

6852 Needwood Road, Derwood

PRELIMINARY CONSULTATION

Individually Designated Master Plan Site # 22/34  
Samuel S. Robertson House / Eubank's Farm

00 00

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by John W. Guinee, Jr., Trustee, to Elodie Samanos by deed date October 15, 1984 and recorded among the Land Records of Montgomery County, Maryland, in Liber 8500 at Folio 445. Permanent property line markers will be placed as required by Section 50-24(e) of the Montgomery County Subdivision Regulations.

February 6, 1991  
Date

*Douglas H. D.*  
Professional Engineer  
Md. Reg. No. 100155

**PLAT TABULATION**

Number of Lots ..... 6  
Area of Lots ..... 557,471 ±  
Area of Street Dedication ..... 51,905 ±  
Total Area = 609,376 ± or 13,98935 ac.

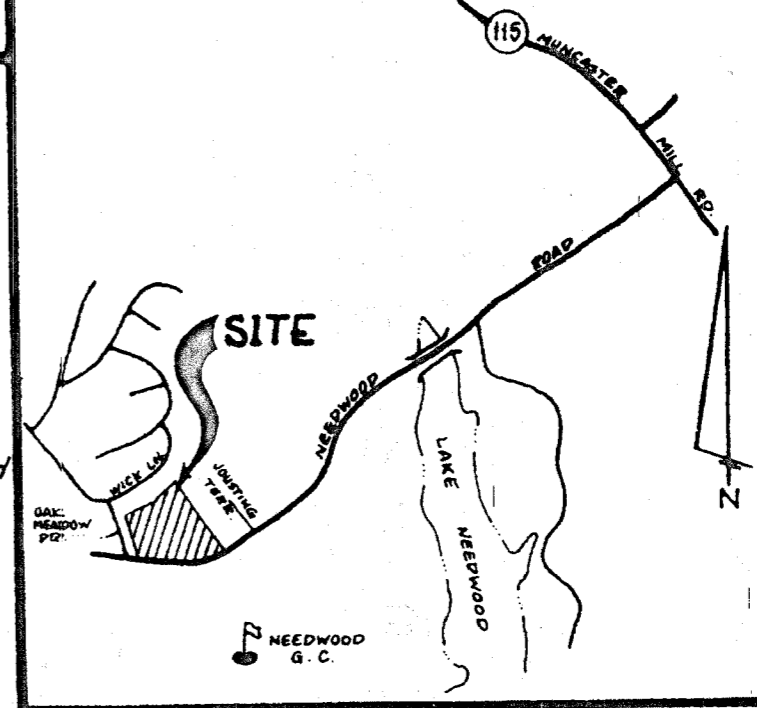
**PLAT No. 18369**

CURVE DATA						
No.	Radius	Delta	Arc	Tan	Chord	Chord Bearing
1	800.00'	29° 43' 01"	414.93	212.24	410.29	S 67° 38' 29" W
2	1000.00'	16° 16' 26"	284.03	142.98	283.08	N 83° 21' 47" W
3	2015.18'	02° 04' 01"	72.70	36.35	72.70	N 82° 15' 35" W

**NOTES**

- The approval of this plat is predicated on the availability of public water and sewer prior to the construction of homes.
- This plat is limited to uses and conditions as required by Preliminary Plan No. 1-90155.
- Driveway location for lots 4, 5 & 6 will be determined after Needwood Road Improvements are completed.
- Clearing, grading, construction, or structures of any kind are prohibited within the Scenic B.R.L. (building restriction line) Area shown hereon with the exception of only that clearing or grading necessary for ingress-egress and utilities within the easements for those purposes as shown hereon.

VICINITY MAP-SCALE: 1"=2000'



**OWNER'S DEDICATION**

Elodie Samanos, owner of the property shown hereon, hereby adopts this plan of subdivision; dedicate the streets as shown hereon to public use; establish and grant to Montgomery County, Maryland or other appropriate agency, temporary slope easements twentyfive (25) feet wide over the lots shown hereon, adjacent, contiguous, and parallel to the street lines, the slope easements shall be extinguished after all required public improvements in adjacent roadways have been accepted for maintenance by Montgomery County, Maryland or other appropriate agency; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state and local governing agencies; establish the Ingress-Egress Easements shown hereon for the use and benefit of Lots 4, 5, 6 & 9, Block 'E' and Lots 7 & 8, Block 'E', subject to and together with the conditions contained in a Declaration of Easement and to be recorded hereafter, and further grant to the Washington Suburban Sanitary Commission (W.S.S.C.) such exclusive rights as necessary for the construction, reconstruction, operation, maintenance and repair of sanitary sewers and/or water mains and appurtenances within the water and/or sewer right of ways/easements shown hereon, subject to and together with the conditions contained in a right of way document from the grantor, their successors or assigns to the W.S.S.C. and to be recorded hereafter.

There are no suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision except a certain deed of trust and the parties in interest thereto have affixed their signatures below indicating their assent to this plan of subdivision.

11-7-90  
Date  
*Elodie Samanos*  
Elodie Samanos

We hereby assent to this plan of subdivision.  
Independence Federal Savings Bank

11-11-90  
Date  
*William B. Fitzgerald*  
William B. Fitzgerald, Trustee

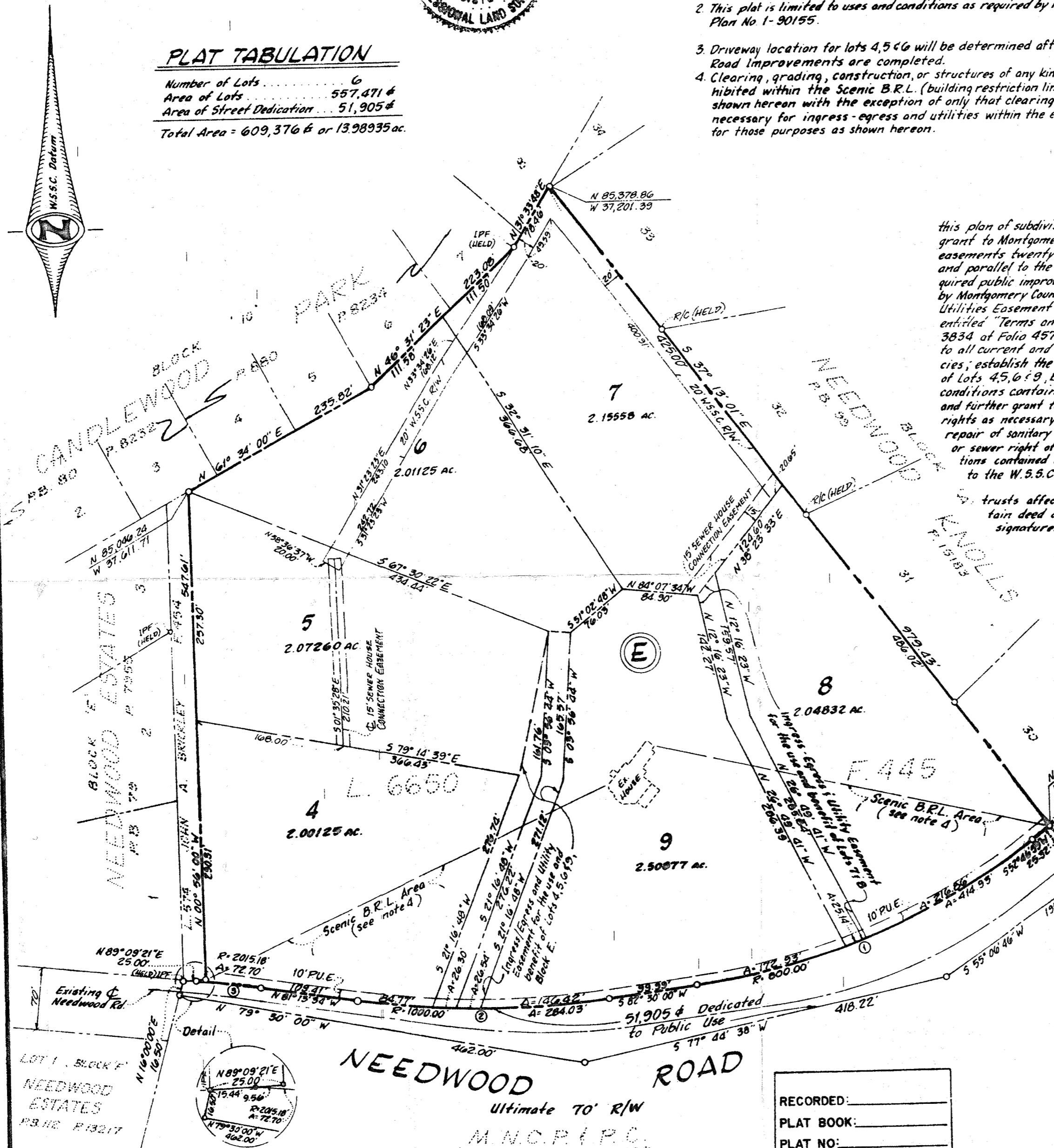
11-15-90  
Date  
*James W. Cobb*  
James W. Cobb, Trustee

\* Establish the Sewer House Connection Easements as shown hereon.

NOV 26 1991

**LEGEND**

IPF - Iron Pipe Found  
R/C - Rebar with Cap



SUBDIVISION RECORD PLAT  
LOTS 4-9, BLOCK 'E'  
**NEEDWOOD ESTATES**

ELECTION DISTRICT NO. 4  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=100' OCTOBER, 1990

**MACRIS, HENDRICKS & WITMER, P.A.**  
ENGINEERS • PLANNERS • SURVEYORS  
9220 WIGHTMAN ROAD, SUITE 120  
GAITHERSBURG, MARYLAND 20870  
(301)-670-0840

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED: JANUARY 17, 1991

*James C. Lippin*  
CHAIRMAN

*Thomas C. Lippin*  
ASST. SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE NO. 583-91

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF TRANSPORTATION  
APPROVED: OCTOBER 30, 1991

*Robert Mingman*  
FOR DIRECTOR

MONTGOMERY COUNTY, MARYLAND  
DEPT OF ENVIRONMENTAL PROTECTION  
APPROVED: Nov. 6, 1991

*Edward L. Abraham*  
DIRECTOR

APPROVED: JANUARY 17, 1991

*James C. Lippin*  
CHAIRMAN

*Thomas C. Lippin*  
ASST. SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE NO. 583-91

APPROVED: *Robert Mingman*

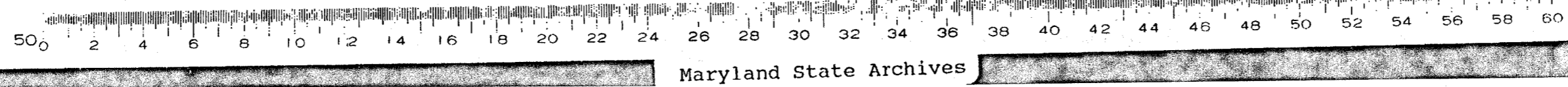
*Robert Mingman*  
FOR DIRECTOR

APPROVED: Nov. 6, 1991

*Edward L. Abraham*  
DIRECTOR

9220 WIGHTMAN ROAD, SUITE 120  
GAITHERSBURG, MARYLAND 20870  
(301)-670-0840

89-223



Maryland State Archives

51249-28 583-91

51249-28 583-91

**O'NEILL & ASSOCIATES ARCHITECTS**

101 Valley Brook Drive

Silver Spring, Maryland 20904

301-622-3746 Fax 301-622-3114

**LETTER OF TRANSMITTAL**

DATE: 7-22-09 JOB NO.

RE:

TO: ~~MIKE KENNEDY~~  
COP JOSHUA SILVER  
40. MC H.P.C.

Jan Hase

**WE ARE SENDING YOU VIA:**

- Mail
- Fax \_\_\_\_\_ copies including cover
- Messenger
- Samples \_\_\_\_\_ Specifications
- Other \_\_\_\_\_

**THE FOLLOWING:**

- Shop Dwgs
- Prints
- Letter
- Sketch

COPIES	DATE	NO.	DESCRIPTION
1			RECORD PLAT FROM MNCAPP

**THESE ARE TRANSMITTED** as checked below:

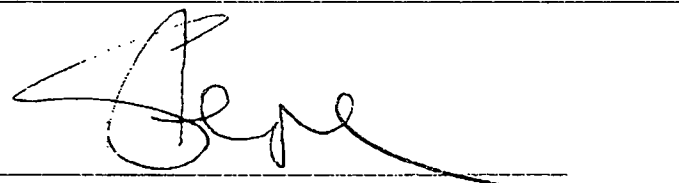
- For Approval
- As Requested
- For review and comment
- Approved as noted
- For your use
- Resubmit for approval
- Returned for correction
- Other \_\_\_\_\_

**REMARKS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

**COPY TO:**  
file



**SIGNED: Stephen D. O'Neill**

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	6825 Needwood Road, Derwood	<b>Meeting Date:</b>	9/9/2009
<b>Resource:</b>	Individually Designated Master Plan <i>Site</i> #22/34, Samuel S. Robertson House	<b>Report Date:</b>	9/2/2009
<b>Applicant:</b>	Michael and Anne Senatore (Stephen O'Neill, Architect)	<b>Public Notice:</b>	8/26/2009
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	No
		<b>Staff:</b>	Josh Silver

**Case Number:** N/A

**PROPOSAL:** Rear addition and new garage construction

**STAFF RECOMMENDATION**

Staff recommends that the applicant make revisions to the plans based on the HPC's recommendations and proceed to a Historic Area Work Permit (HAWP).

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Designated Master Plan *Site*  
**STYLE:** Victorian  
**DATE:** c1889

The following was excerpted from *Places From the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*:

One of Montgomery County's most prolific 19<sup>th</sup> century architects, Thomas Groomes, designed the 1889 Robertson House. Groomes popularized Victorian-era revival styles in Gaithersburg-Rockville area. In March 1889, the *Montgomery County Sentinel* heralded the construction of the Robertson residence, reporting that the house was to have 10 rooms, a stair hall, bathroom, front and rear porches and a cellar. Nine months later, the *Sentinel* lauded the completion of the "irregular Queen Anne vill." Two-story projecting pavilion with the pediment gables flank the central entrance bay. The south bay (right) is squared while the north bay is polygonal. The walls are textured with narrow clapboards enlivened with fishscale shingles between stories and in gable ends. Samuel S. Robertson grew up nearby at Nedwood and inherited the property on which he built his house from his parents, William George and Mary V.K.S. Robertson. The property has also been known as the Eubanks Farm for its owners in the post-World War II era.

