

Renita Espinoza
(246) 489-3008 (H)
(248) 462-4899 (C)

PRELIMINARY 22022 DICKERSON RD
, 12/021

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	22022 Dickerson Rd, Dickerson	Meeting Date:	2/28/2007
Resource:	Contributing Resource Dickerson Locational Atlas District	Report Date:	2/21/2007
Applicant:	Aristides & Paul Espinoza	Public Notice:	2/14/2007
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Tania Tully
PROPOSAL:	2nd Level Addition		

RECOMMENDATION: Revise and Return for another Preliminary

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the **Dickerson Locational Atlas District**
STYLE: Bungalow
DATE: c.1910

This 1-story hipped roof bungalow sits at the front southeast corner of a 1-acre lot behind a tall fence. The full width front porch sits under the main roof. There are two existing additions – one has a hipped roof and the other is a shallow shed – and a rear deck. There is also an attached single car garage and a small shed. The main part of the house is sheathed in drop siding and the additions with wood shingles. The house is adjacent to the Methodist Episcopal Church South.

HISTORIC CONTEXT

The following is a summary derived from several Maryland Historical Trust Inventory Forms completed in the 1970s and 1980s.

The Village of Dickerson is one of a number of late 19th century towns in Montgomery County that owe their development to the construction of the Metropolitan Branch of the B&O Railroad. Many of the original rail-oriented characteristics have been retained. When the Railroad came through, it split a 217-acre parcel owned by Christy A. Dickerson. Her son William, who had moved to the property by 1860, established a general store and post office to serve the multiple construction gangs. The Dickerson Quarries opened in 1898, employing Dickerson residents, transient workers, and adding a new commercial element to the town.

The village is a mixture of late 19th and early 20th century architectural styles. While most of the structures are frame, there is a variety of styles, rooflines, and exterior surfaces; these include a log cabin, brick hipped roofed house, small frame dwellings, railroad station, grand frame houses, and a church. The presence of porches, shutters, chimneys, mature shade trees on wide lawns, and frame outbuildings add to

the quiet charm of this country town. Dickerson still exhibits qualities of a rural railroad community at the turn of the century.

PROPOSAL:

The applicants are proposing to add a second level and a one-story side addition.

APPLICABLE GUIDELINES:

Under 24A-10 of the Historic Preservation Ordinance, property owners who wish to demolish or substantially alter a resource within a Locational Atlas historic district may opt to 1.) Have their request reviewed under the Historic Area Work Permit provisions of the law (24A-7); or 2.) They may file a building/demolition permit application which would trigger an expedited evaluation of the resource for historic designation.

When reviewing alterations and new construction within Locational Atlas districts under Option 1, two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents are the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
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 proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

HAWP Staff determined that this proposed addition constitutes a substantial alteration and advised the applicants to submit a preliminary application before proceeding with a HAWP application. Staff understands that this is a small house and is generally supportive of an addition to this house to meet the applicants' needs. Other buildings around this house are larger and likely constructed by more prominent members of the community.

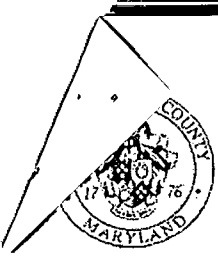
Staff has serious concerns about the proposed addition and its effect on the historic house. The Standards do not prohibit second story additions, but they should not remove distinctive materials or alter features, spaces, and spatial relationships that characterize the property. This bungalow has a hip roof that extends from the top of the front porch and is a major character defining feature.

The current proposal is not at all in keeping with the *Standards*. Because the 2nd floor extends straight up from the 1st floor with no relief on the left sides, the bungalow form is completely lost; the new full second story creates an entirely different house type instead of an expanded bungalow as desired. Although the porch roof remains intact, it no longer feels as though it is tucked under and protected by the large hipped roof. Staff suggested pulling the addition back behind the peak of the hip and more on top of the rear additions. This would allow more of the bungalow form to remain. Reducing the addition to a half-story would help with the scale.

Before proceeding with a new design, the applicants chose to meet with the Commission and gain input on how to proceed.

STAFF RECOMMENDATION:

Because the district is not designated, Staff is willing to be flexible in interpretation of the *Standards*, however a complete re-design is needed. Staff recommends the applicant take the HPC's comments, redesign, and return for a 2nd Preliminary Consultation.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 235 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Renita & Paul Espinoza
 Daytime Phone No.: 240-489-3008

Tax Account No.: 3024
 Name of Property Owner: Aristides & Paul Espinoza Daytime Phone No.: 301-537-6133
22022 Dickerson Rd. Dickerson Md 20842
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 22022 Street: Dickerson Rd
 Town/City: Dickerson Nearest Cross Street: MT. Ephraim Rd
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Teze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ round about 4-500,000.00
 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

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.

Paul Espinoza
 Signature of owner or authorized agent

Jan 29, 2007
 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

At this point we have a cottage house with front porch & deck setting on one acre lot. Set in small community next to church. Shed is adjacent to the deck. Large Maple tree planted next to the garage. Various dogwood trees & white pines located on property.

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

Renovation on house putting upstairs for bedroom set... new basement & living room additions just basically adding more space to our cottage home. ~~possible~~ ~~basement~~ But keep the same look of the existing house, not change any historic look.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the crown of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

(6)



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
235 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6170

DPS - #6

HISTORIC PRESERVATION COMMISSION
301/563-3400

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Town/City: Dickerson Nearest Cross Street: MT. Ephraim Rd
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|---|------------------------------------|---|---|--|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Stab | <input type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input checked="" type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Abate | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input checked="" type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | | <input type="checkbox"/> Other: _____ | | |
- 1B. Construction cost estimate: \$ round about 4-500,000.00
- 1C. If this is a revision of a previously approved active permit, see Permit # _____

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Paul Espinoza
Signature of owner or authorized agent

Jan 29, 2007
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

22022 DICKERSON RD



Casual User Application

Notice:
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.
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M-NCPPC
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Note: This lot is in flood plain area

Plat of House Location
David R. Griffiths & Catharine B. Griffiths Property
#22022 Dickerson Road
Barnesville (11th) District
Montgomery County, Maryland.
Surveyor's Certificate

I hereby certify that the plan shown hereon is correct; and that the location of all the existing improvements on the described property have been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

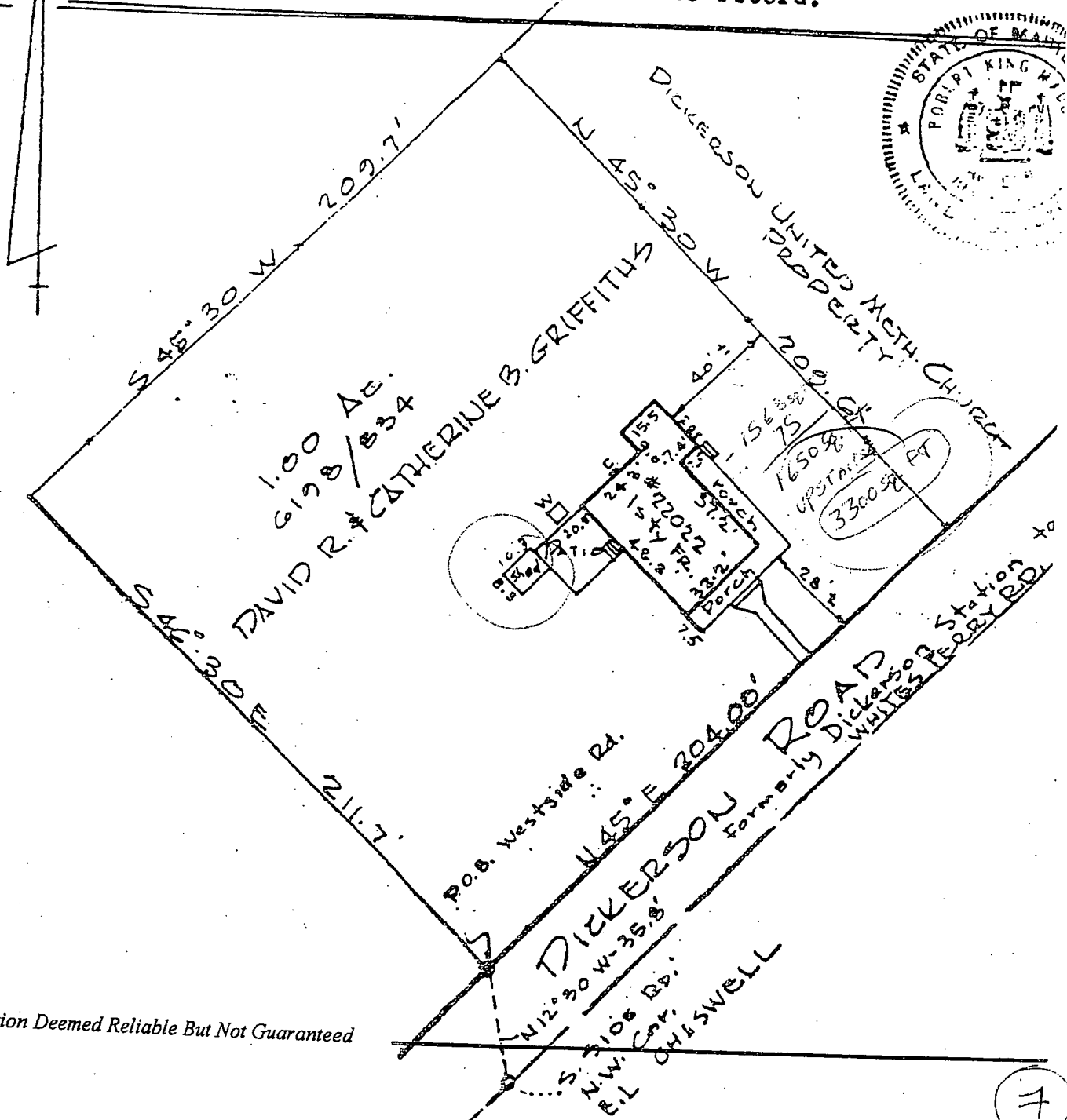
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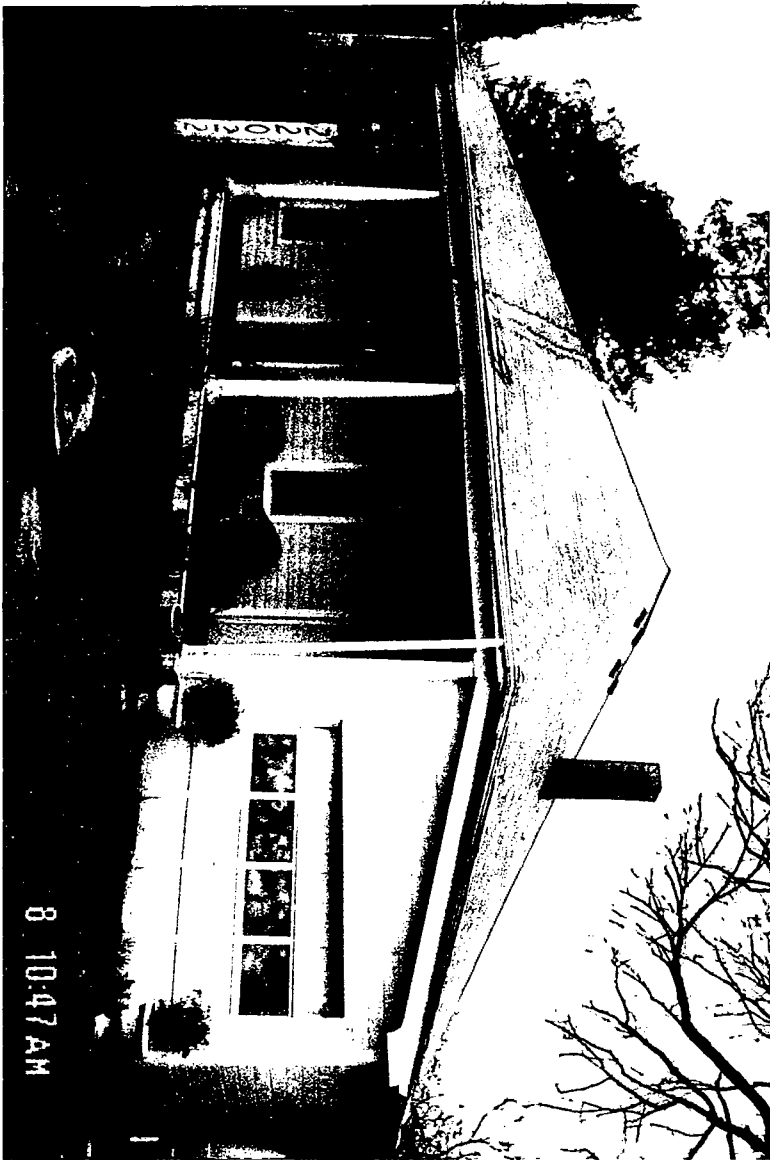
Plat Book- Plat-
Liber 6198 Folio 834

Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of record.

[Handwritten Signature]
R. K. Maddox, Surveyor
PL#4528
Rockville, Maryland.

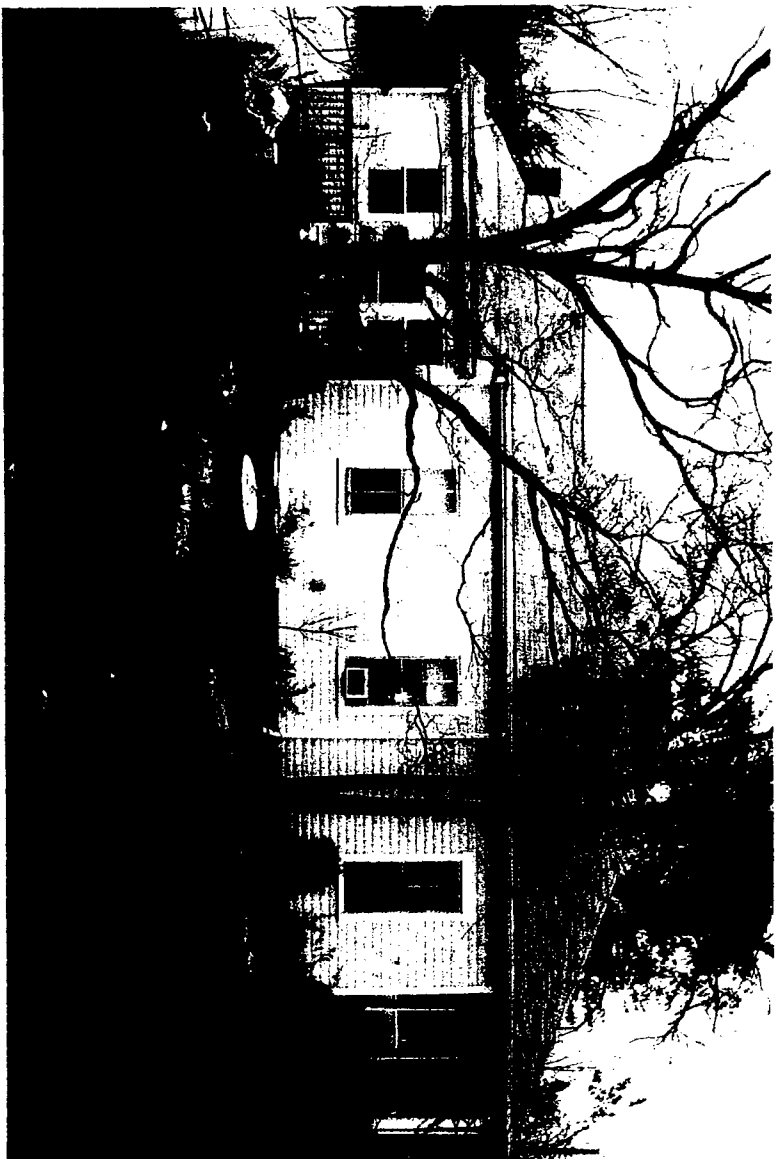


Information Deemed Reliable But Not Guaranteed



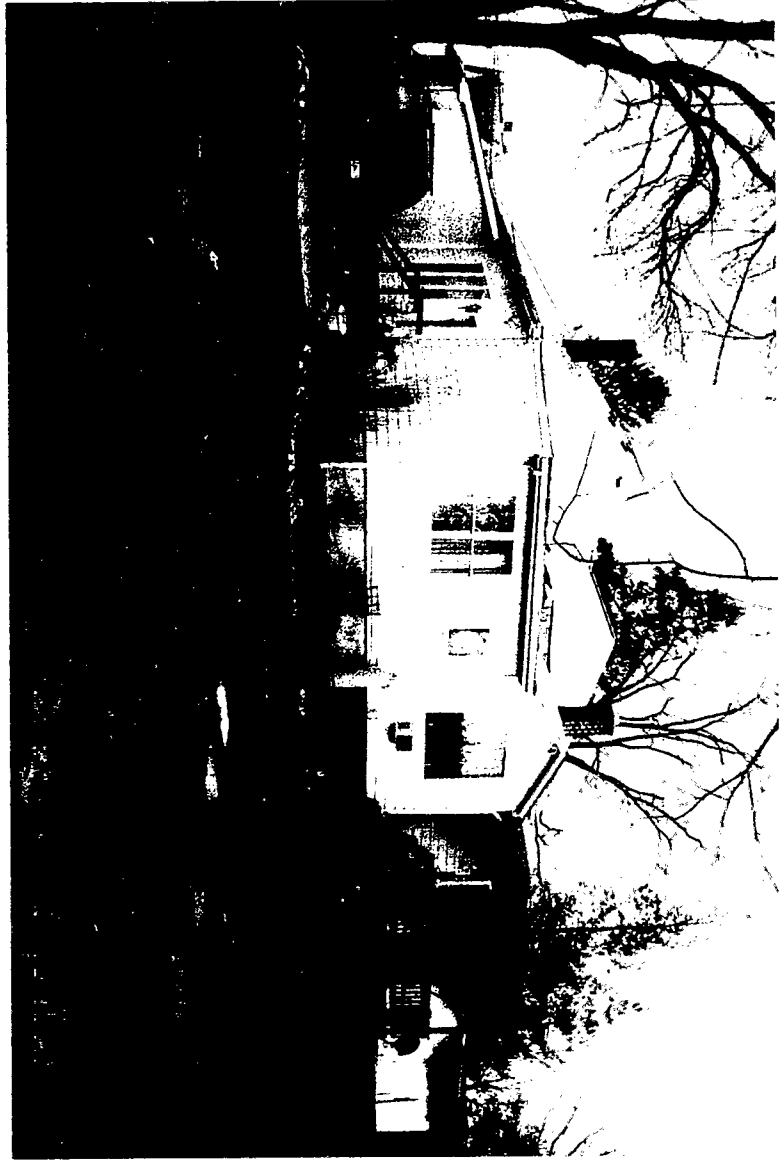
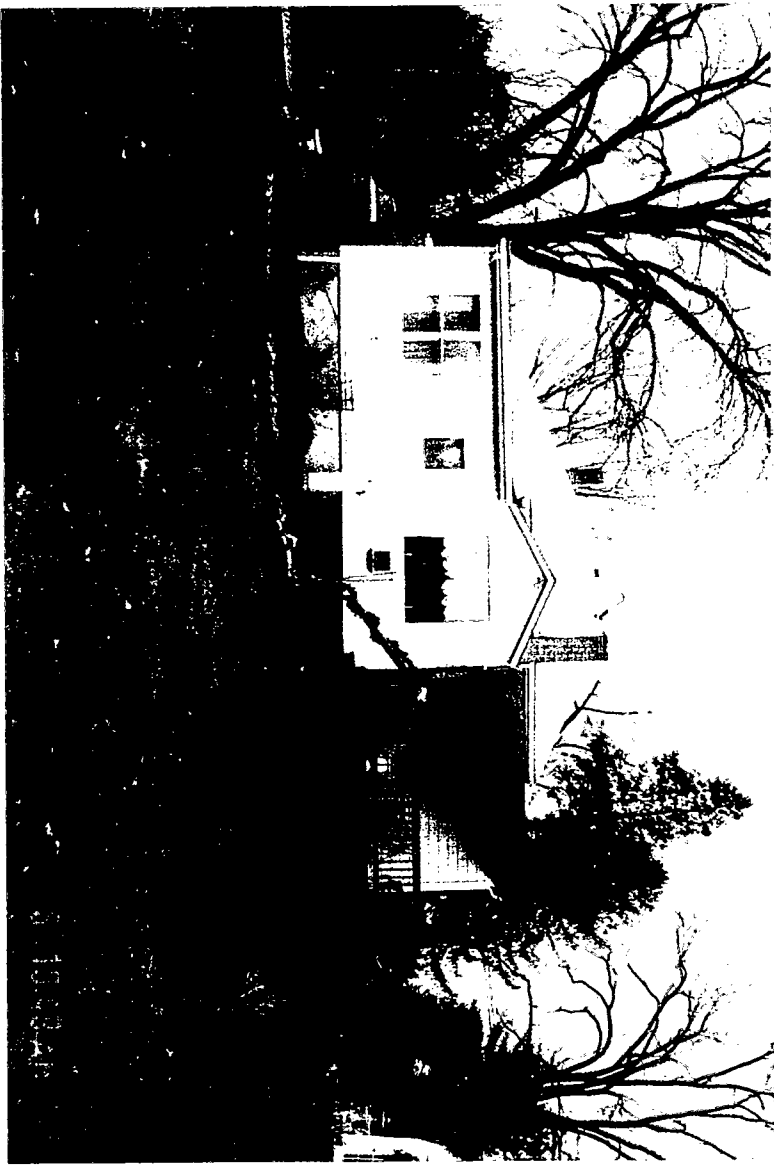
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(10)

Material Specifications

ROOF- will be using fiberglass shingles , the existing roof has 3tapshingles

SIDING ON HOUSE- will be using German Dutch Lab Vinyl, the existing siding on house
German Dutch Lab Wood

WINDOWS- will be using the same type of windows their 2over 2's which means 2 glass panels
top and 2 glass panels at bottom for renovation , smaller windows will be used for
upstairs new addition.

Project Manager: PAUL HUF
410-549-7703

RENOVATION & REMODELING, INC

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Mr. Sean Lynch 22011 Dickerson Rd. Dickerson, Md 20842-9580	
Mr. Patrick Lau 22025 Dickerson Rd. Dickerson, Md. 20842-9515	
22014 Dickerson Rd. Dickerson Md. 20842	

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Dickerson, Md.
20842-9580

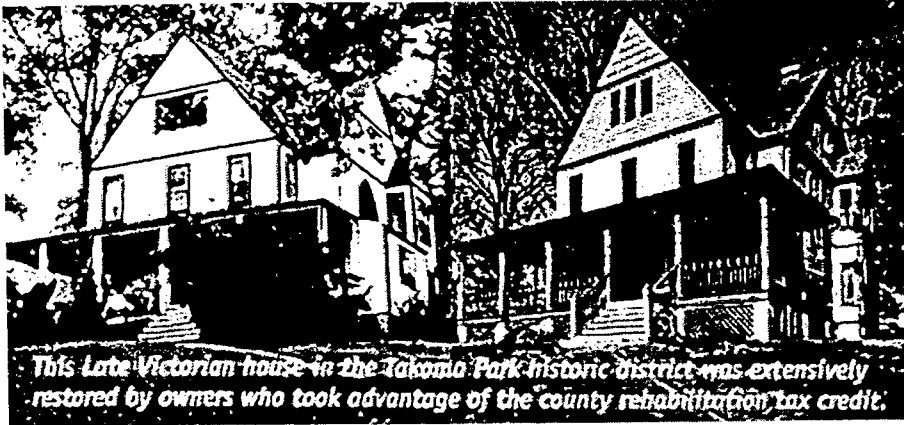
Mr. Patrick Law

22025 Dickerson Rd.
Dickerson, Md.
20842-9515

22014 Dickerson Rd.
Dickerson Md.
20842

Historic Area Work Permits

All Historic Area Work Permit (HAWP) applications for proposed exterior work involving properties listed on the Montgomery County Master Plan for Historic Preservation, either as individual historic sites or as properties within a historic district, require the approval of the Montgomery County Historic Preservation Commission (HPC).



The Historic Area Work Permit (HAWP) Application is neither a substitute for, nor part of the Building Permit Application. For most projects, both a HAWP and a Building Permit are required. Applicants should file for the HAWP and receive approval from the HPC prior to filing for a Building Permit. Following HPC review (which cannot exceed 45 days) and approval of the HAWP, you may file a Building Permit application to be reviewed and issued by DPS.

The HPC is staffed by Historic Preservation Planners who work at M-NCPPC. You are encouraged to discuss proposals for major work with the staff in advance of filing a HAWP. For information or to make an appointment call the HPC staff at M-NCPPC: (301) 563-3400.

Historic Preservation Staff Contacts

The Historic Preservation office is located at:

1109 Spring Street, Suite 801
Silver Spring, Maryland 20910
(301)-563-3400
Fax (301)-563-3412

E-mail: mcp-historic@mncppc-mc.org

<http://www.mc-mncppc.org/historic>

Gwen Marcus Wright, Historic Preservation Coordinator

Heather Bouslog, Assistant Archaeologist

Clare Lise Cavicchi, Historic Preservation Planner

Michael Dwyer, Park Historian

Anne Fothergill, Historic Preservation Planner

Joey Lamp, Historic Preservation Planner

Michele Naru, Historic Preservation Planner

Susan Soderberg, Preservation Outreach Planner

Dr. Jim Sorensen, Archaeologist

Abigail Thompson, Planning Technician

Tania Tully, Historic Preservation Planner

INSTRUCTIONS FOR FILING A HISTORIC AREA WORK PERMIT APPLICATION

All applications for proposed exterior work involving properties listed on the Montgomery County Master Plan for Historic Preservation, either as individual historic sites or as properties within a historic district, require the approval of the Montgomery County Historic Preservation Commission (HPC).

