

18/39 14525 Montevideo Road
Poolsville (Rocklands)

14

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	14525 Montevideo Road, Poolesville	Meeting Date:	01/24/01
Resource:	<u>Master Plan</u> Site # 18/39 Rocklands	Report Date:	01/17/01
Review:	HAWP	Public Notice:	01/10/01
Case Number:	Preliminary Consultation	Tax Credit:	None
Applicant:	Landon and Cicely Banfield	Staff:	Michele Naru
PROPOSAL:	Side Addition	RECOMMEND:	Proceed to HAWP

PROJECT DESCRIPTION

SIGNIFICANCE: Individual Master Plan Site
STYLE: Italianate Residence
DATE: 1870

The house is a two-story, five-bay, Italianate style house with a central one-story entrance porch. The original portion of the house is constructed of red sandstone laid in coursed, dressed stone with quoined corners. The original section is also detailed with a wide overhanging eave ornamented with paired decorative brackets. The roof is standing seam metal and detailed with a widow's walk. A two-story kitchen wing protrudes from the east elevation. This east kitchen wing is constructed of uncoursed, untooled stone and detailed with two-story galleried porches.

Rocklands is sited on a 33+ acre parcel of land off of Montevideo drive near Poolesville. The farmstead contains an outstanding collection of outbuildings, some of which may predate the construction of the main dwelling.

PROPOSAL:

The proposal is to add a 12' wide, 15' 6" deep, one-story wing protruding from the east elevation of the kitchen wing. This addition will be of frame construction with a shed roof. The addition will be clad with painted, wood siding and sheathed with a standing seam metal roof. All windows and doors will be wood, true divided light. The applicant had not decided on the material for the foundation and is willing to explore options with the Commission.

STAFF DISCUSSION:

Staff notes that this proposal for a side addition to this individually designated site should receive the highest level of scrutiny.

Staff feels that this proposed side addition is suitably scaled to the site, and will not adversely affect the integrity of the historic resource. The proposed materials are compatible and yet provide a clear differentiation between the original structure and the new addition.

Staff also feels that the proposed design of the side addition is compatible to the existing architectural style. Staff notes that the addition is set back significantly to differentiate the original from the addition.

Staff's only concern with the project is the method the applicant is proposing to join the addition to the kitchen wing of the house. Staff would like to make sure that the stone façade of the kitchen wing is not damaged by the construction of this new addition. The applicant is willing to hear any ideas the Commission has in response to this concern.

Staff would also ask the Commission to generate a dialog with the applicant with regard to a suitable building material for the addition's exposed foundation.

STAFF RECOMMENDATION: Proceed to HAWP



18/39

SOTHEBY'S INTERNATIONAL REALTY

International Marketing Office
980 Madison Avenue, 4th Floor, New York, NY 10021
Telephone: 800 848 2541
Please contact Thomas B. Anderson

Rocklands, The Mann Farm, Poolesville, MD



Location Montevideo Road, Poolesville, Maryland. Ten miles west of charming Potomac Village, in the last remaining horse country with easy access to Washington, D.C.

Residence A prestigious historic landmark, Rocklands is a magnificent example of Italianate Villa architecture. The 3-story 1870 Main House, constructed of red sandstone and wood trim, has upper and lower Porches and a widow's walk. Beautifully proportioned living areas and exquisite architectural details, ideal for formal entertaining and warm family gatherings. Large country Kitchen with 3 stone walls and fireplace. Elegant curved staircase leads to 5 Bedrooms and 2 Baths. 8 fireplaces, separate Tenant House, Barn, and Pool.

Offered at \$1,350,000

Local Inquiries Should Be Directed To Exclusive Affiliate:

P A R D O E
REAL ESTATE INC.

2828 Pennsylvania Avenue, NW, Washington, D.C. 20007
Telephone: 301 340 8085 or 301 983 0200
Please contact Saralee Zakroff

Inspection by appointment only.

