

Montanverde MP site #24/24
14601 Berryville Road

2013 prelim



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	14601 Berryville Road, Germantown	Meeting Date:	10/9/13
Applicant:	Michael Youngblut	Report Date:	10/2/13
Resource:	Master Plan Site #24/24, Montanverde	Public Notice:	9/25/13
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	N/A	Staff:	Anne Fothergill/ Scott Whipple
PROPOSAL: Addition and alterations			

STAFF RECOMMENDATION

Staff recommends that the applicants develop detailed plans based on the HPC's comments and return for a HAWP.

PROPERTY DESCRIPTION

SIGNIFICANCE: Master Plan Site #24/24 – Montanverde
STYLE: Federal
DATE: c1806-1812

Excerpt from Places from the Past:

Montanverde is an important resource for its association with Major George Peter, an influential figure in both military and political spheres. In addition, the early-19th century house is architecturally significant for its outstanding integrity and noteworthy details. George Peter was appointed Second Lieutenant in the 9th Infantry, in 1799, by President John Adams, receiving his commission from George Washington at Mt. Vernon. Serving in the Missouri Territory, he was said to have fired the first salute upon the return of the Lewis and Clark expedition. He was assigned to watch the movements of Aaron Burr, serving later as a witness at Burr's trial, in 1807. He was made a Captain in the Artillery and then promoted in 1808 to major.

Peter established Montanverde between 1806 and 1812 as a summer estate, with an inheritance from his prominent father, Robert Peter, first mayor of Georgetown. With this fortune and a new bride, in 1809, Peter resigned from distinguished military service and began a well-acclaimed political career. Over the following fifty years, Peter served in both the U.S. Congress and the Maryland General Assembly.

In the 1820s, Major Peter became a permanent Montgomery County resident, making Montanverde his year-round home. During this period he served as the County delegate to the first two sessions of the C&O Canal Convention. Peter held a well-documented political rally at Montanverde in 1848 that was attended by freshman Congressman Abraham Lincoln. Lincoln stayed overnight at the house in the west-wing room still referred to as the Lincoln Room.

The two-story, five-bay Federal-style house is remarkable in its high level of architectural integrity. In

plan, the dwelling is one room deep with a center passage. Noteworthy details typical of this era include half-round molding that frames six over six sash windows, a three light transom over the front door, and exterior brick chimneys. Covered with clapboard siding, the house is said to be of brick construction, possibly brick nogging, a material not uncommon in this era.

PROPOSAL

background info: The house was condemned by Montgomery County in 2011. The house has an environmental setting of 13 acres, which does not include the barn and other outbuildings that are on an adjacent parcel which the Maryland Department of Natural Resources is considering purchasing. The applicant will access the property from Berryville Road through a 70' easement that will be held by DNR.

The applicant is a contract purchaser and is in the preliminary stages of planning for this property. The applicant proposes to:

1. rehabilitate and renovate the house and construct a one-story gable-roofed addition at each end of the house (east and west sides)
2. remove a one-story rear addition from the c1930s caretaker's house and construct a two-story addition at the rear of the house
3. demolish two outbuildings: the shed next to the garage and the shed in front of the main house
4. remove numerous trees adjacent to the buildings (see Circle 16); some of these trees may not require HPC approval for removal and the applicant will need to provide an arborists' report to determine the trees' sizes and condition
5. install a gravel driveway extension in the front yard that terminates at the front door (see Circle 17)
6. construct a new outbuilding in the yard in front of the main house

See proposed plans in Circles 15-22 and photos of existing conditions in Circles 23-41.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8:

- (a) 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.
- (b) 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 one period or architectural style.
 - (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:

Standard #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.

Standard #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.

Standard # 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

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values."

The *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland* state:

Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

18.0 DESIGN OF NEW ADDITIONS

Design a new addition to be compatible with the primary structure.

18.1 Place an addition at the rear of a building to minimize its visual impacts.

- This will allow the original proportions and character to remain prominent.
- Locating an addition at the front of a structure is inappropriate
 - Locating an addition to the side of a structure is generally inappropriate. However, special site constraints, such as sloping topography or location of a champion or specimen tree, may require a side addition.
- An addition to the rear of a structure must also conform to Montgomery County and municipality setback requirements.

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.

- An addition should relate to the historic house in mass, scale and form. It should be designed to remain subordinate to the main structure.
- One option to help visually separate an addition from the primary building is to link the primary structure with a smaller breezeway.
- For a larger addition, break up the mass of the addition into smaller modules that relate to the historic house.
- An addition should be simple in design to prevent it from competing 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.

- An addition should be made distinguishable from the historic building, even in subtle ways, such that the character of the original can be interpreted. An addition should draw design elements from the historic structure, expressing them in a simplified or contemporary manner rather than striving to perfectly recreate historic building features.
- A change in setbacks of the addition from the historic building, or applying a new trim board at the connection point can help define the addition.
- An addition that seeks to imply an earlier period than that of the primary building also is inappropriate. For example, an addition that is more ornate than the original building would be out of character.

18.6 Use windows that are similar in character to those of the main structure.

- If the original windows were a wood, double-hung style, for example, then new windows that appear similar to them would be appropriate. Windows of suitable contemporary design might also be appropriate.