The HPC, staffed by Historic Preservation Planners who work at M-NCPPC, reviews proposals for new construction, demolition, and exterior alterations through the mechanism of the Historic Area Work Permit (HAWP) process. You are encouraged to discuss proposals for major work with the staff in advance of filing a HAWP. For information or to make an appointment, call the HPC staff at M-NCPPC: 301.563.3400.

The HAWP Application Process

***** HAWP applications are obtained from and returned to the Department of Permitting Services (DPS), 255 Rockville Pike, Rockville, 240.777.6370. The application requirements depend on the nature of the proposed project and are listed on the attached checklist. Your application must be complete before it will be accepted by DPS staff. DO NOT FILE YOUR APPLICATION AT M-NCPPC!

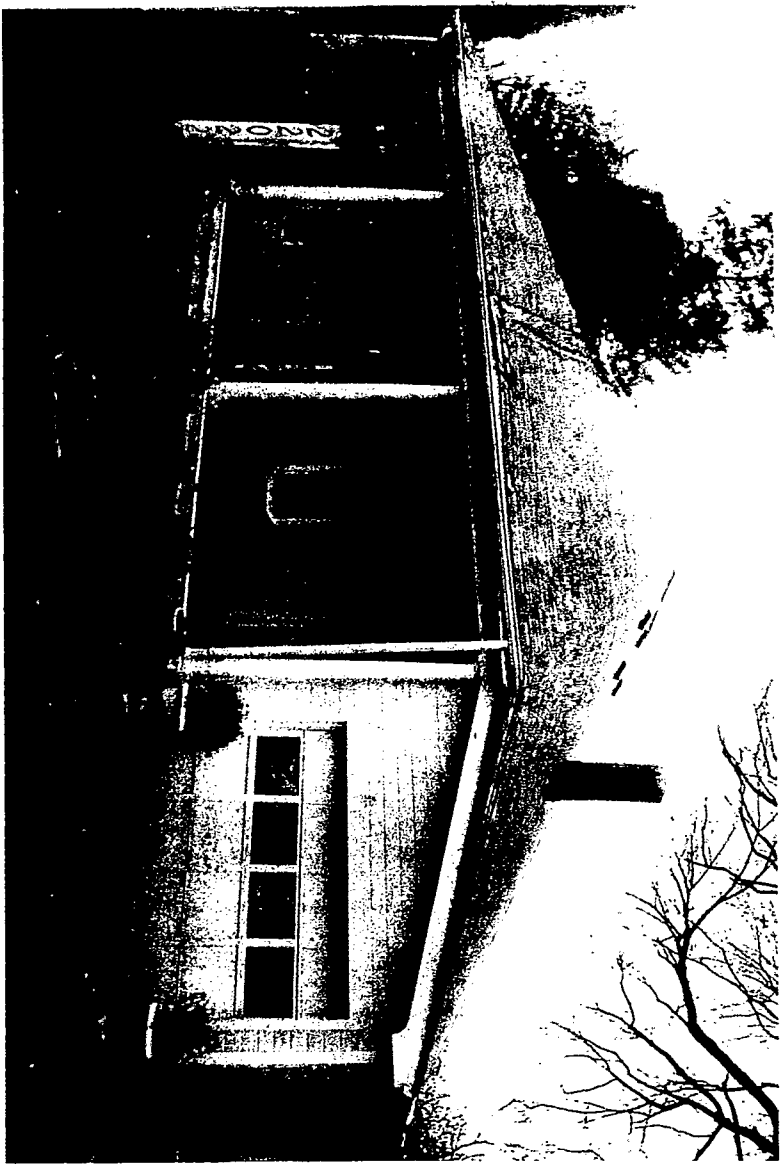
Typically, HPC public meetings are held on the second and fourth Wednesdays of each month. A current schedule of meetings can be found on our website: <http://www.mc-mncppc.org/historic/commission/meetings.shtm>. The firm deadline for filing a HAWP is the Wednesday three weeks prior to each meeting. You are notified by mail of the scheduled meeting date, time, and location, and are normally expected to attend.

Some historic districts have Local Advisory Panels (LAPs), groups of volunteer citizens which assist the HPC by reviewing HAWP applications and forwarding comments for the public record. Further information on Local Advisory Panels and their role in the HAWP review can be provided by the HPC staff. In addition, adjacent and confronting property owners, whose names and addresses are provided by you on the application, are notified by mail that you have filed a HAWP application.

Actions After HAWP Review Hearing

If the HPC approved the HAWP application, it is returned to DPS for issuance of the HAWP. Subsequently, a copy of the approved HAWP and the stamped plans are mailed to the property owner and must be presented to DPS officials in order to obtain a Building Permit.

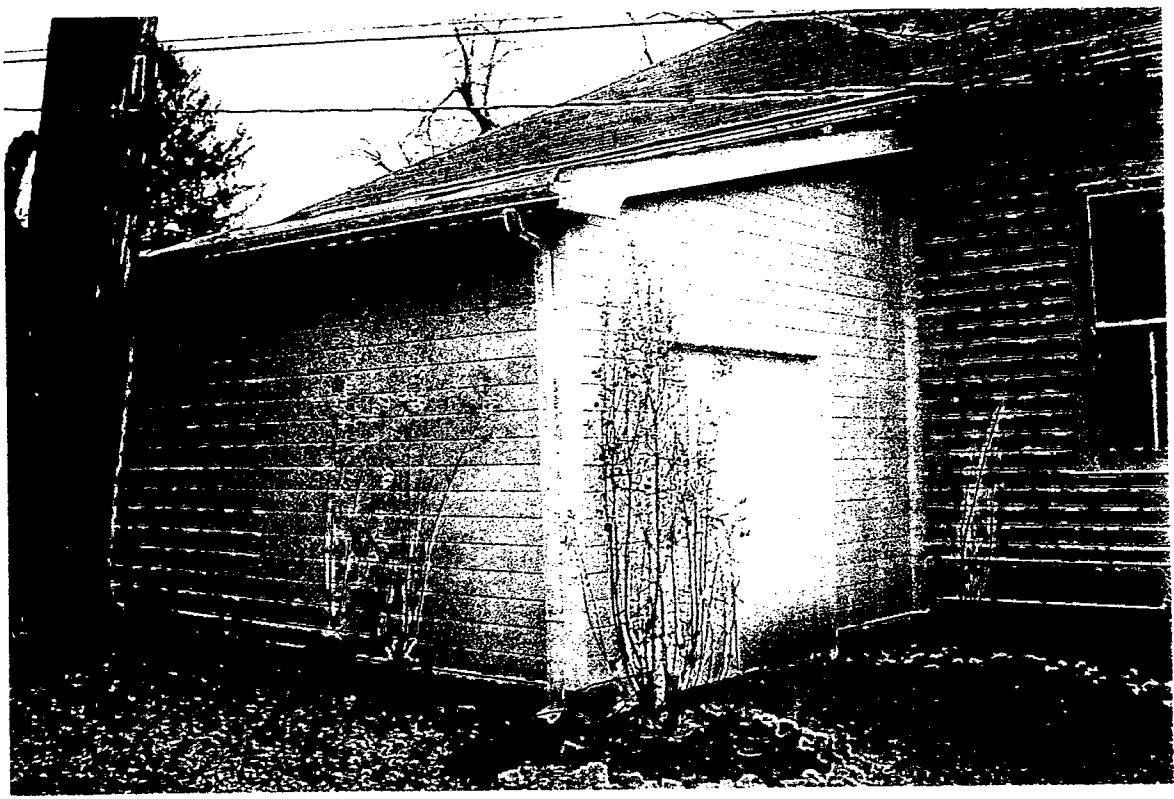
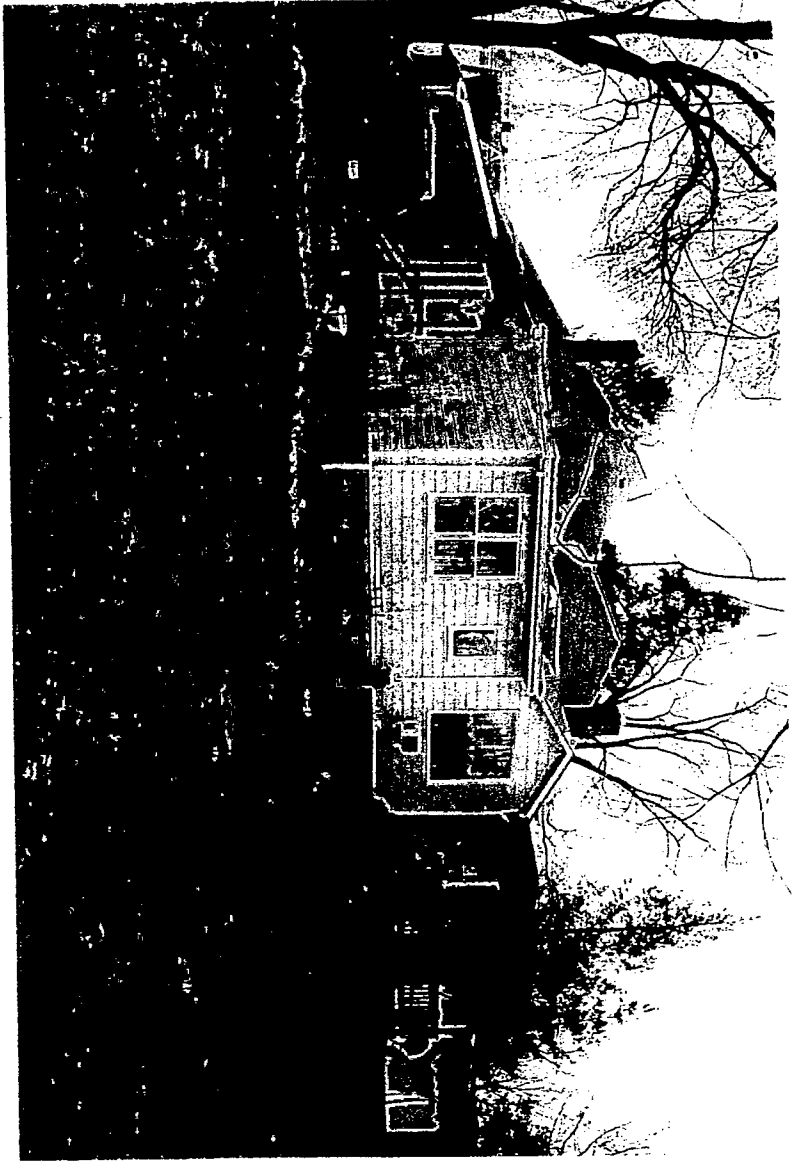
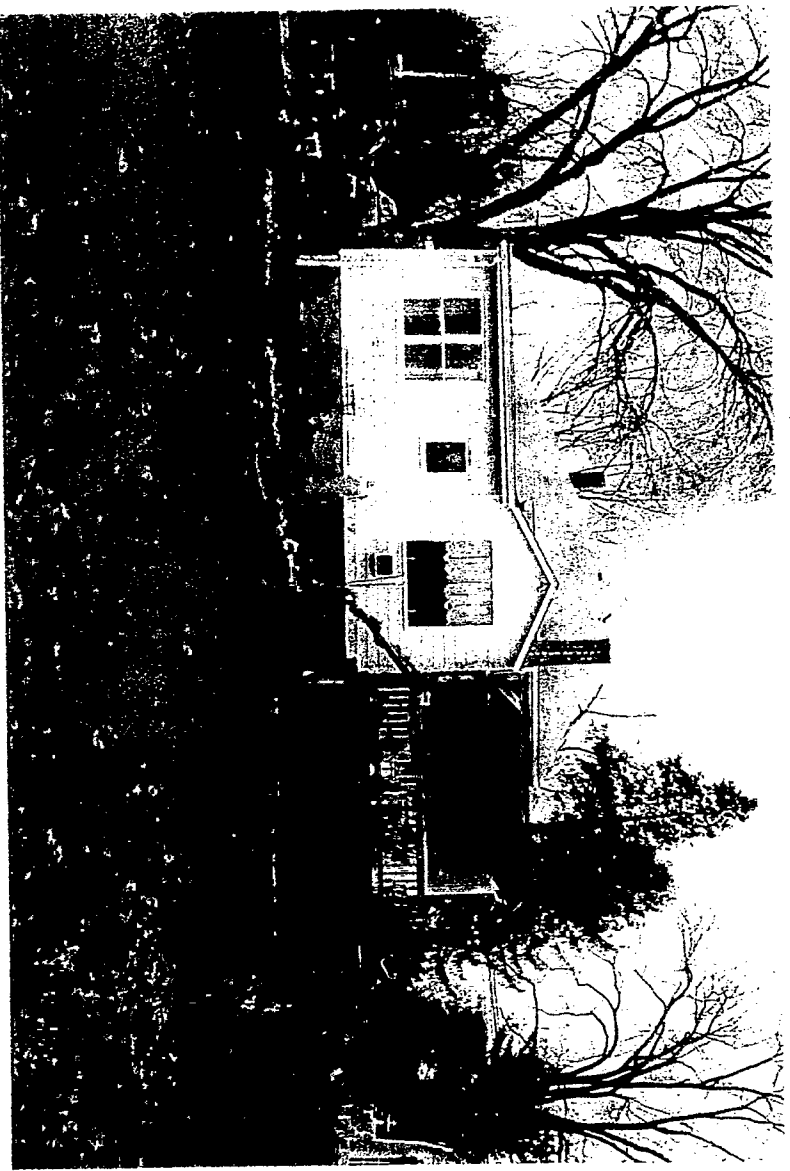
If you are not satisfied with the decision of the HPC, you can submit a revised application or appeal the decision to the County Board of Appeals, which will hear the original



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Note: This lot is in flood plain area

Plat of House Location
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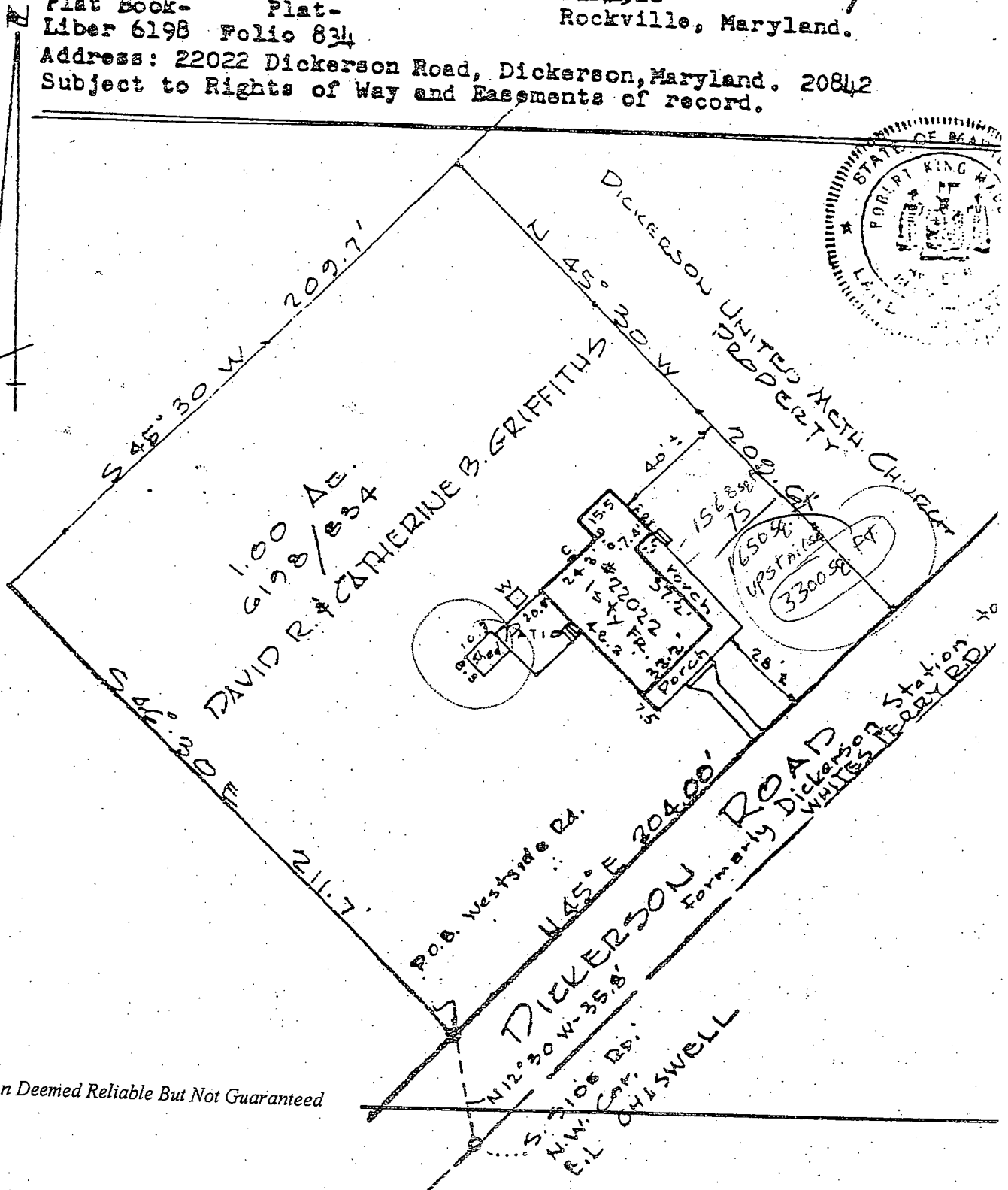
Date: October 6, 1986

Scale: 1" = 50'

Plat Book- Plat-
Liber 6198 Folio 634

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Material Specifications

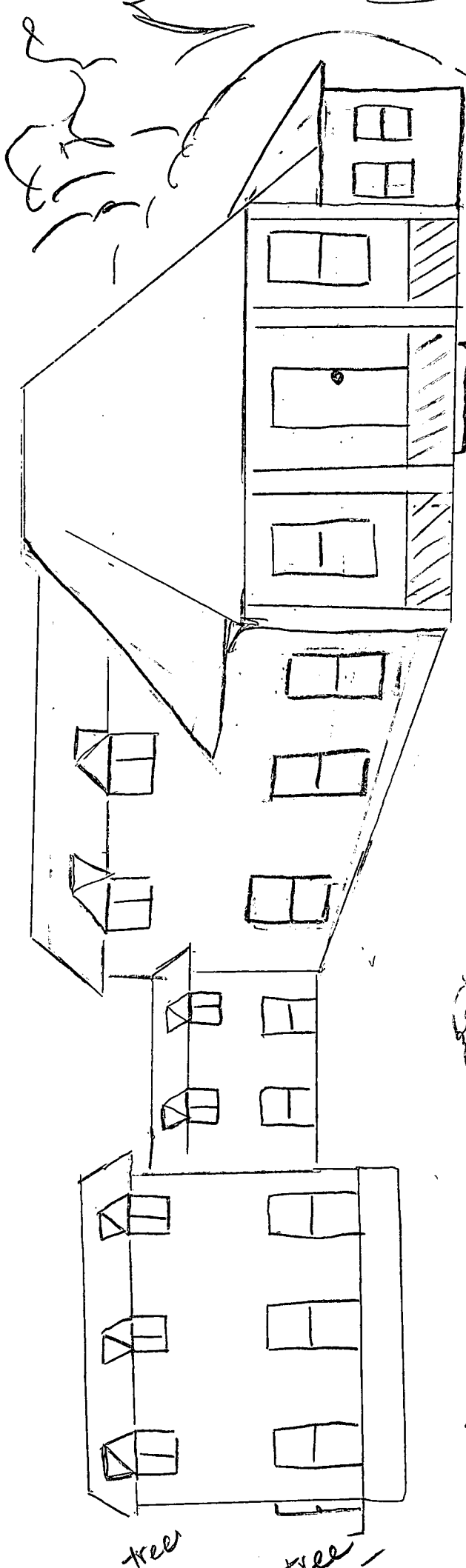
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RENOVATION & REMODELING, INC



Tall Fence



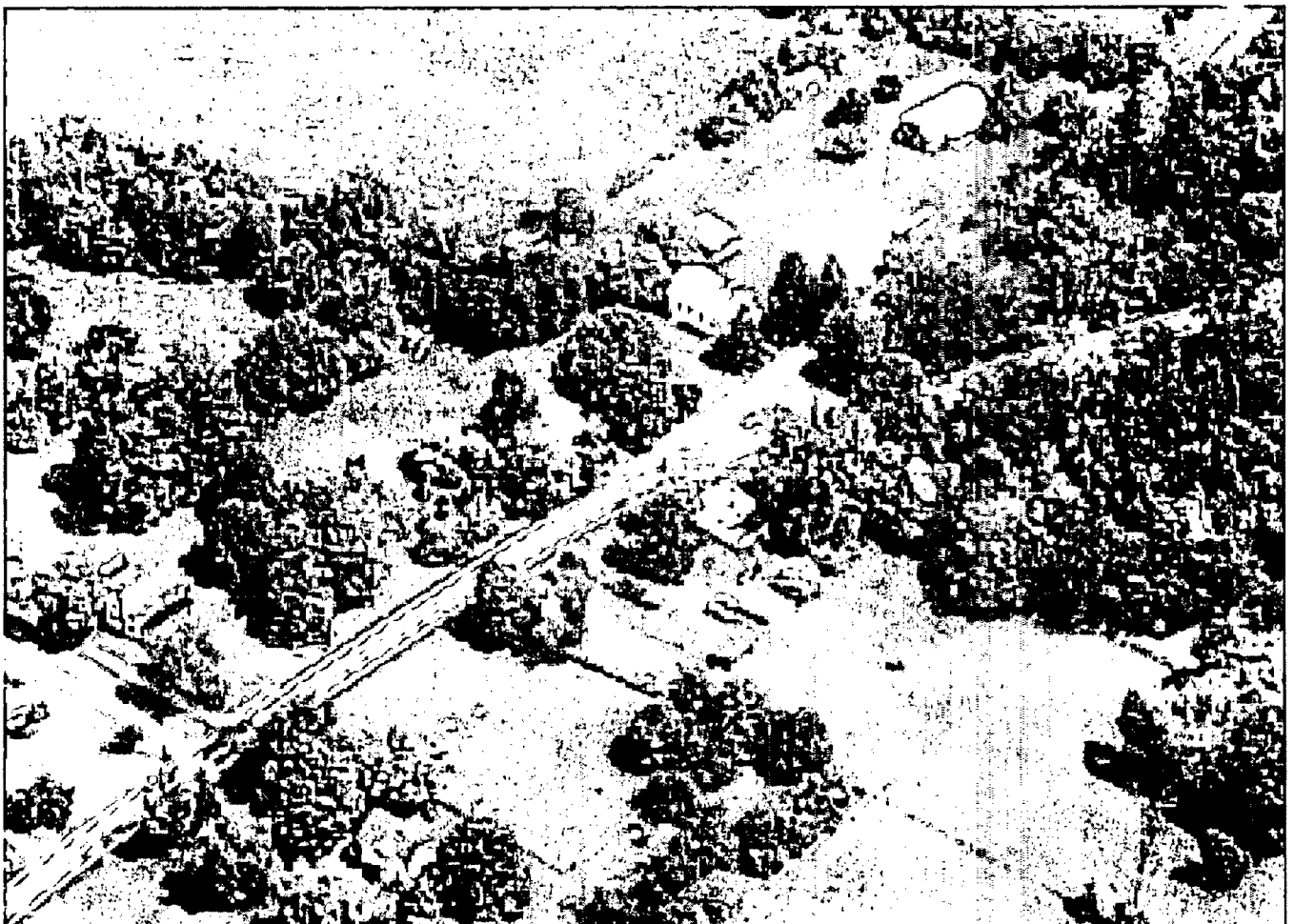
tree

(trees)