9001014/5



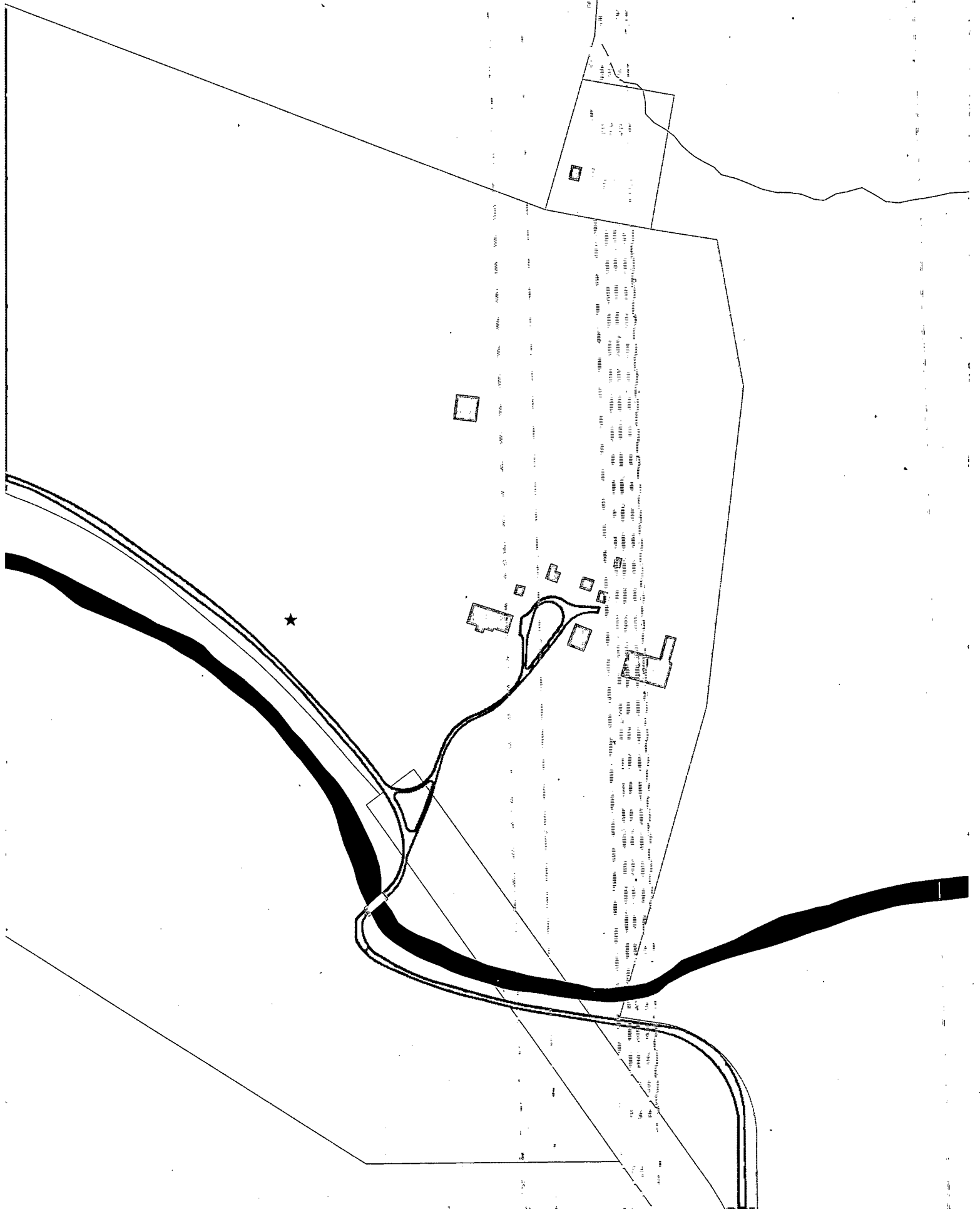
Photography by Bob Narod

5/1996

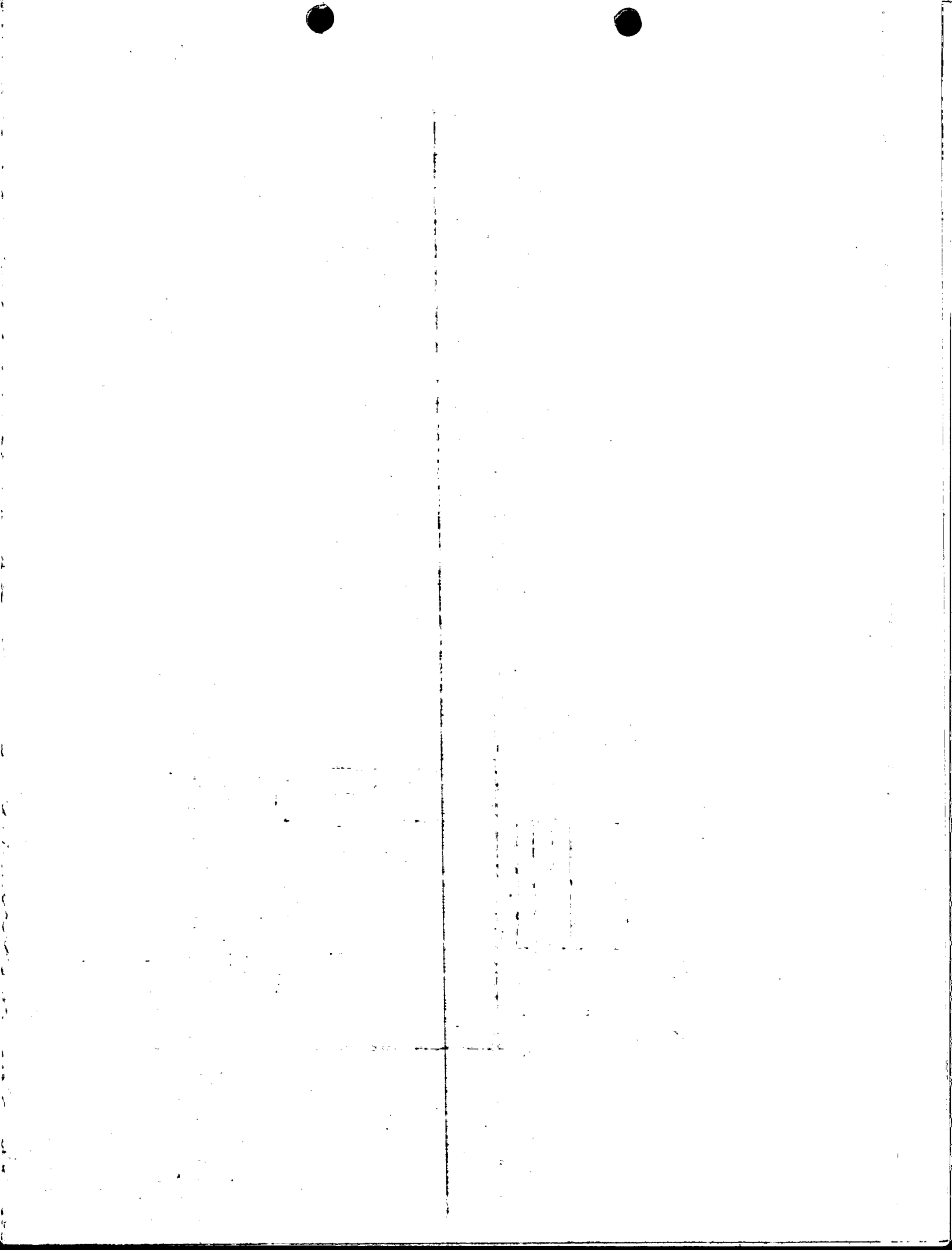
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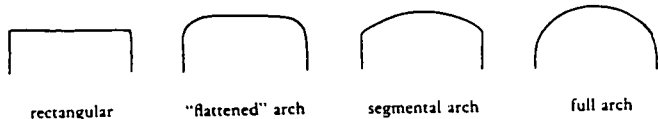




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10/10/1971



TYPICAL WINDOW DETAILS

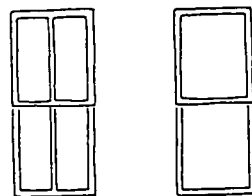


rectangular

"flattened" arch