**PROPOSAL**

The applicants are proposing to construct a two-story addition at the rear of the house and a one-story, two-bay detached garage on the side of the house. The proposed addition will connect to an existing historic addition behind the original main block of the house. The proposed garage will connect to the proposed

rear addition via an open style wooden breezeway. Construction of the proposed addition will require the removal of a non-historic (c1960s) one-story addition from the rear of the house and the partial removal of a wooden deck from the side yard.

The proposed addition will be sheathed with an asphalt shingle roof, clad in wooden siding with a similar profile and reveal to the historic massing, contain 2/2, double-hung true divided light wooden windows and true divided light French door systems.

Material specifications for the garage are consistent with those proposed for the rear addition.

**APPLICABLE GUIDELINES**

***Montgomery County Code; Chapter 24A***

The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
  - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any period or architectural style. 1
  - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior's Standards for Rehabilitation:***

- #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 proportion, 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**

Staff supports the proposed rear addition and new garage construction projects at the subject property. The design of the proposed addition is compatible and in keeping with the design character of the historic massing and addition. The simplicity of the proposed design as a literal extension of the historic addition, make the massing, scale and form of the addition read as subordinate to the historic massing.

The proposed detached garage is compatible with the primary structure and been designed to fit sensitively within the context of the environmental setting. The proposed breezeway maintains transparency into the rear yard when approaching the house from the driveway, thus is a reasonable solution for providing a covered walkway between the garage and main house without compromising the setting of the site.

Staff has discussed material treatments for both the proposed addition and garage with the project architect. A verbal agreement was established that the proposed addition and garage would include the materials listed in the proposal section of the staff report on Circle 1. The proposed material treatments in concept are appropriate for the resource type and compatible with the existing materials on the historic massing and addition. Staff recommends that the applicant provide a detailed list of the proposed materials when submitting for a HAWP.

Staff recommends the applicant prepare a tree survey for the property prior to submitting a HAWP application. If trees are present with the vicinity of building footprint for the proposed addition and garage a tree protection plan must be prepared and implemented prior to commencing any work at the site.

To achieve consistency with guidance for additions and new accessory structures found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, a proposed addition should meet the following guidelines:

- 14.2 New accessory structures should be compatible with the primary structure
- 18.1 Place an addition at the rear of a building to minimize its visual impacts
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure
- 18.3 An addition should be compatible in scale with the primary structure
- 18.4 Use building materials that are compatible with those of the primary structure
- 18.5 An addition should be compatible in character with the primary structure
- 18.6 Use windows that are similar in character to those of the main structure
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

**Staff requests that the HPC:**

1. *Determine if the proposed addition should have a more clearly defined connection with the existing historic addition of the house (i.e., inset, trim board, change in setback, etc.)*
2. *Determine if the proposed material treatments for the rear addition and new garage are compatible with the style and material treatments of the existing house and addition and meet the general design criteria for an Individually Designated Master Plan Site.*

**STAFF RECOMMENDATION**

Staff recommends that the applicant make revisions to the plans based on the HPC's recommendations and proceed to a Historic Area Work Permit



PUBLIC NOTICE OF MEETING OF PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING COMMISSION  
2000

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: MIKE SENATORE  
Daytime Phone No.: 301 466 0774

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: MICHAEL & ANNE SENATORE Daytime Phone No.: 301 466 0774  
Address: 6855 ~~NEEDWOOD RD~~ DERWOOD NEEDWOOD RD 20855  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: ~~6855~~ 6825 Street: NEEDWOOD RD  
Town/City: DERWOOD Nearest Cross Street: REDLAND RD  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Raze  Revision  Repair  Revocable  
CHECK ALL APPLICABLE:  A/C  Stair  Rooms Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ \_\_\_\_\_  
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.

[Signature]  
Signature of owner or authorized agent

6/24/09  
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:

SAMUEL ROBERTSON HOUSE - IRREGULAR QUEEN ANNE  
HOUSE BUILT CIRCA 1885.  
SITS ON APPROX. 3 ACRES - SET BACK OFF  
ROAD

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

REMOVE & REPAIR KITCHEN ADDITION FROM  
APPROX THE 1960'S AT THE REAR OF HOUSE. ADDITION  
ENLARGE KITCHEN / ADD SECOND STOREY BEDROOM ABOVE  
THE KITCHEN & REPLACE EXISTING DOUBLE CARPORT (FROM 60'S?)  
WITH PROPER GARAGE.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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 dripline 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 Metree 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 MARKING LABELS.

**Peter and Evelyn Kim**  
**6833 Needwood Road, Derwood, MD 20855**

**Gary and Judy Lewis**  
**6837 Needwood Road, Derwood, MD 20855**

**Eric and Linda Engelmann**  
**6829 Needwood Road, Derwood, MD 20855**

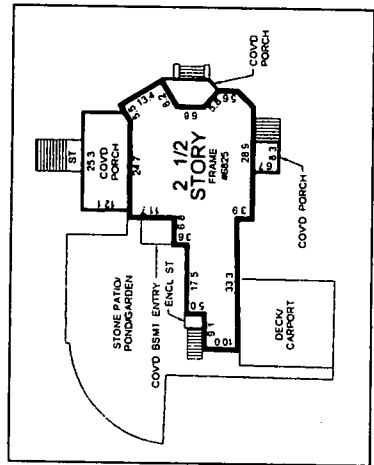
**Chieu Nguyen**  
**6811 Needwood Road, Derwood, MD 20855**

**Bob Johnson and LaVanna Vice Johnson**  
**6801 Needwood Road, Derwood, MD 20855**

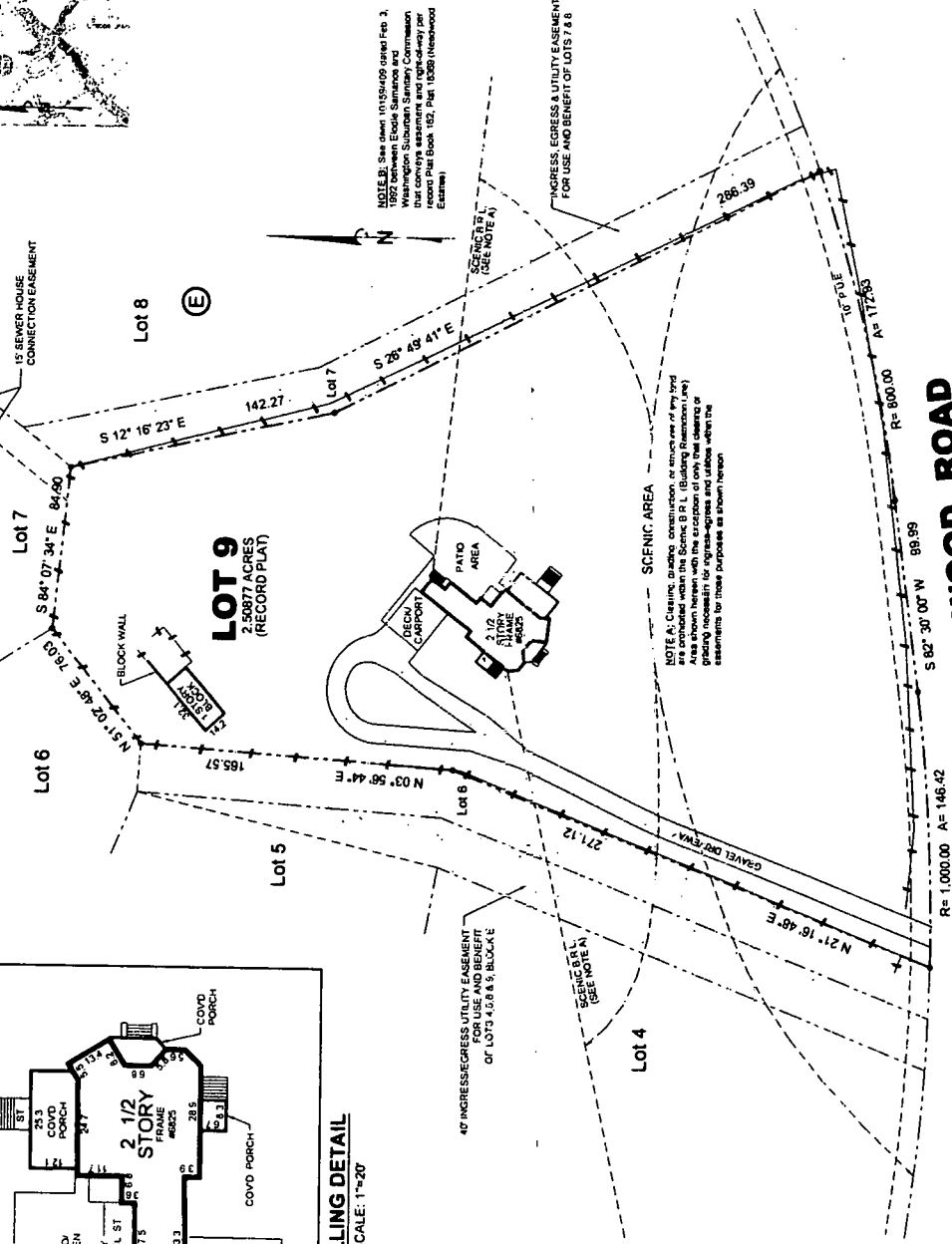
**Landtech Associates, Inc.**  
Rivers Center - Suite "J"  
Columbia, Md. 21046

Phone: 410-280-8069 Fax: 410-280-8269  
Email: landtechsurvey@comcast.net

NOTE NOT TO BE USED FOR ISSUANCE OF PERMITS



**DWELLING DETAIL**  
SCALE: 1"=20'



NOTE B: See sheet 10155409 dated Feb. 3, 1997 between Eddie Sammons and Woodmont Properties, Inc. which conveys easements and right-of-way per record Plat Book 192, Page 10389 (Horseshoe Estates)

INGRESS, EGRESS & UTILITY EASEMENT FOR USE AND BENEFIT OF LOTS 7 & 8

SCENIC AREA

NOTE A: Clearing, grading, construction, or structure of any kind are prohibited within the Scenic B.P.L. (Building Restrictions Line) area shown on this plan. Any clearing, grading, construction or structure within the Scenic Area shall require a permit from the appropriate authority. The applicant is responsible for obtaining all necessary permits for these purposes as shown herein.

**NEEDWOOD ROAD**

**BUILDING LOCATION SURVEY**

- NOTES**
- 1) This plan is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing of real property.
  - 2) This plan is not to be relied upon for the establishment or location of fences, garages, buildings or other structures.
  - 3) This plan does not provide for the accurate identification of property lines, but such certification may not be required for the transfer of title or securing financing or re-financing.
  - 4) No title report furnished.
  - 5) Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
  - 6) Property, subject to any/all rights-of-way, easements and/or covenants of record and/or imposed by law.

**CERTIFICATION:**

I hereby certify that the position of the signposts, walls, improvements on the above described property has been carefully established in relation to the adjacent lot lines and that there are no visible encroachments. This is not a warranty of any kind, and I accept no responsibility for any error or omission in this report for permit applications. (No title report furnished)



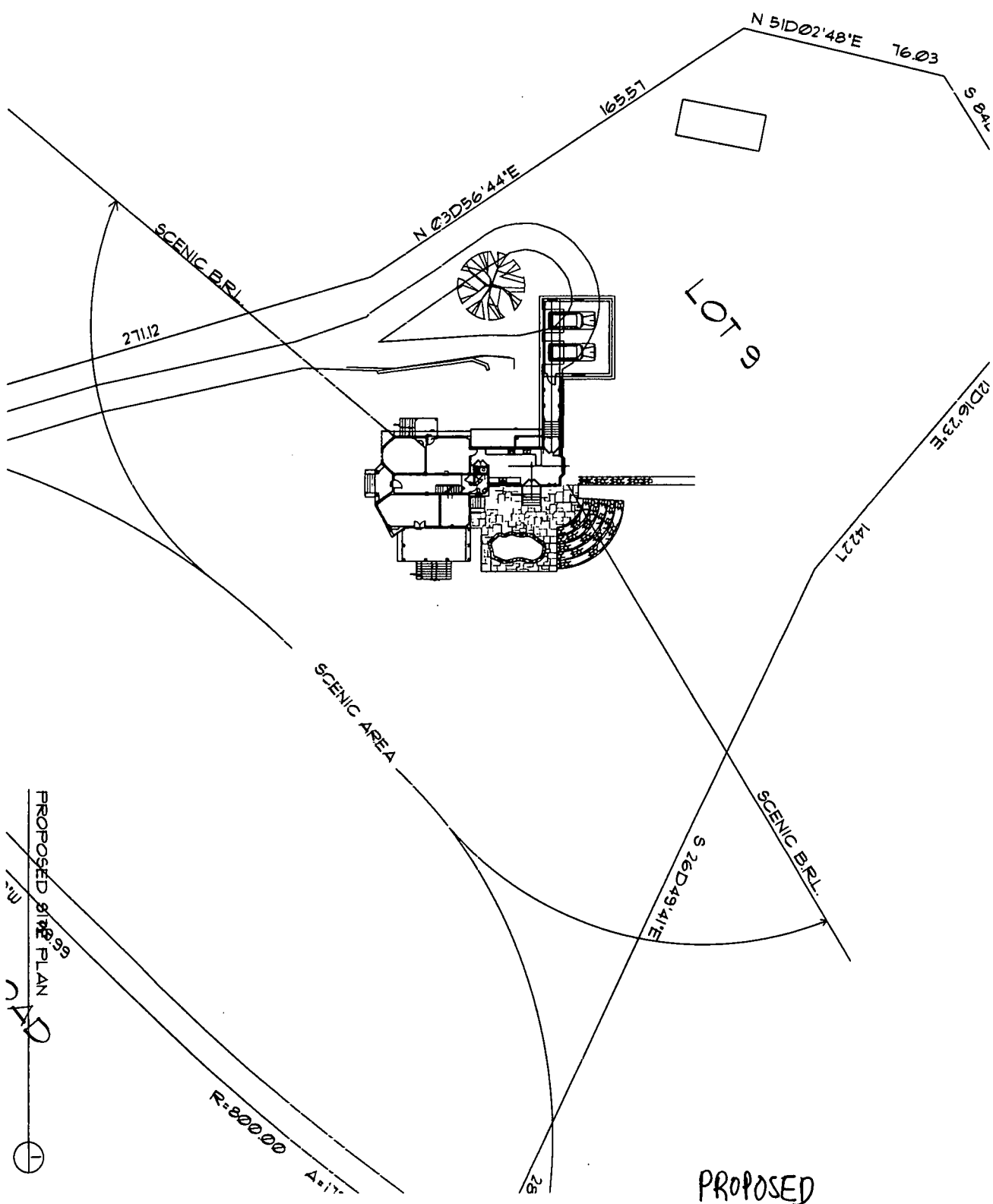
ROBERT A. ROGERS - Property Line Surveyor Maryland License No. 119  
4-11-08  
R.A.R. S.R.P.

