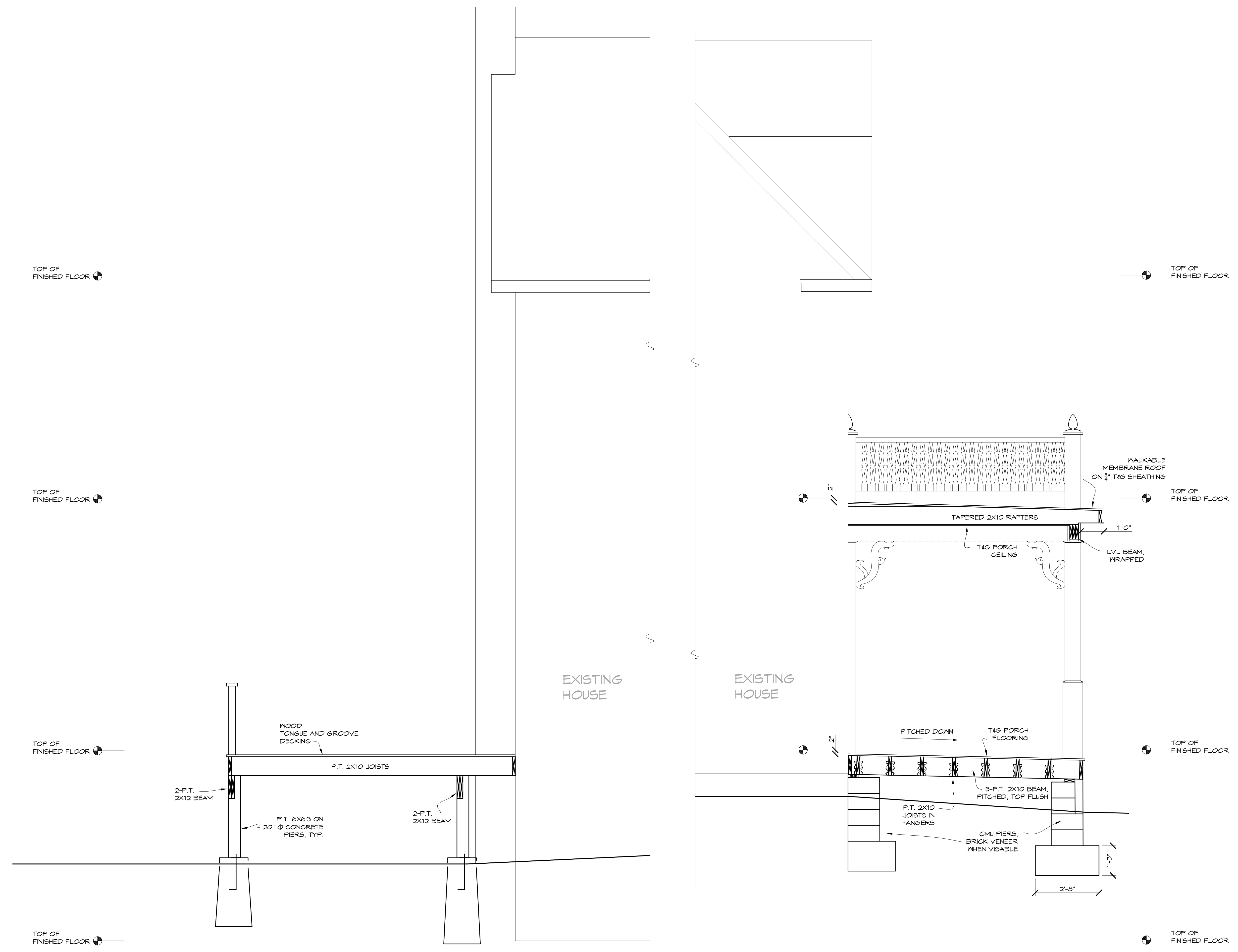
TAYLOR CAD
DRAFTING SERVICE
P.O. BOX 10708
ARLINGTON, VA 22219
404-540-2581 | taylorcad.com/nc

MEDELSSOHN
BETHESDA CHURCH ROAD
DAMASCUS, MD 20872

FILE: 2023

A1

8-19-20



TOP OF FINISHED FLOOR

TOP OF FINISHED FLOOR

TOP OF FINISHED FLOOR

TOP OF FINISHED FLOOR

TOP OF FINISHED FLOOR

TOP OF FINISHED FLOOR

TOP OF FINISHED FLOOR

TOP OF FINISHED FLOOR

EXISTING HOUSE

EXISTING HOUSE

SECTION A-A
SCALE 1/2"=1'

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By Dan.Bruechert at 2:20 pm, Sep 16, 2020

SECTIONS



TAYLOR CAD
DRAFTING SERVICE
1820 WALTERS, WDC 20159
443-340-2581 taylorcad.com/tae.net