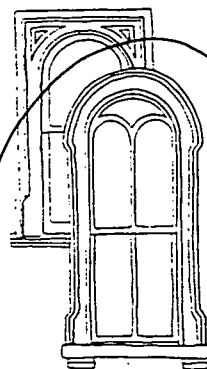
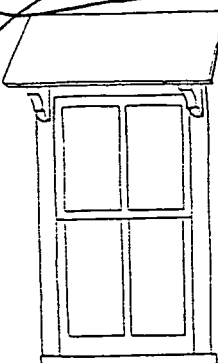
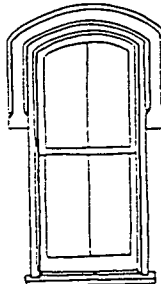
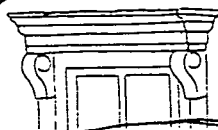
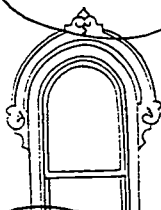
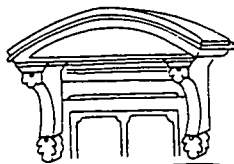
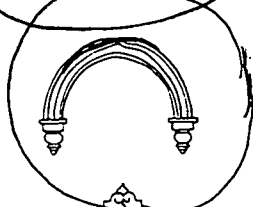
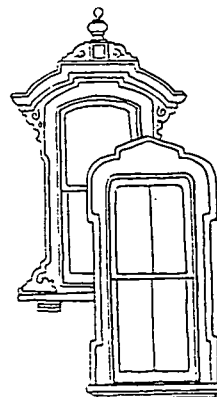
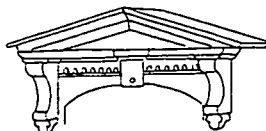
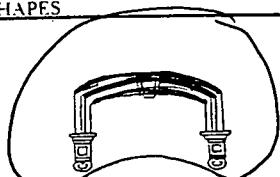
segmental arch