tree

tree

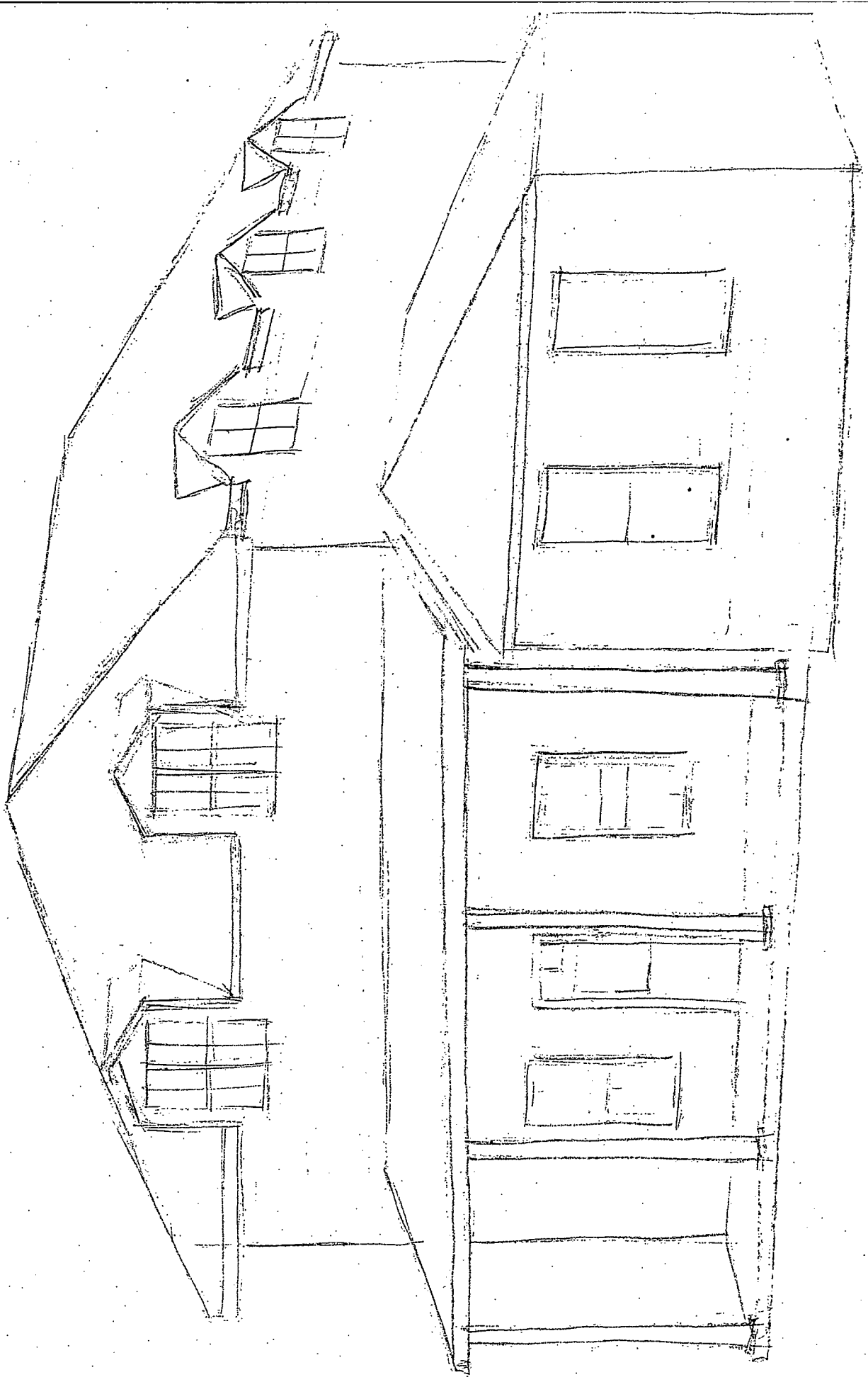
Contractor / Project Manager
Paul Huff
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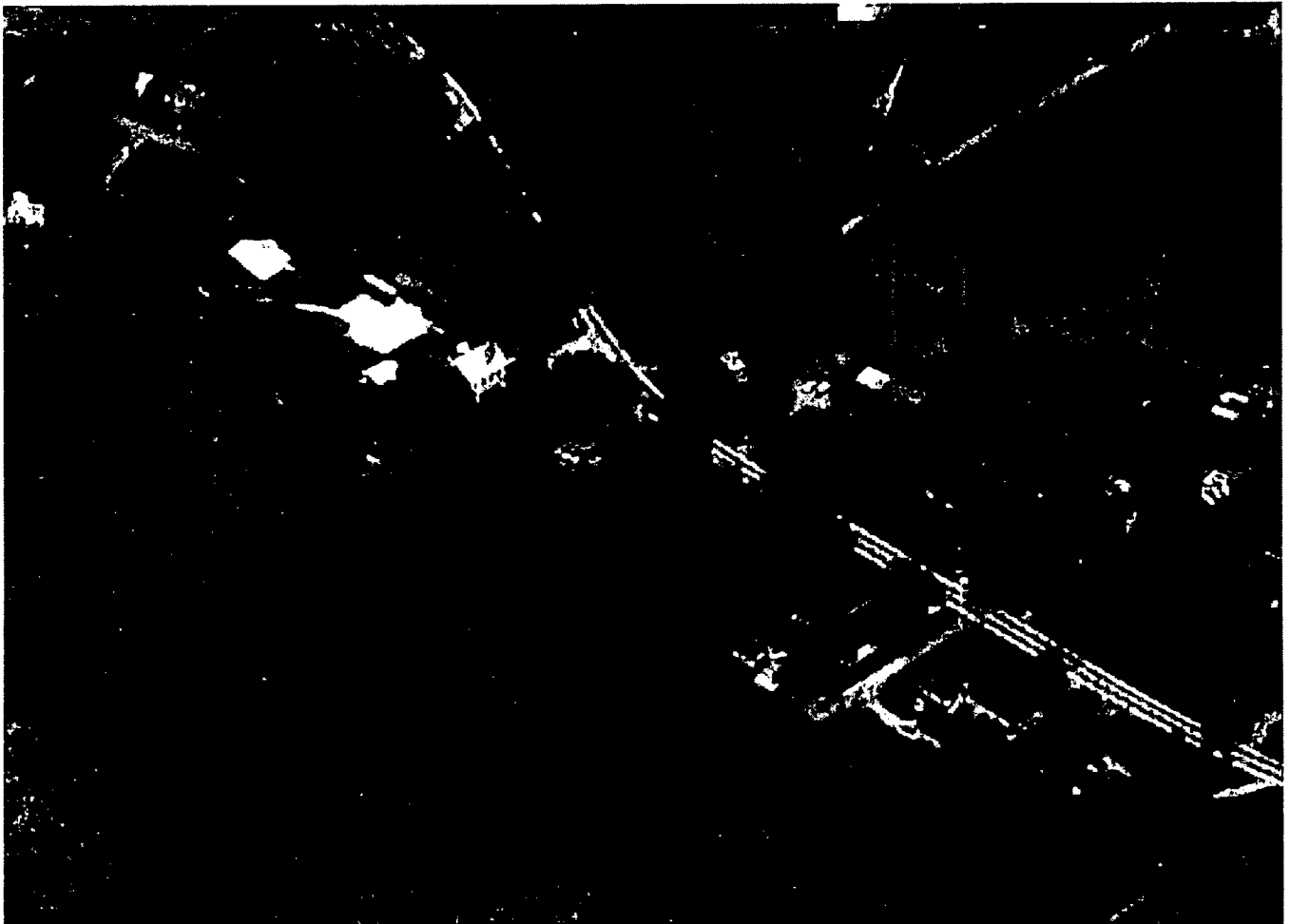
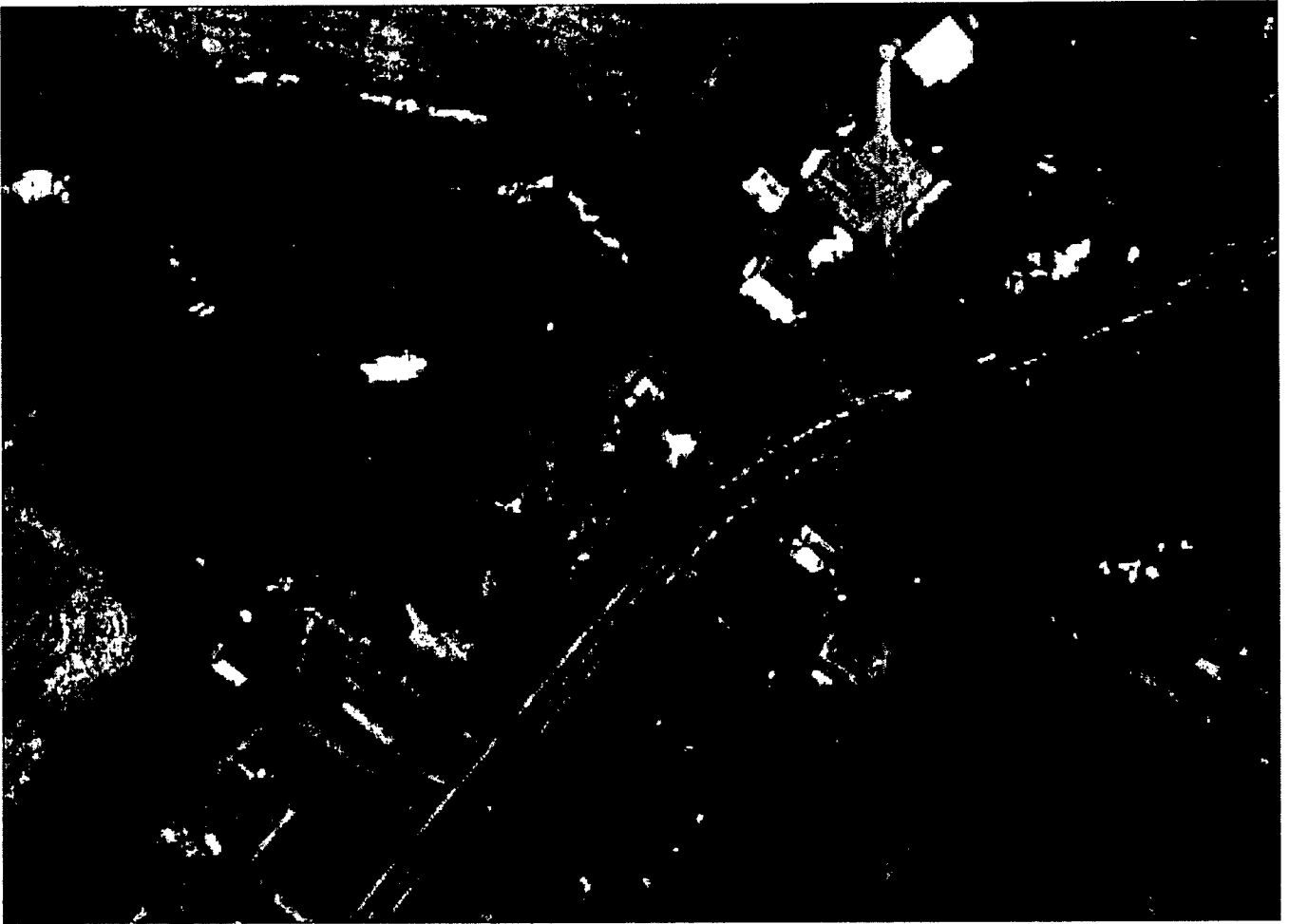


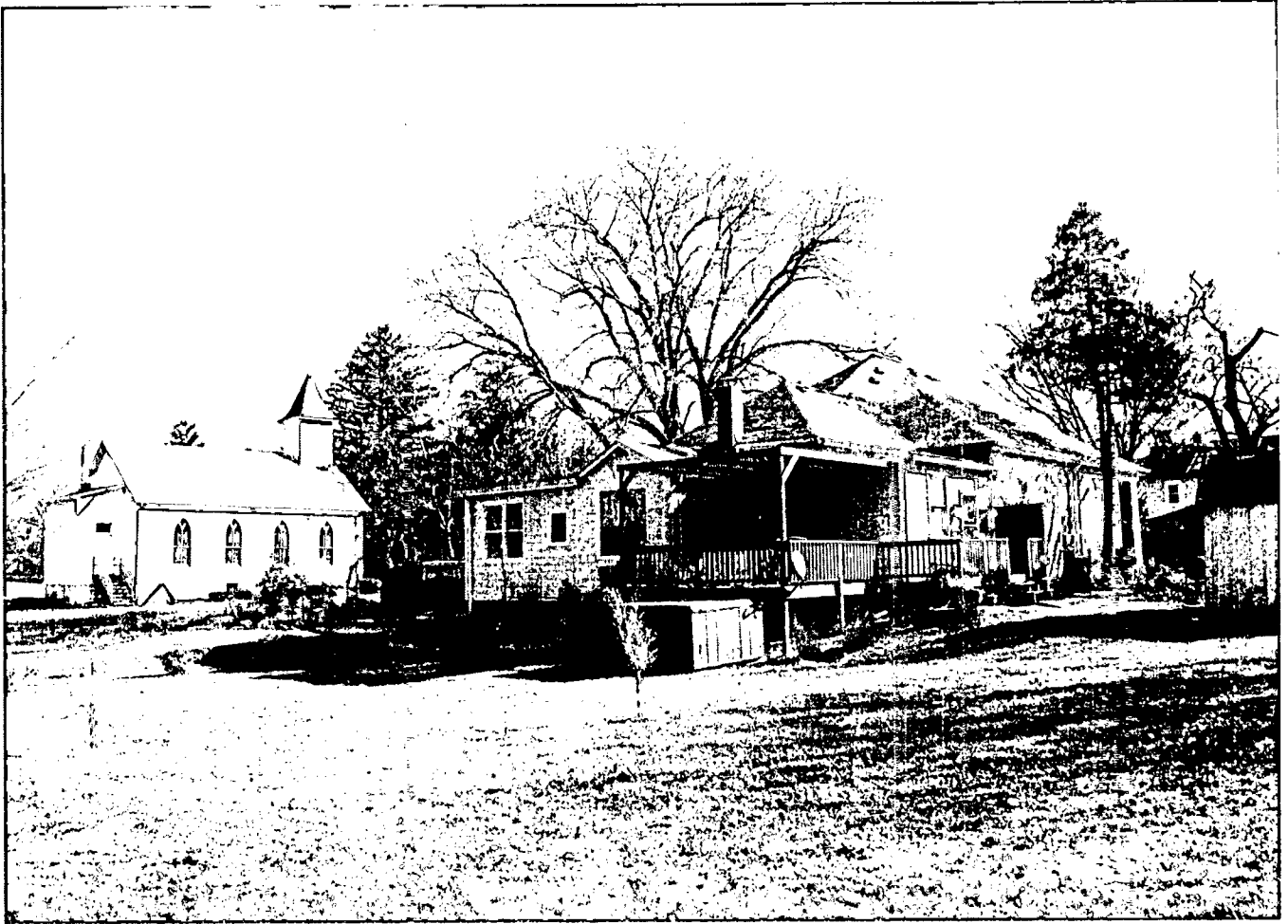
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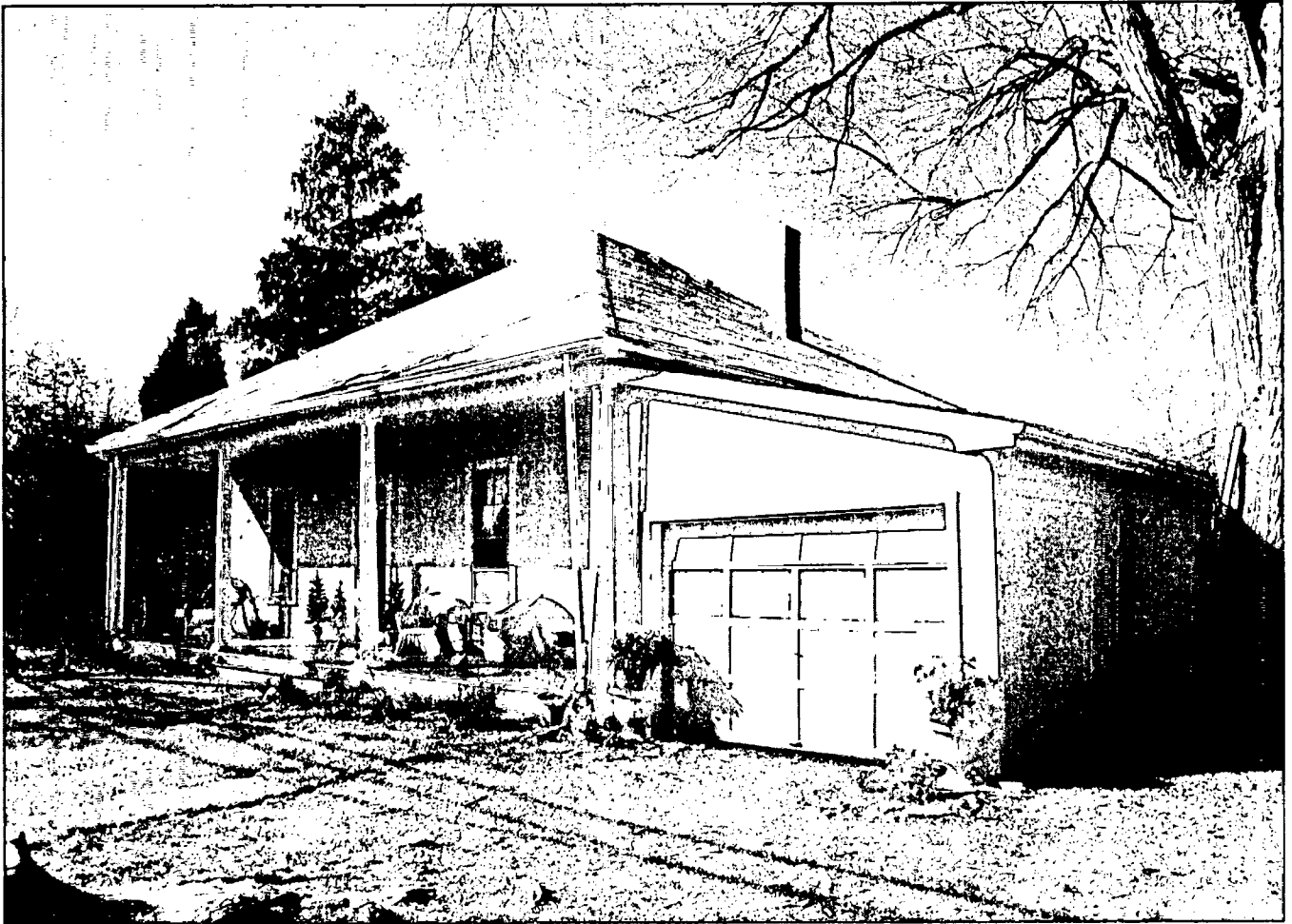
RENOVATIONS & REMODELING

410-549-7703





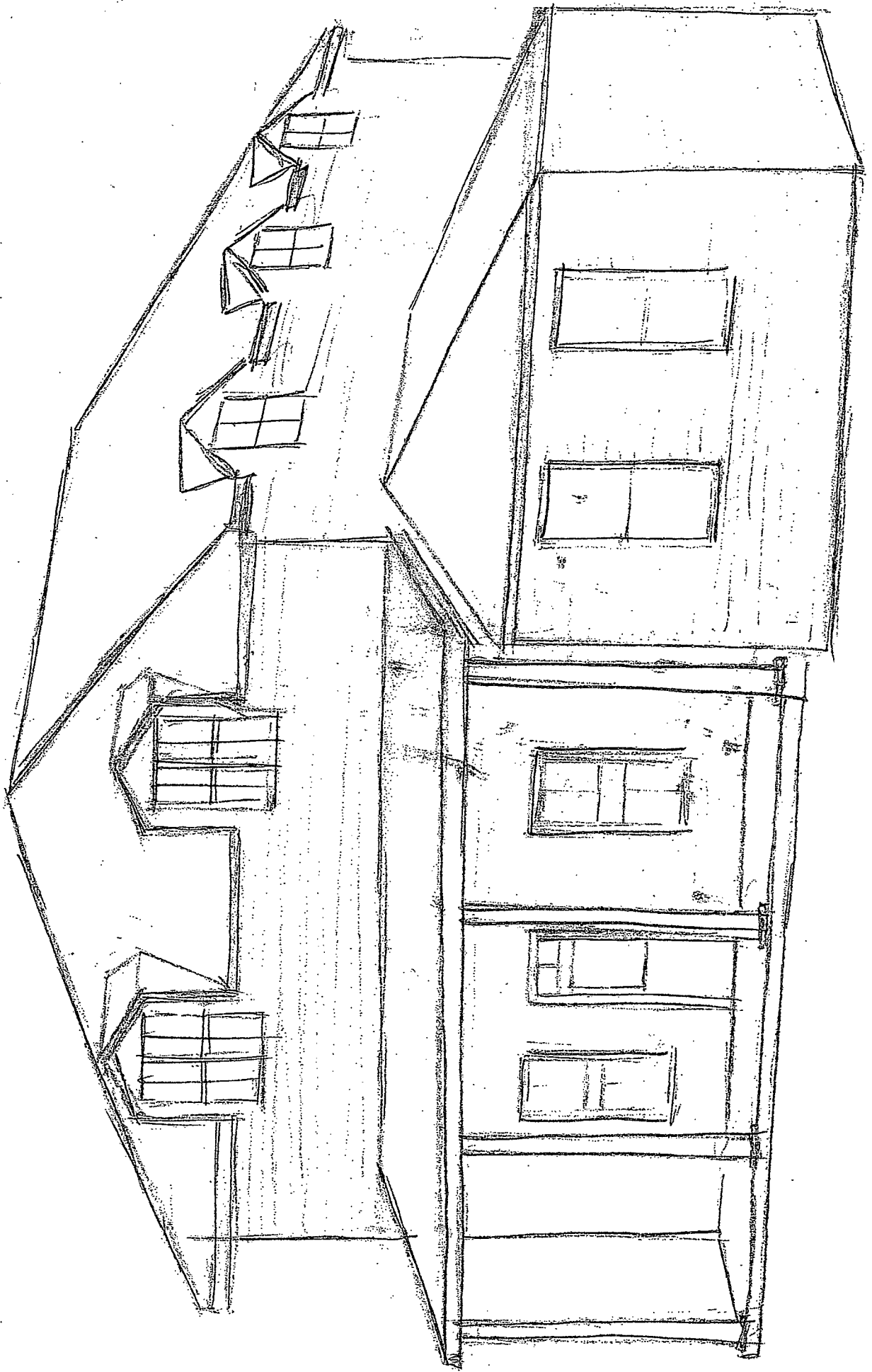




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RENOVATIONS & REMODELING

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Surveyor's Certificate

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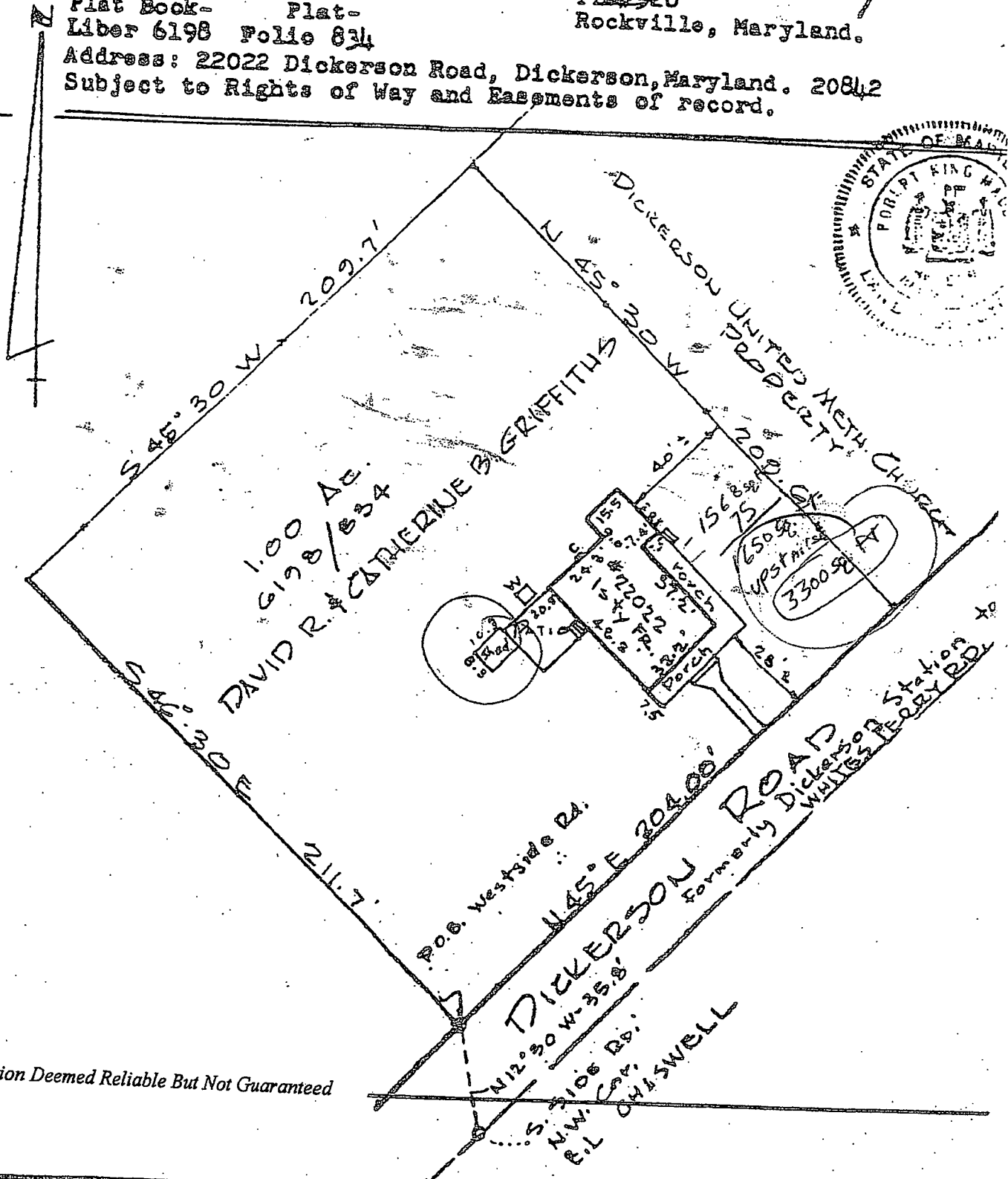
Date: October 6, 1986

Scale: 1" = 50'

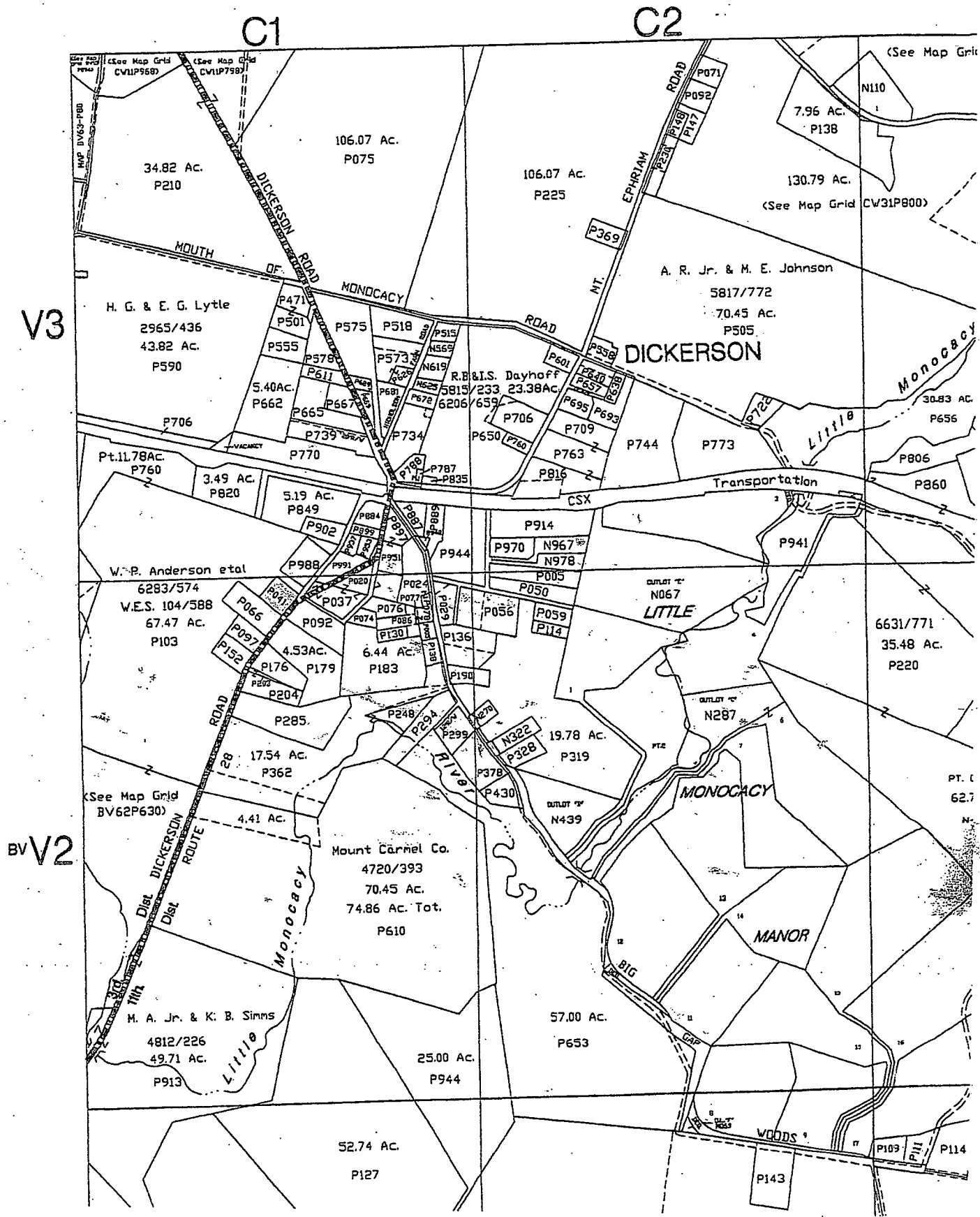
Plat Book- Plat-
Liber 6198 Folio 834

[Signature]
R. H. Maddox, Surveyor
PL#528
Rockville, Maryland.

Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of record.



Information Deemed Reliable But Not Guaranteed



Paul + Renita Espinoza
22022 Dickerson Rd

Caroline - no 2nd story & added a series of hyphens
Tennessee wing - carefully attached
furniture for garage location

Septic is in the back & well

Jef - be lenient
mishmash of roofs
- took @ well & septic & loc. changes
may be required anyhow
- 1 story additions better than going up

Lee - concern w/ Jef
what is worth preserving?

Caroline - dent
Keep rafters & mass
deep pent porch
simple form dent puncture roof

David - don't rationalize the
sig

Lee take off garage & add off back

Jane - pent porch, pyramid slope
less opposed to coming off side
hyphens

Julie - get good information abt

Jef - raising roof doesn't work
2nd level at back back

Tim - leniency

* Front Porch & Front Roof * important
get the scoop on septic & well w/ or w/out
addition

flexibility for going to side
go back

perhaps 1/2 to the side or back. OK
for us to be taller
removal of garage a bonus

Caroline - rethink garage - pull it back
beyond front plane of house

Waven - use garage? [NO]

Caroline - remove front wall & create open
porch

Jef - move 8' from front to back of garage
cannot require that

Caroline - rear dormers

Jef - stepped up @ rear

PRELIM

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	22022 Dickerson Rd, Dickerson	Meeting Date:	2/28/2007
Resource:	Contributing Resource Dickerson Locational Atlas District	Report Date:	2/21/2007
Applicant:	Aristides & Paul Espinoza	Public Notice:	2/14/2007
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Tania Tully
PROPOSAL:	2nd Level Addition		

RECOMMENDATION: Revise and Return for another Preliminary

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Dickerson Locational Atlas District
STYLE: Bungalow
DATE: c.1910

This 1-story hipped roof bungalow sits at the front southeast corner of a 1-acre lot behind a tall fence. The full width front porch sits under the main roof. There are two existing additions – one has a hipped roof and the other is a shallow shed – and a rear deck. There is also an attached single car garage and a small shed. The main part of the house is sheathed in drop siding and the additions with wood shingles. The house is adjacent to the Methodist Episcopal Church South.

HISTORIC CONTEXT

The following is a summary derived from several Maryland Historical Trust Inventory Forms completed in the 1970s and 1980s.

The Village of Dickerson is one of a number of late 19th century towns in Montgomery County that owe their development to the construction of the Metropolitan Branch of the B&O Railroad. Many of the original rail-oriented characteristics have been retained. When the Railroad came through, it split a 217-acre parcel owned by Christy A. Dickerson. Her son William, who had moved to the property by 1860, established a general store and post office to serve the multiple construction gangs. The Dickerson Quarries opened in 1898, employing Dickerson residents, transient workers, and adding a new commercial element to the town.

The village is a mixture of late 19th and early 20th century architectural styles. While most of the structures are frame, there is a variety of styles, rooflines, and exterior surfaces; these include a log cabin, brick hipped roofed house, small frame dwellings, railroad station, grand frame houses, and a church. The presence of porches, shutters, chimneys, mature shade trees on wide lawns, and frame outbuildings add to

the quiet charm of this country town. Dickerson still exhibits qualities of a rural railroad community at the turn of the century.

PROPOSAL:

The applicants are proposing to add a second level and a one-story side addition.

APPLICABLE GUIDELINES:

Under 24A-10 of the Historic Preservation Ordinance, property owners who wish to demolish or substantially alter a resource within a Locational Atlas historic district may opt to 1.) Have their request reviewed under the Historic Area Work Permit provisions of the law (24A-7); or 2.) They may file a building/demolition permit application which would trigger an expedited evaluation of the resource for historic designation.

When reviewing alterations and new construction within Locational Atlas districts under Option 1, two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents are the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
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 proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

HAWP Staff determined that this proposed addition constitutes a substantial alteration and advised the applicants to submit a preliminary application before proceeding with a HAWP application. Staff understands that this is a small house and is generally supportive of an addition to this house to meet the applicants' needs. Other buildings around this house are larger and likely constructed by more prominent members of the community.

Staff has serious concerns about the proposed addition and its effect on the historic house. The Standards do not prohibit second story additions, but they should not remove distinctive materials or alter features, spaces, and spatial relationships that characterize the property. This bungalow has a hip roof that extends from the top of the front porch and is a major character defining feature.

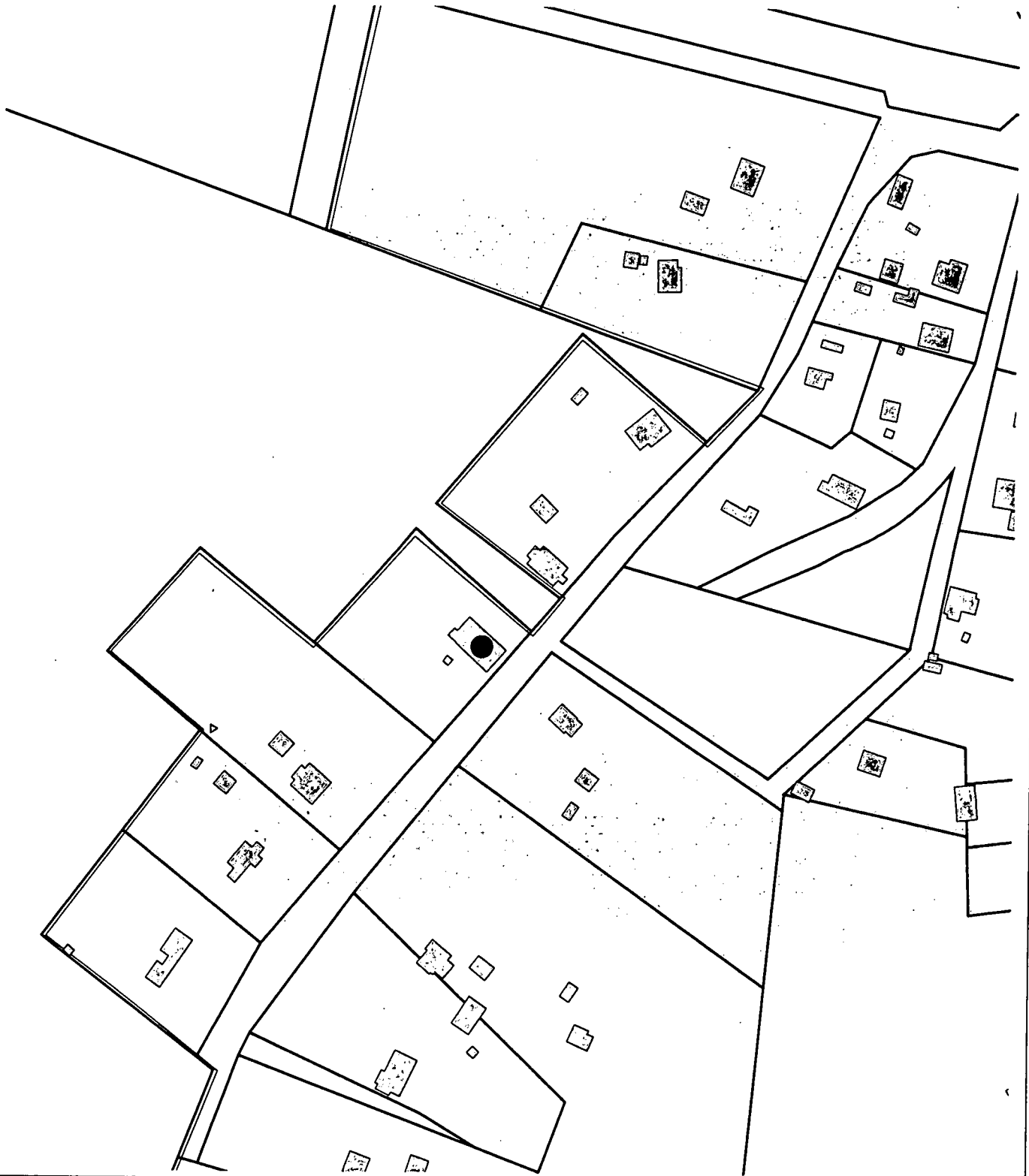
The current proposal is not at all in keeping with the *Standards*. Because the 2nd floor extends straight up from the 1st floor with no relief on the left sides, the bungalow form is completely lost; the new full second story creates an entirely different house type instead of an expanded bungalow as desired. Although the porch roof remains intact, it no longer feels as though it is tucked under and protected by the large hip roof. Staff suggested pulling the addition back behind the peak of the hip and more on top of the rear additions. This would allow more of the bungalow form to remain. Reducing the addition to a half-story would help with the scale.

Before proceeding with a new design, the applicants chose to meet with the Commission and gain input on how to proceed.

STAFF RECOMMENDATION:

Because the district is not designated, Staff is willing to be flexible in interpretation of the *Standards*, however a complete re-design is needed. Staff recommends the applicant take the HPC's comments, redesign, and return for a 2nd Preliminary Consultation.

22022 DICKERSON RD



Notice:

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Casual User Application



Scale: 1" = 200'



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #6

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Renita & Paul Espinoza
Daytime Phone No.: 240-489-3008

Tax Account No.: 3024
Name of Property Owner: Aristides & Paul Espinoza Daytime Phone No.: 301-537-4133
Address: 22022 Dickerson Rd. Dickerson Md 20872
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 22022 Street: Dickerson Rd
Town/City: Dickerson Nearest Cross Street: MT. Ephraim Rd
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ round about 4-500,000.00

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

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.

Paul Espinoza Signature of owner or authorized agent
Jan 29, 2007 Date

Approved: _____ For: Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

At this point we have a cottage house with front porch & deck setting on one acre lot. Set in small community next to church. Shed is adjacent to the deck. Large maple tree planted next to the garage. Various dogwood trees & white pines located on property.

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

Renovation on house putting upstairs for bedroom set... new basement & living room additions, just basically adding more space to our cottage home. ~~But~~ But keep the same look of the existing house. Not change any historic look.

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.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the decline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

(12)

Note: This lot no in flood plain

Plat of House Location
David R. Griffiths & Cathrine B. Griffiths Property
#22022 Dickerson Road
Barnesville (11th) District
Montgomery County, Maryland.
Surveyor's Certificate

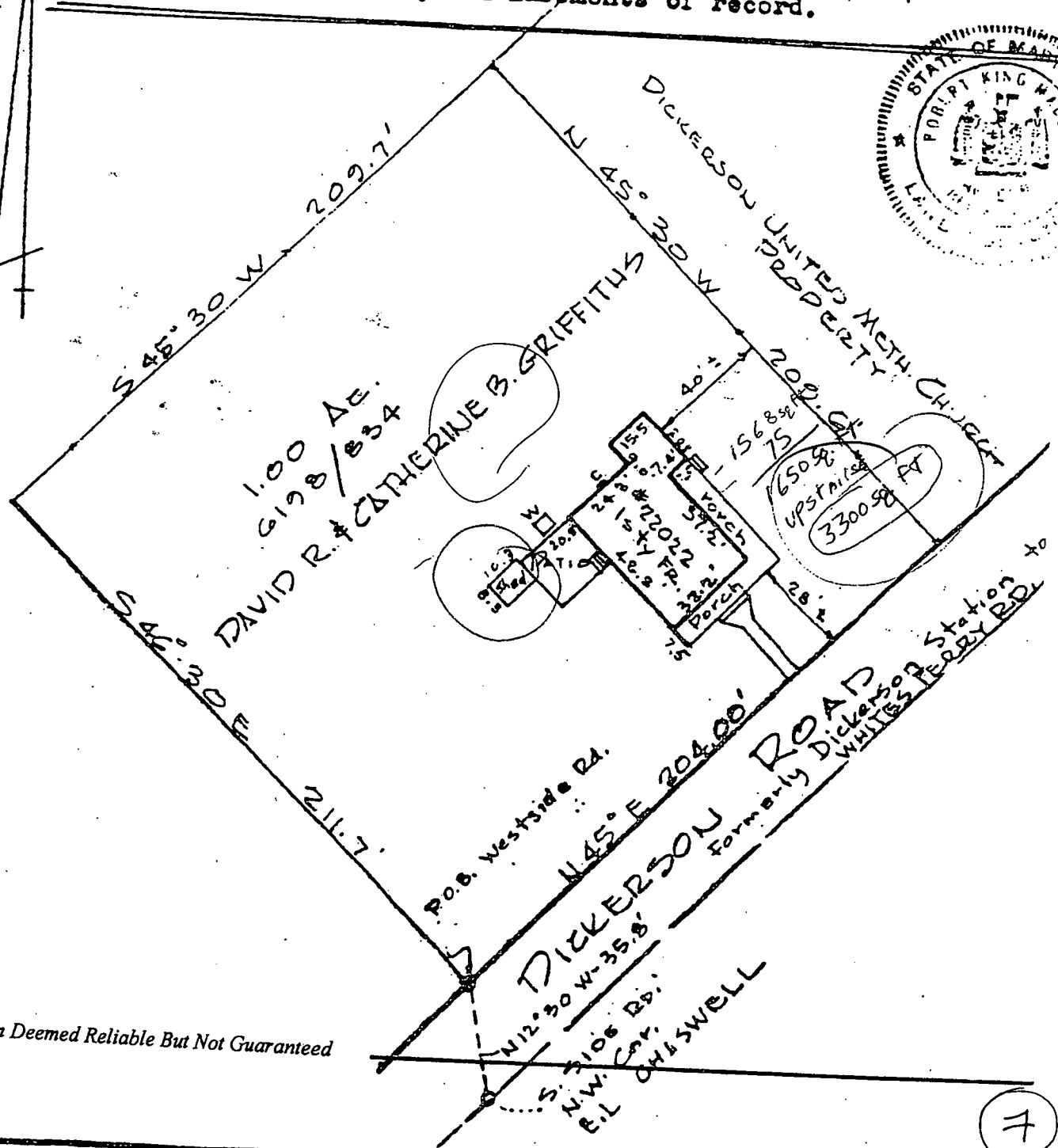
I hereby certify that the plan shown hereon is correct; and that the location of all the existing improvements on the described property have been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

Date: October 6, 1986
Scale: 1" = 50'

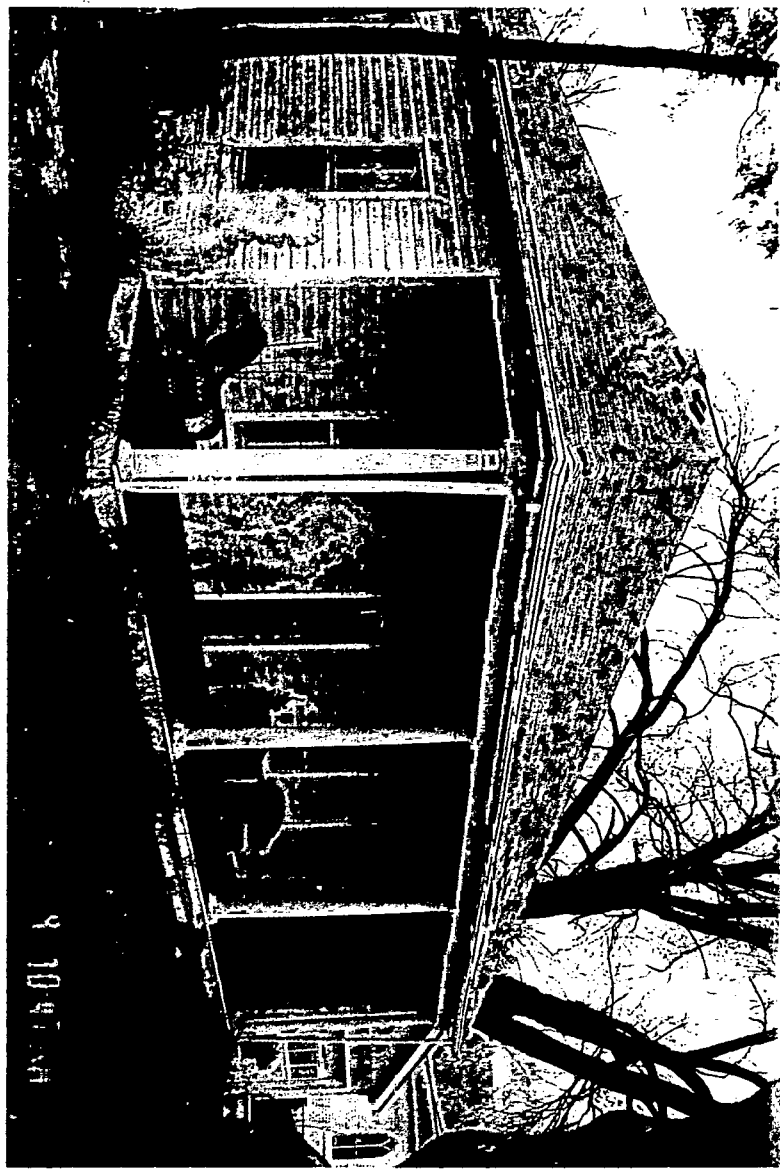
Plat Book- Plat-
Liber 6198 Folio 834

Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of record.

R. K. Maddox
R. K. Maddox, Surveyor
P.L.S. #528
Rockville, Maryland.



Information Deemed Reliable But Not Guaranteed



X
/

ESPINOZA

(8)



8 10:48 AM



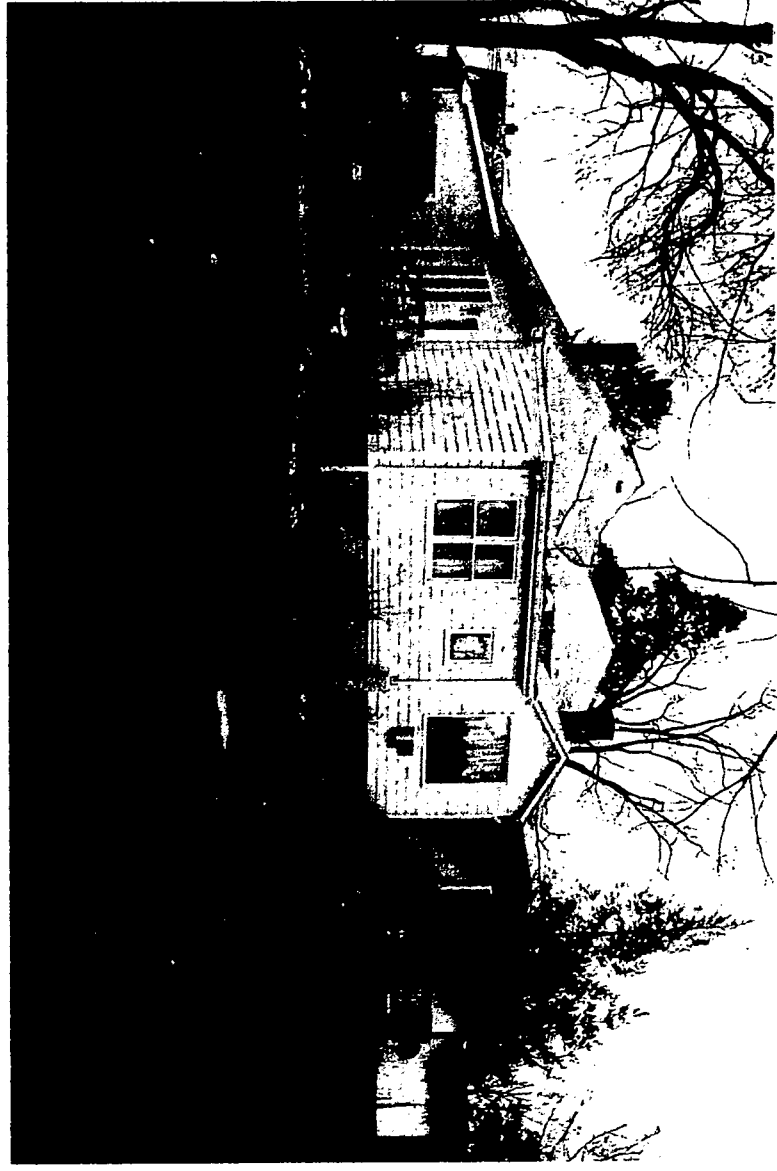
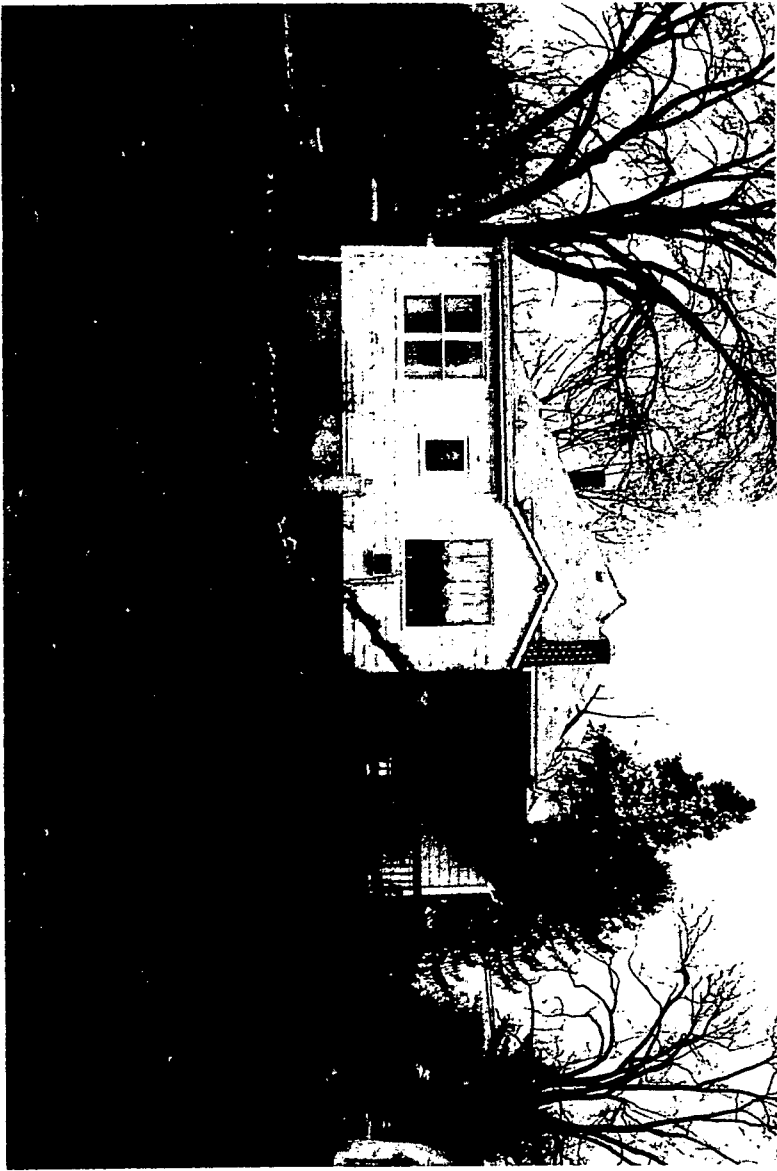
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8 10:48 AM