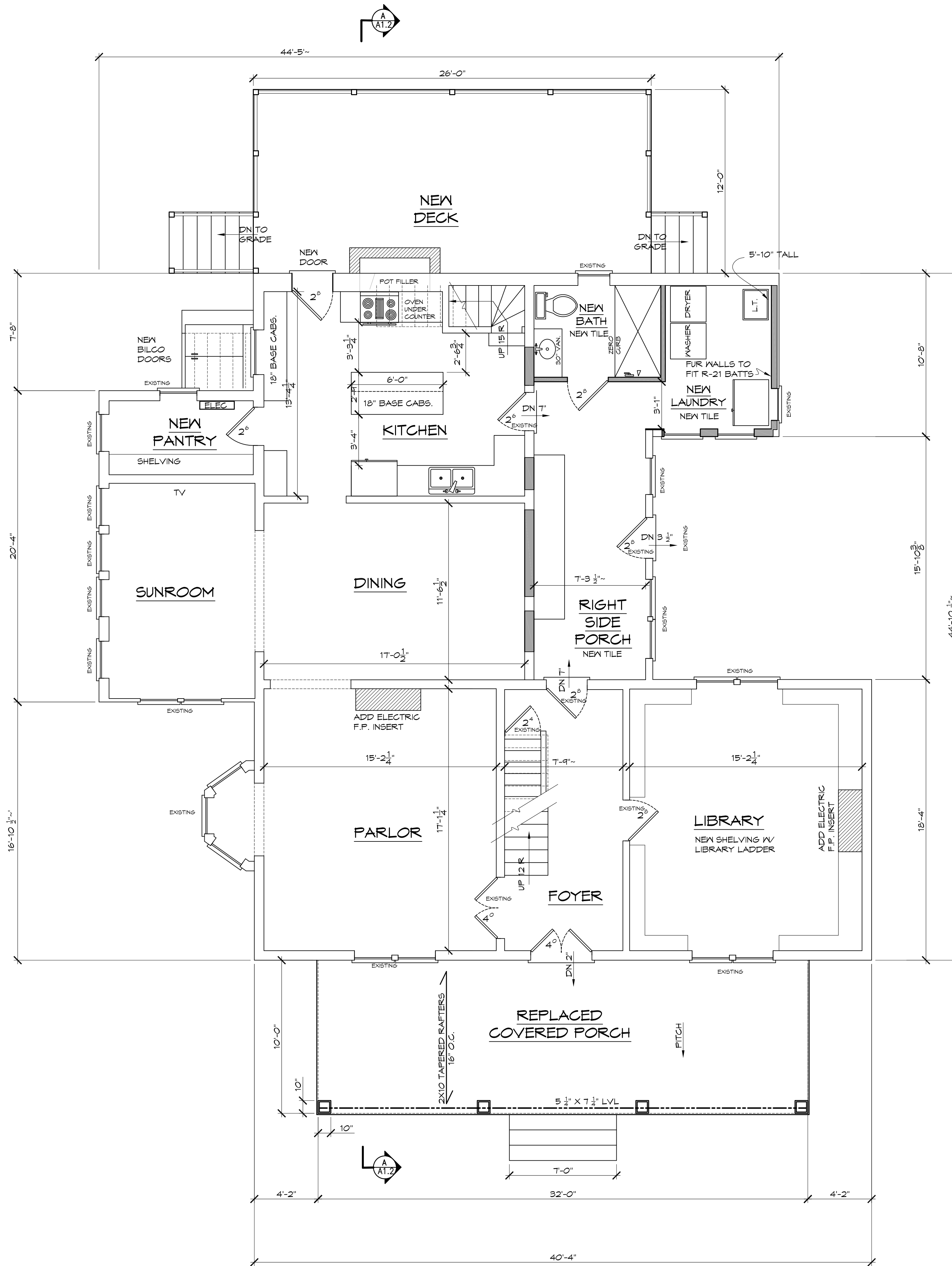
MENDELSSOHN

BETHESDA CHURCH ROAD
DAMASCUS, MD 20872

FILE: 2023

A1.2

8-19-20

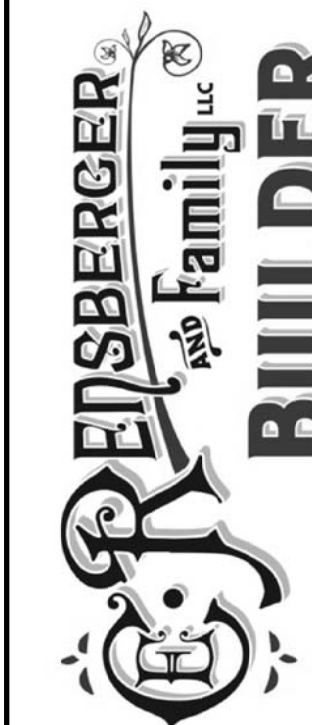


1ST FLOOR PLAN
SCALE 1/4"=1'

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Montgomery County
Historic Preservation Commission
Sandra A. Heiler

REVIEWED
By Dan.Bruechert at 2:20 pm, Sep 16, 2020

1ST FLOOR PLAN



BAYLOR CAD
DRAFTING SERVICE
1820 WILSON RD, #2159
DAMASCUS, MD 21059
410-340-2581 baylordcad.com/ncr