**6825 NEEDWOOD ROAD**  
Lot: 9 Block: E  
Pilot Block: 192 Plot No.: 10689  
NEEDWOOD ESTATES  
MONTGOMERY COUNTY  
MARYLAND

Scale: 1"=40' Date: March 20, 2008  
File No.: LT200054 Client Case No.: 08-11305-DSJ

EXISTING

8



DATE	DESCRIPTION
08-07-08	DATE AS NOTED

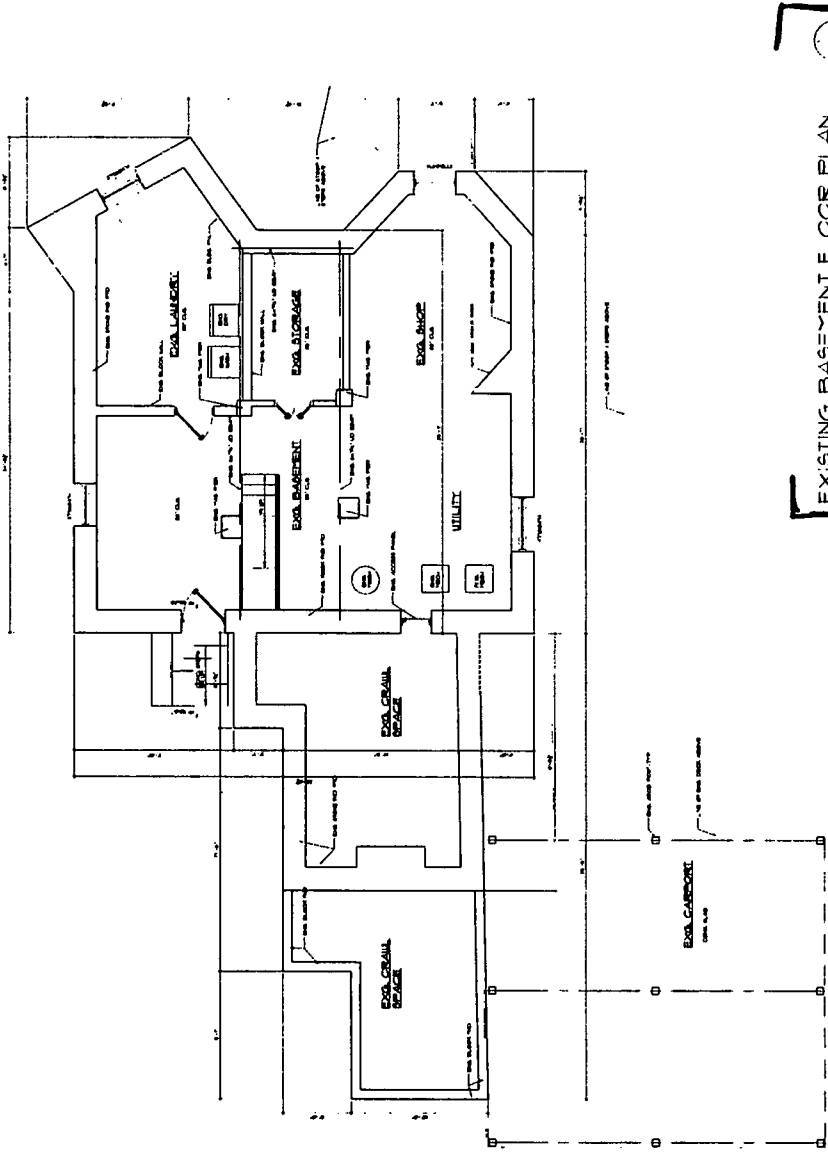
**SENATORE RESIDENCE**  
HOME ADDITON & RENOVATION

MONTGOMERY COUNTY

**O'NEILL & ASSOCIATES ARCHITECTS**  
ARCHITECTS  
PLANNERS  
MANAGEMENT CONSULTANTS

101 VALLEY BROOK DRIVE  
SILVER SPRING, MD 20904  
(301) 622-3114

9

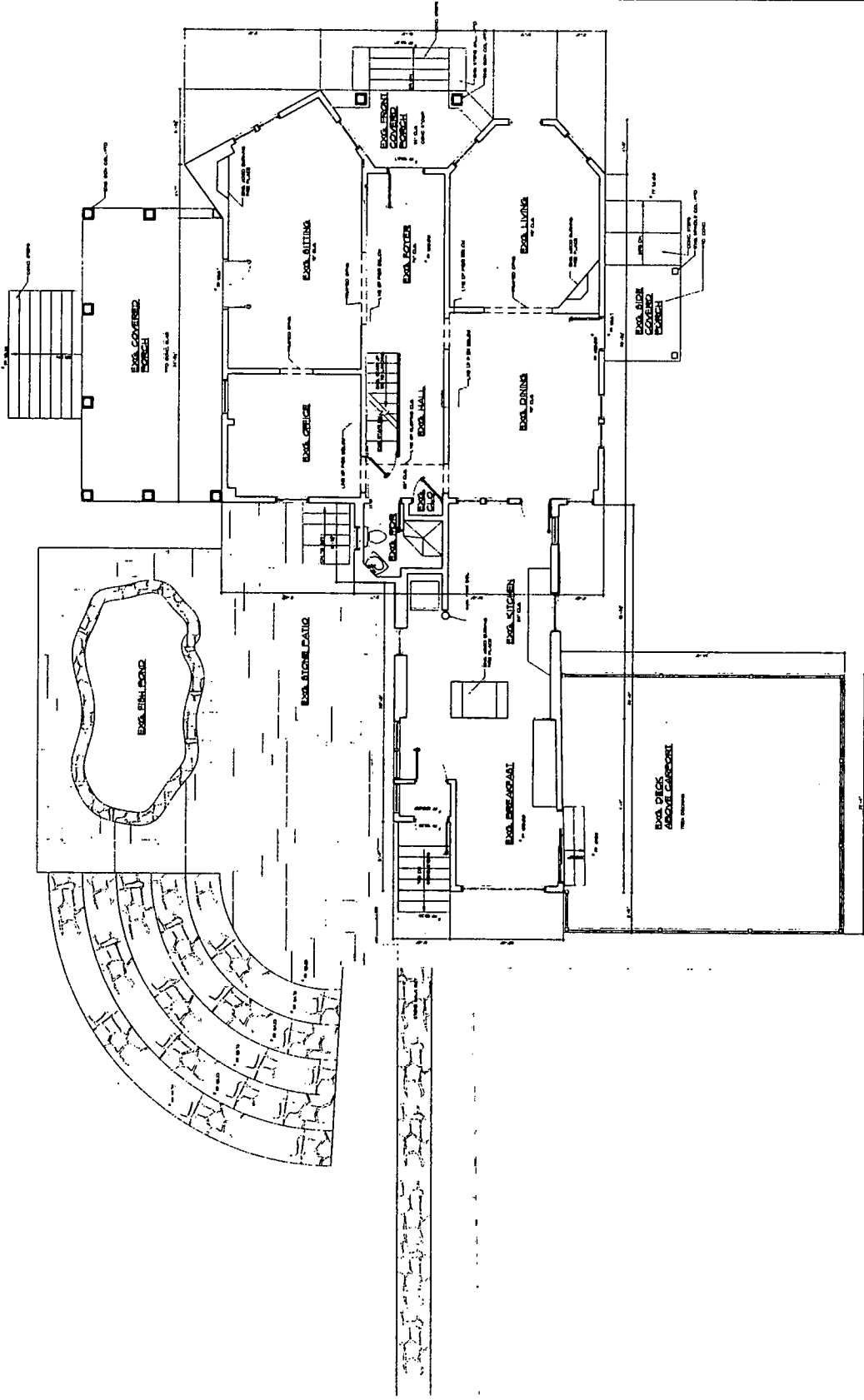


EXISTING BASEMENT FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

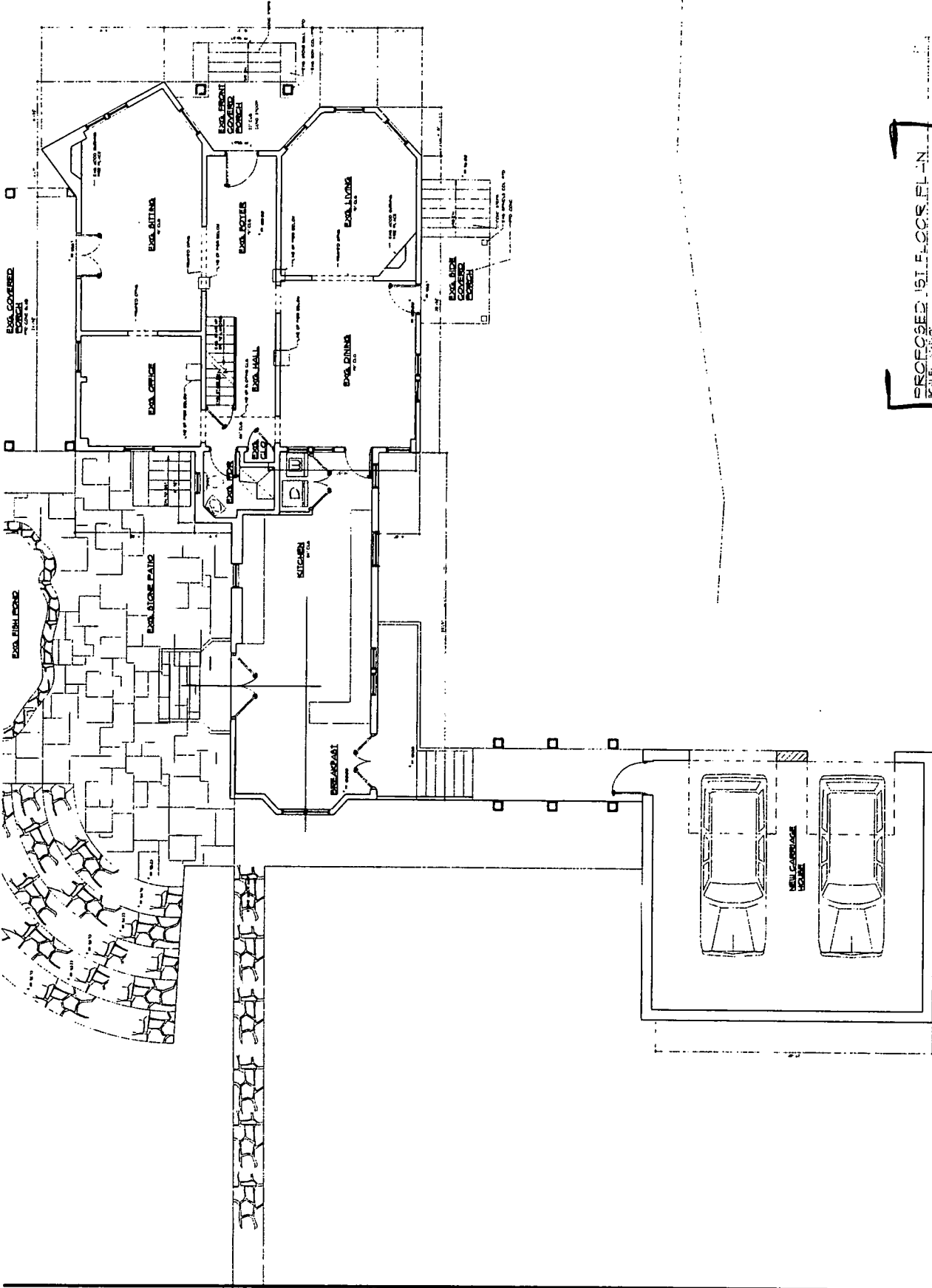
**O'NEILL & ASSOCIATES ARCHITECTS**  
 ARCHITECTS  
 MANAGERS  
 MANAGEMENT CONSULTANTS  
 101 VALLEY BROOK DRIVE  
 SILVER SPRING, MD 20914  
 (301) 622-3114

**SENATORE RESIDENCE**  
 HOME ADDITION & RENOVATION  
 6825 NEEDWOOD ROAD  
 DEWOLF, MD 20859  
 HOWARD COUNTY

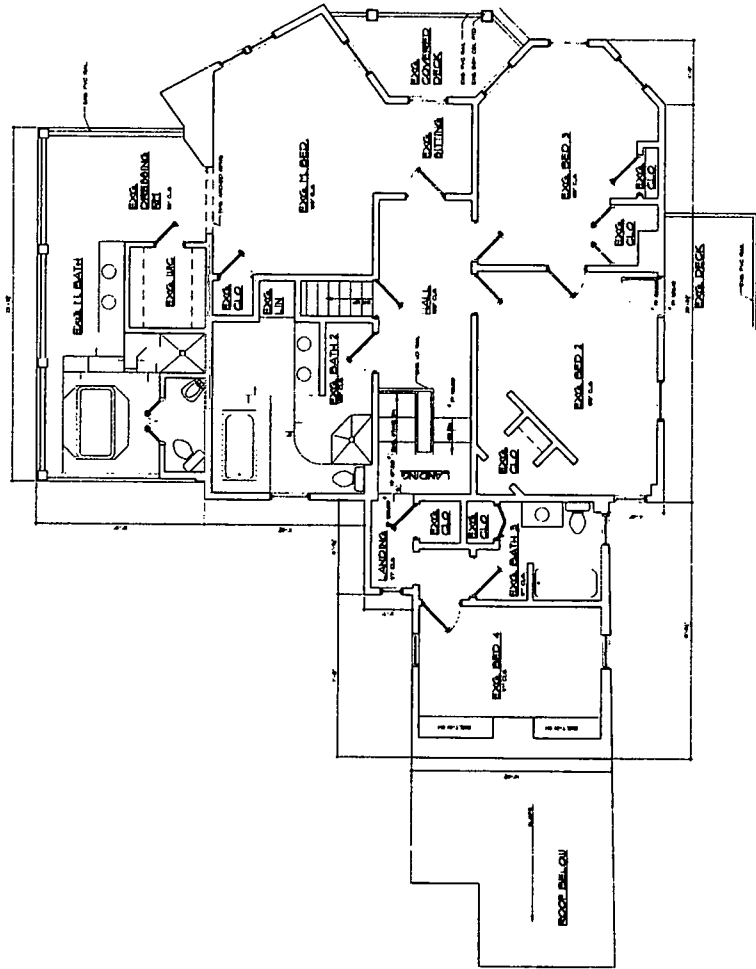
09-11-10  
 EXISTING 1ST FLOOR PLAN  
 SHEET NO. 101  
 DATE: 09/11/10  
 DRAWN BY: JMS  
 CHECKED BY: JMS  
 PROJECT NO. 101