18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

- It is important to repeat the roof lines and slopes found on the primary structure. Typically, gable, hip and shed roofs are appropriate for residential-type building additions. Flat roofs may be appropriate in certain cases, such as for some commercial buildings.
- Eave lines on the additions should be no higher, and preferably lower, than those of the historic building or structure.

11.0 DRIVEWAYS

When parking was originally introduced to most historic areas, it was an ancillary use and was located to the rear of a site. This tradition should be continued, and in all cases, the visual impacts of parking - which includes driveways, garages, and garage doors - should be minimized.

Historic driveways should be preserved.

11.1 Preserve a historic driveway where it exists.

- The orientation of a driveway on a site should be preserved.

- The original driveway design should be preserved. For example, if the driveway has two paved driving strips with turf between the strips, when replacement is needed, a new driveway should take this design.
- The design and layout of bricks or pavers should be preserved.
- Original materials should be preserved and repaired when possible.

11.2 Replacement materials should be compatible with the original.

- For example, bricks replacing damaged ones should have similar colors and dimensions.

New driveways should have compatible materials and a minimal square footage.

11.3 Use paving materials that will minimize a driveway's impact.

- Decomposed granite, pea gravel, exposed aggregate concrete, gravel or chip and seal are appropriate paving materials.
- Consider installing two paved strips with turf between them instead of a single, wide paved surface.
- Large areas of paving are inappropriate.
- Plain asphalt or black top is discouraged.
- Use materials that are pervious to water to minimize rain water runoff into the street or onto adjacent properties.

11.4 Locate new driveways such that they will minimize the impact on the historic resource, its environmental setting, and the streetscape.

- New driveways should be sited to the side or rear of the primary structure.
- Installing new driveways in front of historic resources, such as a semi-circular drive, is generally inappropriate.

Overall, this house is in desperate need of rehabilitation and staff commends the applicants for giving the house the attention it needs and deserves. Staff encourages the applicants to pursue both State and County tax credits (note: in order to receive State tax credits the applicants will need to submit plans to MHT and get approval prior to doing any work).

Staff and a preservation architect recently visited the house and noted its very deteriorated condition and major structural issues. Staff encourages the applicants to hire an architect with expertise in early 19th century historic houses so that more research can be done on the evolution and construction of this house. It is unclear if the c1930s right (east) side wing replaced an earlier room in that location and it would be important to determine that before constructing a new addition at the east side.

The applicant plans to live in the c 1930s caretaker's house while overseeing the repairs and construction to the main house. For this building the applicant proposes to remove a one-story rear addition and construct a two-story rear addition. This building is not as significant as the main house, but it is within the environmental setting and the HPC will review any changes to it. The removal of the rear addition is in keeping with the guidelines as is the construction of a new addition but staff would encourage the applicant to work with an architect to develop a design that is compatible with the early 20th century block of the house.

The demolition of the two very deteriorated non-contributing sheds will not have an adverse impact on the property and is allowable within the guidelines. The extant outbuildings do not date to the same time period as the main house but they do provide a context and history of the evolution of the property and staff encourages the applicants to retain and repair any sheds when possible.

The construction of a very large agricultural building in the front field, the location shown on the proposed site plan (see Circle 17), may be problematic. No plans for this building were provided so it is unclear how large this building will be and what impacts it may have but the HPC may encourage the applicants to construct new outbuildings behind the historic house or on the field to the west of the house.

The proposed design of a new driveway cutting through the front yard and ending at the front door is inappropriate and incompatible. There is no evidence that this house had a front driveway and if the applicant is able to show that there was a driveway in front of the house, the HPC may consider reconstructing that based on its original configuration. The driveway is currently very challenging with the grade change and its very deteriorated condition. It is reasonable and understandable that the applicant would like visitors to approach the front of the house and not the rear as the driveway currently does. The applicants want the driveway to split in the "Y as shown on their plan and perhaps there is an alternative that would provide this second route to steer visitors to the front door but not have the driveway in front of the house (see staff drawing in Circle 43).

The additions to the house main house should be the main focus of the HPC discussion as this is the primary and most significant resource on the property. The house has been significantly altered over time and does not retain many of its original materials - the windows, trim, and siding have been replaced. Any future changes and additions to this house should be considered carefully.

As noted previously, it is unclear what was located on the east side of the main block prior to the construction of the current wing in the 1930s. Depending on what further research determines, it is possible that the HPC would support removal of the 1930s east side room and construction of a new addition in that location.

A proposed addition on the west side may prove more problematic since that will be adding onto a historically significant wing of the house, which was constructed by 1948 and is referred to as "Lincoln's Bedroom."

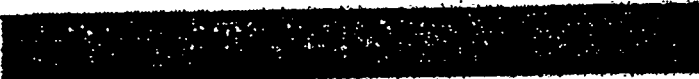
Finally, the proposed design with its two identical flanking wings could give the house a false sense of history and a symmetry that is problematic and these factors may make it not consistent with the review criteria. The HPC may prefer an addition at the east side connecting to (or replacing) the 1930s room so the west end can remain preserved in its current form. Once the applicant has the HPC's support and feedback, the applicant should work with an experienced preservation architect to develop a plan for compatible and sensitive addition(s) and alterations to this very significant house.