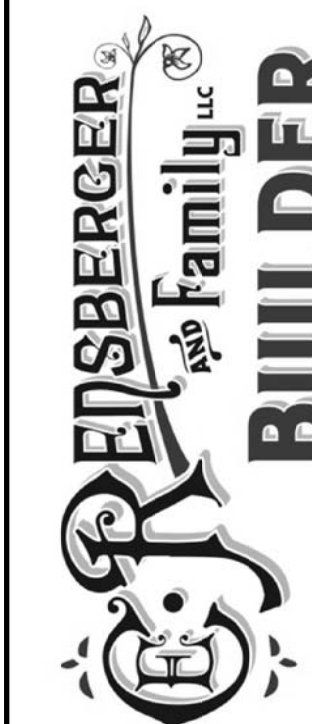
MENDELSSOHN

BETHESDA CHURCH ROAD
DAMASCUS, MD 20872

FILE: 2023

A2

8-19-20



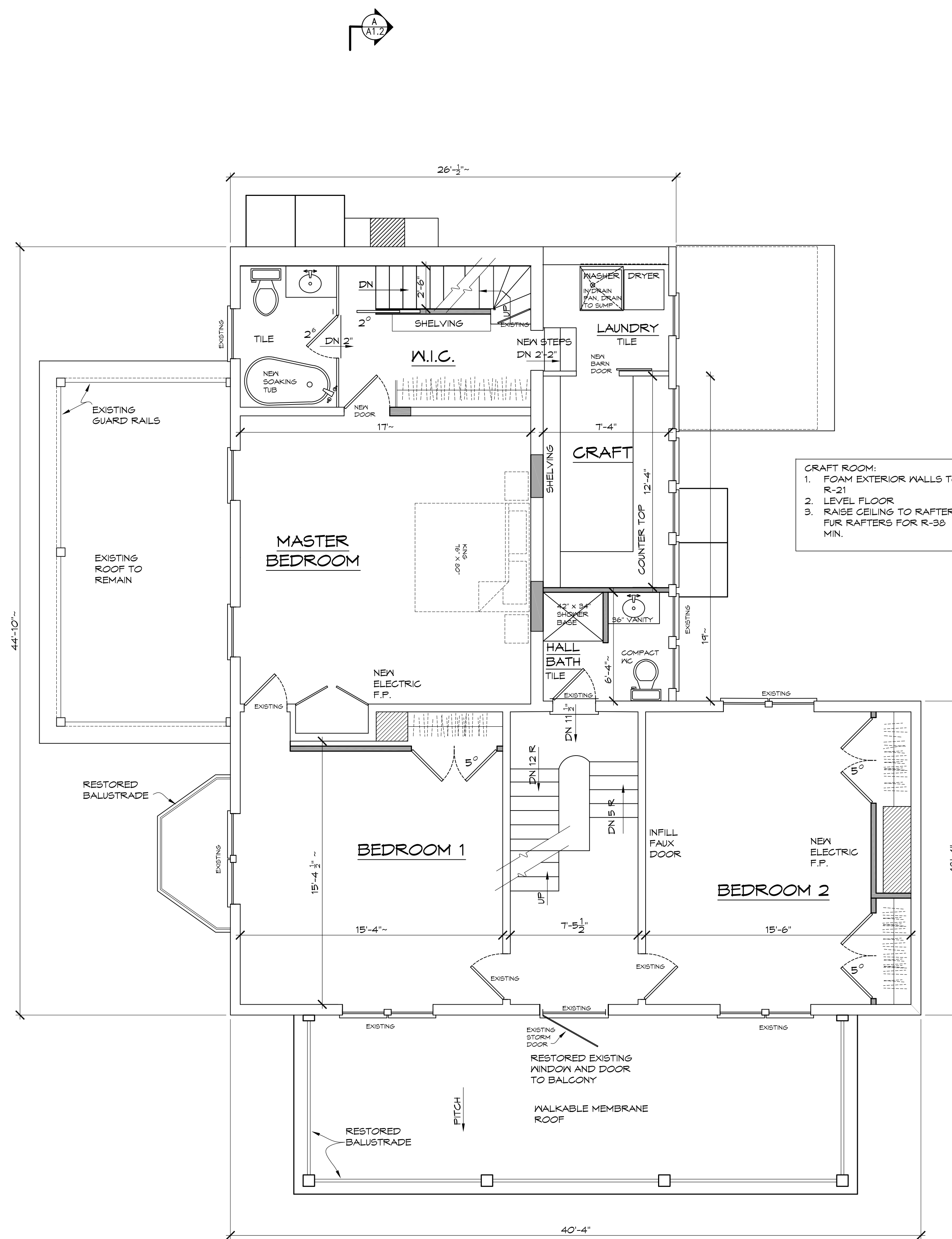
BAYLOR CAD
DRAFTING SERVICE
1820 WINTER WOOD DRIVE
443-340-2581 baylorcad.com/ncd

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BETHESDA CHURCH ROAD
DAMASCUS, MD 20872

FILE: 2023

A3

8-19-20



CRAFT ROOM:
 1. FOAM EXTERIOR WALLS TO R-21
 2. LEVEL FLOOR
 3. RAISE CEILING TO RAFTER, FUR RAFTERS FOR R-38 MIN.