EXISTING 1ST FLOOR PLAN  
 SHEET NO. 101



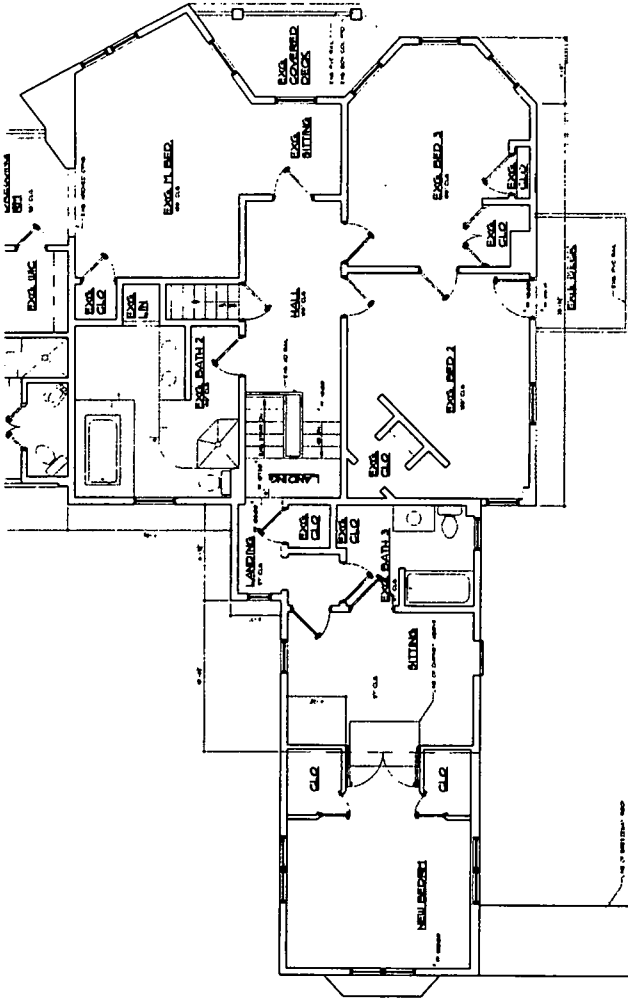
PROPOSED SILENCING LINE  
 SCALE 1/8" = 1'-0"



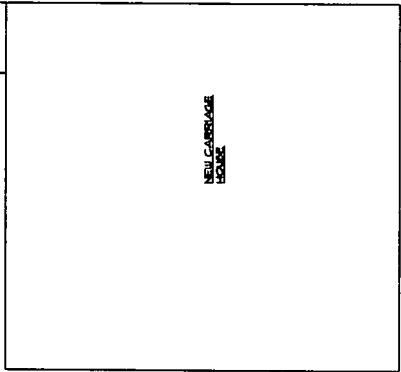
EXISTING 2ND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

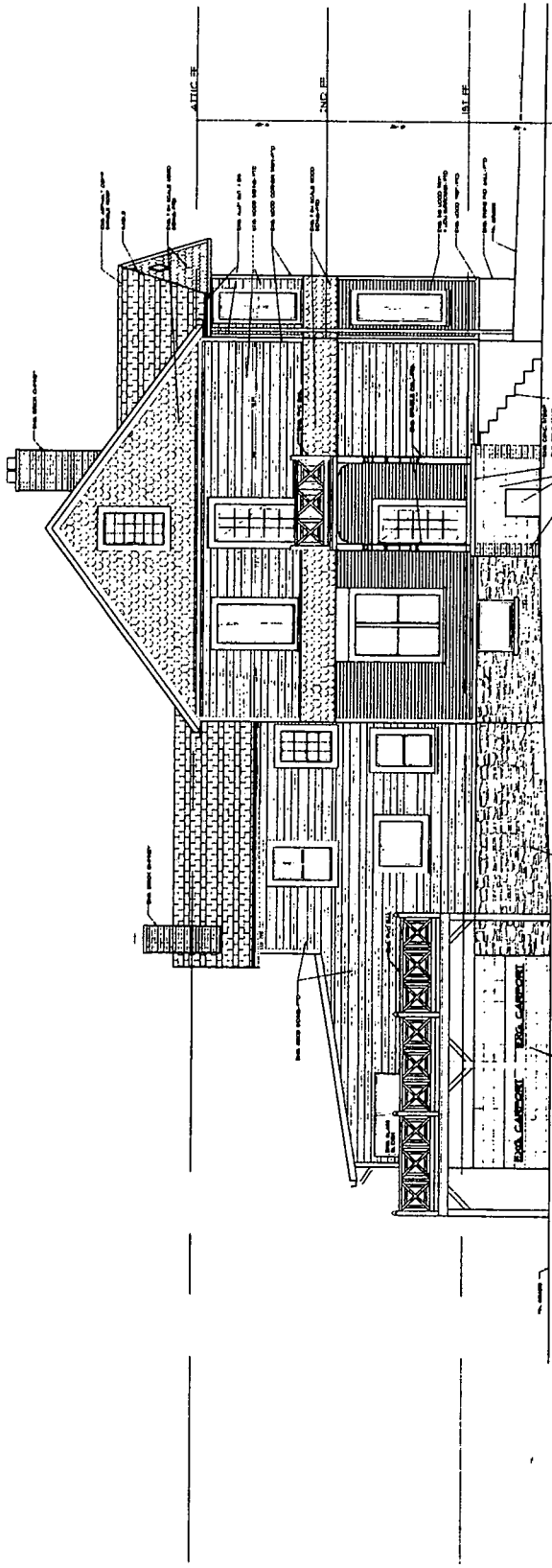


NO. 14-1070	DATE 01-10-10	BY	SCALE

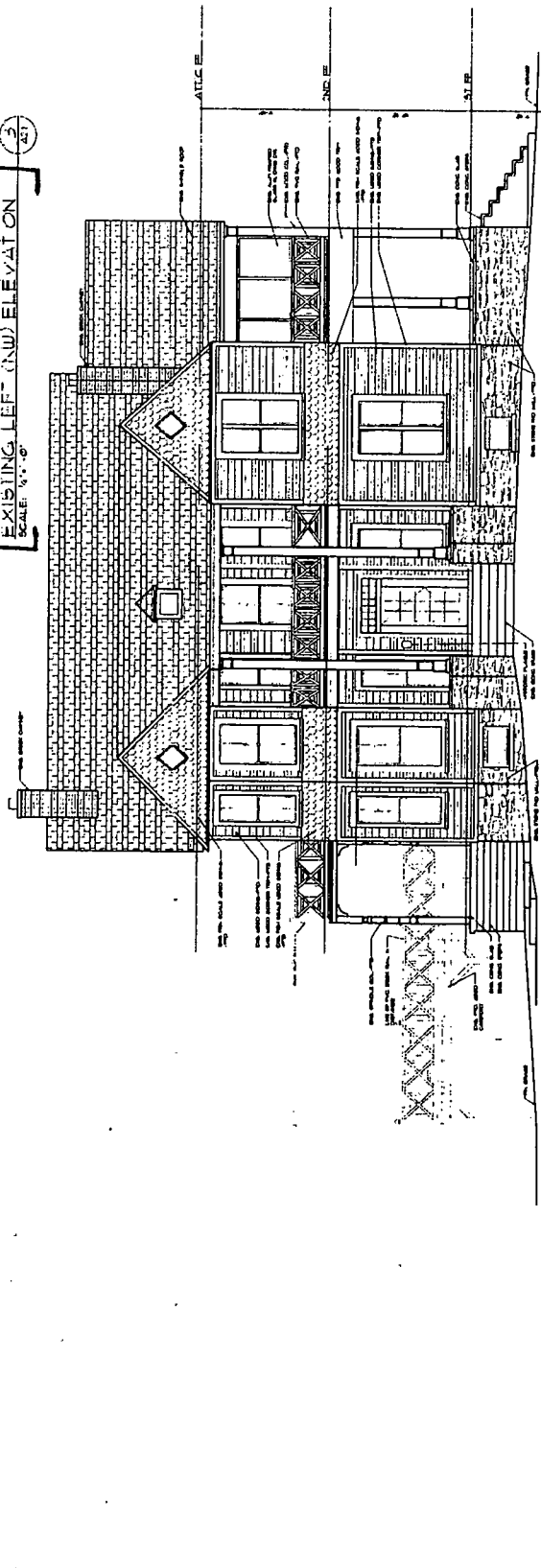


**PROPOSED 2ND FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

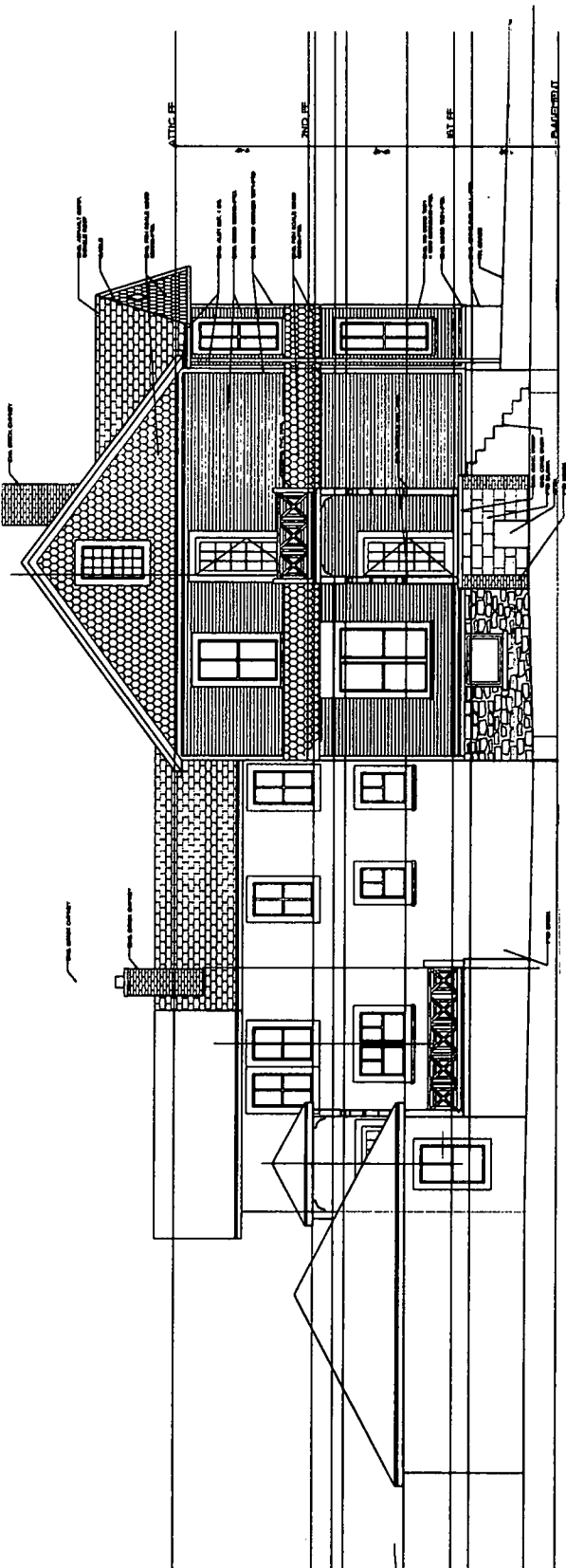




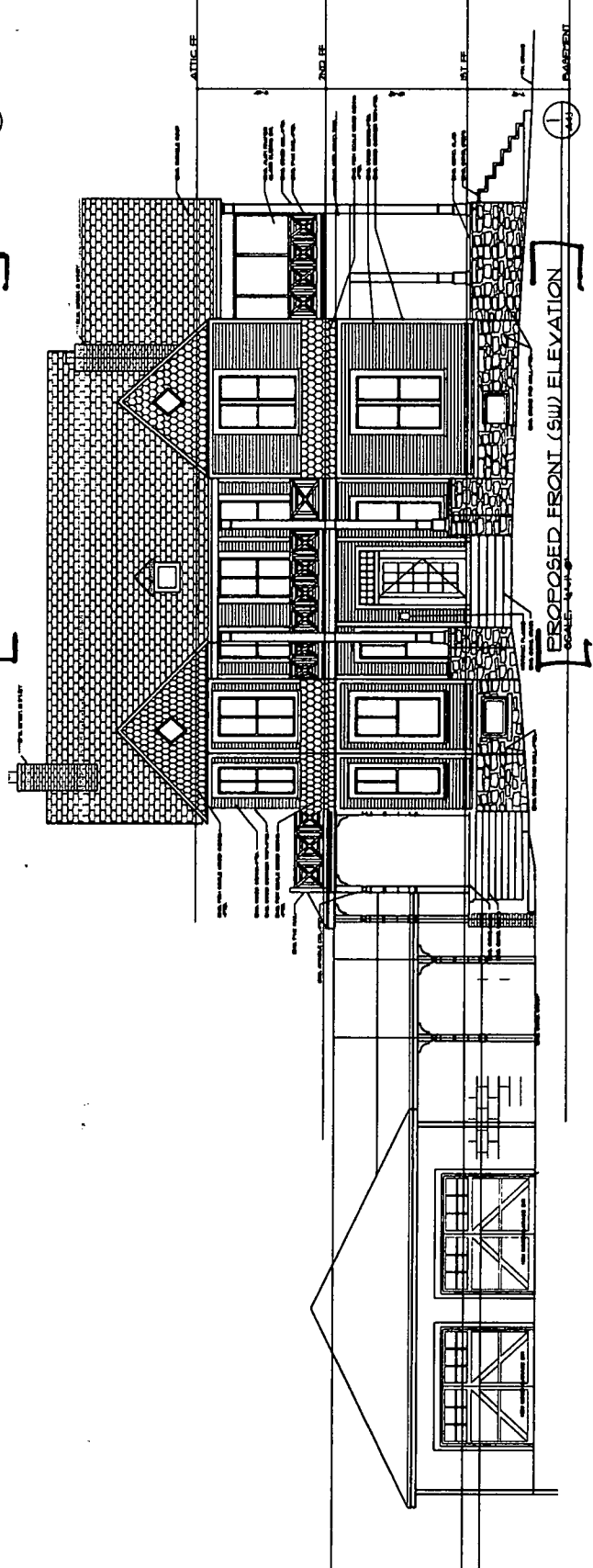
EXISTING LEFT (NW) ELEVATION  
 SCALE: 1/4" = 1'-0"