full arch



SASHES

SHAPES

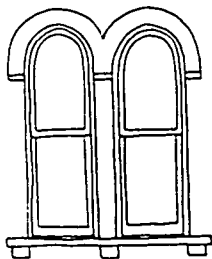


HOODED
more common on full-
arch and segmental-
arch shapes

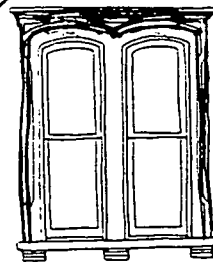
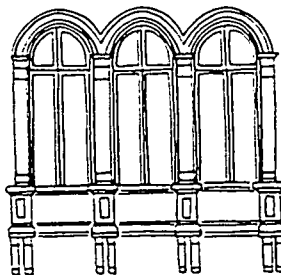
BRACKETED AND / OR
PEDIMENTED
more common on
rectangular shapes

FRAMED

CROWNS



tilted
arches



GROUPINGS

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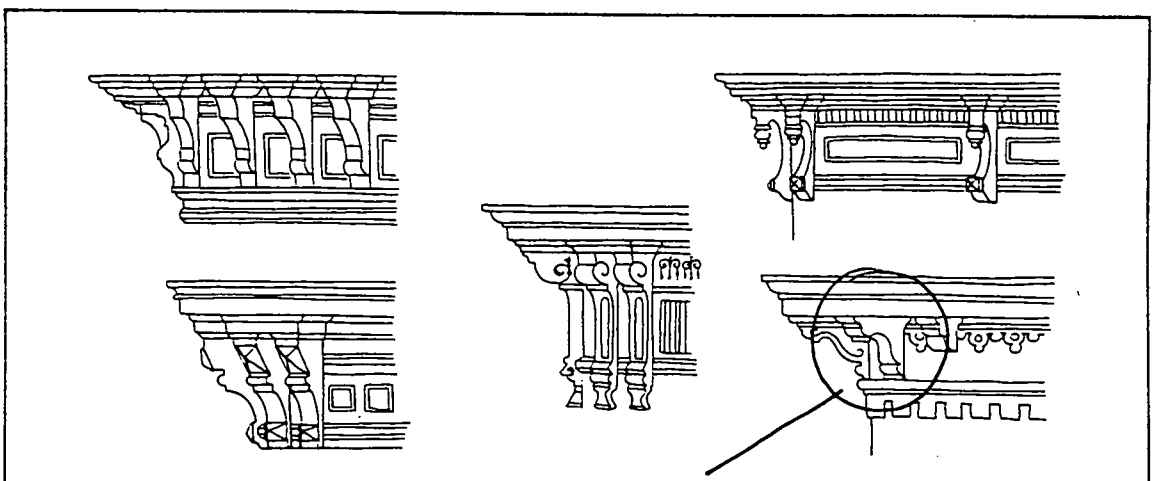
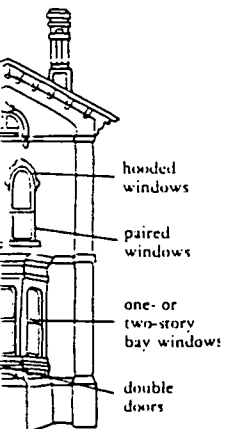
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er (or cupola)