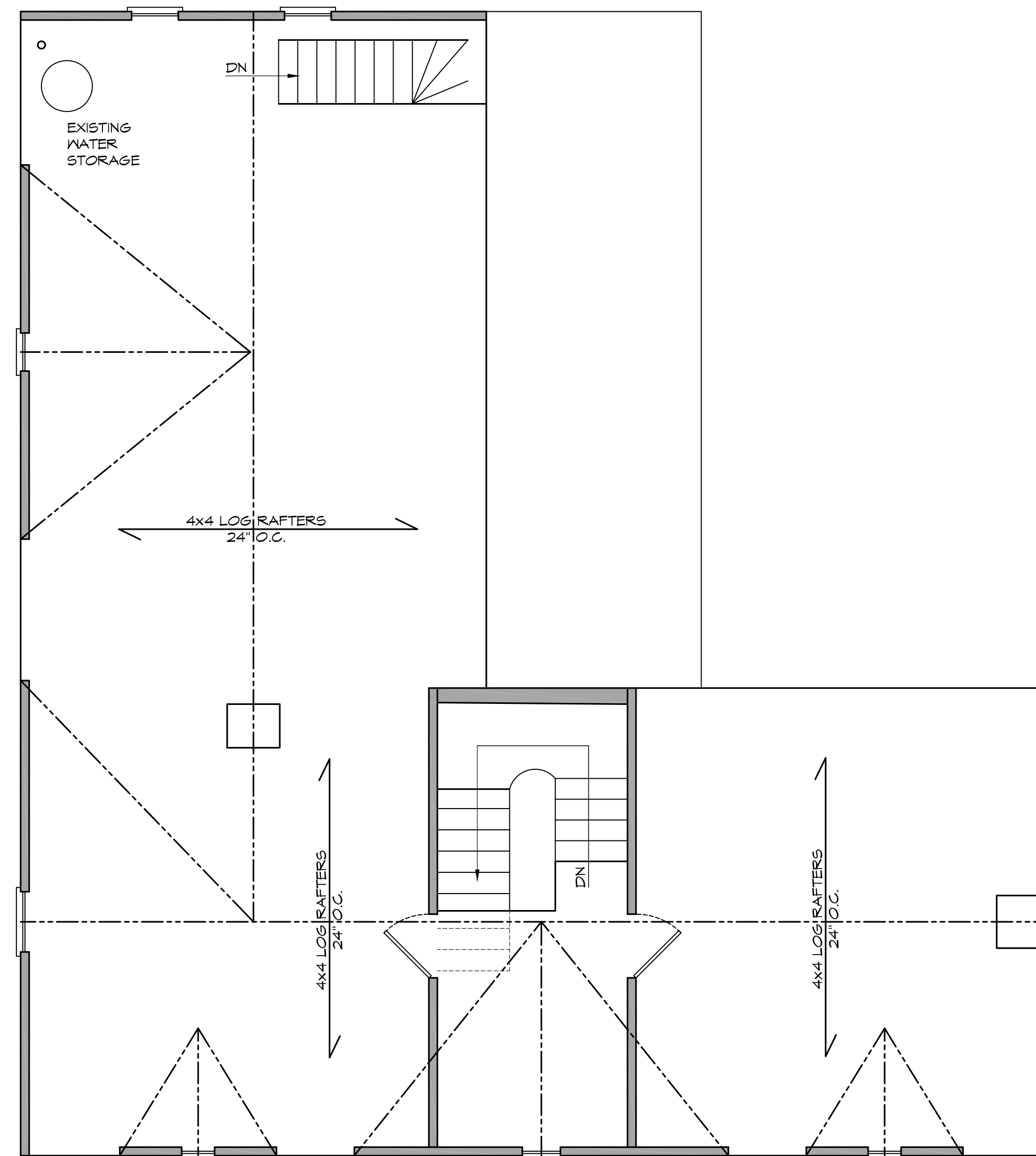
2ND FLOOR PLAN
 SCALE 1/4"=1'

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 Montgomery County
 Historic Preservation Commission
Sandra J. Kiler

REVIEWED
 By Dan.Bruechert at 2:20 pm, Sep 16, 2020

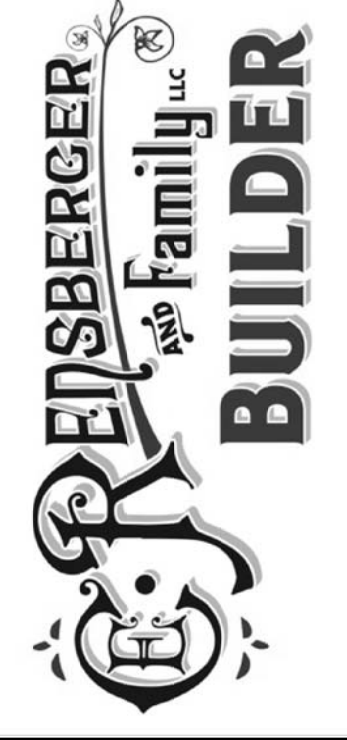
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Sandra L. Heiler

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ATTIC FLOOR PLAN
SCALE 1/4"=1'