Overall, the proposal is for numerous improvements and much-needed repairs to the historic house which is commendable and the applicant should be encouraged to pursue this approach. The HPC should provide the applicant with guidance on:

1. demolition and construction of outbuildings
2. additions to the house
3. demolition and addition to the caretaker's house
4. driveway reconfiguration

STAFF RECOMMENDATION

The Commission should provide the applicants feedback and guidance on the proposal and if they find it is in keeping with the applicable review criteria. After the preliminary consultation staff will provide the applicant with a summary letter outlining which parts of the proposal the HPC supports so that the applicant can have that during the negotiation for the purchase of the property. The applicants should respond to the HPC's recommendations and develop detailed plans and then return for a Historic Area Work Permit application.



DPS - 68

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: mayoungblut@msa.com Contact Person: MR. MICHAEL A. YOUNG BLUT
Daytime Phone No.: 240 418 5600

Tel Account No.: _____
Name of Property Owner: 10th MICHAEL HARMAN Daytime Phone No.: _____
Address: 303 CENTRAL AVE NE ALBUQUERQUE NM 87102
Street Number City State Zip Code

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

LOCATION OF BUILDING/PREMISES

House Number: 14001 Street: BERRYVILLE RD
Town/City: GERMANTOWN Nearest Cross Street: SENECA RD.
Lot: _____ Block: _____ Subdivision: _____
Liber: 935A Folio: 402 Parcel: P304

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE
 Construct Extend Alter/Renovate Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/Wall (complete Section 4) Other: TOTAL RE-
1B. Construction cost estimate: 500,000 STORATION OF HISTORIC HOUSES & CARE-
1C. If this is a revision of a previously approved active permit, see Permit # TAKER HOUSE

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] 9-7-13
Signature of Permit Applicant Date
CONTRACT PURCHASER

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

MONTANVERDE (M-24/24) application for HPC consultation 10/09/13

1. Written Description of Project

a. Description of existing structures and environmental setting:

Montanverde) is the Piedmont country estate of a 19th century war hero and public official. It is historically significant for its association with Major George Peter, a member of a prominent family who held important posts in the Maryland General Assembly and U.S. Congress after notable service in the War of 1812. Major Peter lived at Montanverde until his death in 1861, after which his descendants owned the property for another half century. Since 1916, three generations of the Frank P. Harman family have owned it.

Montanverde was identified as a contributing resource in the National Register of Historic Places listing of Seneca Historic District in 1975 and was designated on the Montgomery County Master Plan for Historic Preservation in 1996 with an environmental setting of 12.99 acres. Following condemnation for occupancy by Montgomery County in October 2011, the Harman family put it up for sale. Michael Youngblut, applicant for this HAWP consultation, is the contract purchaser and in a period of "due diligence."

The period of significance is that of the Peter ownership; to the best of our knowledge, only the main house dates from that 19th century era. The 12.99 acre parcel contains two residential buildings and four outbuildings. Both residential structures and one outbuilding are in poor condition, with the other three outbuildings in ruinous condition.

The primary structure is a modest but elegant 2½ story side gable, frame dwelling house with a five-bay main block, a foundation of Seneca sandstone, and 1½ story wings at each gable end. External brick chimneys at both ends of the main block accommodate fireplaces in the parlor, dining room, and each of the bedrooms above. The front (south) façade differs from the rear (north) elevation by having a three-light transom and an entrance landing reached by stone steps. The west wing contains the Lincoln Bedroom, so named for the then-congressman's overnight visit in 1848, and the east wing, which recently served as the kitchen, appears to be a 1930s replacement; each wing has a small exterior door. This outstanding example of an early 19th century country home retains much of its architectural character but is currently in poor condition, vacant, and in need of stabilization and restoration.

The main house is reached by a long, narrow, winding, deeply-rutted dirt driveway lined with bushes and trees, many of which have fallen to block access. In a lovely rural environmental setting, the Peter house is surrounded by overgrown pastures with woodlands in the distance.

The caretaker's house appears to date from the mid-1930s, when the second generation of the Harman family assumed ownership. Of frame construction with a concrete block foundation and raised-seam metal roof, it is a two-story three-bay front gable structure that faces west toward the Peter house. Attached to the rear is a one-story addition.

Outbuildings on the property -- all in poor to ruinous condition -- include a frame garage with nearby small square shed, a grouping of wooden sheds, and (near the southeast corner of the Peter house) a small square hipped roof 1940s shed with a similar-sized addition. A large bank barn, visible from the far eastern edge of the Montanverde property, is not within the 12.99 acre environmental setting; it is located on land that the Maryland Department of Natural Resources (DNR) proposes to purchase.

b. General Description of project and its effect on the historic resource and its environmental setting:

The contract purchaser intends to make Montanverde his family home for at least the next 100 years. He envisions returning the main block to a simpler time, restoring original materials and features (such as the beaded siding seen in the tiny bathroom in the Lincoln bedroom, and the staircase) and removing some of the few 20th century alterations (such as plumbing). He will add an appropriately-scaled, modest one-story gable-roofed wing to each end to make Montanverde viable as a modern residence. On the west end, this will be a ground-floor master bedroom suite; on the east end, a kitchen/family room. These new wings will maintain Montanverde's classical symmetry, be compatible with but distinct from the original fabric of the house, and not detract from the simple lines of the main block and older wings.

Mr. Youngblut's approach to this project is to accomplish the restoration in phases by concentrating on the main house, continuing to learn more from the house itself as work and investigations progress, and budgeting what is needed for each phase. First order of business is to stabilize and protect the main house; for example, halt collapse of the center hallway by replacing rotted north-south log beams with concrete beams and continuing to repair the recently-leaking roof as needed. Simultaneously, some interior demolition will occur, such as removal of plumbing and further investigation into fire damage seen near the east chimney.