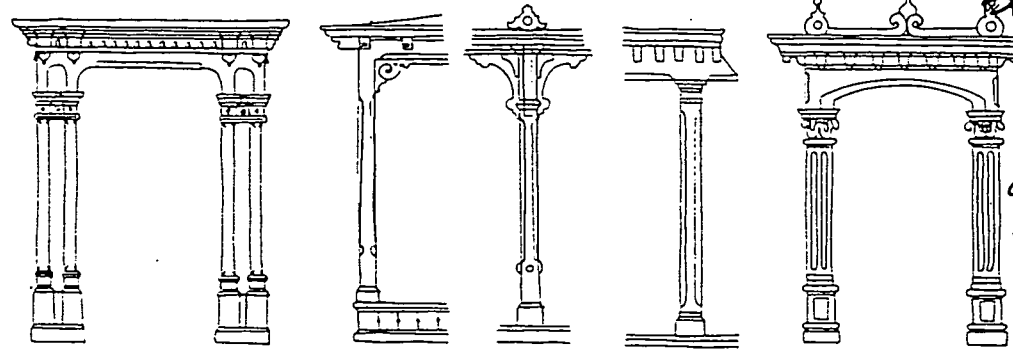


TYPICAL BRACKETED CORNICES

ADDITION OF A SIMPLIFIED

BRACKET?
ON
A
PLAIN
CORNICE

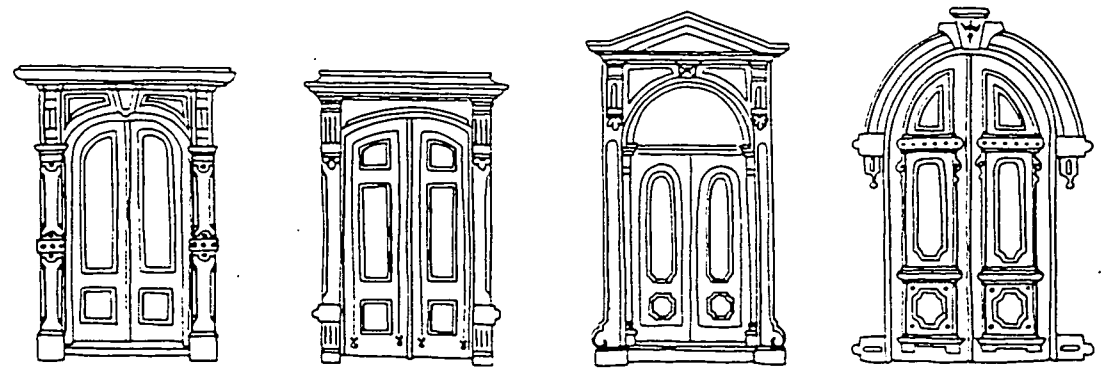
SUPPORTS



LOCATIONS



TYPICAL PORCH DETAILS

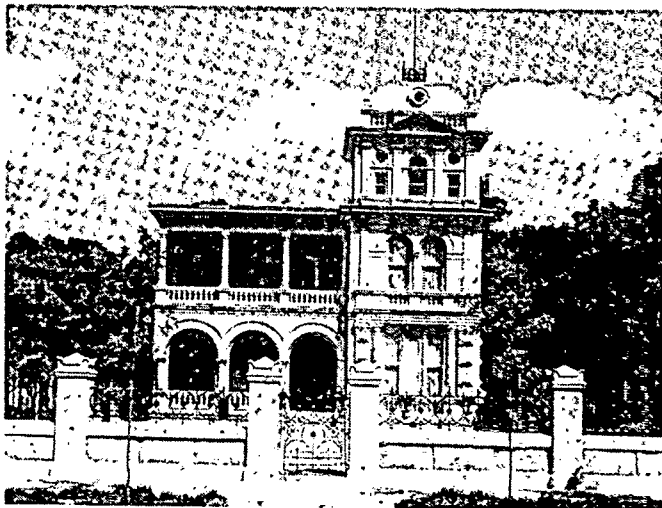
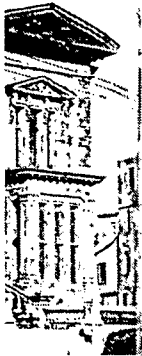
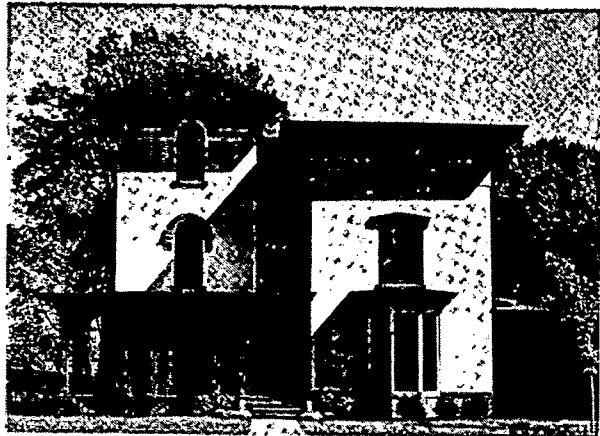


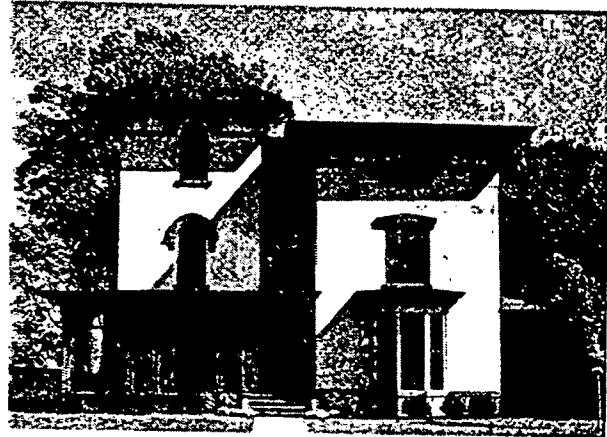
TYPICAL DOORS Similar single doors are also found



→ **IMAGINE**
THIS AS THE ADDITION.
W/ A SIMILAR
DETAIL OVER DOOR
ON SIDE.

→ **SIMPLE**
SQUARED
WINDOW +
DOOR HOOPS.