ATTIC FLOOR PLAN



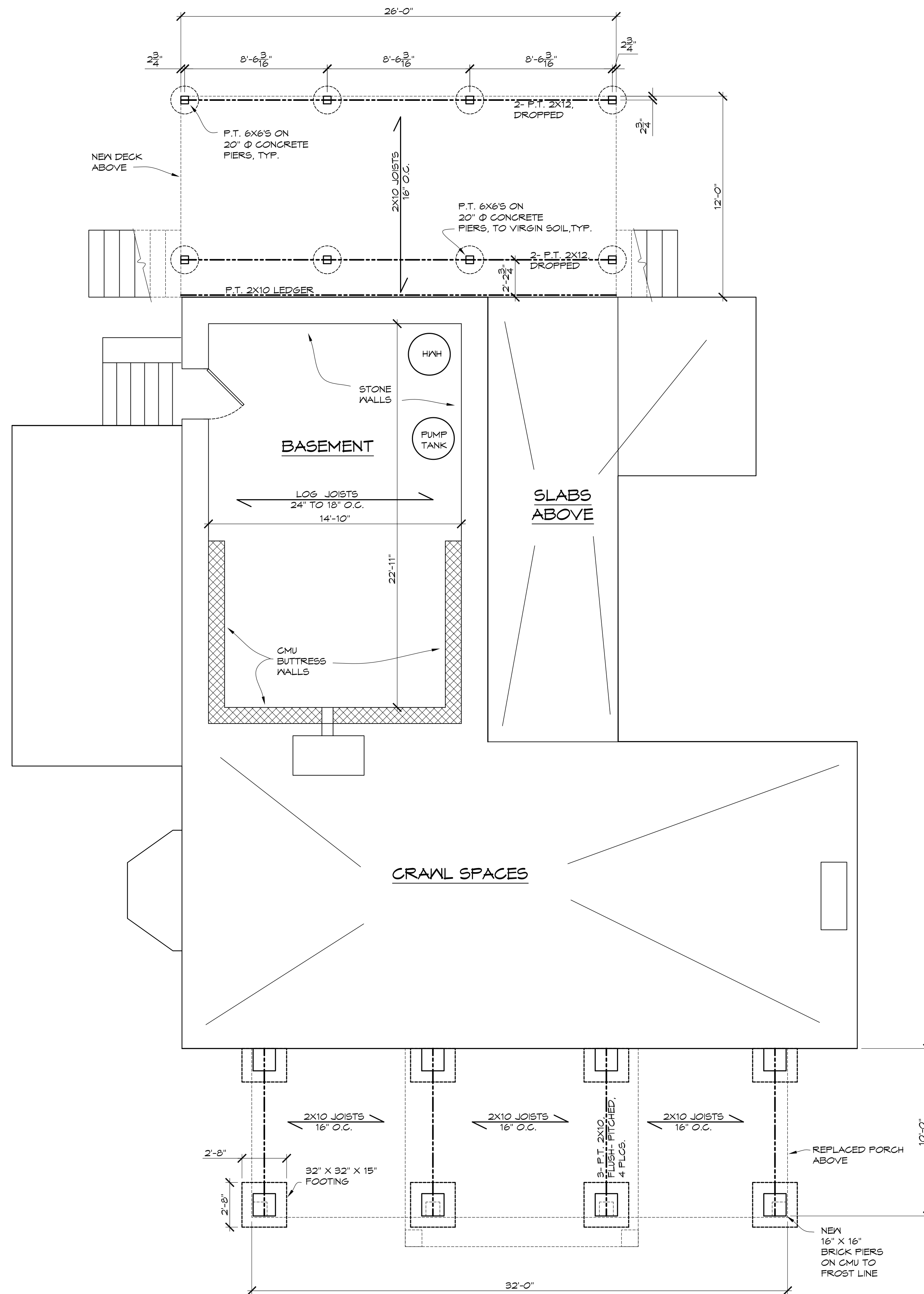
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1820 WILKINSON, WDC 20159
410-340-2581 baylordcad.com/ncr

MENDELSSOHN
BETHESDA CHURCH ROAD
DAMASCUS, MD 20872

FILE: 2023

A4

8-19-20



FOUNDATION PLAN
SCALE 1/4"=1'

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REVIEWED
By Dan.Bruechert at 2:20 pm, Sep 16, 2020

FOUNDATION PLAN



BAYLOR CAD
DRAFTING SERVICE
1820 WALTERS, WDC 20159
404-342-2581 baylordcad.com/ncr

MENDELSSOHN
BETHESDA CHURCH ROAD
DAMASCUS, MD 20872

FILE: 2023

A5

8-19-20

EXISTING PROPERTY CONDITIONS: DERELICT BUILDINGS PROPOSED FOR DEMOLITION



Detail: This derelict tool shed is in danger of collapse and is a danger to harm visitors. We propose to demolish and remove the structure and plant grass where it once stood. This structure is noted as Tool Shed Ruins on the site map.

Applicant: Stewart . Walker,

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Historic Preservation Commission

Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 2:20 pm, Sep 16, 2020

EXISTING PROPERTY CONDITIONS: DERELICT BUILDINGS PROPOSED FOR DEMOLITION



Detail: This derelict chicken house is in danger of collapse and is a danger to harm visitors. We propose to demolish and remove the structure and plant grass where it once stood. This structure is noted as Ruins of Chicken Houses on the site map.

Applicant: Stewart . Walker,

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Montgomery County
Historic Preservation Commission

Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 2:20 pm, Sep 16, 2020

EXISTING PROPERTY CONDITIONS: DERELICT BUILDINGS PROPOSED FOR DEMOLITION



Detail: This derelict chicken house is in danger of collapse and is a danger to farm visitors. We propose to demolish and remove the structure and plant grass where it once stood. This structure is noted as Ruins of Chicken Houses B on the site map.

Applicant: Stewart J. Walker,

EXISTING PROPERTY CONDITIONS: DERELICT BUILDINGS PROPOSED FOR DEMOLITION



Detail: This derelict chicken house collapsed years ago and is a danger to farm visitors. We propose to demolish and remove the structure and plant grass where it once stood. This structure is noted as Ruins of Chicken Houses C on the site map.