While stabilizing the main house, Mr. Youngblut will repair and update the caretaker's house. This is likely to involve removal of the rear (east) addition and replacement with a two-story section in that location. He plans to move into this house so he can be on site while restoring Montanverde.

The environmental setting will retain its stunning rural ambiance, with continued focus on Major Peter's house on the high ground. The proposed purchase by DNR of 30 acres adjoining Montanverde's parcel on three sides will help to maintain this setting, as will the easement on the 12.99 acres that will also be held by DNR. The state agency indicates that it will yield much of its review jurisdiction to M-NCPPC; DNR will ensure that no subdivision, commercial enterprises, or violation of its easement clauses occur on the 12.99 acres, and will lease to Mr. Youngblut a certain amount of pasture land nearby. In addition, the eroded winding driveway from Berryville Road must be reconfigured to provide better access to the house and rebuilt with gravel. Most of the outbuildings are too deteriorated to be returned to any use, and a few trees will need to be removed around the main structure.

2. Site plan -- see files attached (1987 Maddox plat and Topo map)
3. Plans and Elevations -- emailed under separate cover, 9/18/13
Plans show existing buildings (and those to be removed), additions to main house and tenant house, possible location of a new agricultural building, existing and proposed access driveways, and trees on the parcel.
Elevations show both the main house and the tenant house.
5. Photographs -- see file attached

7. Addresses of Adjacent and Confronting Property Owners

Owner's mailing address:

William M. Harman
303 Central Avenue NE #305
Albuquerque, NM 87102

Contract Purchaser's mailing address:

Michael A. Youngblut
15469 Barnesville Road
Boyd's, MD 20841

Adjacent and confronting Property Owners:

Parcel 182 (which surrounds the subject parcel on 3 sides)
Frank P. Harman 4th et al (Harman family)
303 Central Avenue NE #305
Albuquerque, NM 87102

Multiple Parcels under same owner, purchased at different times in the past 40 years for Seneca Creek State Park; the Montanverde parcel is land-locked and accesses Berryville Road via a 70' wide easement

State of Maryland, to the use of Dept. of Natural Resources
Tawes State Office Building
Land Acquisition & Planning
Attention: Shawn Clotworthy, E-4 (Central Region Land
Acquisition Coordinator for MDNR, phone 410-260-8421)
580 Taylor Avenue
Annapolis, MD 21401



Surveyors Certificate

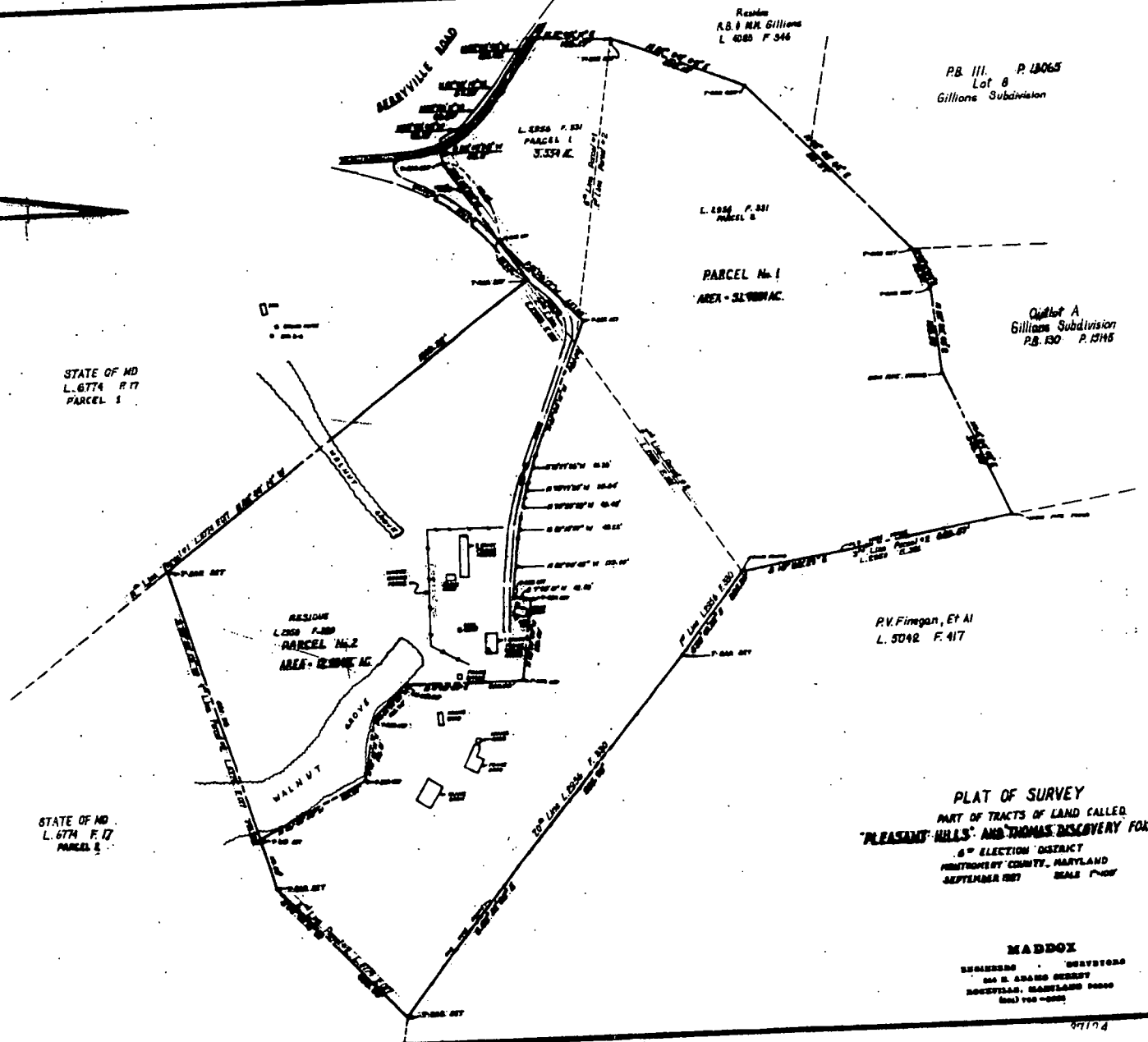
I hereby certify that the plan above is a true and correct copy of the survey of part of the land conveyed by Frank R. Harman, Jr. and Fella K. Harman to Fred A. Harman, II by deed dated April 19, 1966 and recorded in the land records of Montgomery County, Maryland in Liber 2320 at folio 350, and that all necessary markers have been found or set as indicated hereon.