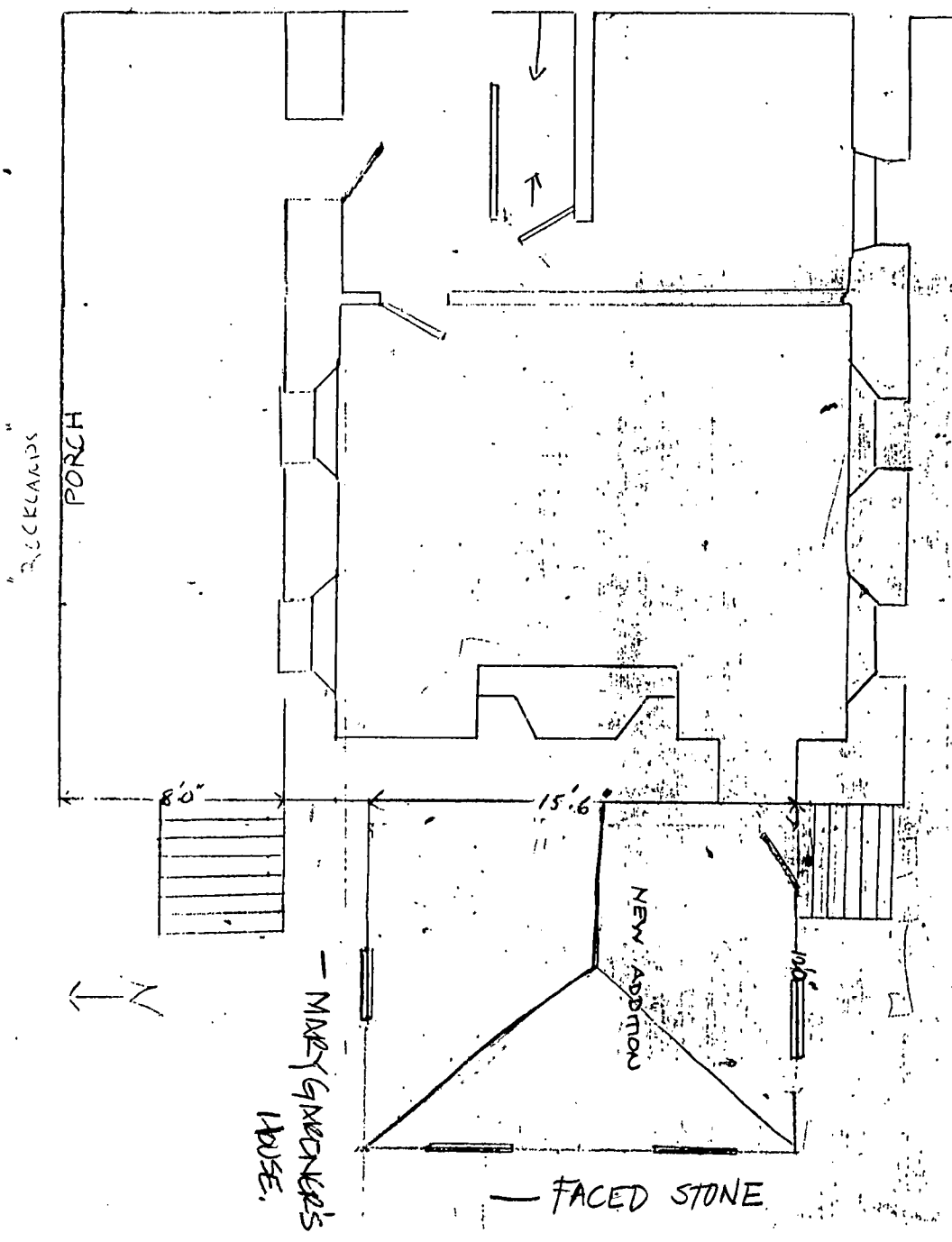


NICE DETAIL
+SIMPLE

(51)

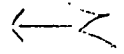


ARCHITECTS
HOUSES -
TO LOOK @



MAY GARDNER'S
HOUSE.

FACED STONE



BACKWARDS
PORCH

NEW ADDITION

8'0"

15'6"

10'6"



Montgomery County Government

January 24, 2001

Mr. William H. Hussmann, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hussmann,

The Metropolitan Branch Trail will be an important recreation and transportation resource for the entire region. We applaud the Board for moving forward on the development of this trail. The alignments presented to you take the trail through some of Montgomery County's most historic neighborhoods – particularly the section of the trail which is in Takoma Park. We do want to alert you to the fact that, because the section of the trail that runs along the east side of the CSX right-of-way from Takoma Avenue to Piney Branch appears to be within the County-designated Takoma Park Historic District, ultimately the Commission will need to review a Historic Area Work Permit for the construction of this portion of the trail.