Applicant: Stewart J. Walker,

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Historic Preservation Commission
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By Dan.Bruechert at 2:21 pm, Sep 16, 2020

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Montgomery County

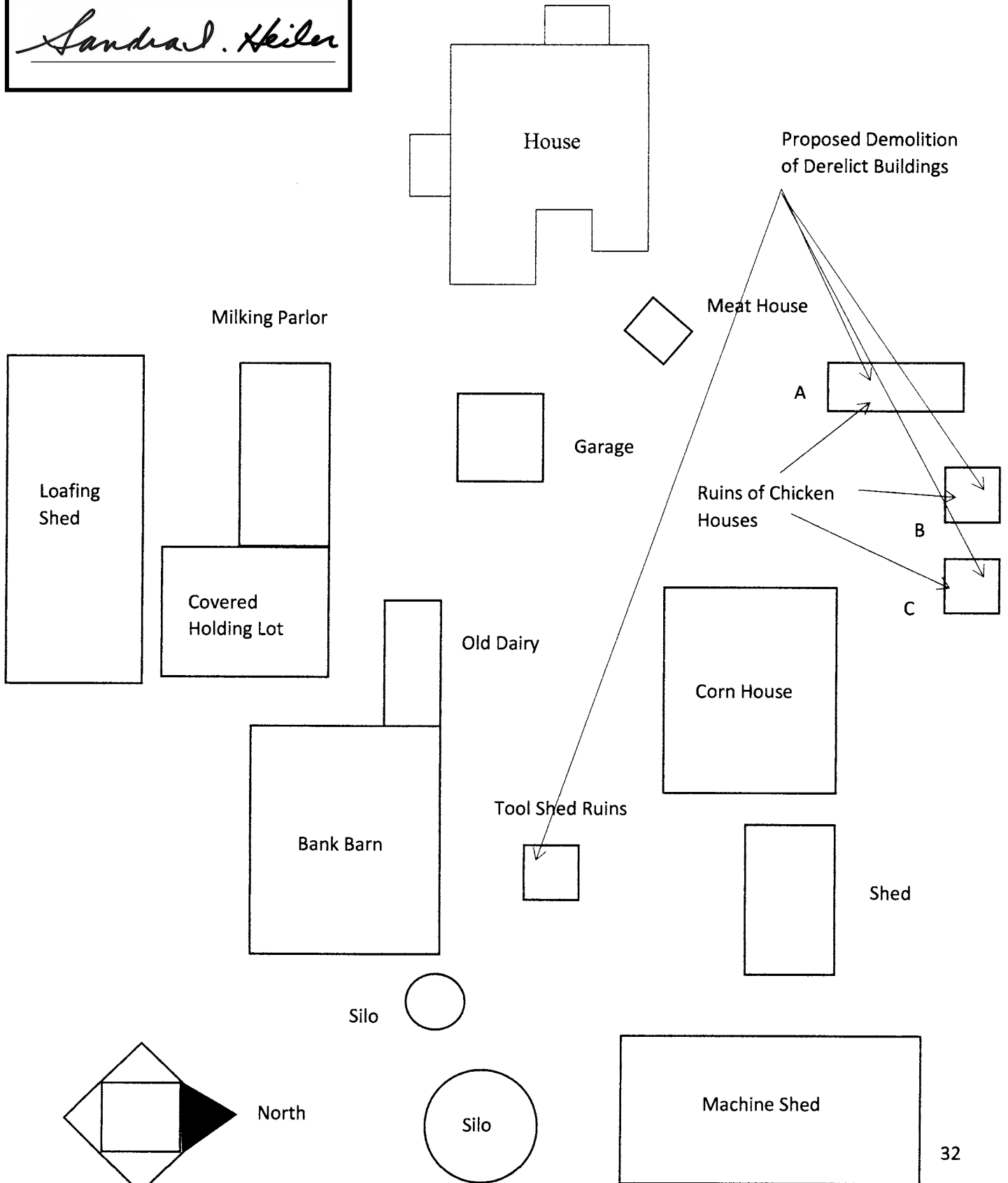
Historic Preservation Commission

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By Dan.Bruechert at 2:21 pm, Sep 16, 2020