ESPINOZA

6



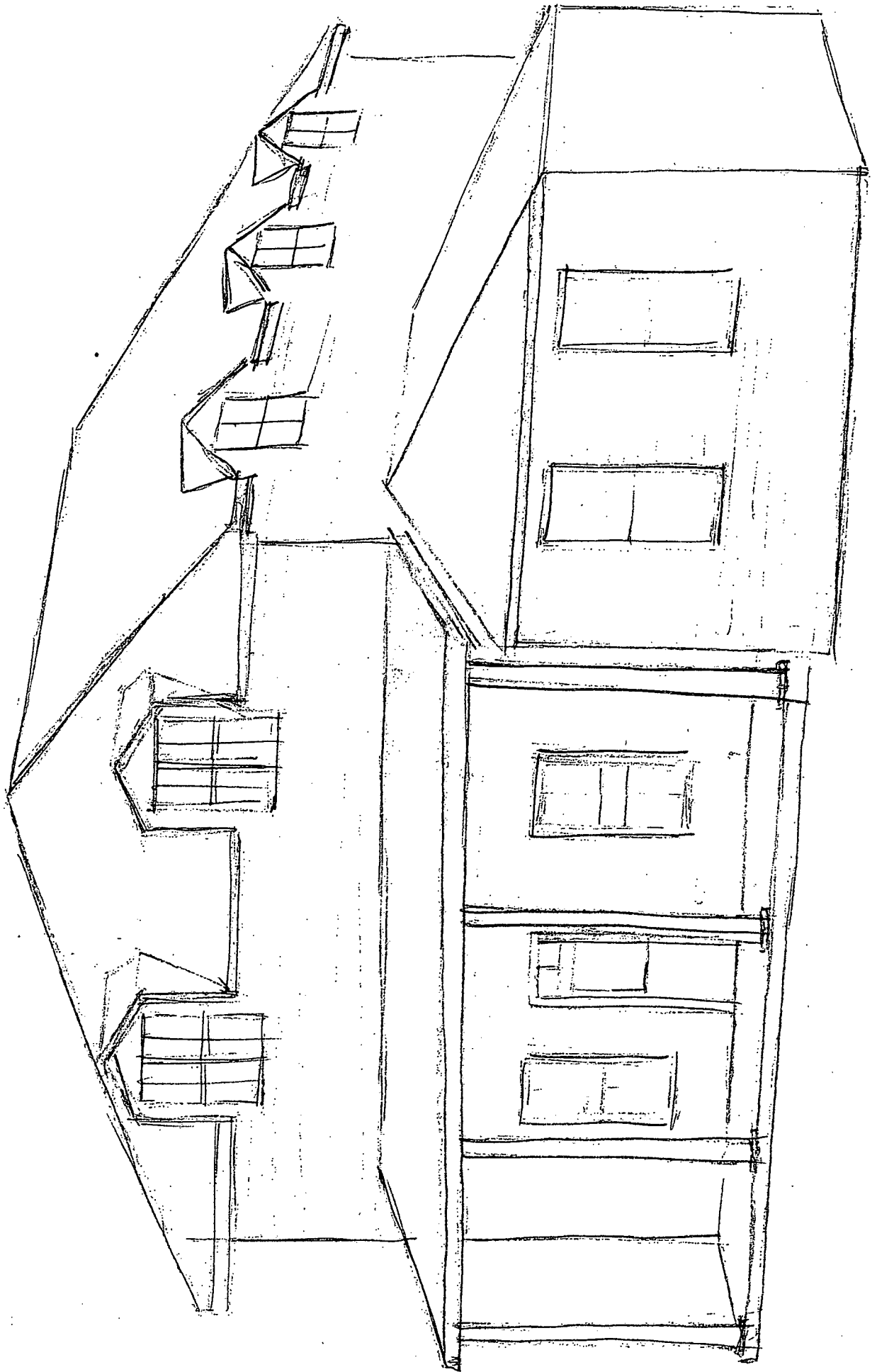
ESPINOZA

10

ESPINOZA

RENOVATIONS & REMODELING

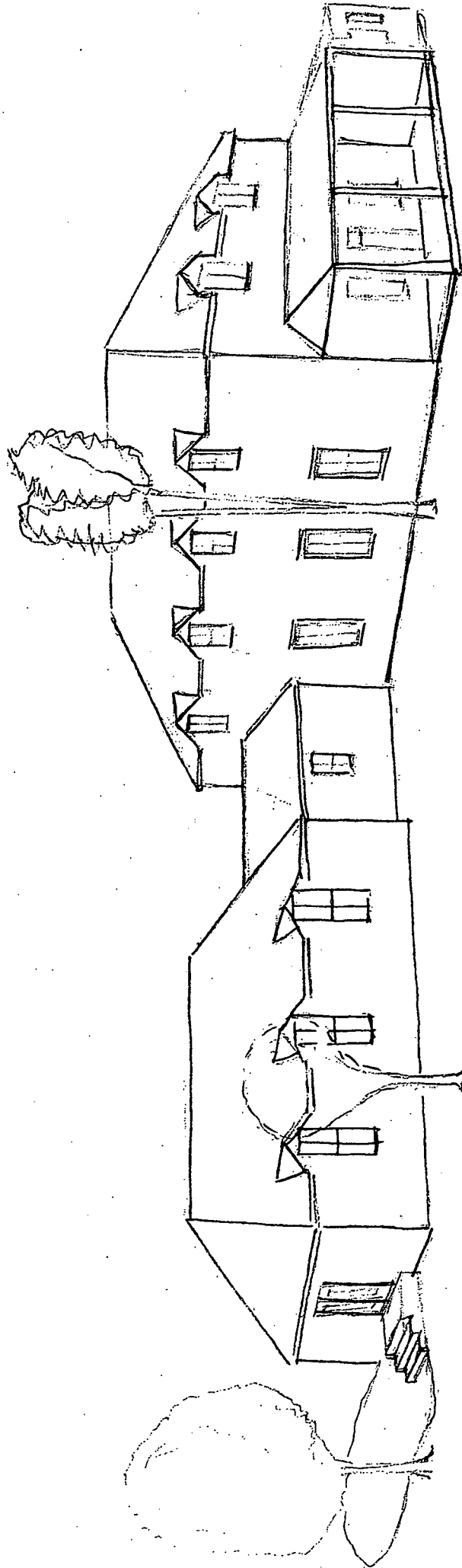
410-549-7703



ESPINOZA

RENOVATIONS & REMODELING

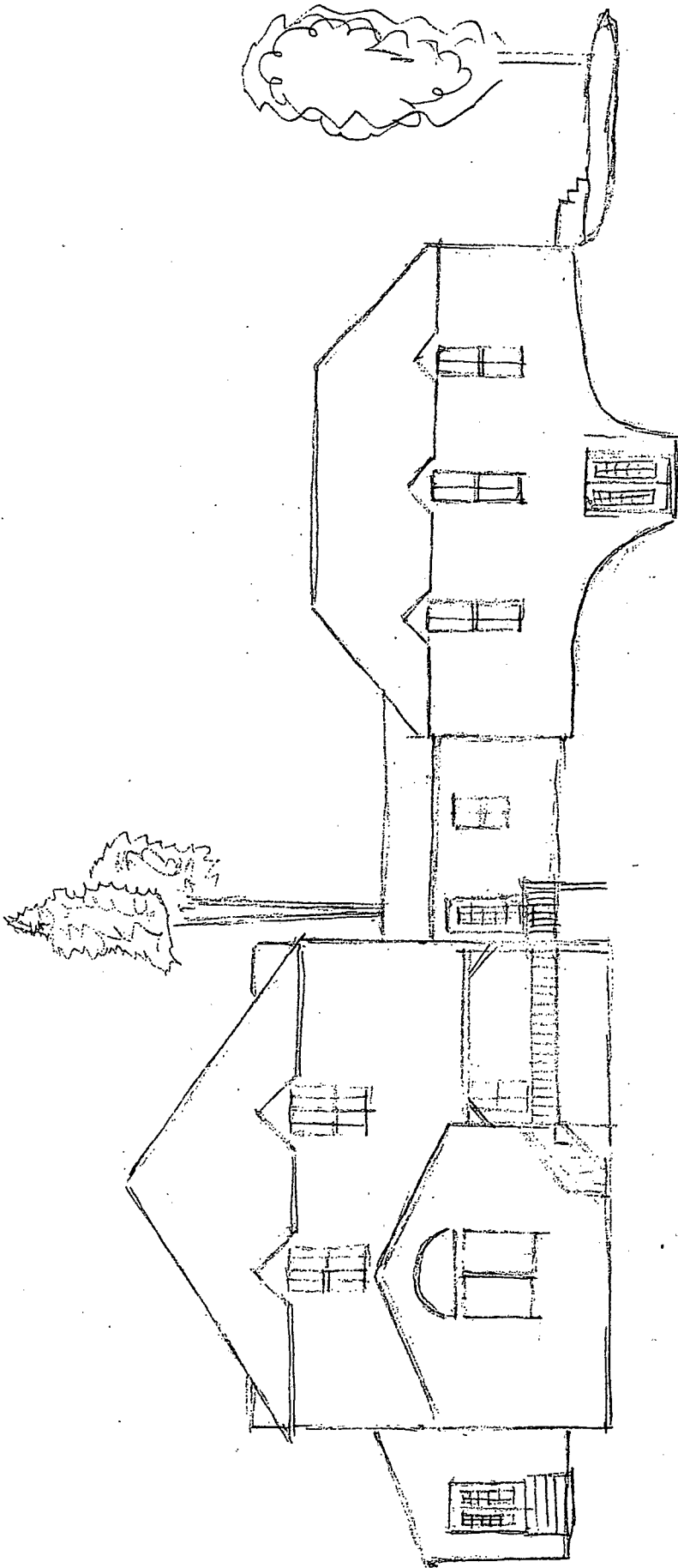
410-549-7703



ESPINOZA

RENOVATIONS & REMODELING

410-549-7703



Material Specifications

ROOF- will be using fiberglass shingles , the existing roof has 3tapshingles

SIDING ON HOUSE- will be using German Dutch Lab Vinyl, the existing siding on house
German Dutch Lab Wood

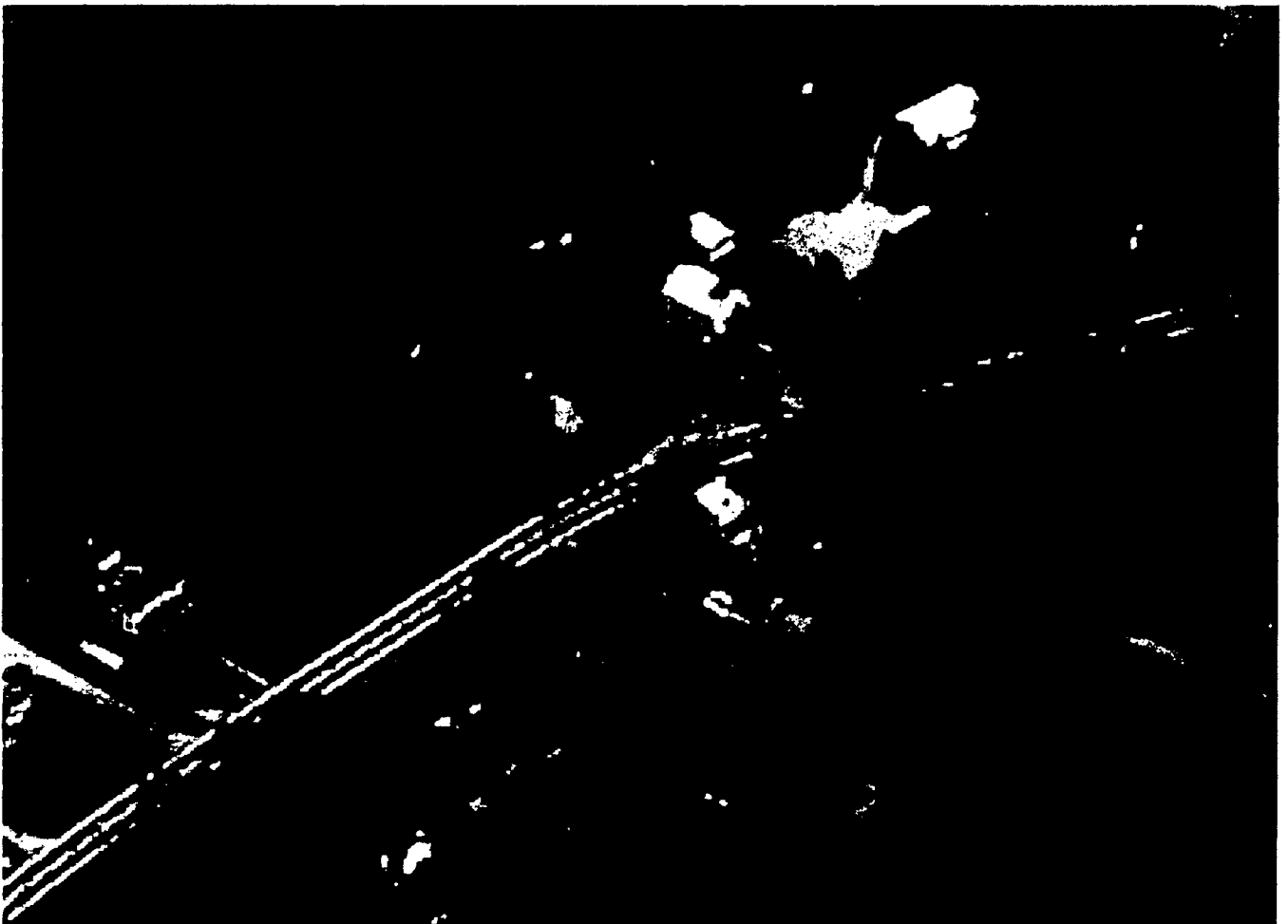
WINDOWS- will be using the same type of windows their 2over 2's which means 2 glass panels
top and 2 glass panels at bottom for renovation , smaller windows will be used for
upstairs new addition.

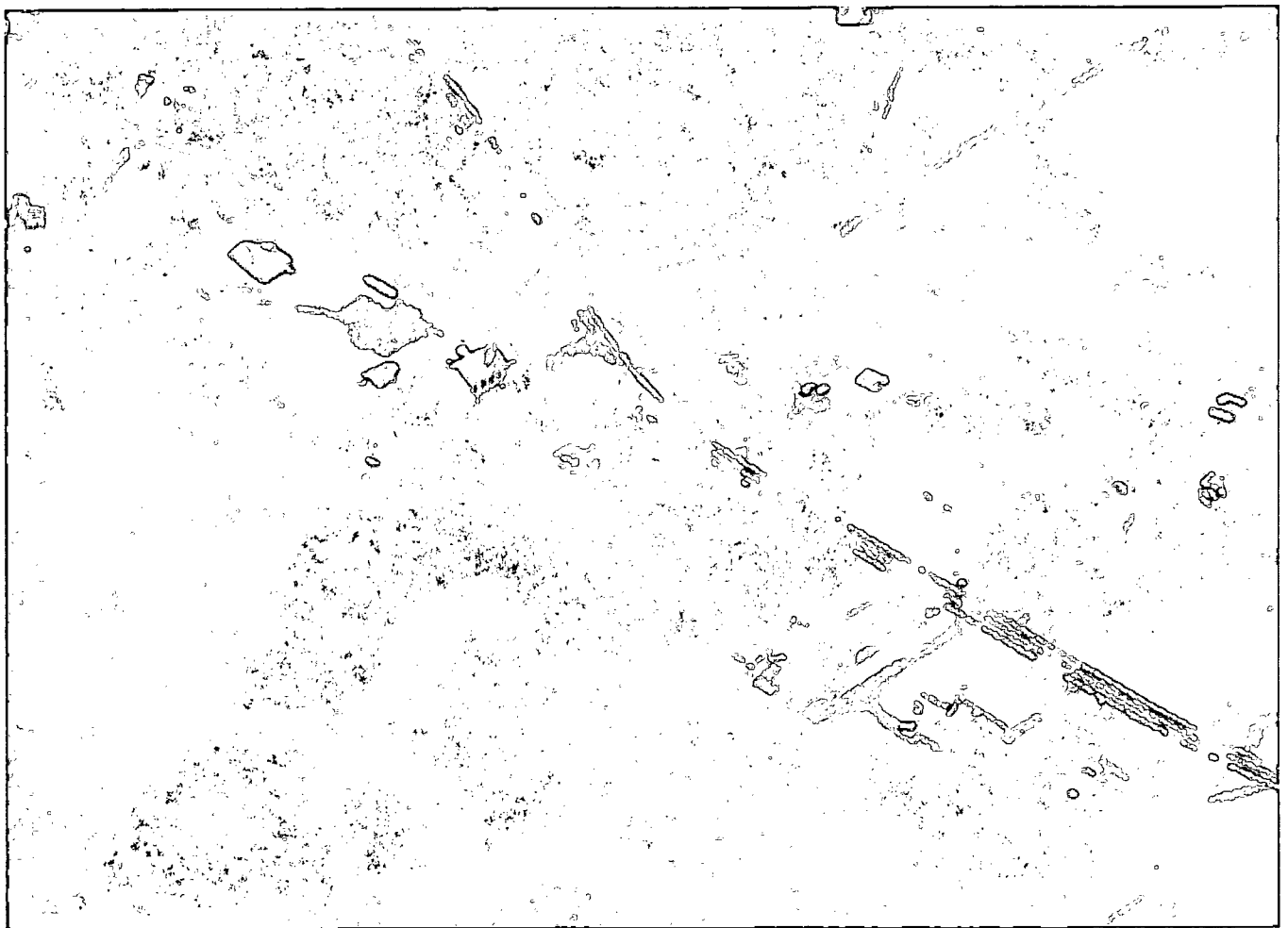
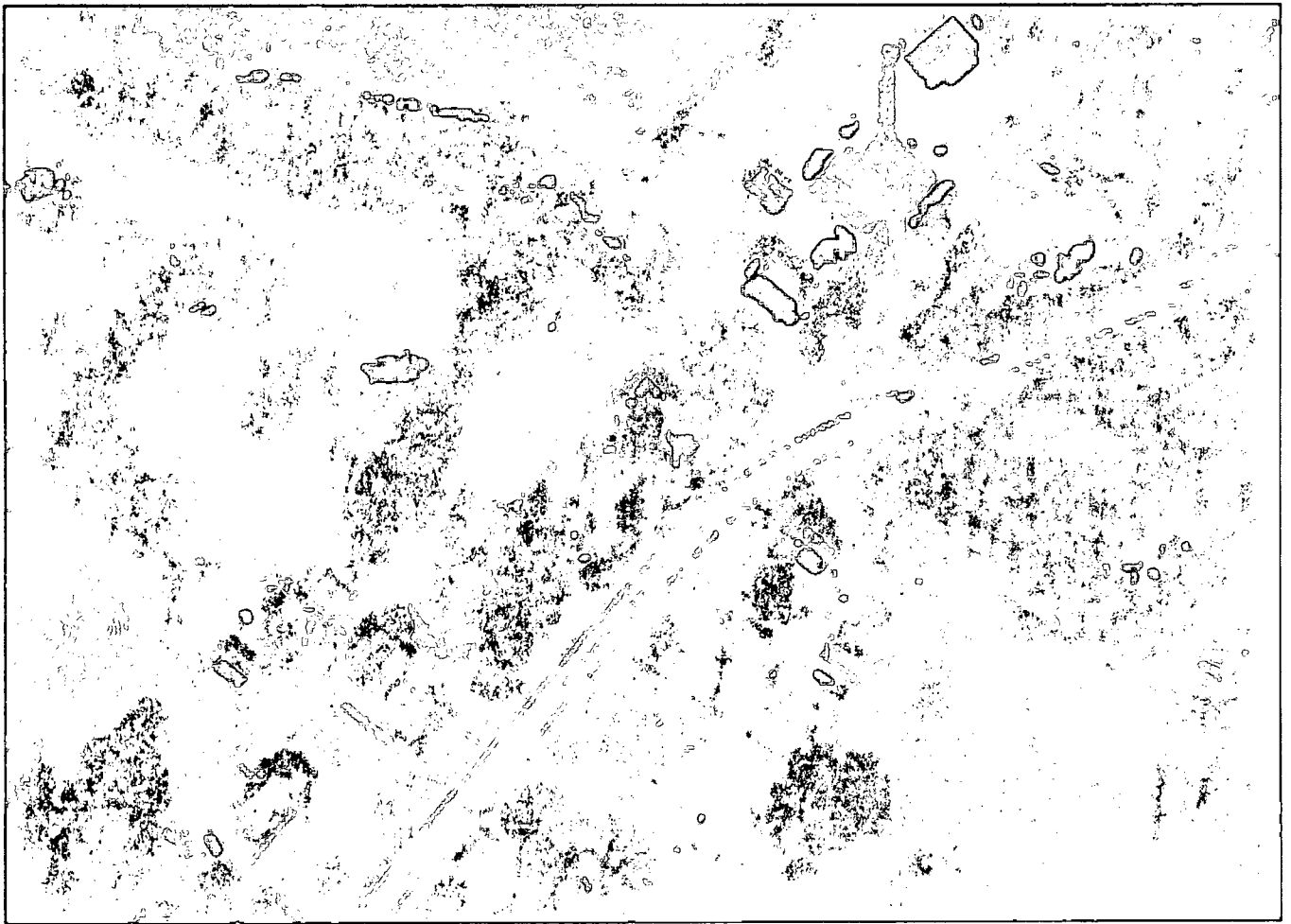
Project Manager: PAUL HUF
410-549-7703