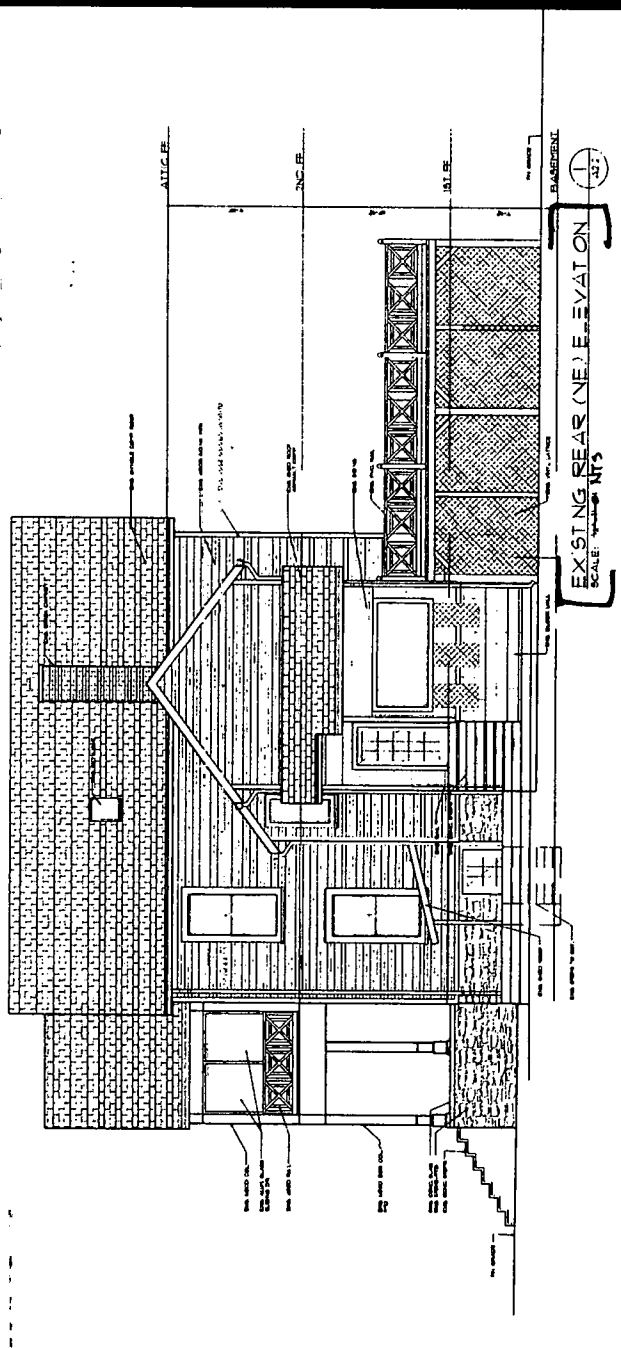
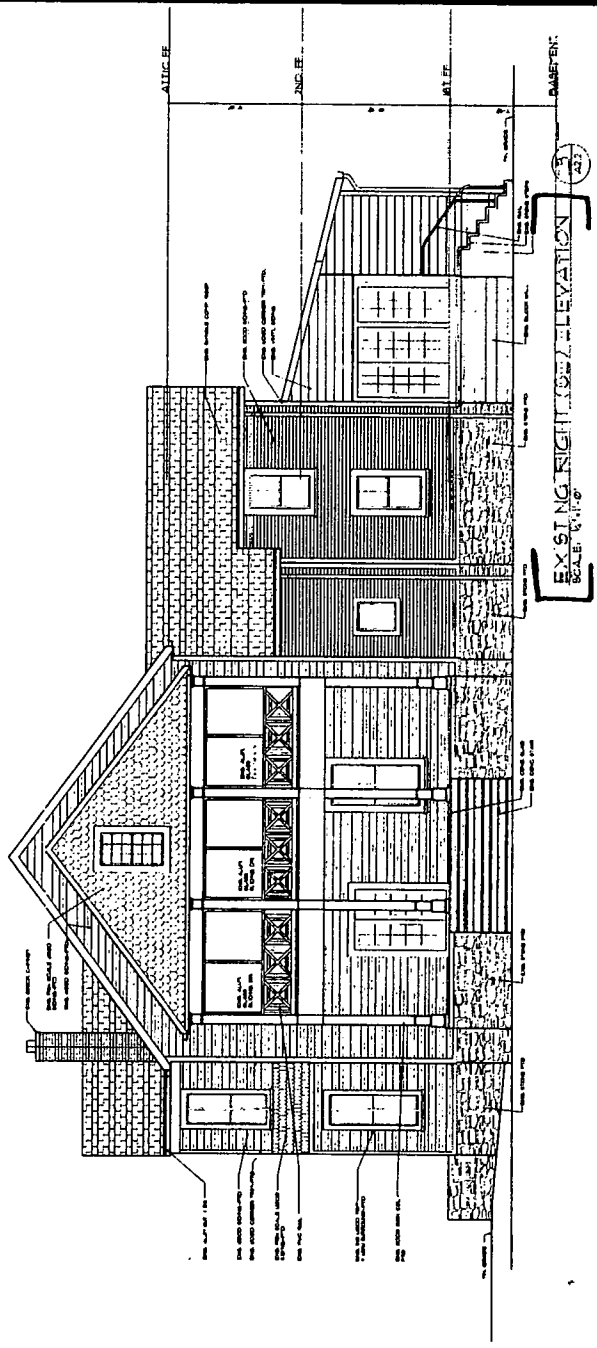
EXISTING FRONT (SW) ELEVATION  
 SCALE: 1/4" = 1'-0"

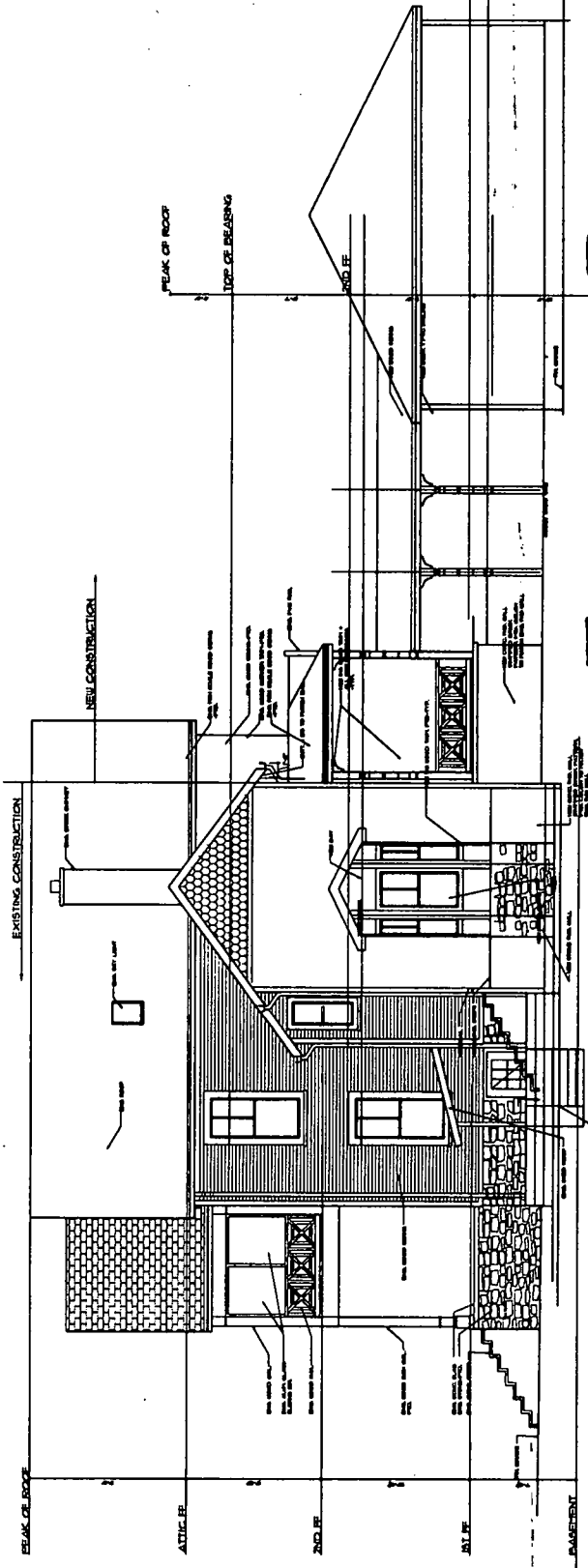


PROPOSED LEFT (NW) ELEVATION  
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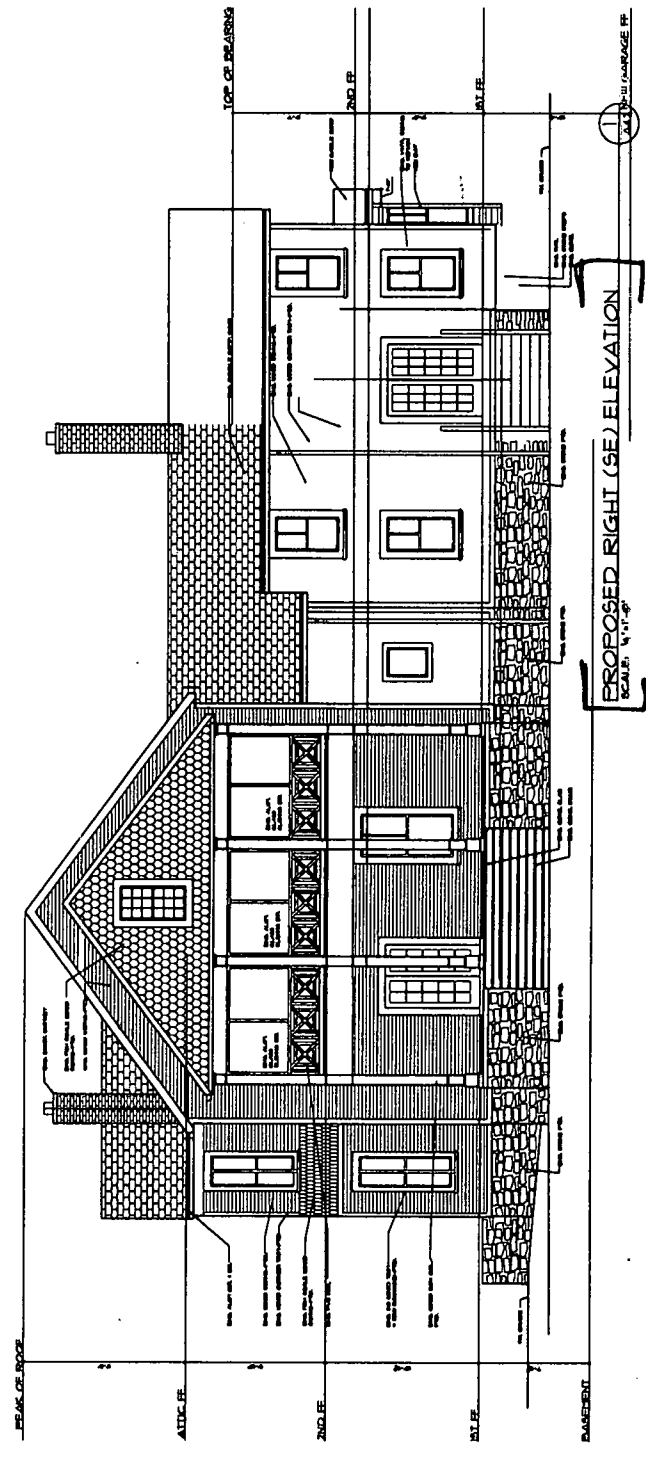


PROPOSED FRONT (SW) ELEVATION  
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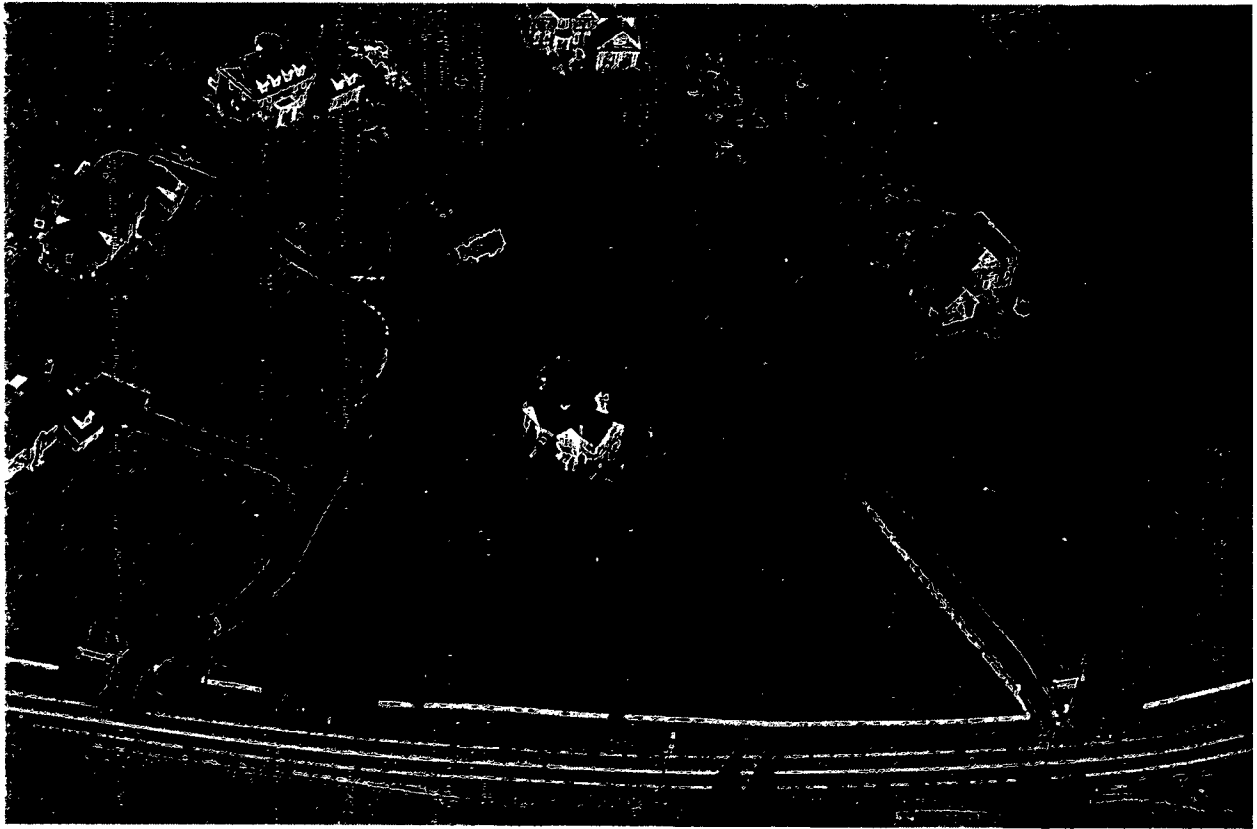