The HPC also wanted to take this opportunity to express our concern about another aspect of the alignment that would appear to adversely affect an important historic resource in the District of Columbia portion of Takoma Park, the **Cady-Lee Mansion** at 7064 Eastern Avenue. The Cady-Lee Mansion is an impressive historic house and was designed by Leon Dessez, who is best known for designing the Vice President's Residence on Observatory Hill, but is remembered in Montgomery County as the chief architect for the Chevy Chase Land Company. It is on the National Register of Historic Places.

We understand that there are three possible alignments for the trail in the District of Columbia: the East Trail Alignment, Option A; the East Trail Alignment, Option B; and the West Trail Alignment (see attached map.) Each of these alignments will have some affect on the Cady-Lee Mansion – in fact, one possible alignment calls for the trail to border two sides of this important historic property. We understand that the trail alignment in Montgomery County does not preclude selection of any of the options.

We strongly encourage the Planning Board to proactively work with the District of Columbia government to assure that the alignment selected will have the least adverse impact on the Cady-Lee Mansion. This is a very important historic resource with an environmental setting which has already been negatively affected by public projects. Although the final decision on alignment is up to the District, we hope that MNCPPC can work cooperatively with the District on overall planning to find an adequate solution that will result in a functional trail and which will not adversely impact the historicity and the economic viability of the historic residence.

Thank you for your attention in this matter. The Commission looks forward to working with you as the Metropolitan Branch Trail comes to fruition.

Sincerely,


George Keusoufas, Chair

Historic Preservation Commission



Montgomery County Government

January 24, 2001

Senator Ida G. Ruben
Montgomery County Senate Delegation
100 James Senate Office Building
Annapolis, Maryland 21401

Dear Senator Ruben:

The Montgomery County Historic Preservation Commission (HPC) is writing in support of Bill MC 109-01 that deals with notification of purchasers who buy property that has been designated as historic in Montgomery County.

We strongly support the notification of purchasers that property has historic status. This notification allows new owners to understand the County's historic preservation laws and regulations prior to making major decisions about changes to their property. By having this information upfront, it will hopefully avoid many difficult and/or contentious regulatory cases from coming before the HPC.

We also support the Bill's premise of requiring the notification to come from the sellers of the property. This is most efficient and appropriate way to assure that purchasers get this necessary information.

Enforcement of this regulation may be challenging and may be something to be discussed. However, it is our understanding that, if a seller does not perform the required notifications for any reason, the historic status of a designated property will not be called into question. It might be worthwhile to reinforce this fact in the text of the Bill.

Thank you for allowing the HPC to comment on this important and useful piece of legislation.

Sincerely,

George Kousoulas
Chair

Historic Preservation Commission

8787 Georgia Avenue, Silver Spring, MD 20910
(301) 563-3400

FAX NO. : 4108413181

Jan. 23 2001 09:35AM P2



THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401-1991

MONTGOMERY COUNTY SENATE
DELEGATION

IDA G. RUBEN
CHAIR

LEONARD H. TITELBAUM
VICE CHAIR

ARTHUR DORMAN
JENNIE M. FOREHAND
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PATRICK J. HOGAN
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JEAN W. ROESNER
CHRISTOPHER VAN HOLEN, JR.

JAN 22 2001

FOR IMMEDIATE RELEASE

On Thursday, January 18, 2001, the Montgomery County Senate Delegation took action on the following bills:

- | | | |
|-----------|---|---------------------------|
| MC 105-01 | Montgomery County - Juvenile Causes - Transfer of Jurisdiction (Chair on behalf of Montgomery County Govt.) | FAVORABLE WITH AMENDMENTS |
| MC 113-01 | Montgomery County - Juvenile Court (Senators Ruben and Forehand) | WITHDRAWN BY SPONSOR |

On Thursday, **January 25, 2001**, the Montgomery County Senate Delegation will hold a public hearing at 4:00 pm in **Room 100** (Old Senate Budget and Taxation Committee Room) in the James Senate Office Building in Annapolis. The following bills are on the agenda:

- | | |
|-----------|---|
| MC 102-01 | Montgomery County - Public Schools - Use of Portable Phones (Del. Cryor) |
| MC 109-01 | Property Located in Historic District in Montgomery County - Notification to Purchasers (Dels. Grosfeld, Billings and Hurson) |

Other bills may be added to the agenda as they are voted on by the Montgomery County House Delegation.

Anyone interested in testifying should call Senator Ruben's office at (301) 858-3634. Fifteen copies of written testimony should be provided with the bill number indicated on the upper right corner.