RENOVATION & REMODELING, INC

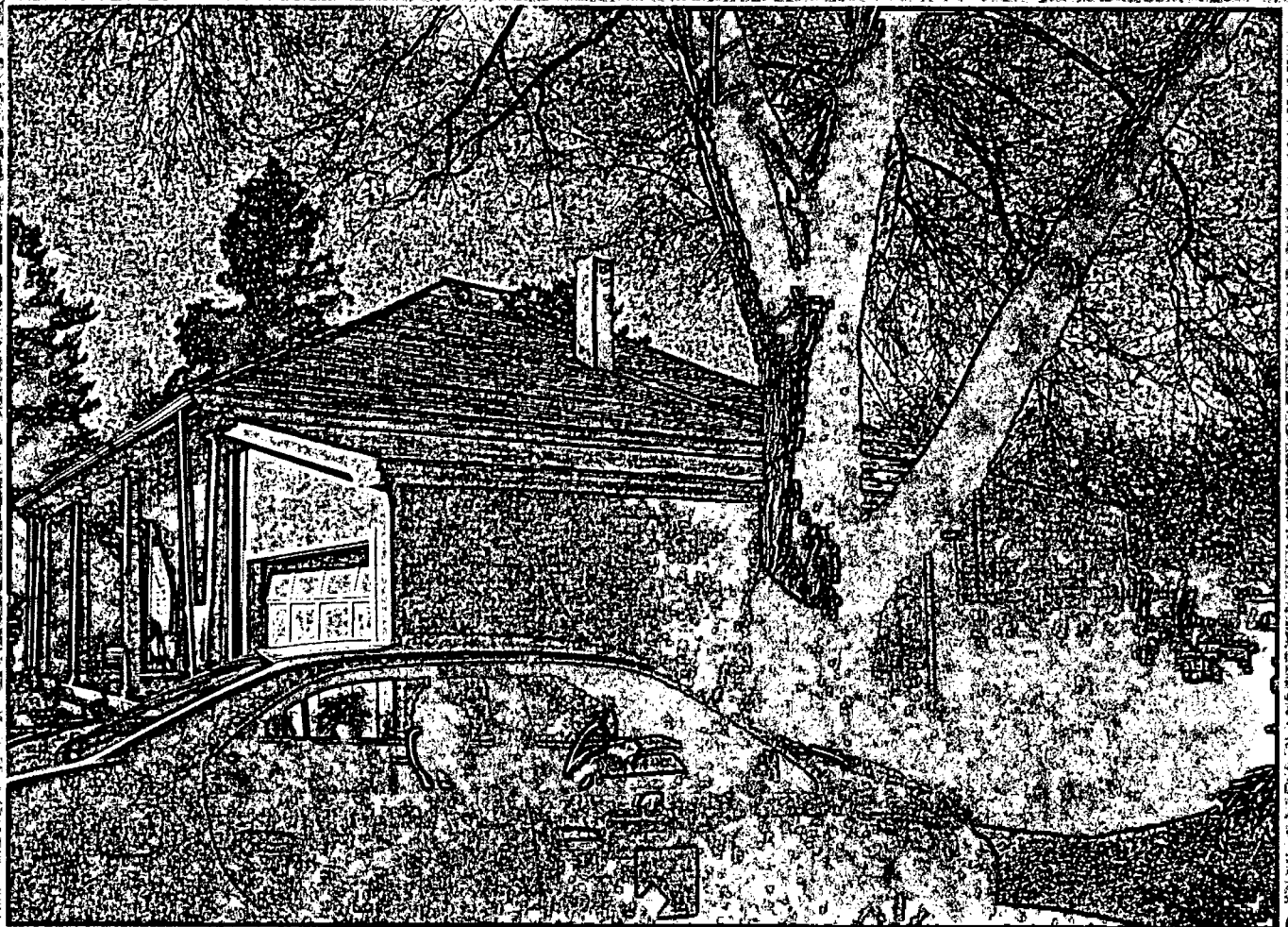
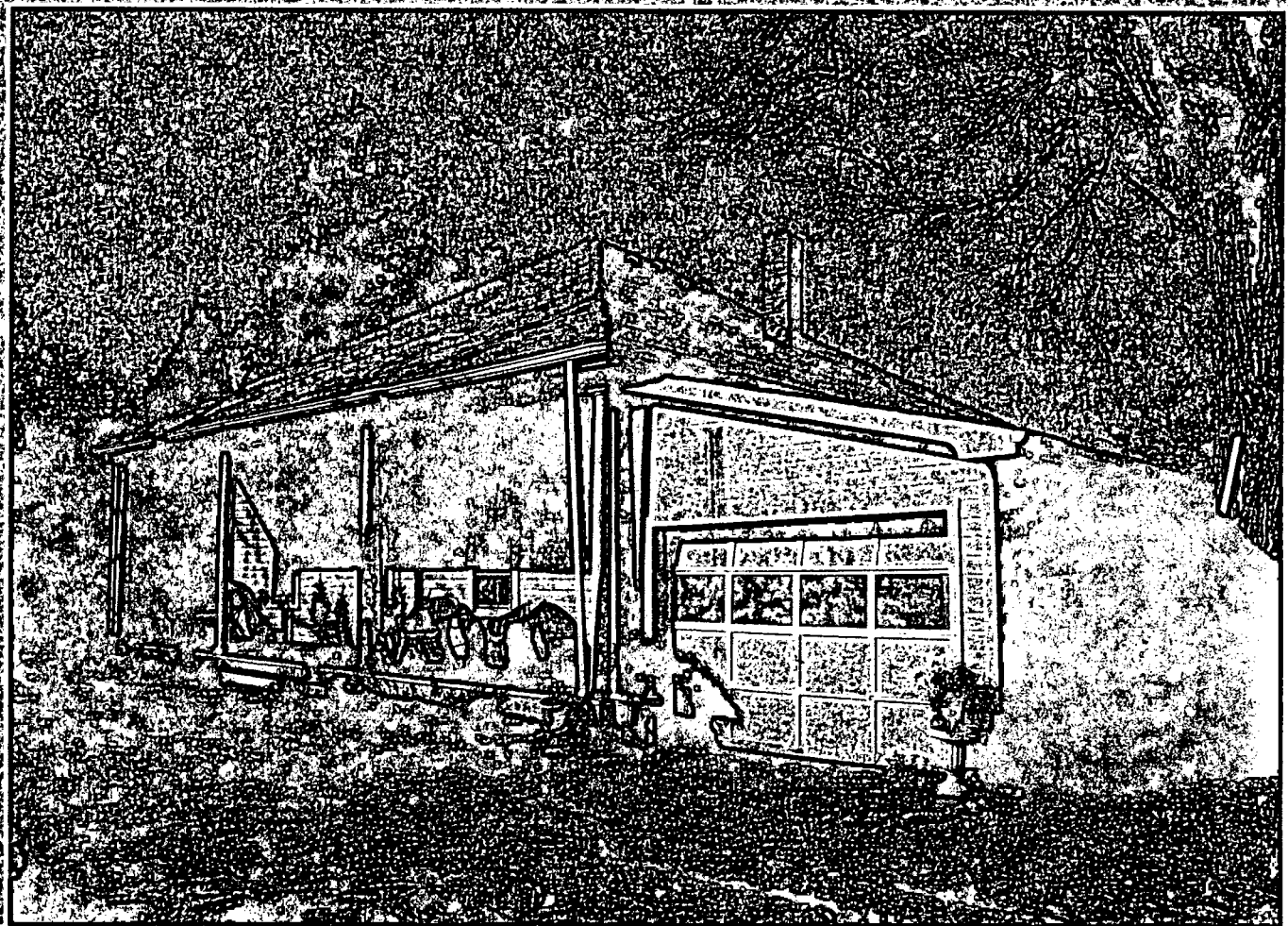
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

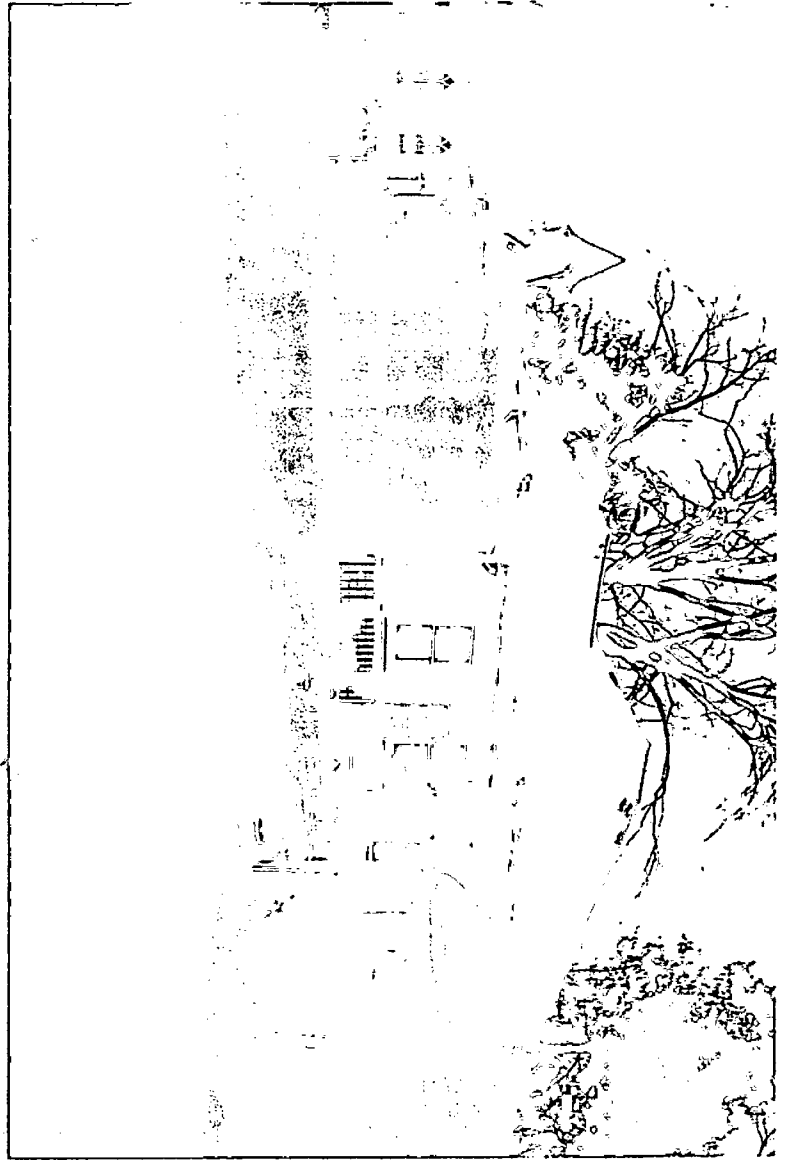
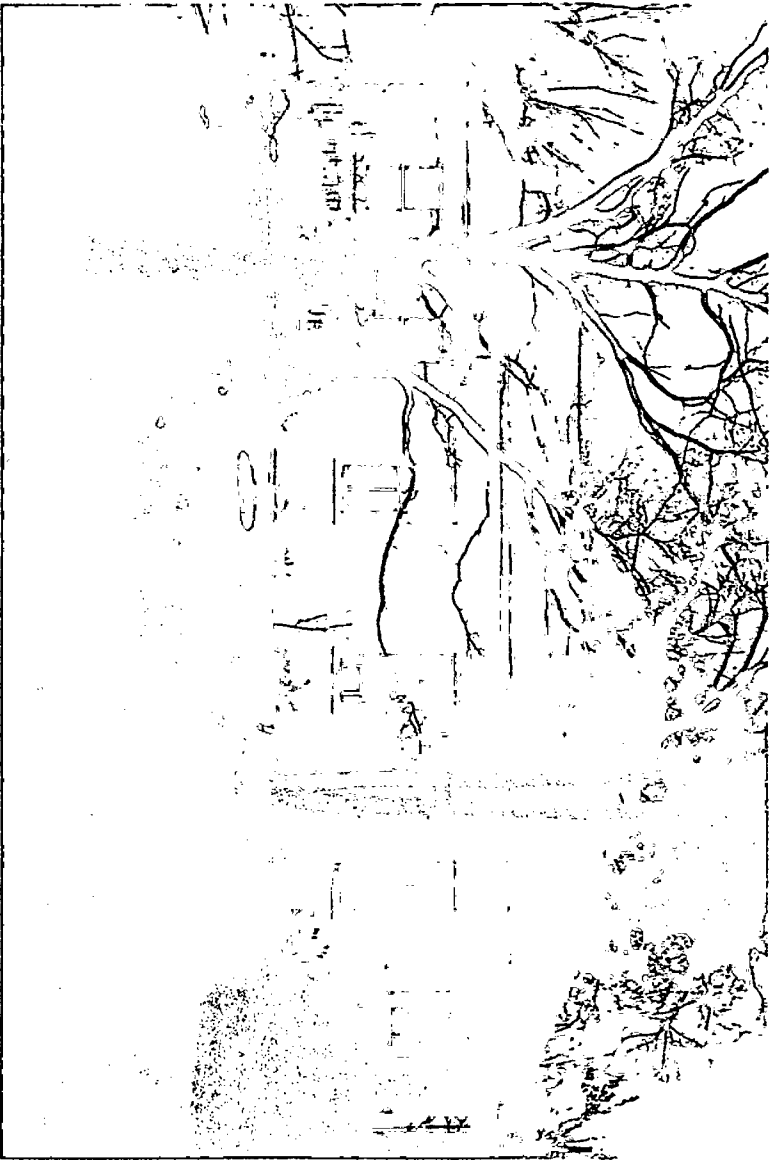
Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Mr. Sean Lynch 22011 Dickerson Rd. Dickerson, Md 20842-9580	
Mr. Patrick Lau 22025 Dickerson Rd. Dickerson, Md. 20842-9515	
22014 Dickerson Rd. Dickerson Md. 20842	



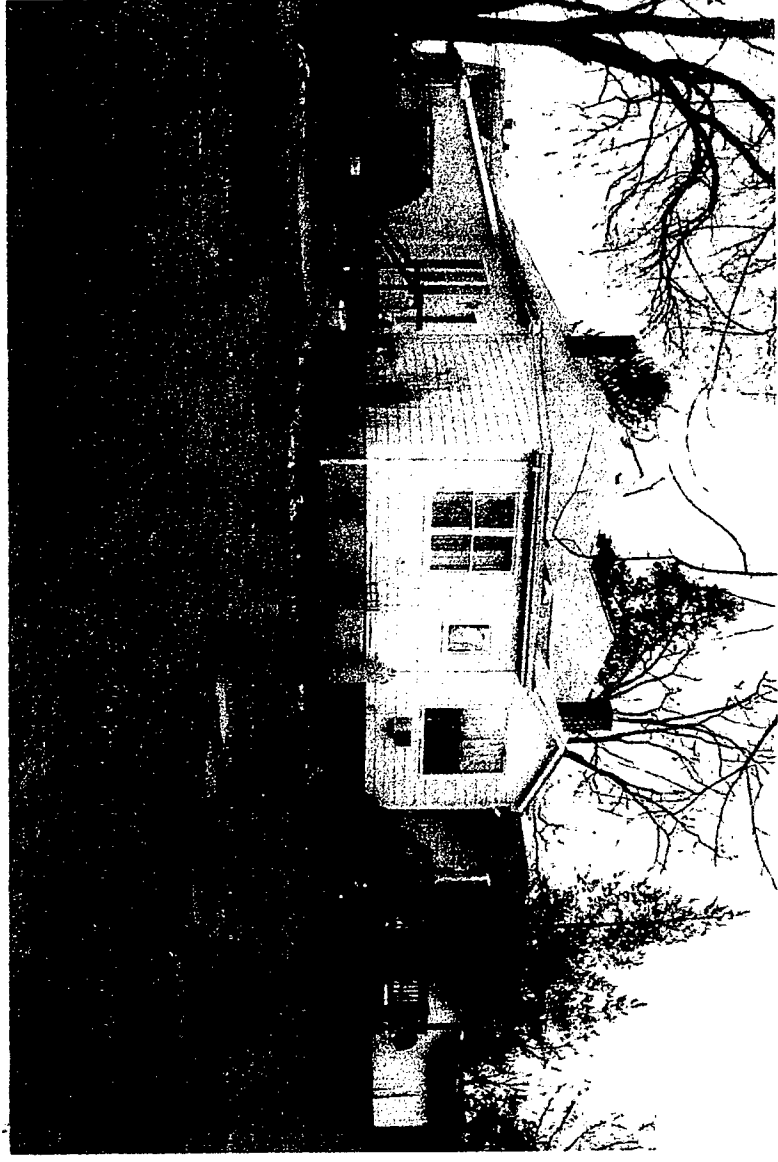




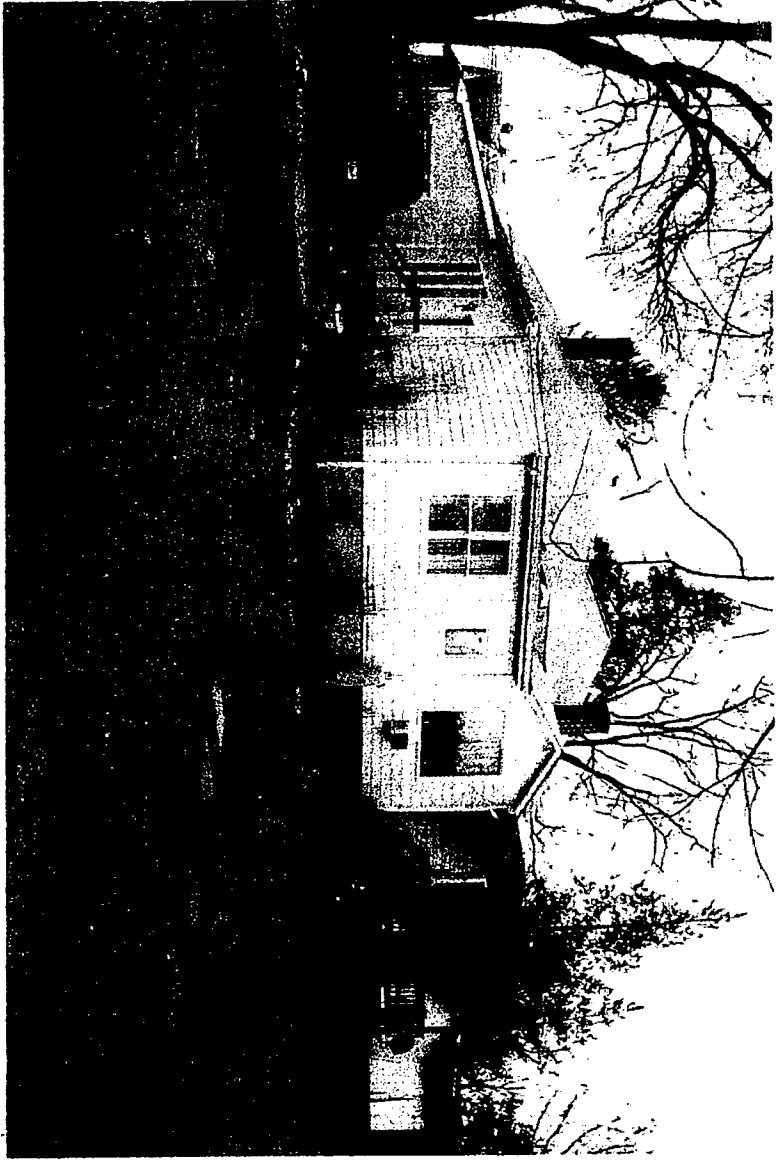




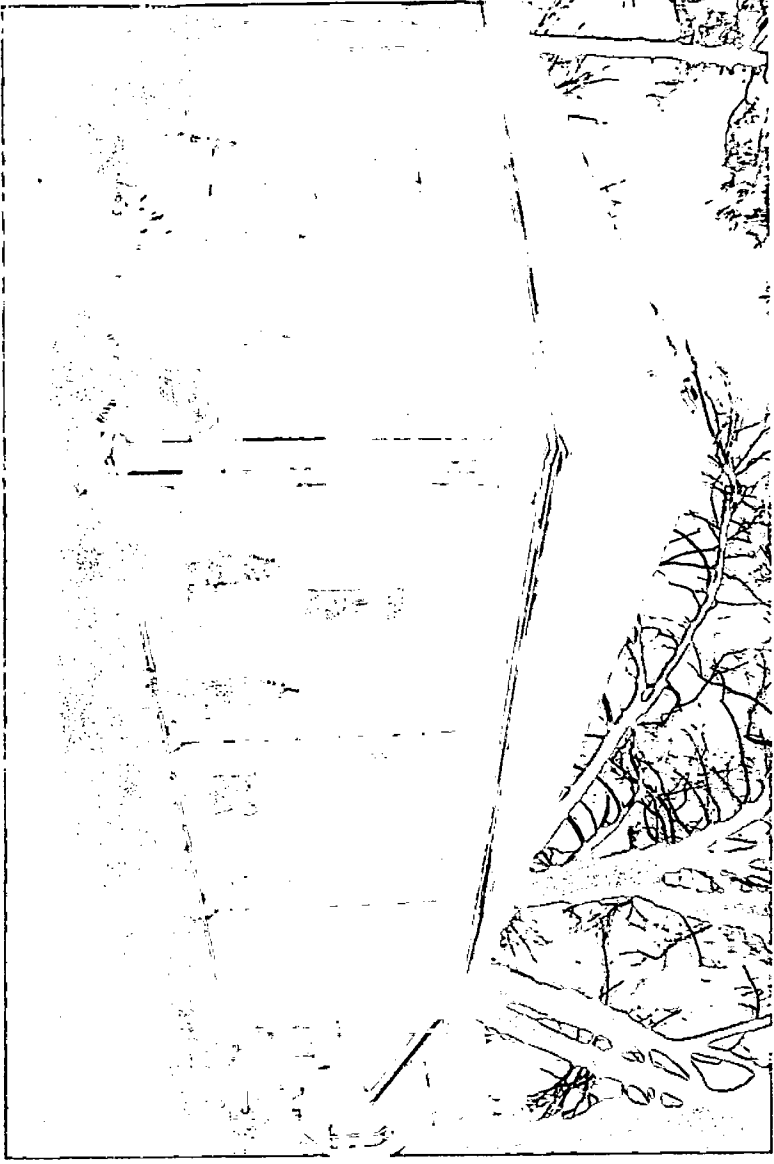
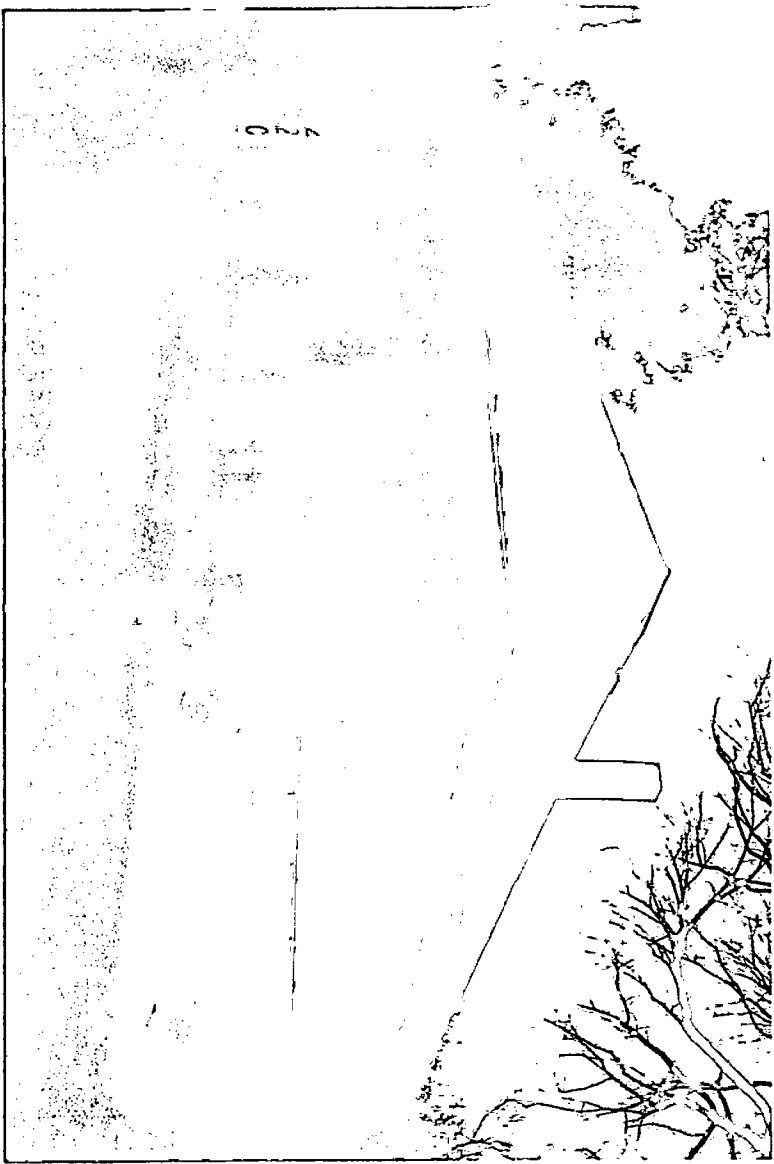
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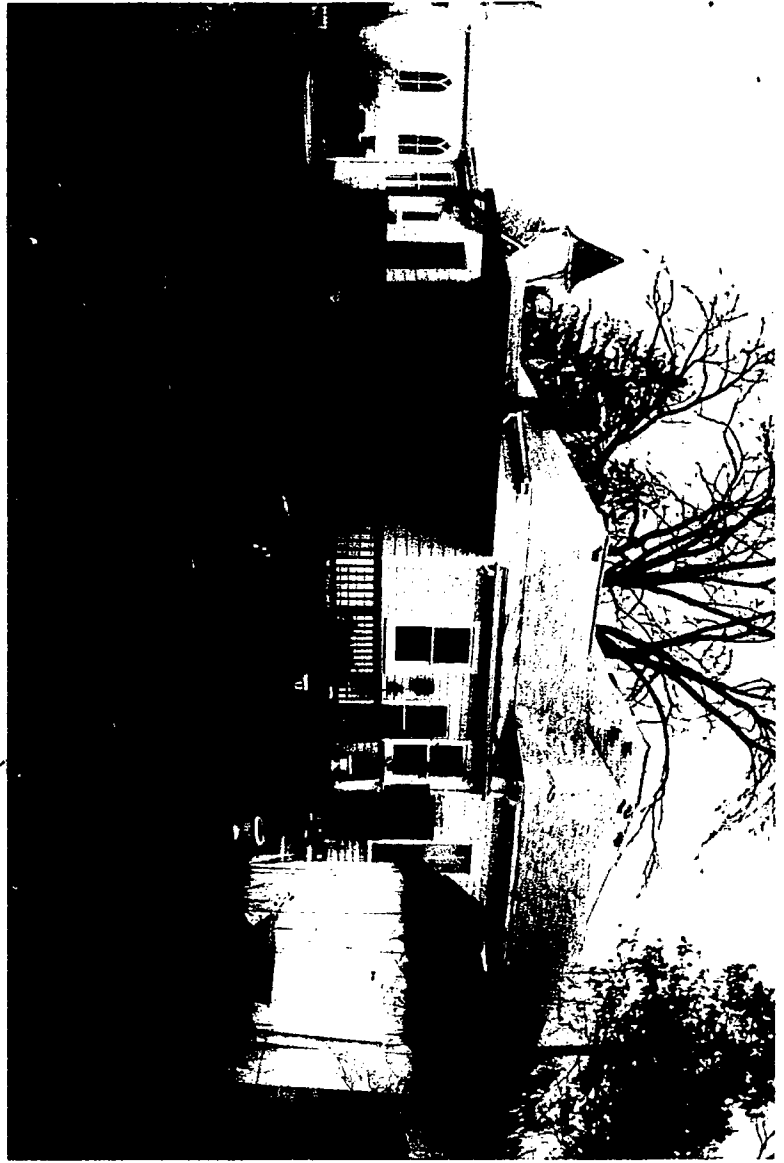
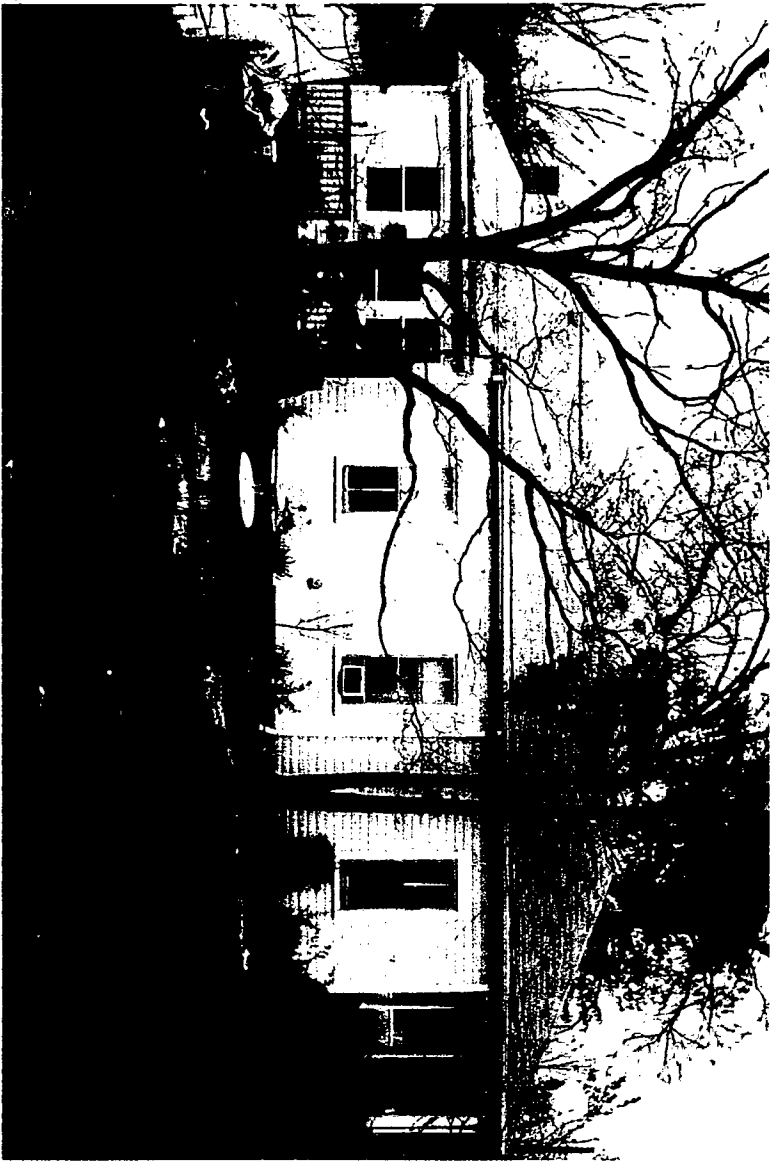
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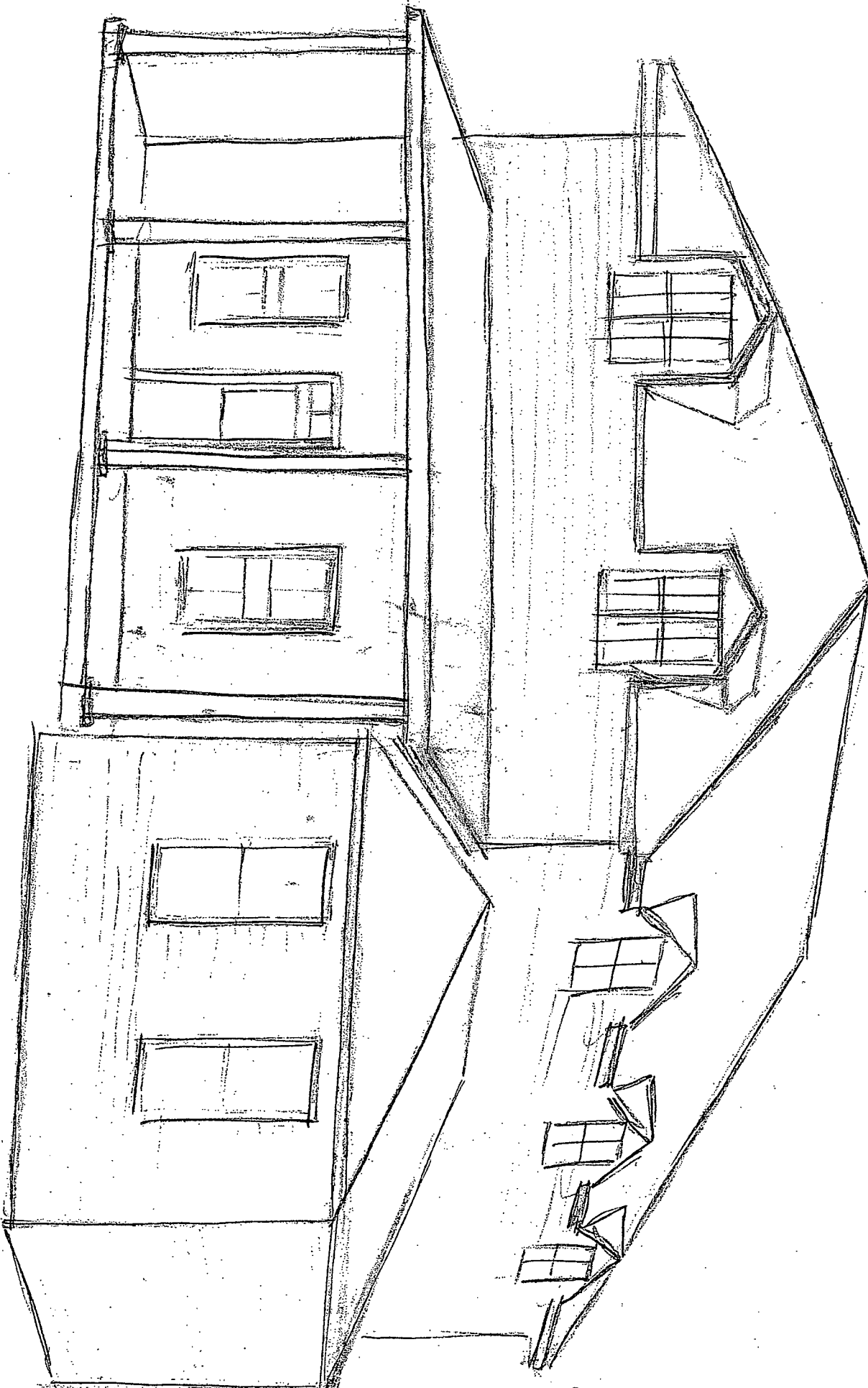
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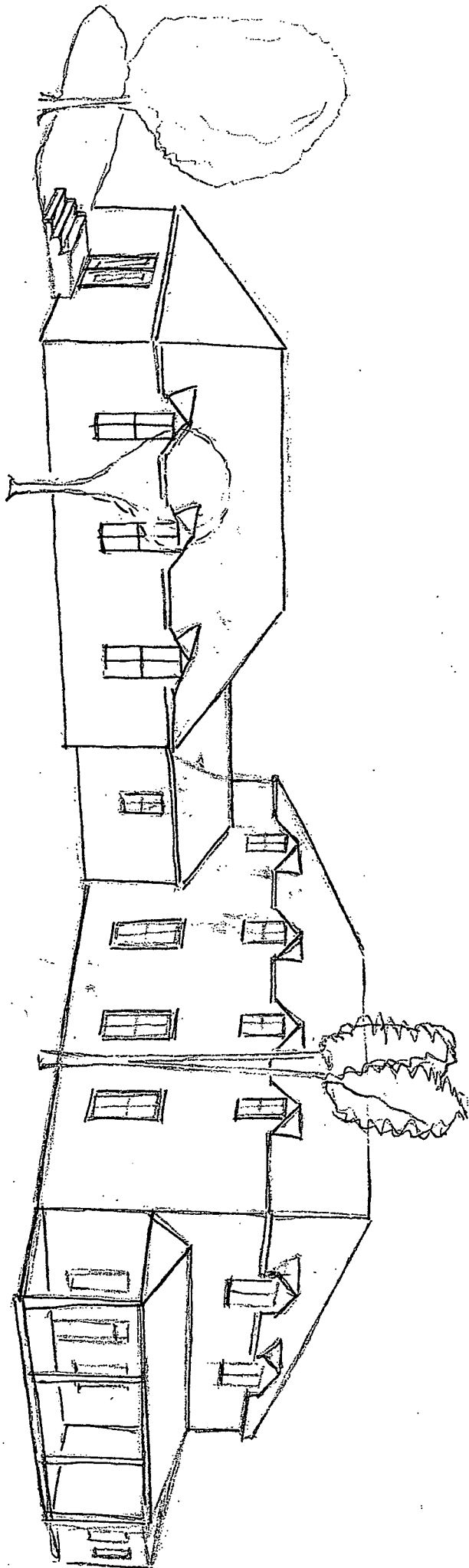
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ESPINOZA