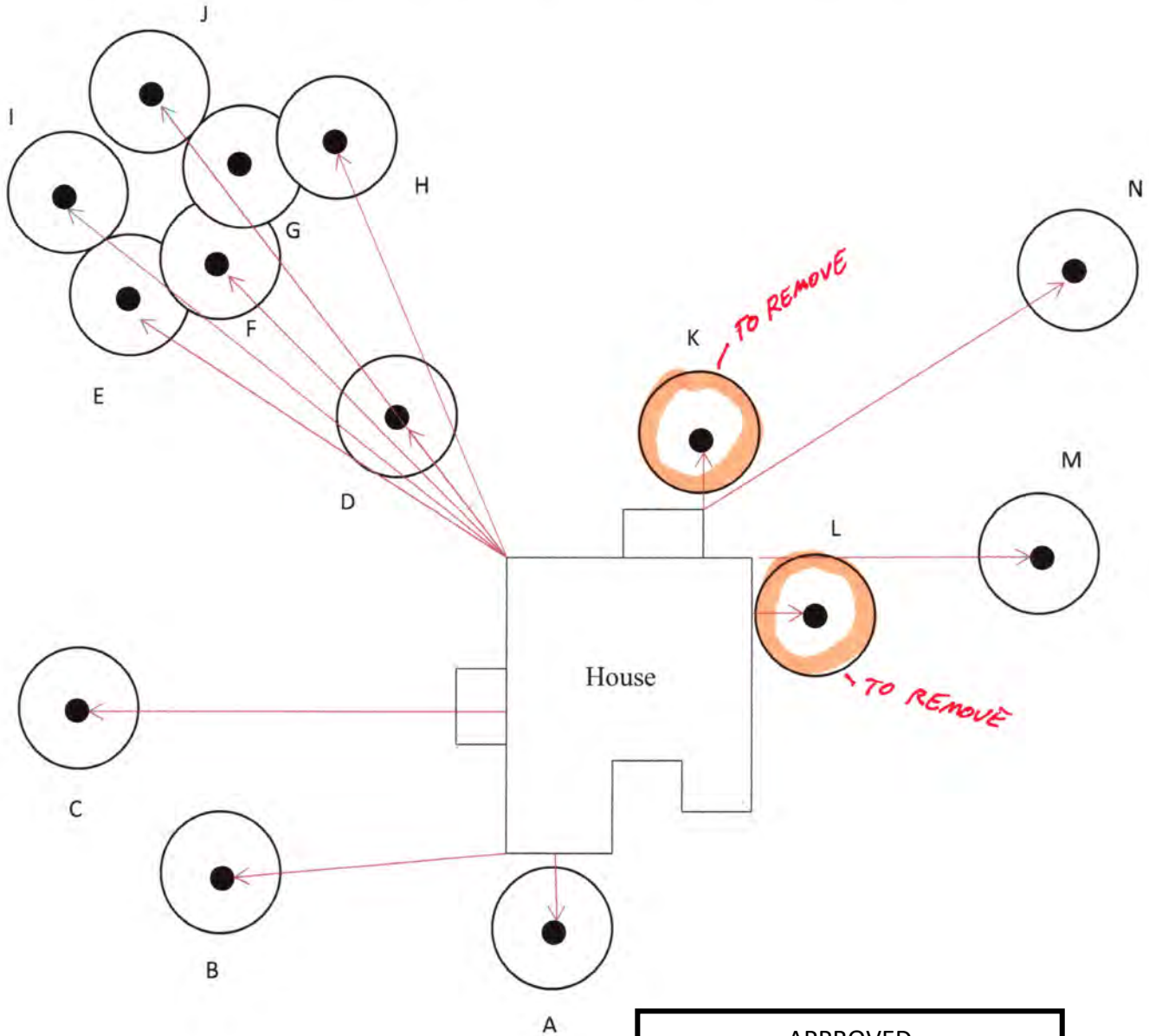
OF PROPOSED BUILDING DEMOLITION

Sandra L. Heiler

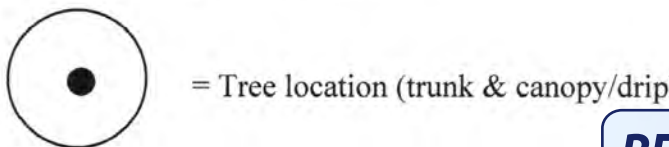


6. TREE SURVEY: MAP OF RELATIVE LOCATIONS OF TREES

Note: a total of 14 trees are shown (labeled by letters A-N) in their locations relative to the house. Tree sizes, location, and species are shown on the table which follows.



Tree Study Key & Notations:



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 Historic Preservation Commission

Sandra L. Heiler

North

REVIEWED 23
 By Dan.Bruechert at 2:21 pm, Sep 16, 2020

6. TREE SURVEY: TREE SIZES, LOCATION, & SPECIES

(A total of 14 trees are identified by letter as indicated on the Tree Survey Map)

Tree	Trunk Diameter	Dripline Diameter & (Circumference)	Location	Species
A	12"	38' (119.32')	19'	Norway Maple
B	24"	35' (109.9')	62'	Pin Oak
C	16"	30' (94.2')	83'	Crimson King Maple
D	12"	33'3" (104.41')	44'2"	Norway Maple
E	14"	26' (81.64')	89'3"	White Pine
F	12"	24' (75.36')	81'6"	White Pine
G	13"	23' (72.22')	85'4"	White Pine
H	14"	25' (78.5')	80'7"	White Pine
I	12"	14'5" (45.268')	98'	Pin Oak
J	10"	21' (65.94')	106'6"	Red Maple
K	11"	33' (103.62')	11'8"	Norway Maple
L	16"	34'6" (108.33')	10'5"	Norway Maple
M	19"	48'9" (153.075')	43'	Norway Maple
N	16"	21' (65.94')	44'6"	Norway Spruce

Notes: All trunk diameters were measured 4 feet above ground. The location of each tree relative to the house is shown with a red arrow on the accompanying map as measured from the exterior of the house nearest each tree. All trunk diameter measurements are given in inches ("). All canopy/dripline diameters and circumferences are given in feet (') and inches. All locations are given in feet and inches.

Environmental Setting Effect: It will be necessary to remove Trees "K" and "L" as their root system is damaging the historic field stone foundation due to their close proximity to the house. Branches from both trees are rubbing against the house. These trees were volunteer in nature and were not intentionally planted. Both trees are Norway Maples which are classified as an invasive species by the University of Maryland Agriculture Extension Office. The shrubbery which was planted much later around the foundation of the house in the front and left elevations will be removed to prevent further damage to the historic field stone foundation. Repairs will be made to the foundation with like materials once the shrubbery has been removed. Exhibit A shows the front facade and left elevation of the house in 1897 with no shrubbery.