Thomas A. Maddox
Registered Professional Land Surveyor
No. 10000

STATE OF MD
L. 6774 P. 17
PARCEL 1

STATE OF MD
L. 6774 P. 17
PARCEL 2

Notes:
1) This survey prepared without benefit of a title report.



Residue
P.B. & M.H. Gillians
L. 4085 P. 346

P.B. 111 P. 18065
Lot 8
Gillians Subdivision

PARCEL No. 1
AREA - SILVERMARC

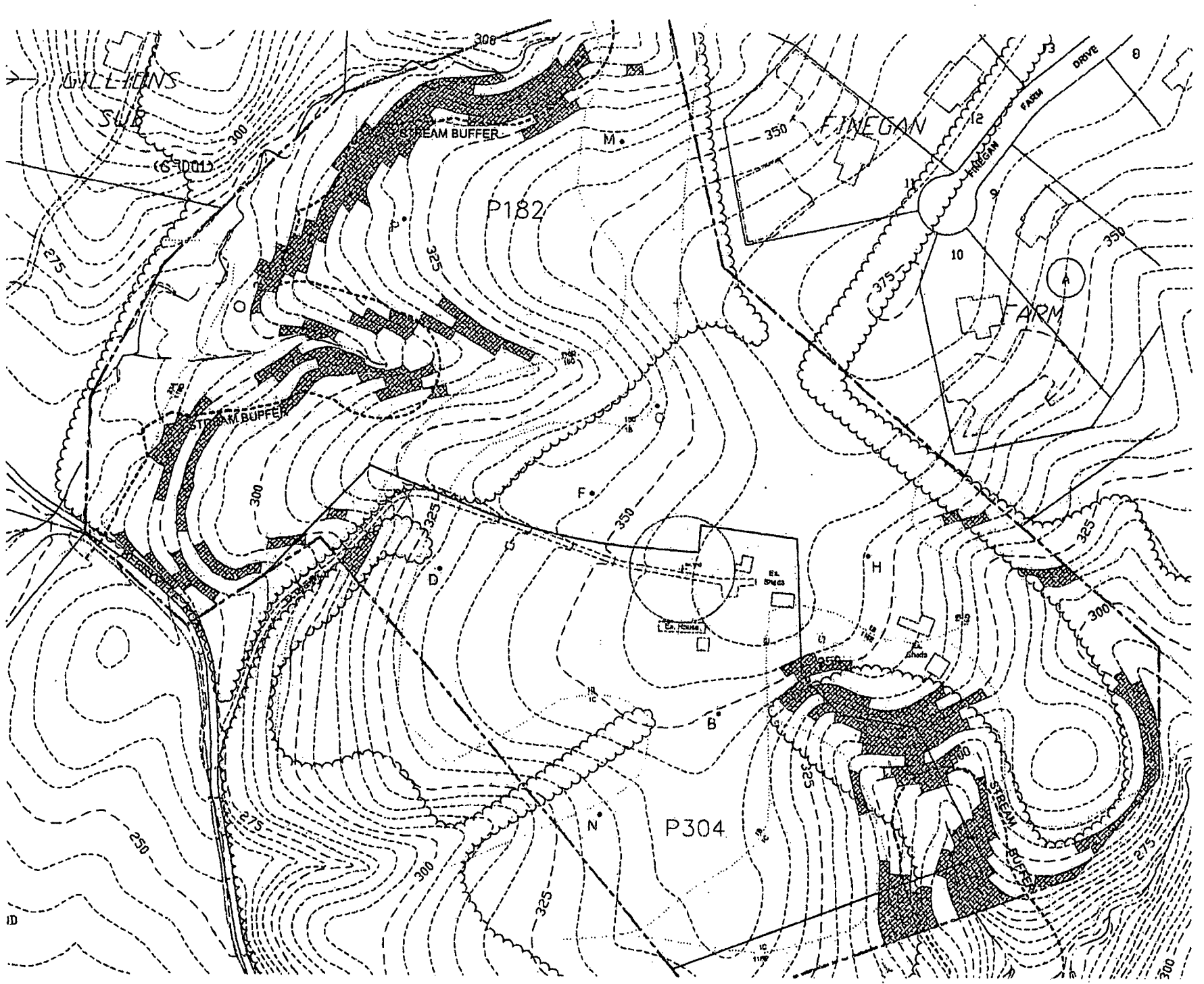
Quilt A
Gillians Subdivision
P.B. 130 P. 13148