ESPINOZA
RENOVATIONS & REMODELING
410-549-7703



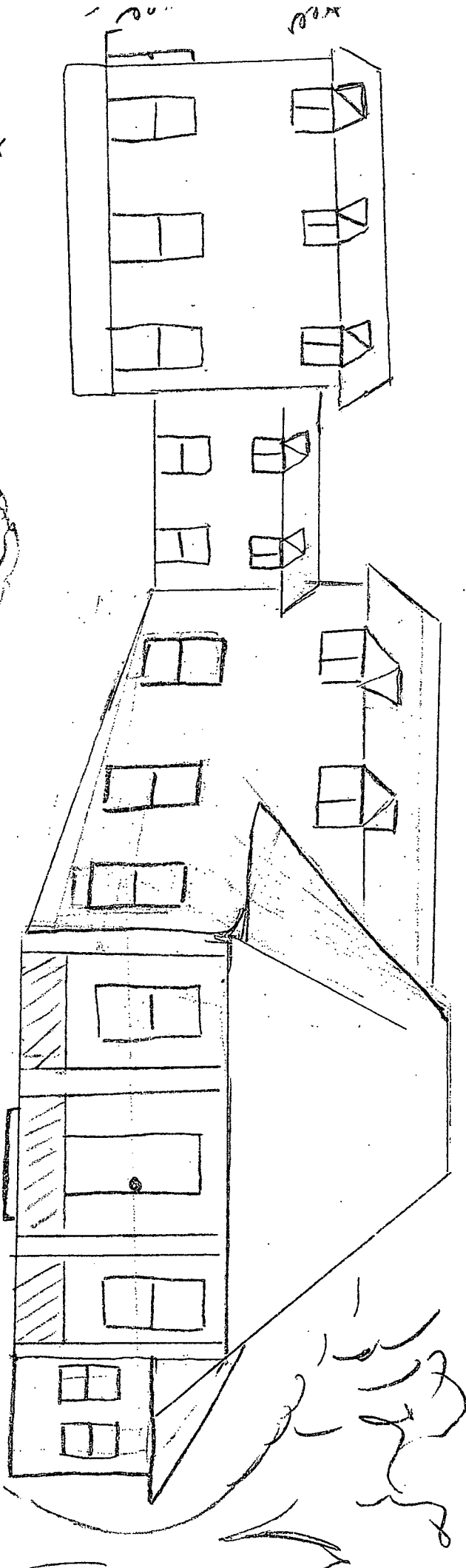
ESPINOZA
RENOVATIONS & REMODELING
410-549-7703

ATTN: Tania Tully

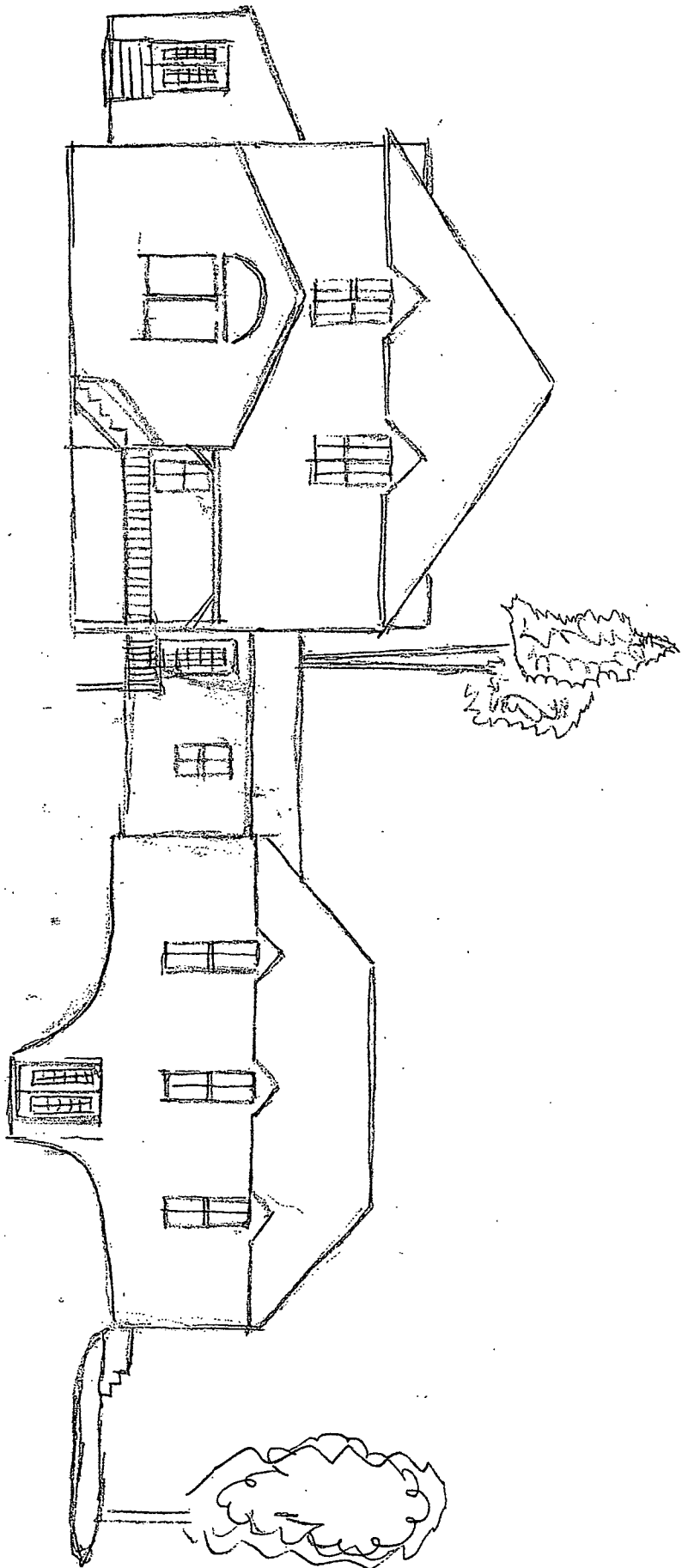
(Trees)

Tree

Fall Fence



Contractor/Project Manager
Paul Huff
410-549-7703



ESPINOZA

RENOVATIONS & REMODELING

410-549-7703

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY CONSULTATION - :
22022 Dickerson Road :
- - - - - X

A meeting in the above-entitled matter was held on
February 28, 2007, commencing at 7:41 p.m., in the MRO
Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
20910, before:

COMMITTEE CHAIRMAN

Julia O'Malley

COMMITTEE MEMBERS

Lee Burstyn
Timothy Duffy
David Rotenstein
Caroline Alderson
Tom Jester
Jeff Fuller
Warren Fleming
Nuray Anahtar

ALSO PRESENT:

Judy Christianson
Anne Fothergill
Tania Tully
Michele Oaks

1 MS. O'MALLEY: Well, I think that's a good thing to shoot for. All right, thank
2 you. The next case is 22022 Dickerson.

3 MS. TULLY: 22022 Dickerson Road in Dickerson is a contributing resource in
4 the Dickerson Locational Atlas District. The Locational Atlas Districts they are treated
5 somewhat differently than master plan designated properties. Under 24(a) of the Historic
6 Preservation Ordinance, property owners who wish to demolish or substantially alter a
7 resource within a Locational Atlas District they have the option of having the request reviewed
8 under the historic area work permit provision or they can file for an application that would
9 trigger expedited by a evaluation of the resource, meaning the entire district, for historic
10 designation.

11 The applicants have come forward with a preliminary consultation to help them
12 determine what would be their preferred option. The structure is a one story hip roof bungalow
13 that sits at the front of a one acre lot behind a tall fence. There's a full width front story porch
14 that sits under the main roof, and there are two existing rear additions. One with a hip roof,
15 that other that has a shallow roof. There's a rear deck as well, and there's an attached single
16 car garage with a shed roof that come right off the front right side of the house.

17 The house is adjacent to the Methodist Episcopal Church south, as well as it's
18 neighbors are a couple of larger what would be likely outstanding resources with the district to
19 be designated. The applicants are proposing to add a second level and a one story side
20 addition to the property.

21 After reviewing the proposal and meeting with the applicant on the site and
22 discussing the project, we determined that they proposal does constitute a substantial
23 alteration, and did recommend that they come for a preliminary consultation to get some
24 guidance from the commission.

25 This is a small house and we understand that putting additions on smaller
26 houses can be approved, and however, this particular addition is not compatible with the

1 structure. Although the Secretary standards don't prohibit second story additions, it does say
2 that you should not remove distinctive materials or alter features that help characterize the
3 property. And in this bungalow the hipped roof that includes the porch is one of its major
4 character defining features, and thus makes it a bit more challenging to add to this particular
5 property.

6 The proposal does not meet with the standards. Essentially with the proposal the
7 second floor, -- the bungalow form is completely lost that you essentially have a different form
8 of the house. Reducing the addition to a half story would half story as would be pulling the
9 addition back behind the peak of the hip roof.

10 Because the district is not designated, staff is willing to be flexible in
11 interpretation of the standards. However, a complete redesign is needed. Staff recommends
12 that the applicant take the commission's comments, make a redesign and return for a second
13 preliminary consultation. And I'm be happy to answer any questions. And the applicants are
14 here, and the slides I would have shown you are the lovely black and white copies at the end
15 of your staff report.

16 MR. FULLER: What was the reason for establishing this or identifying this as a
17 contributing resource as opposed to a noncontributing or what was sort of the logic as to how
18 the house was classified?

19 MS. TULLY: It was in some, the survey work that was done to place this district
20 on the Locational Atlas, it was indicated as being within the historic period in the
21 documentation we had on file at the office.

22 MS. O'MALLEY: Is it actually called a pyramidal form?

23 MS. TULLY; Well you know, I couldn't tell if it came to a peak. It looked like
24 there was a very small actual ridge. It was hard to get a good angle. It could be pyramidal, but
25 it looked to me like there was enough of a little ridge. I thought it was a hip.

26 MS. O'MALLEY: Any other questions for staff? Could the applicant come up,

1 please? Welcome.

2 MR. ESPINOZA: My name is Paul Espinoza.

3 MS. ESPINOZA: Renita Espinoza.

4 MS. O'MALLEY: All right, do you understand the comments that staff had about
5 your first design?

6 MR. ESPINOZA: Yes. Basically, from my understanding I have a problem with
7 the roof, keeping the hip configuration, and the architect, Paul Hoff, which is the project
8 manager, said he could keep that design. In other words, he could bring the pitch down to
9 make it conform more to what it is, to what exists now.

10 MS. O'MALLEY: I think staff's really talking about a complete redesign of the
11 addition, not just modifying it slightly.

12 MR. ESPINOZA: Well, yeah, and we're asking for the second story and then of
13 course the addition on the left hand side of the house to make the house bigger. The house
14 just doesn't accommodate us. It's small.

15 MS. O'MALLEY: It is a small house. All right, commissioners, do you want to --

16 MS. ALDERSON: I would like to suggest that another approach, because I've
17 seen one taken with a Tennessee farmhouse that was extremely similar to this one. It's a hip
18 roof, simple structure. It was exactly the same size and took a substantial addition for an
19 expanded family. I could see if we can get documentation on it to share with staff and to share
20 with you.

21 This one rather than adding a second story, and here the family was not in a
22 historic district, but wanted to keep what was the family homestead, the character, and so they
23 chose not to add a second story after giving a lot of thought, and instead added a series of
24 hyphenated wings. And they were very sympathetic. They're in scale.

25 The simple little structure still appears to be the main structure. And I think you
26 might find this other approach of building hyphenated additions. I mean given that there's

1 already a side addition, I think I could consider an alternative side addition and a rear addition.
2 I probably be very happy to share this one where their sort of carefully attached to the building
3 rather than going upward, going outward, and you might want to consider modifying that side
4 addition where the garage is and doing something with that because there's an opportunity to
5 maybe make it all come together a little better.

6 MR. ESPINOZA: Well, the only problem with that is that we have a Maple that's
7 probably like 150 years old. It's on one of the pictures. It's huge. And I don't want to get rid of
8 that because for one, the erosion factor. You know, you take that away, and I'm pretty sure I'll
9 have water coming into the cellar. And number two, is if we build back, we're going to have to
10 move the whole septic system, which is again expensive. And that's what the architect
11 explained to us.

12 If we move, if we add an addition in the back, go outward, they're going to have
13 to move that whole septic system, and that can get pricy.

14 MS. ESPINOZA: And also there is a well that's in the back. There's a septic
15 tank and a well.

16 MS. O'MALLEY: What's upstream from there?

17 MS. ESPINOZA: So to even start it at the hill which is very far back from the
18 front of the house, it would like really, really awkward, and it's very unattractive. And not only
19 that, to start from that hill to continue back behind the house, it's going to be totally impossible.
20 There's a septic tank and there's a well, and this is why we thinking of --

21 MS. ALDERSON: Do the plans show the placement of the well in the pictures
22 that are outlined?

23 MR. ESPINOZA: The well is actually right here next to the deck.

24 MS. O'MALLEY: I think it's on your Circle 7. I think it shows the well with a W.
25 So the well is right next to the patio. Right behind the patio.

26 MS. ESPINOZA: And the septic tank is exactly in the back of the house.

1 MS. O'MALLEY: In the center, center of the back of the house.

2 MS. ESPINOZA: So even if we were to start from the peak, there's a septic tank,
3 that's impossible.

4 MR. FULLER: I guess just a couple of things. From my perspective, I guess, the
5 reason I asked the first question earlier was in many jurisdictions when we've created districts,
6 there are areas and things that are almost called non-conforming. This house has been so
7 modified that I completely concur with staff's early comments that we should be very lenient in
8 terms of what we'd be approving because I mean there's just such a mishmash of rules and
9 shapes and it seems as if so much of this house is, you know, the part that's interesting is
10 somewhat lost.

11 As it relates to the technical things, I think you ought to very quickly check, I tend
12 to believe that once you start going down the path of an addition you're going to find that your
13 well is too close to the house and Montgomery County is going to make you probably change
14 that, as well as your septic tank, because a septic tank has to be sized on the number of
15 bedrooms, and if you start adding bedrooms, they're probably going to make you change that
16 anyhow.

17 So trying to stand on your head to avoid them may not really be, in the end it may
18 not happen. You know, we're not the experts on that, but you ought to check that out before
19 you determine how you want to build your house or not build it. But that may be a foregone
20 expense.

21 MR. ESPINOZA: Well they did say about the septic because of the bedroom you
22 were talking about they would to modify, but I mean, say if you add in the back, he's saying
23 you'd have to rip it out and just basically --

24 MR. FULLER: All I'm saying is if it has any real age on it, it's highly likely it's not
25 real complying anyhow. So it'll be inspected and somebody will make that determination. But
26 anyway, that's not our problem. I'm just saying that you may have more flexibility before you're

1 finished.

MR. ESPINOZA: Thank you.

2 You now, from my perspective, in terms of trying to review what's in front of us, I
3 don't disagree that the two-story addition really takes away whatever is left of the character of
4 the house. I would much prefer to see something done as Commissioner Alderson was saying
5 to some of the additions and try to make them pull together into something even if they're on
6 the side in front of the house where we don't usually like to see it, but since the way the garage
7 sort of breaks off the front of the house, I'm just not thrilled with the way it claims, so you might
8 be able to do something to solve some of the problems.

9 One of the cases we had earlier tonight there was something that was originally
10 referred to as an unfortunate addition. I think there's a couple of those on your house here that
11 would be nice to see if there'd be a cleaner solution. So from my perspective, we should be
12 more generous than normal.

13 But it's very hard to try to review your proposal with just these set of quick hand
14 sketches. Usually we require of applicants a site plan, floor plans and elevations so we can
15 really understand what's going on.

16 MR. ESPINOZA: Yeah, these are conceptual. I mean because we're at the
17 beginning of the process.

18 MS. TULLY: Right. I for this preliminary consultation, before they went any
19 farther I advised the applicants that for this particular one that that was sufficient before they
20 got into more specific drawings and costs. So they'll take your advice this evening and work
21 some more full.

22 MR. FULLER: Some magic.

23 MR. BURSTYN: I would concur with Commissioner's Fuller comments and
24 when I look at it I try to figure out what are the historic elements that are worthwhile preserving
25 and to me in this particular project, it's a little hard to find. You mentioned if it's really part of a

26 district, did you say it was part of the historic district?

1 MR. ESPINOZA: Not yet.

2 MS. O'MALLEY: It's not designated yet.

3 MS. TULLY: It's part of a Locational Atlas District. If the district were to be
4 designated based on the information we have currently, it would be contributing, that may not
5 be the case.

6 MR. BURSTYN: Well, the point that I want to get to really is that if the applicant
7 is considering a second story, would that be the only one in town? In other words, whatever
8 he's going to do, are there things that are, that whatever he comes up with that he's
9 recommended, would it be compatible with the area or not?

10 MR. ESPINOZA: Well, to be frank with you, the carriage house that we have
11 now is actually, it's like a lost child. It doesn't look like any of the houses, because all of the
12 other houses are Avecek, as a matter of fact, here are the pictures. Here's the church, all the
13 neighbors next to us, in front of us.

14 MS. TULLY: Looking at the district as a whole, or at least the, goes directly
15 around this property, a two story house would not be out of character.

16 MS. ALDERSON: However, I'd like to redirect that as long as it is on the Atlas
17 because it has merit, then the appropriate resource for us to be looking at is this house, not
18 how to make this house more like the other houses. That's never the basis that we use to look
19 at what's appropriate. So I think going back to defining what is character defining about this

20 house, even though it's altered, to me is a very obvious character defining feature is the simple
21 pyramidal front and trying to keep that roof line, that mass on the part that's the simple sweet
22 little farmhouse, and the columns, the deep, the front porch.

23 And I would recommend that preserve that original front roof line and not
24 puncturing it with dormers. Keep the simplicity of that front and that we could certainly allow
25 flexibility in how you might add to the side, to the rear, sort of work your way around the
26 features that concern you. I think there is some opportunity to get some extra space and leave

1 that front piece intact.

2 MR. BURSTYN: But I have to point out that it's been so compromised with the
3 two car garage right in the front though.