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Montgomery County
Historic Preservation Commission

Sandra L. Heiler

REVIEWED
By Dan.Bruechert at 2:21 pm, Sep 16, 2020

Proposed Fence Specifications:

The house and grounds will be surrounded by a 4 foot tall wooden three-paneled fence lined with dog wire to provide a secure exercise area for our daughter’s Seeing Eye dog and will match the original fence as is seen in the ca. 1900 photograph (See Exhibit C). This wooden three-paneled fence will occupy the same area as the original fence as seen in Exhibit C and will have a total perimeter of approximately 605 feet. Each post will be a pressure treated wood round post measuring approximately 3.75”x3.75”x6.5’ and each panel will be 1”x6”x8’ pressure treated boards. See the fence location on the page which follows in relation to the house and out buildings. See the photograph below as an example of the desired construction. Dog wire (2” x4” mesh, 14 gauge galvanized welded wire fence 48” in height running the entire perimeter of the wooden fence) would line the inside of the fence. See photograph below.



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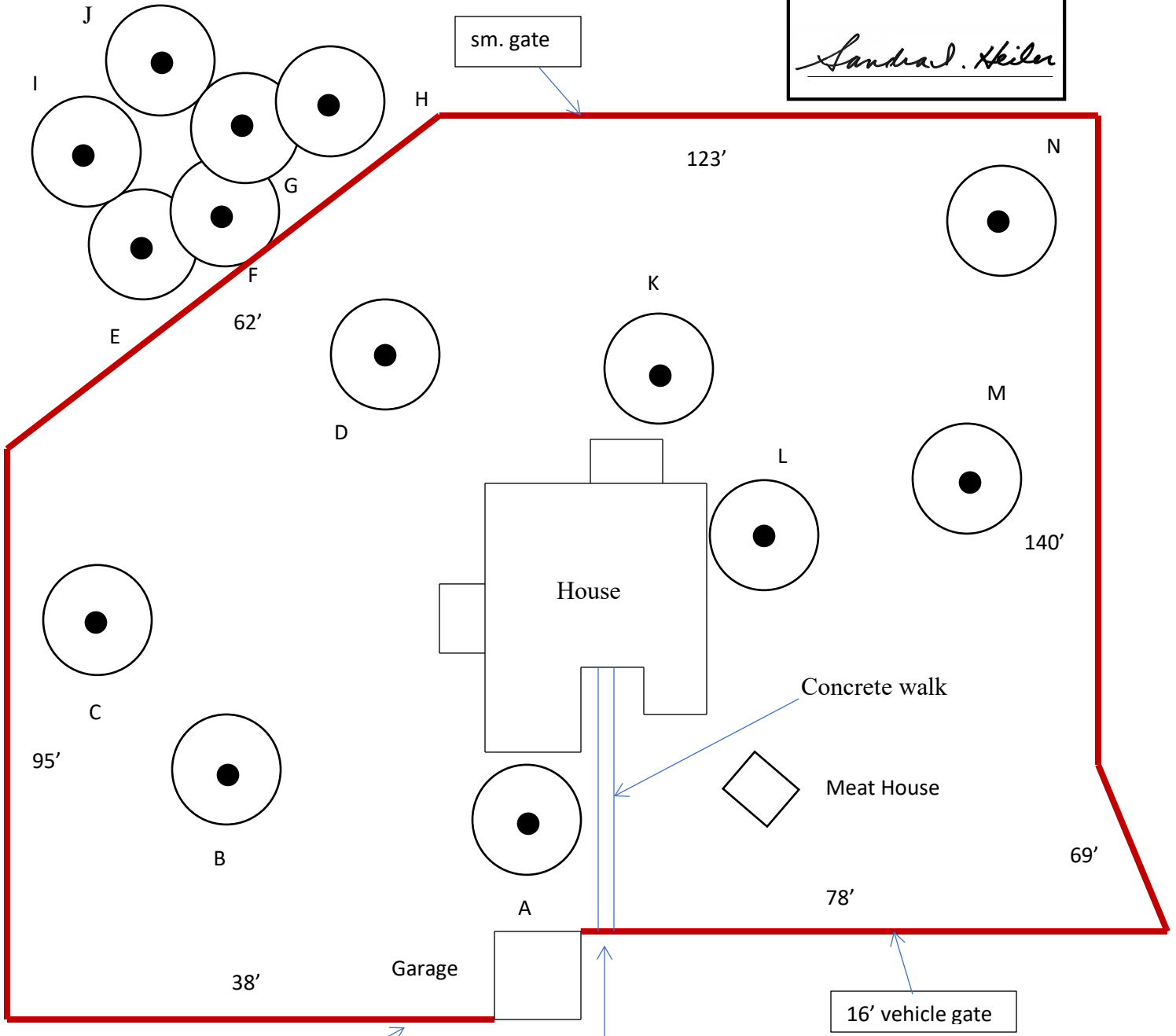
LOCATION OF NEW FENCE

REVIEWED
By Dan.Bruechert at 2:21 pm, Sep 16, 2020

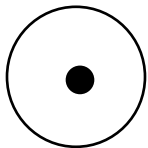
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By Dan.Bruechert at 2:21 pm, Sep 16, 2020

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Sandra J. Heiler



Key & Notations:



= Tree location (trunk & canopy/dripline) See Tree Survey.



= Fence location (wood, three panel, 4' high with round posts, lined with dog wire). Total fence perimeter is 605'.

sm. gate

sm. gate

16' vehicle gate