P.V. Firegan, Et Al
L. 5042 P. 417

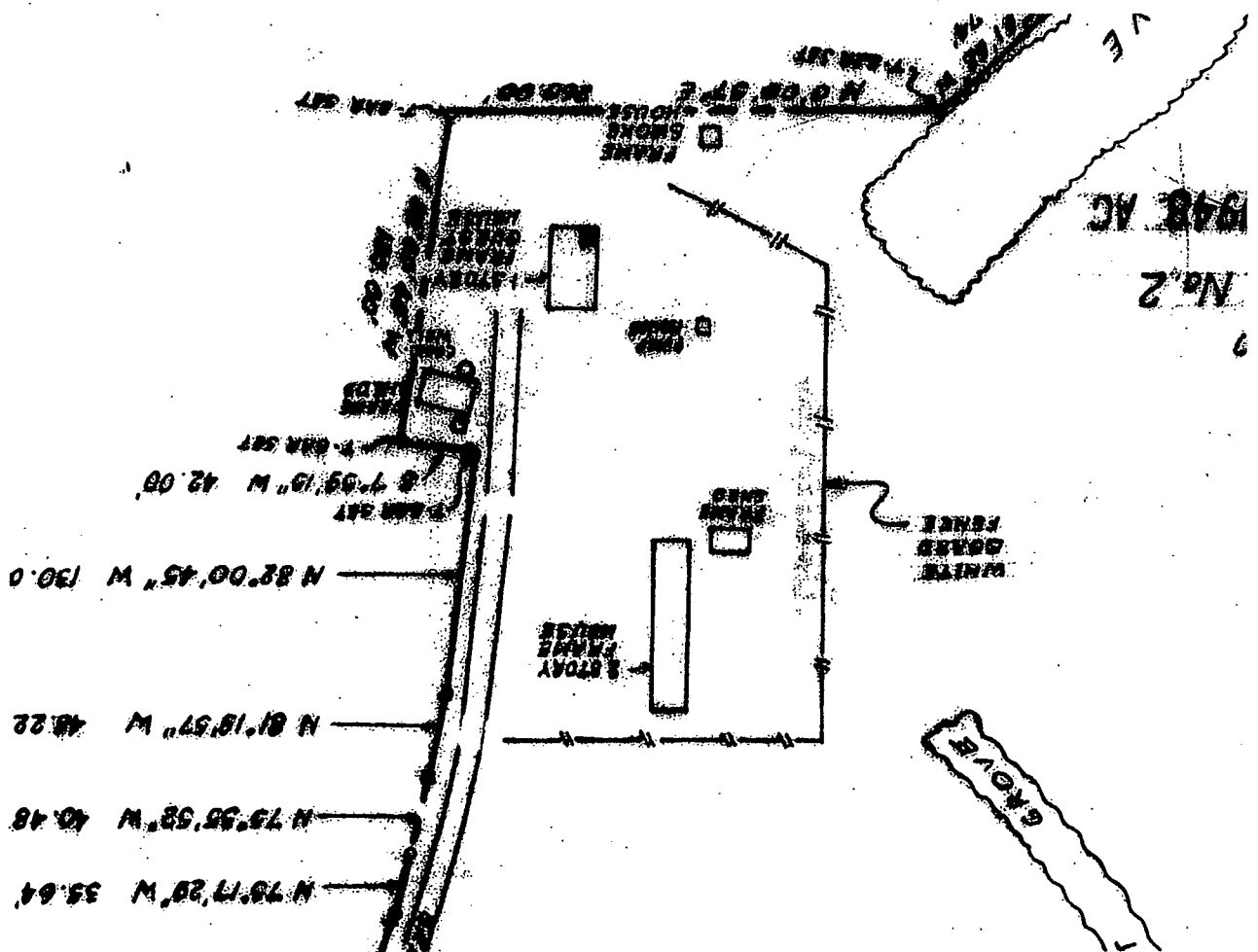
PLAT OF SURVEY
PART OF TRACTS OF LAND CALLED
'PLEASANT HILLS' AND 'THOMAS DISCOVERY FORTIFIED'
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SEPTEMBER 1967 SCALE 1"=40'