4 MR. ROTENSTEIN: I disagree. It's still reads like a vernacular house. I mean, it
5 has very character defining features that are intact to the roof.

6 MR. BURSTYN: Well that's what I was asking, what are the historic elements that
7 should be worth preserving, and which parts --

8 MR. ROTENSTEIN: Well, we should be looking at the house, and I agree that
9 we shouldn't be looking at it as keeping up with the neighbors because I suspect historically
10 there's a reason why this house is different in scale, if in fact the other ones are in better
11 condition. There are what you would define as outstanding resources there. So I think
12 historically there are reasons why this is a smaller house. And we can't just arbitrarily suggest
13 that it needs to catch up with the surrounding buildings.

14 MR. ESPINOZA: I mean that's not the reason we're doing it. I mean we're doing
15 it because we're living there, not because we're trying to keep up with the Jones.

16 MR. ROTENSTEIN: I understand that, but what I'm saying is that the
17 commission should be rationalizing --

18 MR. ESPINOZA: I understand that too.

19 MS. ESPINOZA: We're just showing pictures just to show that --

20 MR. ESPINOZA: We came up with a conceptual, so if he kept the hands roof,
21 because he said, the architect, Paul Hoff was suggesting raising the porch roof up with the
22 second story then you could keep that, that hinged roof.

23 MR. ROTENSTEIN: But then you loose the scale that really defines this house.

24 M R. ESPINOZA: And the columns and everything would stay. Well of course
25 they would go up with the second story.

26 MR. BURSTYN: Well one possibility, of course, is to take off the garage entirely

1 move it possibly in the back somewhere and then just do the addition on the back including a
 2 new septic system which may be required any way, and then you're not doing two floors, and
 3 you're keeping the front look of the house, where I hear sentiment in that direction. Because
 4 the back of the house is already a mess.

5 MS. O'MALLEY: Yeah, I think what you would want to do is talk to the, whatever
 6 department oversees the well and the sewer part and tell them that you're thinking of doing an
 7 addition on your house and how many bedrooms or whatever and say what are your
 8 requirements, you know, what would we need to do. So that you have that information right
 9 from the beginning. And then, the important features of your house really are the front porch
 10 and the pyramid shape of the front, you know, the triangular shape, and then keeping some of
 11 that on the side so it's really obvious.

12 [REDACTED] I would be less opposed to having something coming out from the side, a little
 13 toward the back, but coming out from the side. Usually we like to keep additions to the rear.
 14 But if you run into problems with the sewer and all, I think having hyphens, you've actually
 15 done a hyphen and a side addition, and maybe there's a way that you can put something on
 16 the back of that so that it's not as visible from the street coming on around.

17 I think you ought to get good information about the water and sewer before you
 18 go to the next step. But those are the features that I think are the most important features.

19 MR. ESPINOZA: So you're saying put --

20 MS. O'MALLEY: Keep your front porch like it is, it's wonderful. It's high. You've
 21 got, you know there's a lot of space above the windows.

22 MS. ESPINOZA: So you're basically saying not to put a second story, keep it the
 23 way it is?

24 MS. O'MALLEY: Yes.

25 MR. FULLER: From my personal perspective, I don't have a problem with the
 26 house having a two story element, I just don't think raising the roof on the main house is the

1 right solution. Typically when we have a house we don't want to see the addition be any
2 bigger, part of what I would say the kind of leaning to we should be showing is that if the
3 addition wants to be a two story addition to work for you, maybe it wipes out some of the
4 existing single story additions. I'd be more inclined to look for something like that than to see
5 you raising the entire roof over the old house up by a floor.

6 MR. DUFFY: I agree with that. To kind of, to try to put in a nutshell what sounds
7 like a consensus. I think several of house, myself included, would be more willing to be more
8 lenient with this property than with some other ones. I think the most significant historical
9 aspects of it are the front porch that remains, and that front roof. So you know, so I think those
10 are the most important things from the historic preservation commission's perspective, that
11 we'd want to try to maintain the appearance of.

12 And then, but also as Commissioner Fuller said, I think before you go much
13 further in trying to figure out what makes sense for you to do, you ought to talk to the county
14 about what that'll kick in in terms of working with your septic and your well because you might
15 have to redo all that stuff anyway, which might open up more opportunities going to the back.
16 So I think if, talk to the county, keep in mind the front porch and that front roof slope, and that I
17 think there's a general feel that beyond that, you know, usually we don't want to go to the side,
18 but I think, you know, some of us would be flexible going to the side.

19 We'd prefer to go to the back. Once you talk with the county about septic and
20 water, you know, that might, that avenue might open up anyway.

21 MR. ESPINOZA: So it'll still essentially stay at one level though? When we go
22 back it'll still --

23 MR. DUFFY: Well, that's a good question. I tend to agree with Commissioner
24 Fuller and maybe we could speak a little more clearly about that. I think that there is some
25 opportunity to have a, I guess what I would say is maybe a one and a half story, which is really
26 two story, but you know, the dormers cut through the roof. I think somewhere to the side or the

1 back, preferably to the back if that works out you could get higher in my opinion.

2 As long as you maintain what the existing front looks like. If you could get rid of
3 that garage, that would be a bonus. Does anyone else have a --

4 MS. ALDERSON: I'd like to just add a comment on the garage. I think it would
5 be a great opportunity as long as your adding to, you know, you've got really a very sweet
6 original character to the house, and to get a little of that original charm back, one of the
7 challenges with the garage is that it brings that front wall all the way forward to the front end of
8 the porch, and if you can rework that shape, maybe into your addition, maybe rethink where
9 else the garage might go, and it's a good place to having living space if it's pulled well back.
10 Back beyond the porch and beyond the front plane of the house, that could be much more
11 successful.

12 MR. FLEMING: Do you all use the garage now at all?

13 MR. ESPINOZA: No, it's a piece of junk.

14 MS. ESPINOZA: We don't. It's way too small. It's too small for our vehicles.

15 And that's one of the reasons why we were thinking about renovating that particular area, not
16 moving it, but kind of just to keep everything the same and use pretty much the same
17 materials, and just give it the same look basically from the design that was presented.

18 MR. ESPINOZA: And if you move the garage, you're going to kill the tree
19 because you're going to kill most of the main root system because you're going to have to get
20 up underneath the concrete.

21 MS. ALDERSON: Another thing you could do though that would help to get that
22 to integrate that better visually, would be to remove that front wall on the garage, create an
23 extended porch there so it's open again. It's that side that's going to have much more of a
24 relationship to the house if it becomes part of an extended open porch with a bent roof, and
25 instead pull that wall back to either align with that at the front of the house or pull it a little bit
26 back further, and that's going to make the whole thing come together much better.

1 MR. FULLER; We can't ask you to demolish something that exists. We don't
2 really have the authority to do that, but I think people would be more sympathetic if you took
3 the first eight feet off the front of it and put eight feet on the back of it. You're right, the center
4 portion of the garage is right next to the tree. We certainly don't want to see that go away, but
5 it's just as it comes forward, it really does mar with the overall appearance of what the old
6 house is. But again, you know, there's going to have to be a whole lot of solutions to come
7 through to try to figure out where to go with this. It's a tough little project that you've got.

8 MR. ESPINOZA: Yeah, and then dollars and cents coming into it, I mean
9 because when you start moving stuff around it's going cost -- foundations are much more
10 expensive. What if, what upstairs, I mean, because the attic's pretty big, I mean, at least put a
11 master bedroom up there; then maybe put a bedroom, a couple bedrooms towards the back.

12 MS. ALDERSON: You might be able to do that. If you could do that without
13 extending the roof, you might be able to add mirror dormers.

14 MS. O'MALLEY: Dormers towards the back?

15 MR. FULLER: I mean, if you go to, you know, what was identified earlier as
16 what's the priority aspect of this house? It's sort of from the center peak score or that part of
17 the roof. If you were to go to the rear and let there be an addition that came up out of the back
18 half of the house and you sort of stepped up into it, maybe there's a solution that direction.

19 You know, there's some examples of similar additions in Takoma Park that were done where
20 the front elevation of some of the bungalows were maintained and then they just stepped up to
21 the rear.

22 MR. ESPINOZA: So yeah it'll mesh in with, so it'll keep that doom look coming
23 from the back.

24 MS. O'MALLEY: You'd almost have a hyphen where that little addition is already
25 on the back.

26 MR. ESPINOZA: Well according to the records they added on this house twice.

1 They did two renovations. They used to have a porch which they turned into the extended
2 living room and hallway. And they added to the kitchen, because back in the back where the
3 smokestack is, that was added on later.

4 MS. O'MALLEY: All right, well it looks like they've got a little more work to do.

5 MR. ESPINOZA: But you don't have any problem with the addition on the side?

6 MS. O'MALLEY: I think that that could be a possible way to work it. You could
7 do some kind of hyphen then go, you know, you'd be going around your well and then you
8 could come back.

9 MR. ESPINOZA: No, but I mean as it exists now. I mean, just the left hand
10 portion, the addition coming off the left hand side.

11 MS. O'MALLEY: Of the current design? Well it's hard to tell the size and the
12 relation to the original house.

13 MR. ESPINOZA: Excuse me, I'm sorry?

14 MS. O'MALLEY: It's hard to tell the size and relation to the original house.

15 MR. ESPINOZA: Well it's one story, and it's a walkout basement.

16 MR. FULLER: Quite frankly, if you're going to go that direction, I'd prefer to leave
17 the old house as a one story addition and make a two story new addition and the end of a
18 hyphen.

19 MR. ESPINOZA: So in other words make --

20 MS. ESPINOZA: The second addition over where the new --

21 MR. FULLER: Do the mirror image.

22 MR. ESPINOZA: Well yeah, that's what she was just saying. Could we do that?
23 But we'll keep the pitch. Well he's going to keep the pitch of the roof low anyways. He's going
24 to make it hinge. It's not going to be a steeple chase design like the church. You know how it
25 comes up like this? He's going to try to keep it, the roof where the pitch is low and then just
26 kind of flattens out, if that makes sense.

1 MS. O'MALLEY: Well, I'm looking at what you have here now, and I can see that
2 if you, the back side of it could have big dormers on it so that it was actually two stories of
3 living space. You know like Cape Code style houses that really look like they're one and a
4 half, and they have big dormers on the back.

5 MR. ESPINOZA: Yeah, well this one is designed with like 10 foot ceiling. But I
6 mean if we put a second, obviously you come down to eight foot, and then put the second.
7 Would you have a problem with that?

8 MS. TULLY: I think at this point it's tough for the commission to give opinions on
9 something they're not seeing. What I would suggest, and I think staff has a pretty good idea of
10 what the commission is, you know, willing to look at more carefully. I think we could set up a
11 time to meet next week and I could find some examples, I could sketch out some ideas of what
12 I think that they're talking about, and we can talk and look at the paper at the same time. I
13 think that would be a little bit easier.

14 MR. ESPINOZA: I mean I'm just trying to get a sense of where we're going
15 because I mean, if it comes down to it, we'll sell it and go somewhere else. I mean, I don't
16 need this house.

17 MS. ESPINOZA: If we can't have an upstairs, I'm going to sell it. There's no
18 way.

MR. ESPINOZA: I mean, I want to work with it because, I grew up there, I lived
in the community since I, I went to elementary school in Monocasee.

MS. O'MALLEY: Well, I think if you get with the staff and work on, you know, get
together this week and really talk about what your options could be, that you'll be able to see,
you know, you'll have a better idea of what might work.

MR. ESPINOZA: Okay. Sure.

% Digitally signed by Keena Lukacinsky

ELECTRONIC CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the foregoing pages represent an accurate transcript of the electronic sound recording of the proceedings before the Montgomery County Historic Preservation Commission.

A handwritten signature in black ink, appearing to be 'KL', with a long horizontal line extending to the right.

Keena Lukacinsky

3/13/07

*goes in yellow 12/21
Dickerson HD file*

Tully, Tania

Subject: 22022 Dickerson Road

Start: Wed 1/17/2007 10:30 AM

End: Wed 1/17/2007 1:00 PM

Recurrence: (none)

Categories: Site Visit, Staff Consult

240-489-3008
Reniza Espinoza

20842



Start **1109 Spring St**
Silver Spring, MD 20910
 End **22022 Dickerson Rd**
Dickerson, MD 20842
 Travel **36.4 mi (about 50 mins)**

1109 Spring St
Silver Spring, MD 20910
 Drive: 36.4 mi (about 50 mins)

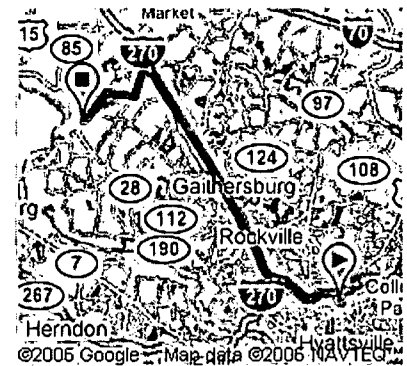
- | | |
|---|---------------------------|
| 1. Head northwest on Spring St toward Fairview Rd | 0.2 mi |
| ➔ 2. Turn right at Georgia Ave/MD-97 N | 1.1 mi
4 mins |
| ➔ 3. Slight right to merge onto Capital Beltway/I-495 W/I-495 Outerloop via the Beltway/I-495 W ramp to N Virginia | 4.0 mi
4 mins |
| 4. Continue straight onto I-270 N toward Frederick | 3.6 mi
4 mins |
| ➔ 5. Slight right at I-270 Local N toward Montrose Rd | 8.4 mi
9 mins |
| 6. Merge onto I-270 N | 10.3 mi
11 mins |
| ... | |
| 7. Take the MD-109 exit 22 to Barnesville/Hyattstown | 0.2 mi |
| ➔ 8. Take the right fork to MD-109 S/Poolesville/Sugarloaf Mt/Comus/Barnesville and merge onto Old Hundred Rd | 3.0 mi
5 mins |
| ➔ 9. Turn right at Comus Rd | 2.4 mi
5 mins |
| ← 10. Turn left at Sugarloaf Mountain Rd | 0.5 mi
1 min |
| ➔ 11. Slight right at Mt Ephraim Rd | 2.4 mi
4 mins |
| ← 12. Turn left at Dickerson Rd/MD-28 | 0.3 mi
2 mins |

22022 Dickerson Rd
Dickerson, MD 20842

These directions are for planning purposes only. You may find that construction projects, traffic, or other events may cause road conditions to differ from the map results.

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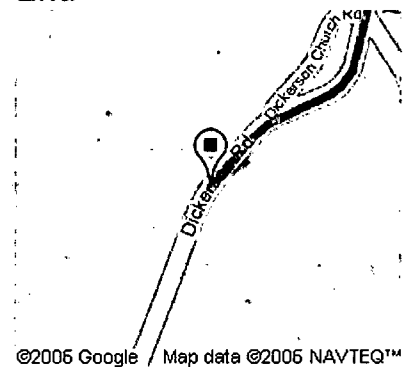
Overview



Start



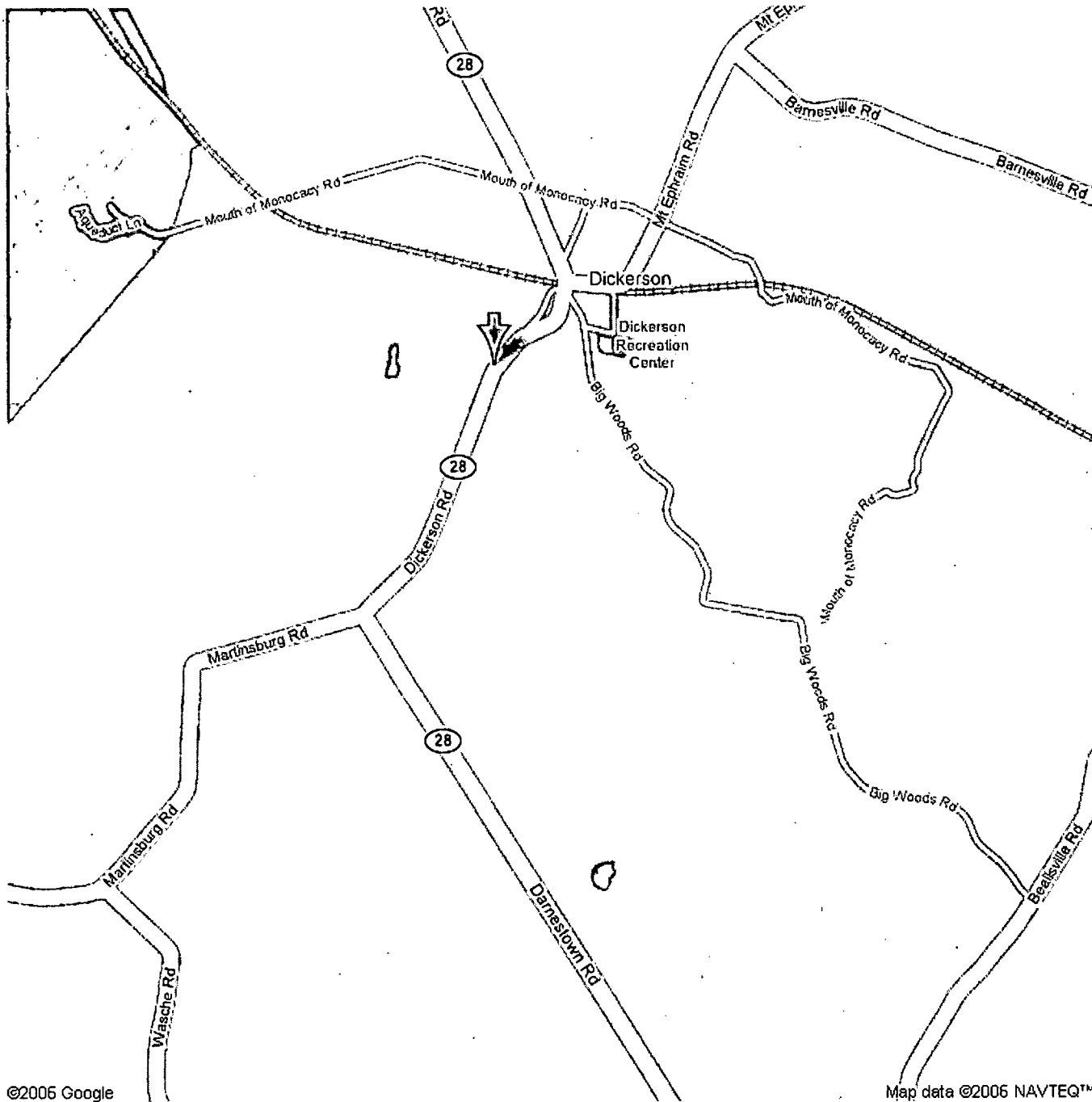
End



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Address 22022 Dickerson Rd
Dickerson, MD 20842



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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	22022 Dickerson Rd, Dickerson	Meeting Date:	2/28/2007
Resource:	Contributing Resource Dickerson Locational Atlas District	Report Date:	2/21/2007
Applicant:	Aristides & Paul Espinoza	Public Notice:	2/14/2007
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Tania Tully
PROPOSAL:	2nd Level Addition		

RECOMMENDATION: Revise and Return for another Preliminary

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Dickerson Locational Atlas District
STYLE: Bungalow
DATE: c.1910

major defining feature - it extends from the top of the front porch

This 1-story hipped roof bungalow sits at the front southeast corner of a 1-acre lot behind a tall fence. The full width front porch sits under the main roof. There are two existing additions— one has a hipped roof and the other is a shallow shed— and a rear deck. There is also an attached single car garage and a small shed. The main part of the house is sheathed in drop siding and the additions with wood shingles. The house is adjacent to the Methodist Episcopal Church South.

HISTORIC CONTEXT

The following is a summary derived from several Maryland Historical Trust Inventory Forms completed in the 1970s and 1980s.

The Village of Dickerson is one of a number of late 19th century towns in Montgomery County that owe their development to the construction of the Metropolitan Branch of the B&O Railroad. Many of the original rail-oriented characteristics have been retained. When the Railroad came through, it split a 217-acre parcel owned by Christy A. Dickerson. Her son William, who had moved to the property by 1860, established a general store and post office to serve the multiple construction gangs. The Dickerson Quarries opened in 1898, employing Dickerson residents, transient workers, and adding a new commercial element to the town.

The village is a mixture of late 19th and early 20th century architectural styles. While most of the structures are frame, there is a variety of styles, rooflines, and exterior surfaces these include a log cabin, brick hipped roofed house, small frame dwellings, railroad station, grand frame houses, and a church. The presence of porches, shutters, chimneys, mature shade trees on wide lawns, and frame outbuildings add to

the quiet charm of this country town. Dickerson still exhibits qualities of a rural railroad community at the turn of the century.

PROPOSAL:

The applicants are proposing to add a second level and a onestory side addition.

APPLICABLE GUIDELINES:

Under 24A-10 of the Historic Preservation Ordinance, property owners who wish to demolish or substantially alter a resource within a Locational Atlas historic district may opt to 1) Have their request reviewed under the Historic Area Work Permit provisions of the law (24A7); or 2.) They may file a building/demolition permit application which would trigger an expedited evaluation of the resource for historic designation.

When reviewing alterations and new construction within Locational Atlas districts under Option two documents are to be utilized as guidelines to assist the Commission in developing their decision These documents are the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
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 proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Note: This lot is in flood plain area

Plat of House Location
David R. Griffiths & Catharine B. Griffiths Property
#22022 Dickerson Road
Barnesville (11th) District
Montgomery County, Maryland.

Surveyor's Certificate

I hereby certify that the plan shown hereon is correct; and that the location of all the existing improvements on the described property have been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

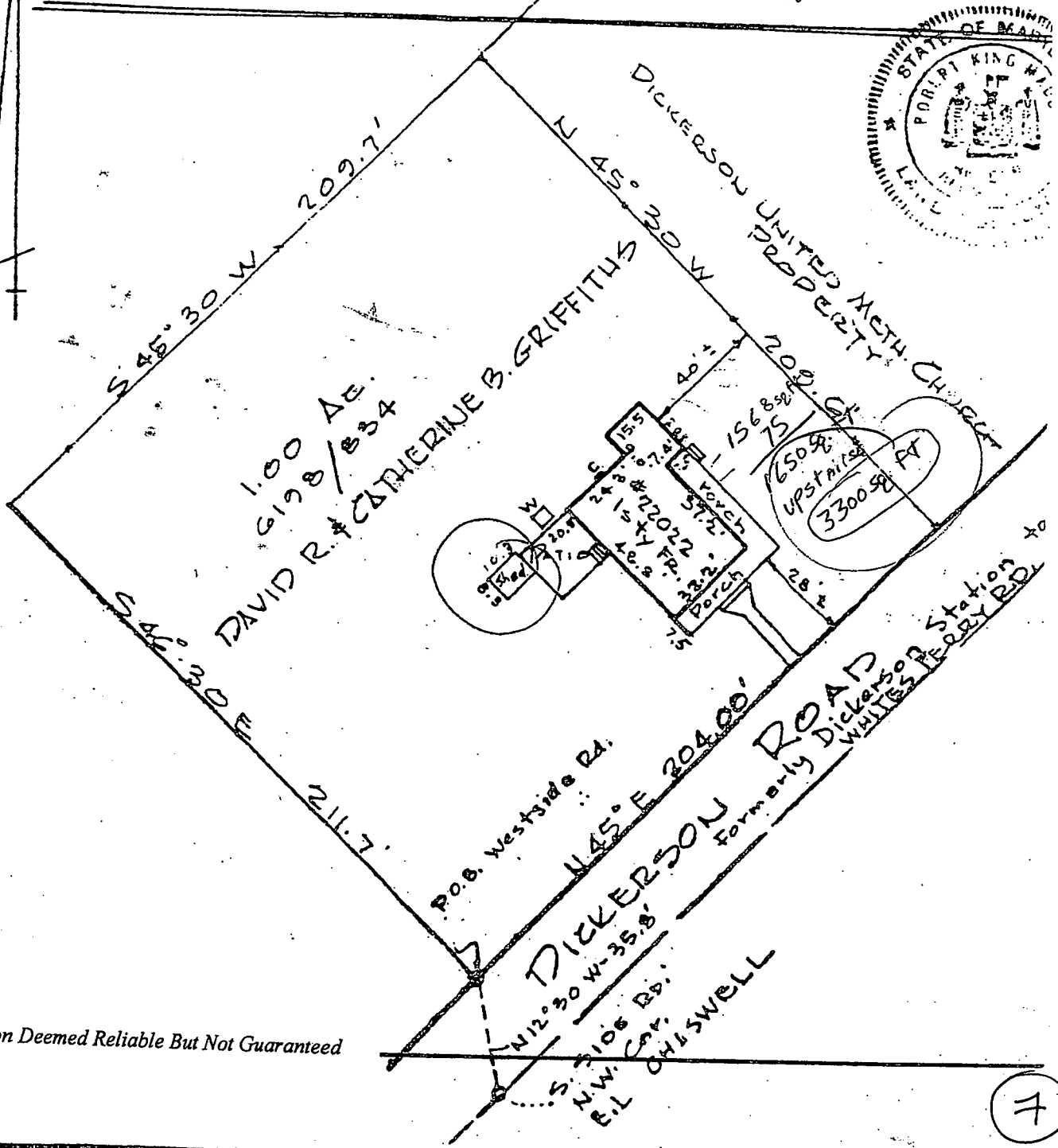
Date: October 6, 1986

Scale: 1" = 50'

Plat Book- Plat-
Liber 6198 Folio 834

R. K. Maddox
R. K. Maddox, Surveyor
PLS #528
Rockville, Maryland.

Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of record.



Information Deemed Reliable But Not Guaranteed