**PROPOSED REAR (NE) ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 3-3

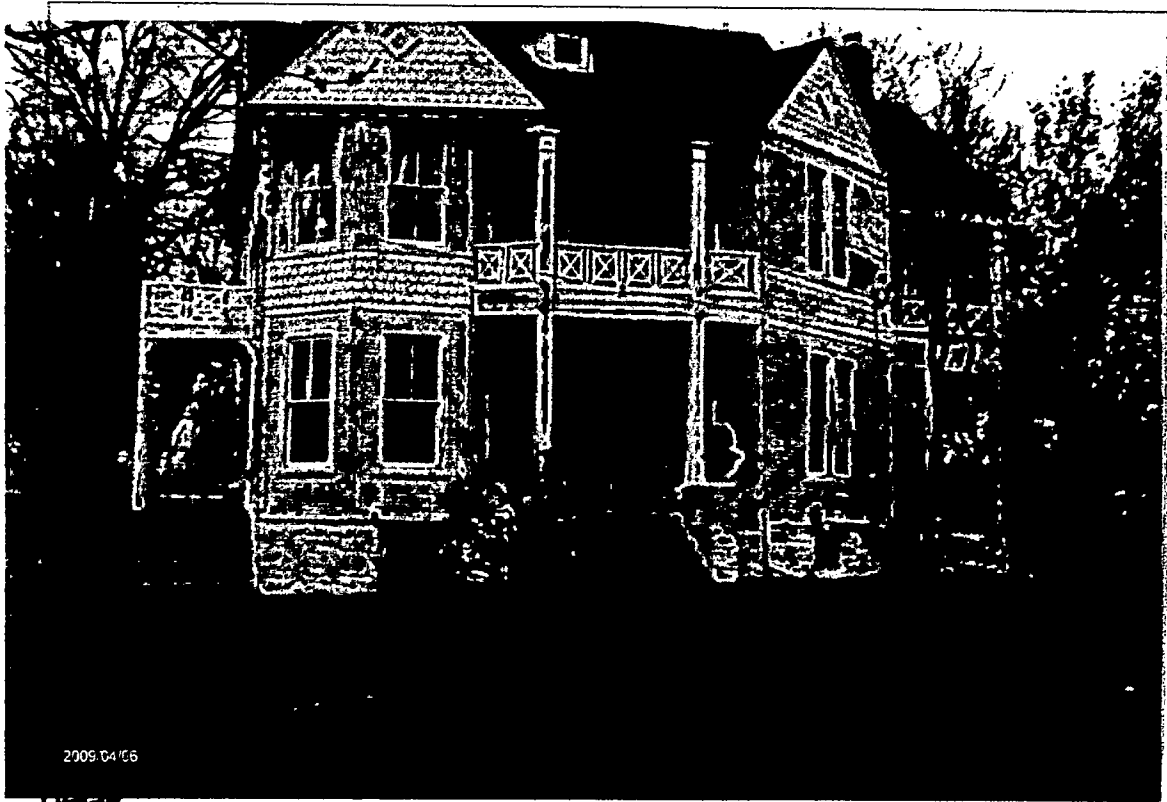


**PROPOSED RIGHT (SE) ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 4-4

6825 Needwood Road, Derwood  
Master Plan Site #22/34, Samuel S. Robertson House



Existing Property Condition Photographs (duplicate as needed)



2009-04-06

SOUTHWEST ELEVATION



2009-04-06

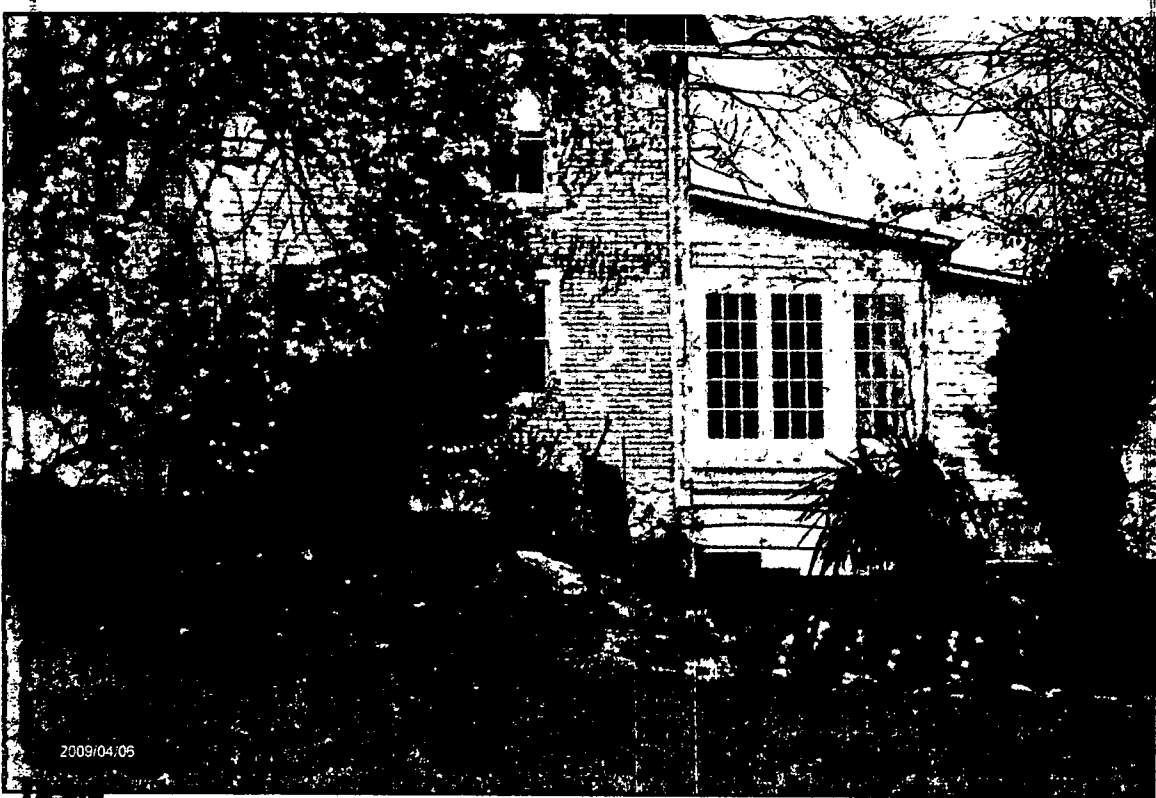
SOUTHEAST ELEVATION

Applicant: SENATORE

Existing Property Condition Photographs (duplicate as needed)



EAST ELEVATION

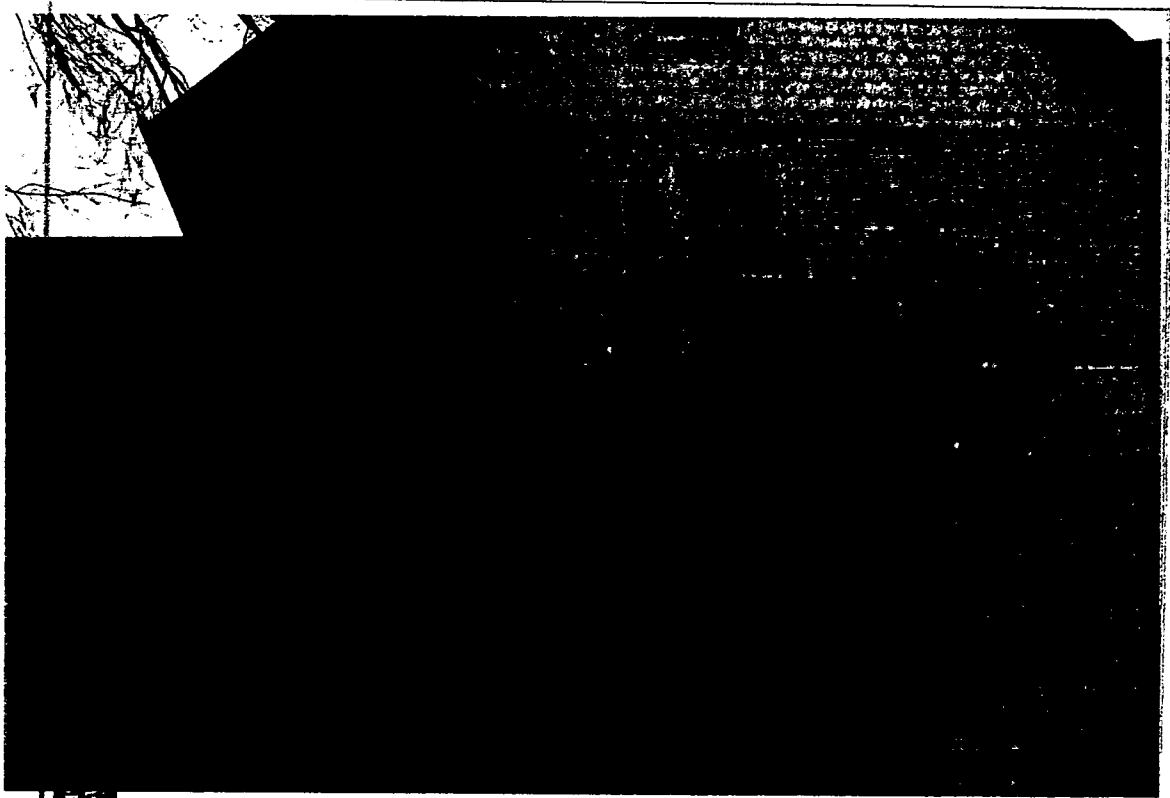


DETAIL REAR @ EAST ELEVATION

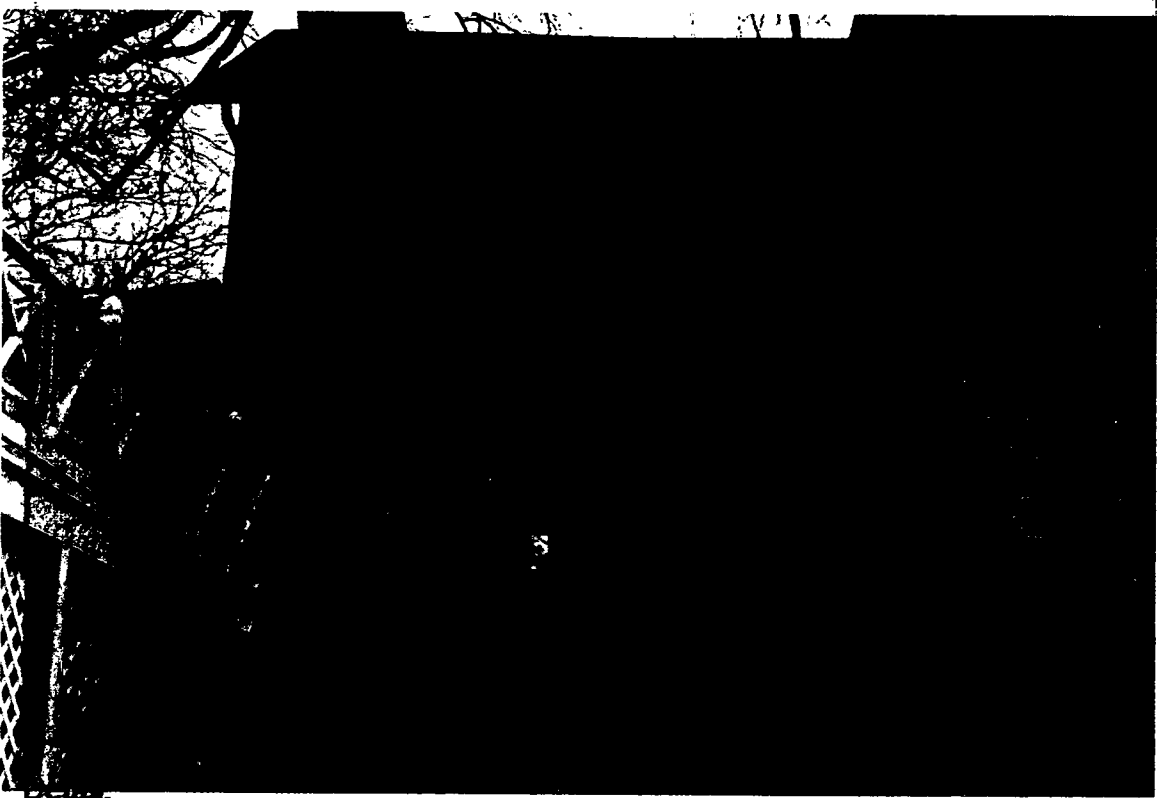
Applicant SENATORE



Existing Property Condition Photographs (duplicate as needed)



DETAIL WEST ELEVATION HIGH



DETAIL WEST ELEVATION LOW

Applicant: \_\_\_\_\_

Existing Property Condition Photographs (duplicate as needed)



Dezain

PETALL NORTHWEST ELEV @ CARPORT



Dezain

NORTHEAST ELEVATION

Applicant: SENATORE

# StructurebyDesignPA

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(240) 252-4117 John@StructurePlan.com

Tuesday September 8<sup>th</sup>, 2009

O'NEILL & ASSOCIATES ARCHITECTS  
Stephen D. O'Neill, AIA, NCARB  
11205 Lockwood Drive, Suite B  
Silver Spring, MD 20901

Re: Structural Evaluation  
Senatore Residence in Derwood, MD

Dear Mr. O'Neill:

I met with Mr. Senatore last fall to structurally assess the rear Kitchen addition of his home while improvements were being considered. Discussion of a range of improvement goals led me to conduct an initial survey of measurements and condition, citing extensive repair requirements to the structure, ultimately leading to agreement to suspend my preparation of drawings and calculations until the planning phase of the project became more complete.