MADDOX
SURVEYING & ENGINEERING
604 E. ANNE STREET
ROCKVILLE, MARYLAND 20850
(301) 763-0000

Parcel 304 - Montanverde M:24/24
Topographic map



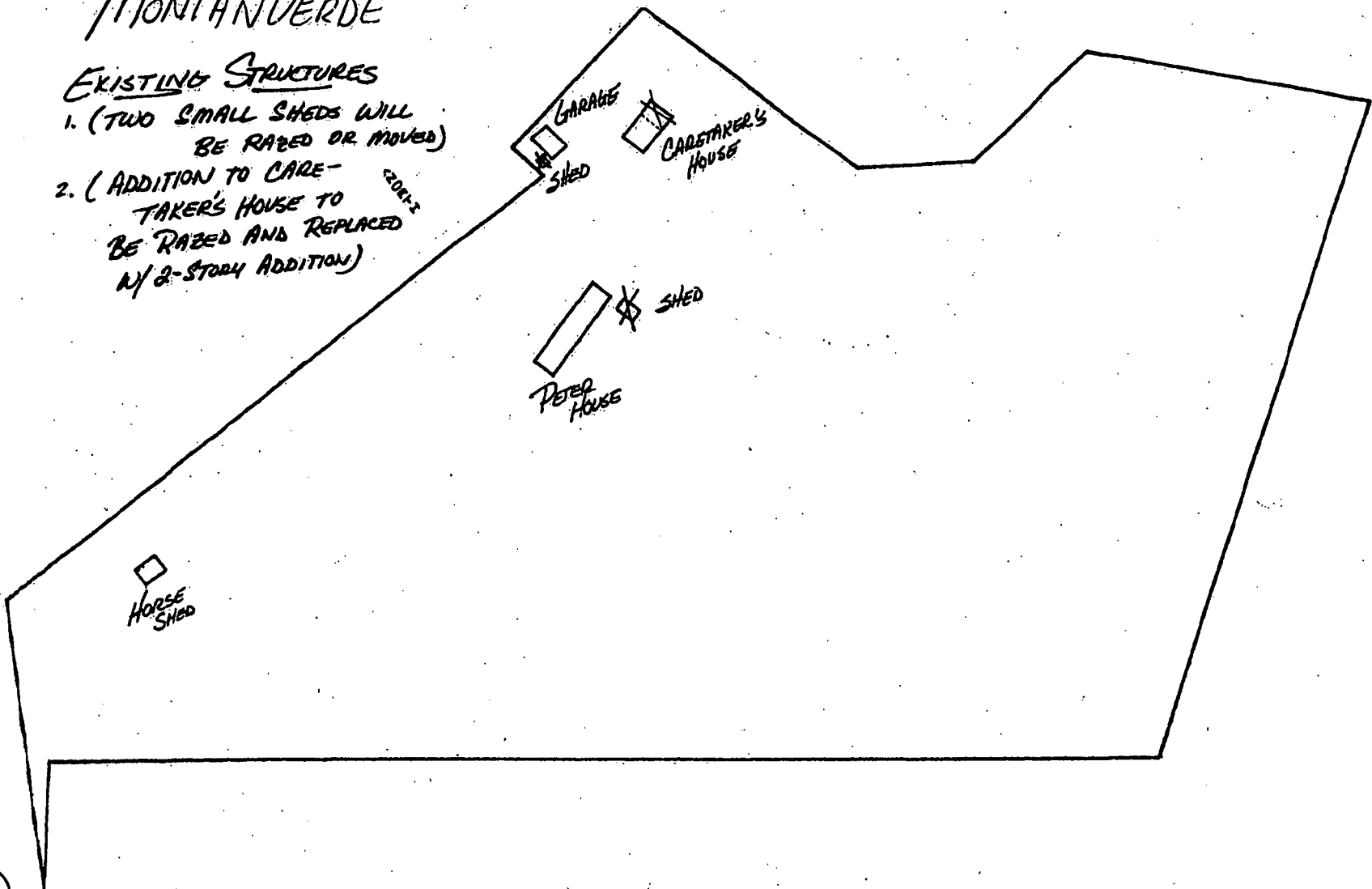
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MONTANVERDE

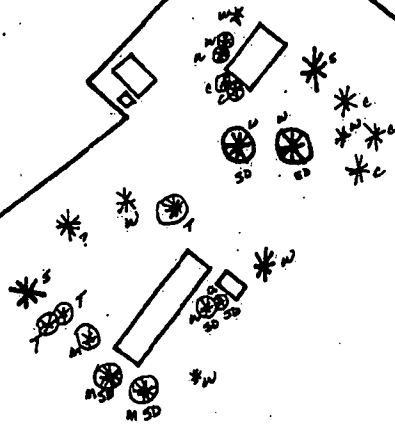
EXISTING STRUCTURES

1. (TWO SMALL SHEDS WILL BE RAZED OR MOVED)
2. (ADDITION TO CARE-TAKER'S HOUSE TO BE RAZED AND REPLACED W/ 2-STORY ADDITION)