Contact:

Charlotte Davis
c/o Senator Ida G. Ruben
100 James Senate Office Building
Annapolis, Maryland 21401
(301) 858-3634/(410) 841-3634

FROM : GROSFELD

FAX NO. : 4108413181

Jan. 23 2001 09:36AM P3

NI

Bill No.: _____
Requested: _____
Committee: _____

Drafted by: Rainson
Typed by: ms
Stored - 10/16/00
Proofread by _____
Checked by _____

11r0488



By: **Montgomery County Delegation**
(Delegates Grosfeld, Billings and Hurson)
A BILL ENTITLED

AN ACT concerning

**Property Located in Historic District in Montgomery County - Notification
to Purchasers**

MC 109-01

FOR the purpose of requiring that a purchaser of real property located in a historic district in Montgomery County be notified of restrictions and guidelines pertaining to the property; requiring that the purchaser be given information for contacting the historic preservation commission of Montgomery County; and providing for the application of this Act.

BY adding to

Article - Real Property

Section 10-703

Annotated Code of Maryland

(1996 Replacement Volume and 2000 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter deleted from existing law.

FROM : GROSFELD
1/20/01

FAX NO. : 4109413191

Jan. 23 2001 09:36AM P4

Article - Real Property

10-703.

17

A CONTRACT FOR THE SALE OF REAL PROPERTY LOCATED IN AN AREA
 DESIGNATED AS A HISTORIC DISTRICT BY THE HISTORIC PRESERVATION
 COMMISSION OF MONTGOMERY COUNTY, TO A MEMBER OF THE PUBLIC WHO
 INTENDS TO USE THE PROPERTY FOR EITHER RESIDENTIAL OR COMMERCIAL
 PURPOSES, IS NOT ENFORCEABLE BY THE VENDOR UNLESS THE PURCHASER IS
 GIVEN, ON OR BEFORE ENTERING INTO THE CONTRACT FOR THE SALE OF THE
 PROPERTY OR WITHIN 20 CALENDAR DAYS AFTER ENTERING INTO THE CONTRACT,
 THE FOLLOWING INFORMATION IN WRITING:

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(1) NOTICE THAT THE PROPERTY IS LOCATED IN A HISTORIC DISTRICT,
 AS DESIGNATED BY THE HISTORIC PRESERVATION COMMISSION OF MONTGOMERY
 COUNTY:

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(2) NOTICE THAT REGULATIONS, ORDINANCES, AND GUIDELINES
 CONCERNING HISTORIC PRESERVATION ADOPTED BY THE HISTORIC PRESERVATION
 COMMISSION OF MONTGOMERY COUNTY MUST BE FOLLOWED WHEN RENOVATIONS
 OR OTHER CHANGES ARE MADE TO THE PROPERTY; AND

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(3) THE ADDRESS AND TELEPHONE NUMBER OF THE HISTORIC
 PRESERVATION COMMISSION OF MONTGOMERY COUNTY, TO ENABLE THE
 PURCHASER TO REQUEST FURTHER INFORMATION ABOUT THE REGULATIONS,
 ORDINANCES, AND GUIDELINES CONCERNING HISTORIC PRESERVATION THAT
 APPLY TO THE PROPERTY PURCHASED OR TO BE PURCHASED.

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SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
 October 1, 2001.

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FROM: GROSFELD

FAX NO. : 4108413181

Jan. 23 2001 09:37AM P5

MC 109-01

BY: Montgomery County House Delegation
(To be offered in the Montgomery County Senate Delegation)

AMENDMENT TO MC 109-01
(Delegation Sprint)

On page 2, in line 23, strike "VENDOR" and substitute "SELLER".

FROM : GROSFELD

FAX NO. : 4108413181

Jan. 23 2001 09:37AM P6

MC 109-01

BY:

Montgomery County House Delegation
(To be offered in the Montgomery County Senate Delegation)

AMENDMENT TO MC 109-01
(Delegation Sprint)

On page 2, in lines 19 through 21, strike "LOCATED IN AN AREA DESIGNATED AS A HISTORIC DISTRICT BY THE HISTORIC PRESERVATION COMMISSION OF" and substitute "THAT IS DESIGNATED AS HISTORIC, OR THAT IS IN AN AREA DESIGNATED AS A HISTORIC DISTRICT, BY THE MONTGOMERY COUNTY COUNCIL OR A MUNICIPALITY THAT DESIGNATES HISTORIC DISTRICTS IN".

On page 2, in lines 27 and 28, strike "IS LOCATED IN A HISTORIC DISTRICT AS DESIGNATED BY THE HISTORIC PRESERVATION COMMISSION OF" and substitute "IS DESIGNATED AS HISTORIC, OR IS IN AN AREA DESIGNATED AS A HISTORIC DISTRICT, BY THE MONTGOMERY COUNTY COUNCIL OR A MUNICIPALITY THAT DESIGNATES HISTORIC DISTRICTS IN".