#### Observations and comments:

The rear wing of the home, Kitchen, Morning Room, Powder Room & Bedroom above appear to have been added as three different projects; a one story addition, an added second story and an extension beyond the fireplace.

The foundation has a different, coarser surface appearance than the main section of the house and groupings of smaller stones are evident. The differing door case heights, window positions close to corners and lack of ceiling height in the addition are typical of successive changes.

The siding starts at different levels than the front of the house and transitions to a different appearance on the second floor of this wing, at the same level as the corner post cuts at the corners of the powder room.

The second floor joists may have been attic floor collar ties, of a one story addition, which would explain their spacing, size and the level of damage incurred as the upper bathroom was added and subsequently remodeled. This remodeling damage extends into the first floor wall structure where framing has been cut without being repaired to accommodate pipes.

When the rear extension was added, the rear wall of the fireplace as well as the rear wall of the first floor were removed to create a two-way fireplace and open up the room effectively removing all potential shear wall bracing to support the structure from side winds. The removal of the rear wall of the firebox leaves only two supporting sidewalls without any corners to help resist sideways toppling. This problem is exacerbated by the lack of effective shearwall at the end of the extension where only a window was installed. The only repairs applicable to this deficiency would be the reintroduction of shearwalls or a one and a half story steel moment frame that would still protrude into the living space.

Moisture trapped in the crawl spaces is deteriorating the floor framing above and the stone foundation wall at the end of the first addition. Standing water collects in the rear crawl space and has begun to cause settlement and/or frost heave damage.

The first floor framing around the fireplace was damaged extensively by fire and the floor was only resheathed without replacing the joists.

Competitive repair design, material and labor costs just to restore the structural integrity of these additions would be expected to be overly expensive start to this project.

Please do not hesitate to contact me should you have any questions, comments or require further assistance during the future progress of this project.

Sincerely,

//John Buffett//

John Buffett, PE

1 CHAIR ROTENSTEIN: Thank you. Can  
2 you take that up with staff to ensure that the  
3 applicant is noticing the community  
4 appropriately? The information is in the  
5 guidelines and the applicant simply needs to  
6 conform to all of the requirements for filing  
7 for a historic area work permit which includes  
8 adequate noticing of affected property.

9 (Audience member speaks off mic.)

10 CHAIR ROTENSTEIN: Speak with Anne  
11 Fothergill or Scott Whipple.

12 AUDIENCE MEMBER: Thank you.

13 CHAIR ROTENSTEIN: Next on the  
14 agenda --

15 (Audience member speaks off mic.)

16 CHAIR ROTENSTEIN: Thank you, but  
17 you're not on the record so the reporter is  
18 not catching it. Thank you.

19 The next item on the agenda are  
20 the preliminary consultations. Do we have a  
21 staff report for Case A at 6825 Needwood Road?

22 MR. SILVER: Yes, we do. 6825

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1 Needwood Road is located in Derwood. It's an  
2 individually designated Master Plan known as  
3 the Samuel S. Robertson House. I also believe  
4 it is goes with the Eubanks Farm.

5 The applicants have been working  
6 with the staff diligently over the last month  
7 and a half or month or so. This started out  
8 with a very different side projection, an  
9 attached two-car garage. And staff is very  
10 pleased with the direction that this  
11 application is going. The applicants are  
12 here, as well as the project architect who  
13 will go over some of the more -- some of the  
14 details with the Commission.

15 But basically, the proposal is to  
16 construct a two-story addition and a two-car  
17 detached, a one-story, two-car detached garage  
18 that would be connected from the addition by a  
19 covered wooden breezeway. It will attach to  
20 the historic section of the house that's at  
21 the rear that we refer to as a historic or  
22 probably more appropriate a contributing

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1 addition to the resource.

2 The actual breezeway itself will  
3 connect to that proposed addition section and  
4 will require the removal of one circa 1960s,  
5 one story addition from the rear of the house  
6 and peripheral removal of a wooden deck from  
7 the side yard.

8 ~~The addition itself will be~~  
9 ~~sheathed with asphalt shingle roof, [clad in~~  
10 ~~wood siding with similar profile reveals the~~  
11 ~~historic massing, ] contain appropriate window~~  
12 ~~treatments to match the historic massing,~~  
13 double-hung true divided light wooden windows  
14 and also true divided light French door  
15 systems and materials for the garage are  
16 consistent with those proposed for the  
17 addition, as well as for an individually-  
18 designated master plan site.

19 Staff doesn't really have a whole  
20 to say in terms of the addition itself, as  
21 well as the garage, but staff supports both  
22 projects, the addition and the garage and they

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\*

1 feel it's compatible in keeping with the  
2 design character of the historic massing. The  
3 addition is also confined to the rear of the  
4 house. The garage has an appearance that is  
5 detached as a result of that breezeway  
6 connection to continue transparency into the  
7 rear yard of what is an absolutely fantastic  
8 environmental setting.

9           Staff has discussed material  
10 treatments with the project architect and  
11 there was a verbal agreement to those that  
12 I've already outlined in the proposal section.

13 Staff has a few questions and certainly the  
14 Commission can address this with the applicant  
15 tonight about whether or not a tree survey for  
16 the property is going to be necessary or  
17 proper treatment action is going to be  
18 required. There obviously, as the picture  
19 shows, there are a lot of trees on this  
20 property and some of which are of great  
21 significance, but I will point out that as a  
22 result of this revised proposal, from when

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1 they met with us, it is going to <sup>SAVJ</sup> say there ~~is~~  
2 a fairly significant tree on the left side of  
3 the house.

4 So there are two points on Circle  
5 4 of your staff report that staff has  
6 requested that the HPC provide some guidance  
7 to the applicant and I will read those.

8 One is to determine is the  
9 proposed addition should have a more clearly  
10 defined connection with the existing historic  
11 addition of the house such as trim boards,  
12 insets, other material treatments.

13 And the second one being that just  
14 to make sure that the Commission would be  
15 comfortable supporting the proposed material  
16 treatments for the rear addition and new  
17 garage if this moves forward to the historic  
18 area work permit.

19 I can go through a few slides.  
20 The applicant is here. The applicant has also  
21 just recently received some additional  
22 information that he will be convey. I do not

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1 have a copy of that myself, but concerning  
2 some potentially I guess structural issues  
3 with the contributing addition at the rear of  
4 the house.

5 CHAIR ROTENSTEIN: Thank you,  
6 Josh. If you want to run through the images  
7 real fast to give us an idea of the property.

8 MR. SILVER: To give you an idea  
9 of the site context. Across from this is  
10 Needwood Golf Course where Needwood Mansion is  
11 and there's actually a scenic area. I think  
12 it's on your survey plan. It's in the  
13 application. A scenic area of protection in  
14 the front of this house. The proposed  
15 addition and garage are not within that which  
16 is obviously a good thing.

17 A driveway approach, you know, you  
18 can see looking at the left of the house,  
19 obviously some vegetation in the way, but that  
20 would be where you would start, but at the end  
21 of that driveway, past where you see the car  
22 parked and it's got standing, it would be

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1 where the proposed garage location would be  
2 and the addition, of course, would be confined  
3 to the rear.

4           Moving to the side, that's what  
5 has been called a carport parking area. That  
6 would be removed. You can see what is this  
7 contributing section of the house to the rear  
8 and then that more sort of like shed roof  
9 connection there which is that circa 1960  
10 section that I believe would be removed as  
11 part of this proposal.

12           Just another angle, sort of a left  
13 rear elevation. Take note of all the trees  
14 and then the right rear, the property is very  
15 nicely heavily landscaped. There's a pond and  
16 sitting area and things on the rear elevation  
17 there which are quite nice. That's my photos.

18           Would you like to me to go back to  
19 any one in particular?

20           CHAIR ROTENSTEIN: No, you gave us  
21 a good walk around. I'm curious though, the  
22 more recent houses surrounding this property,

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1 those are all fairly new, right?

2 MR. SILVER: Yes, they are.  
3 They're all fairly new. I don't know the  
4 subdivision date, but it is a subdivision of  
5 large, single-family homes.

6 CHAIR ROTENSTEIN: Thank you.  
7 Would the applicant like to come up.

8 MR. O'NEILL: Good evening.

9 CHAIR ROTENSTEIN: Good evening.  
10 If you will state your name for the record and  
11 be sure to speak up so that our reporter can  
12 capture your comments. And we generally run  
13 the clock at seven minutes for applicant  
14 presentations.

15 MR. O'NEILL: Very good. My name  
16 is Stephen O'Neill. I'm the principal of  
17 O'Neill and Associates, AIA Architects in  
18 Silver Spring, Maryland. And I'm representing  
19 the owners, Anne and Michael Senatore.

20 I have a board presentation and  
21 some half-scale copies if I could hand out to

22 --

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1 CHAIR ROTENSTEIN: If you hand it  
2 to staff, staff will distribute it to the  
3 Commission.

4 (Pause.)

5 MR. O'NEILL: While he's passing  
6 that out, I'll continue. I was retained by  
7 the owners to provide them with a functional,  
8 safe, and architecturally sensitive addition  
9 to their historic home. The program involves,  
10 a modernized kitchen, a new guest bedroom and  
11 bathroom suite, and an attached two-car garage  
12 is where we began with the project.

13 And it's pretty much the project  
14 as it stands now. The drawings that you have  
15 in front of you begin with the as-built  
16 conditions showing the site plan, the first --  
17 the basement, first and second floor plan.  
18 And following them are proposals in the same  
19 order.

20 Scott has done a very good job in  
21 presenting the basics of the project. The  
22 materials suggested are acceptable to the

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1 owners and I think that they are sympathetic  
2 to the project. If you don't mind, I'm going  
3 to get up now and go to the easel.

4 (Pause.)

5 CHAIR ROTENSTEIN: Scott, do we  
6 have a hand mic? Good.

7 MR. O'NEILL: What you're looking  
8 at in front of you now is elevations of the  
9 proposed, the proposal that we have for you.  
10 And basically, this is the front view below  
11 showing the breezeway and attached carriage  
12 house. This is the side view, side of the  
13 carriage house, side view of -- what did you  
14 refer to that as, the --

15 MR. SILVER: Addition,  
16 contributing addition.

17 MR. O'NEILL: Contributing  
18 addition. The way that we understand this  
19 house and the history of the construction of  
20 the building is that it appears to have been  
21 made up of three phases. The first phase  
22 being the manor house itself. The second

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1 phase being the contributing addition. I'll  
2 start with what's here. The manor house, side  
3 view. The contributing addition. The  
4 contemporary addition and an even more  
5 contemporary carport, deck, attachment, if you  
6 will.

7 ~~And these things have evolved, I~~  
8 ~~think, in historical order, first, second,~~  
9 ~~third, fourth. And part of what's going on~~  
10 ~~here, what we're finding is the structural~~  
11 ~~integrity of the elements as they progressed~~  
12 ~~to the modern world, unfortunately, get~~  
13 ~~progressively worse, with the contemporary~~  
14 ~~addition here being very, very structurally~~  
15 ~~unsound. The report that Josh referenced~~  
16 ~~earlier, I can see from the structural~~  
17 ~~engineer regarding the foundations and the~~  
18 ~~supporting structure of the floors of the~~  
19 ~~contributing addition are in danger of failing~~  
20 ~~and the report will reflect that.~~

21 And our proposal, up until we  
22 ~~received that report~~ was to try and maintain

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1 what was there and emulate what's being added  
 2 on to with the new construction. What we're  
 3 finding currently is that it appears because  
 4 of the structural configuration of this area,  
 5 the contributing addition and the contemporary  
 6 addition, we've been given the recommendation  
 7 to replace the foundation system and the floor  
 8 system of this middle area here.

9 What we'd like to do is replace  
 10 that in a similar kind of construction using  
 11 instead of the cobblestone foundation which is  
 12 currently used on all of the house except for  
 13 the newest parts with a stone veneer  
 14 foundation and wood siding to match the  
 15 existing siding and other materials to match  
 16 the existing as appropriate.

17 Other than that I think we're in  
 18 general agreement with what the proposal that  
 19 ~~Scott~~ or Josh has referenced in the  
 20 preliminary report and we're really looking  
 21 for the Commission's recommendations on how to  
 22 approach this issue particular of the

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1 structural issue.

2 CHAIR ROTENSTEIN: Thank you. Are  
3 there any questions for the applicant?

4 COMMISSIONER ALDERSON: Just one.  
5 And this may have been in the staff report,  
6 I'm sorry if I missed it. Can you tell us the  
7 approximate age of the addition, the larger  
8 addition that you're mentioning is more  
9 problematic than you thought earlier?

10 MR. O'NEILL: It's not defined  
11 anywhere. This is 1886 is what's been  
12 documented. The structural engineer and  
13 myself clearly see that there's a difference  
14 in the foundation system here. The rubble  
15 foundation is made up of smaller elements.  
16 It's not as thick. It's not as well built.  
17 There's no basement below it. It's a crawl  
18 space which is basically nonexistent because  
19 there's a lot of earth in the inside of it  
20 which is causing part of this structural  
21 failure of the foundation.

22 I would say that this was probably

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1 built 10, 20 years later and of course, this  
2 back section, significantly later, maybe in  
3 the '50s, '60s, something like that.

4 CHAIR ROTENSTEIN: Other questions  
5 for the applicant?

6 COMMISSIONER RODRIGUEZ: I'm  
7 curious about the fireplace in the back. It  
8 seems like a feature you want to retain. But  
9 when I look at the floor plans, they are not  
10 there. So can you explain how you are  
11 approaching that?

12 MR. O'NEILL: The concept is to  
13 maintain the elevations and look of the  
14 historic house from the outside. Inside, we  
15 would support that structure emulated, if  
16 necessary, but our intention is to  
17 structurally support the chimney tower as you  
18 see it from the street, if you will.

19 Inside the house, due to the  
20 configuration of the kitchen, family, the  
21 whole new plan layout, the fireplace falls  
22 dead center in the middle of all that and what

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1 we'd like to do is remove that from the  
2 internal workings of the house to make it a  
3 more contemporary kitchen. So the fireplace  
4 that you see on the elevations of the -- let  
5 me shift back to what's proposed here.

6 This fireplace here, that is a  
7 vestige of what was there to maintain the look  
8 on the outside. Inside, things will be  
9 different.

10 CHAIR ROTENSTEIN: I'm sorry, is  
11 that a functional fireplace at this point?

12 MR. O'NEILL: At this point it's  
13 not very functional. No, it needs work. It,  
14 along with the foundations are crumbling  
15 below.

16 CHAIR ROTENSTEIN: And how would  
17 you propose stabilizing the chimney that  
18 pierces the roof to ensure that it remains  
19 stable throughout the life of the house?

20 MR. O'NEILL: We haven't done any  
21 structural engineering yet, but my thinking is  
22 we put steel beams in and columns, run them

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1 down to a new foundation system to support.

2 CHAIR ROTENSTEIN: The reason I'm  
3 asking is we had another case, I think it was  
4 in Takoma Park, where we had an applicant who  
5 wanted to do essentially the same thing and  
6 there was a fair amount of concern that by  
7 altering the interior use of the house, even  
8 though we don't have jurisdiction over the  
9 interior, it would alter the property in such  
10 a way that would be irreversible. But at this  
11 point --

12 COMMISSIONER JESTER: I remember  
13 the case, but I don't remember that we told  
14 the applicant to retain the chimney.

15 CHAIR ROTENSTEIN: Yes.

16 COMMISSIONER RODRIGUEZ: Well, the  
17 back wall and the two side walls, so what is  
18 called the extension of the house, addition,  
19 are so key to the proportions and I am concern  
20 of the design intention, but I'm really  
21 concerned about how these elements are being  
22 treated. I am concerned if those should

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1 remain there because they are so integral to  
2 the character of that part of the house.

3 MR. O'NEILL: They're concerned,  
4 the owners are concerned about the safety of  
5 their home. And this is an old house and the  
6 engineer has actually said that there are some  
7 issues that they need to address, just in  
8 general, right now, to ensure the safety of  
9 their family and their home.

10 Our concern is global. We want to  
11 maintain the architectural integrity of the  
12 owners, the architects, the Board, are all on  
13 the same page with that, but we also are  
14 keenly aware of the need to ensure the safety  
15 of the inhabitants who are trying to restore  
16 this home. And the foundation for that  
17 fireplace is failing. The report will show  
18 that. The foundations for the wall  
19 surrounding that is failing.

20 What we'd like to do is we build  
21 it in kind. The proportions that you  
22 mentioned of the new work fit within the

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1 envelope and the vertical elevations of the  
2 existing contributing addition. We're trying  
3 to emulate the materials. We would like to  
4 show a difference in the foundation system so  
5 that we can say that this is new and is not  
6 part of historic, even though we're trying to  
7 emulate the historic nature of what was there.

8 So that's the intent. It's  
9 safety, functional, and architectural  
10 integrity.

11 CHAIR ROTENSTEIN: Okay, I think  
12 what we need to do because this is a  
13 preliminary consultation so I think in order  
14 to keep this moving forward as a preliminary  
15 consultation, not a full-blown work permit, we  
16 should probably just go down the line and deal  
17 with comments from the Commissioners and go  
18 through the consultation.

19 COMMISSIONER ALDERSON: Can we  
20 just get an imagery view, so we can see the  
21 elevation of that back addition one more time?

22 MR. O'NEILL: There.

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1 COMMISSIONER ALDERSON: Okay,  
2 thanks.

3 COMMISSIONER ALDERSON: Can you  
4 just leave it there, for a minute, since  
5 that's really what we're focusing on.

6 ~~MR. SILVER~~<sup>O'Neill</sup>: We're trying to clean  
7 up that side. Obviously, that carport is very  
8 unperiodic-like.

9 CHAIR ROTENSTEIN: Commissioner  
10 Duffy, do you want to start us off?

11 COMMISSIONER DUFFY: I have one  
12 question, first. Was the carport built at the  
13 same time as the noncontributing addition?

14 MR. O'NEILL: I don't think so.  
15 I'm not sure, but I don't think so.

16 CHAIR ROTENSTEIN: Do you have any  
17 comments that address the two issues that Josh  
18 has included in the staff report or what the  
19 applicant has said?

20 COMMISSIONER DUFFY: No, I don't.

21 CHAIR ROTENSTEIN: Okay,  
22 Commissioner Miles?

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1                   COMMISSIONER MILES: I think that  
2 the treatment of the garage is essentially a  
3 separate building that is connected by  
4 something removable, permeable, light, and see  
5 through is appropriate. So I don't have any  
6 issues with the garage. ✓ I think that the  
7 proposed removal of the inappropriate carport  
8 and late addition and replacement is an  
9 appropriate place, an appropriate massing. I ✓  
10 have noted that you're using a different width  
11 of lap siding to delineate, it looks like to  
12 me, is that correct?

13                   MR. O'NEILL: That's correct.

14                   COMMISSIONER MILES: And it will  
15 also be in actual wood?

16                   MR. O'NEILL: And asphalt  
17 shingles.

18                   COMMISSIONER MILES: And asphalt  
19 shingles. To me, this is sufficiently  
20 distinct and yet similar enough to be plainly  
21 not historic and yet sympathetic and  
22 compatible and the siting and the massing of

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1 the rear are appropriate. I think this is  
2 supportable.

3 CHAIR ROTENSTEIN: Thank you.  
4 Commissioner Rodriguez?

5 COMMISSIONER RODRIGUEZ: I think  
6 you're doing a great job in terms of getting  
7 the house to clearly be what is the intent.  
8 I'm a little concerned with some of the  
9 details, like the fireplace going through the  
10 roof and suspended by something, I don't know.

11 That's something that I would like to see  
12 what it becomes, because if that element is  
13 not stabilized, then we are going to have  
14 issues later.

15 I have more concerns more about  
16 the way you are connecting the breezeway to  
17 the house. That connection I don't think is  
18 resolved. I don't know, from what I see I  
19 don't think the transition between the two  
20 parts is resolved correctly.

21 MR. O'NEILL: Do you have a  
22 suggestion?

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1                   COMMISSIONER RODRIGUEZ:     It's a  
2                   complicated issue, but maybe you don't need to  
3                   use the same type of roof.  Maybe you go with  
4                   a roof that is more flatter and it allows you  
5                   to do the transition between one and the other  
6                   more.  We don't necessarily use the same type  
7                   of material.

8                   CHAIR ROTENSTEIN:     Commissioner  
9                   Alderson?

10                  COMMISSIONER ALDERSON:     I would  
11                  agree that the connection could be revisited  
12                  so that it appears more as a garden element  
13                  than with the modern breezeway structure, to  
14                  make it less like a breezeway.

15                  MR. O'NEILL:     A pergola or  
16                  something like that?

17                  COMMISSIONER ALDERSON:     Yes, I  
18                  like the idea of interpreting as a garden  
19                  element, rather than an architectural feature.

20                  And then the other part that I'd  
21                  like to encourage you to explore is the  
22                  alternative of conserving with structural work

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1 that -- what I'm guessing is an 1890s  
2 addition. It's really substantial and it's a  
3 lot of the old house. Two over two windows,  
4 it's got to be 19th century. That's got to be  
5 a 19th century foundation and given that we  
6 have turned other applicants away and told  
7 them to revisit how to save their house with  
8 way worse structural problems than you're  
9 facing here, I think that alternative needs to  
10 be explored, what it would take to rebuild  
11 that foundation, rather than leveling the  
12 addition and sort of simulating it in new  
13 construction.

14 CHAIR ROTENSTEIN: Commissioner  
15 Jester?

16 COMMISSIONER JESTER: I guess from  
17 my perspective, the general massing for the  
18 addition is entirely appropriate. I am not  
19 too concerned about any insets. I guess I  
20 share the concern about suspending the  
21 chimney. I think -- and also to change the  
22 foundation. I think there's a way to keep as

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1 much as that as possible, it's obviously  
2 preferable. I think if you can make the  
3 adequate case that there are structural  
4 issues, I'd be open to modifications.

5 On the foundation, I think you  
6 noted, I think I heard you say you were  
7 proposing a stone veneer?

8 MR. O'NEILL: Yes.

9 COMMISSIONER JESTER: And the  
10 drawings make reference to a Stanford pattern,  
11 but it's concrete wall?

12 MR. O'NEILL: We're in a state of  
13 flux. We're trying to -- we'll come up with  
14 some system that's nice for the home, yet  
15 distinguishes it from the past.

16 COMMISSIONER JESTER: I think  
17 that's my point. Stone veneer or things that  
18 look a little more engineered, like new  
19 residential projects in the middle of nowhere  
20 might be fine, but -- fine for that location.

21 I think here, it would be better to see  
22 natural material or possibly just parged and

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1 painted surface or stucco or something so it's  
 2 -- it can blend in. It's very monochromatic  
 3 paint scheme to begin with and it reads that  
 4 way. So --

5 MR. O'NEILL: So you'd rather see  
 6 a stucco finish than a stone veneer?

7 COMMISSIONER JESTER: That's my  
 8 preference. I actually have concerns about  
 9 the breezeway. I'm not sold on it. I  
 10 personally don't think it's necessary and I  
 11 don't really think it's all that compatible  
 12 with the resource. I think -- at least as  
 13 it's detailed now, it looks like a Colonial  
 14 Revival element. It doesn't feel comfortable  
 15 with this Victorian house. I would ask you to  
 16 consider, ask the applicant to consider  
 17 sticking with just a detached garage and  
 18 diverting some of those resources to other  
 19 issues that you have like the foundations and  
 20 potentially keeping the chimney. I'm  
 21 not all that supportive of the breezeway at  
 22 the moment, but I think it's moving in the

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*- Please find in*  
*- Pergo's*  
*- Jimmy*  
*- Additional details*  
*about stucco issues*

1 right direction.

2 CHAIR ROTENSTEIN: Commissioner  
3 Heiler?

4 COMMISSIONER HEILER: Yes, I would  
5 tend to agree with Commissioner Jester. The  
6 only hesitation I have is with the breezeway,  
7 essentially. And certainly, one reasonable  
8 idea is Commissioner Alderson's, to make it  
9 look like a garden element.

10 What I would suggest is looking  
11 for examples of other houses of the period  
12 where they have some kind of connection to  
13 this to see what seems appropriate and whether  
14 a connector is necessary at all and try to get  
15 some other examples of things that look less  
16 Colonial or Revival.

17 COMMISSIONER <sup>Roten</sup>ALDERSON: Thank you.

18 I think you're hearing an overall feeling of  
19 support for your project.

20 My concerns fall in with  
21 Commissioner Jester and Commissioner Heiler  
22 with the breezeway. I don't see a compelling

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1 reason or compatibility with the history  
2 building and the proposed garage. I think it  
3 would be out of place to have a connector at  
4 that location, ~~even something that appeared as~~  
5 a garden feature, you'd have a garden feature  
6 ~~connecting what's~~ clearly a garage. And I  
7 think that would not necessarily be  
8 compatible.

9 I also think that Commissioner  
10 Jester's comments about the parged foundation  
11 in what you propose to do in the rear is  
12 appropriate. Stamped brick or stamped  
13 concrete, I don't think would be compatible.

14 An engineer's report would  
15 definitely help us in making our decision. I  
16 don't have any issues with the general massing  
17 of the materials that you proposed on the  
18 addition. I think that restoring the rear to  
19 a more appropriate appearance is a good  
20 direction for the property. It's a wonderful  
21 house.

22 I think overall, you're getting

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1 general support for the project. You are  
2 missing a couple of Commissioners this evening  
3 though, so I can't speak fully. But the only  
4 issue I think that you're really dealing with  
5 in terms of consensus with the Commission is  
6 the breezeway.

7 MR. SILVER: Can I -- I just want  
8 to get one point of clarification. Thank you,  
9 Commission, for all of your comments. They're  
10 all helpful.

11 It's clear that the breezeway is  
12 an issue, but I want to be certain that as I  
13 had indicated on Circle 4 in the first item  
14 that I was requesting you guys provide  
15 direction on that. No one on the Commission  
16 who is here this evening has any issue with  
17 any way of more clearly defining the  
18 connection with the existing constructed  
19 addition. As you went down the line, I didn't  
20 hear that. I wanted to be certain that I was  
21 correct in not hearing that and make sure that  
22 the applicant can be assured that there's no

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1 issue.

2 CHAIR ROTENSTEIN: Does anyone  
3 want to address that?

4 I didn't have an issue as I was  
5 looking at the plans, but I would defer to the  
6 architects on the Commission.

7 COMMISSIONER RODRIGUEZ: You know,  
8 I don't have an issue with the proposed  
9 extension. I think that that's all right.

10 I have more issues in the back  
11 with the treatment of the bay window. It  
12 looks out of scale. I think there's something  
13 that might need a little look at closely. The  
14 house has plenty of clues in the front on how  
15 to treat it, so I think my only concern with  
16 that would be with that element.

17 MR. SILVER: Thank you.

18 CHAIR ROTENSTEIN: Any other  
19 comments? I think you're moving in the right  
20 direction and I thank you for all the hard  
21 work and for providing us with such good  
22 drawings.

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1 I look forward to seeing you when  
2 you come back for a permit. Thank you.

3 MR. O'NEILL: Thank you.

4 CHAIR RCTENSTEIN: Next item on  
5 the agenda is a preliminary consultation at  
6 205 Market Street in Brookeville and  
7 Commissioner Heiler will be leading the dais  
8 because this is her case. And do we have the  
9 staff report?

10 MS. FOTHERGILL: Yes, the  
11 applicant submitted it for the August meeting,  
12 and those of you who were at that meeting will  
13 remember that Brookeville -- this is the  
14 Madison House which is an outstanding resource  
15 from the Brookeville Historic District. It's  
16 at 205 Market Street.

17 And at the first preliminary  
18 consultation, the Commission and the applicant  
19 discussed this proposed left side addition and  
20 that is based on evidence of an earlier side  
21 addition or some sort of service way into the  
22 house.

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