TREE SURVEY
NEAR STRUCTURES

2007-12

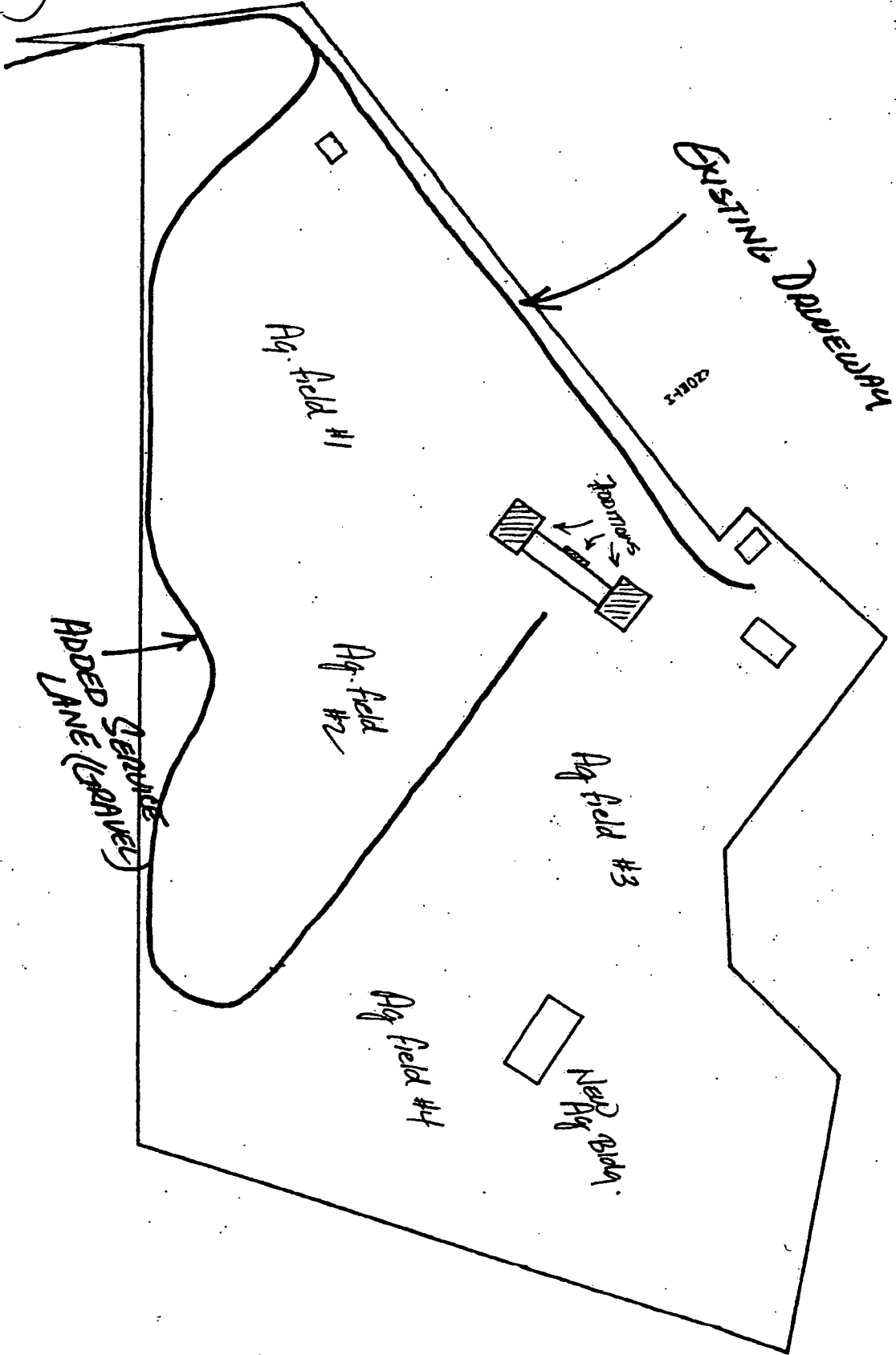


TREES NEAR STRUCTURES:
C = CEDARS
W = WALNUTS
M = MAPLES
T = "TRASH"
S = SPRUCE
Ch = CHERRY

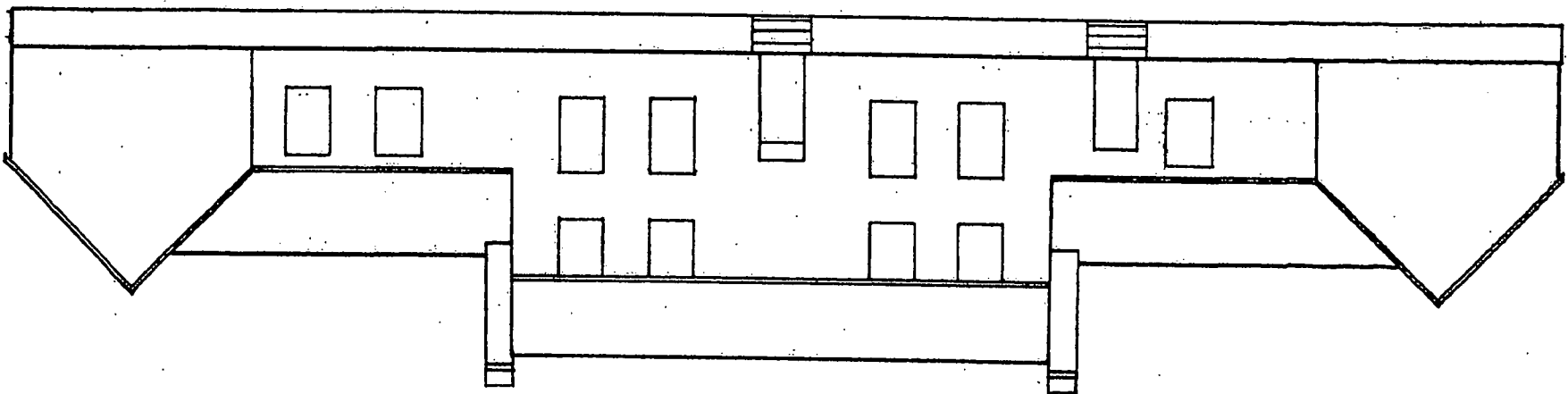
⊛ = TREES TO BE REMOVED
SD = HEAVY STORM DAMAGE



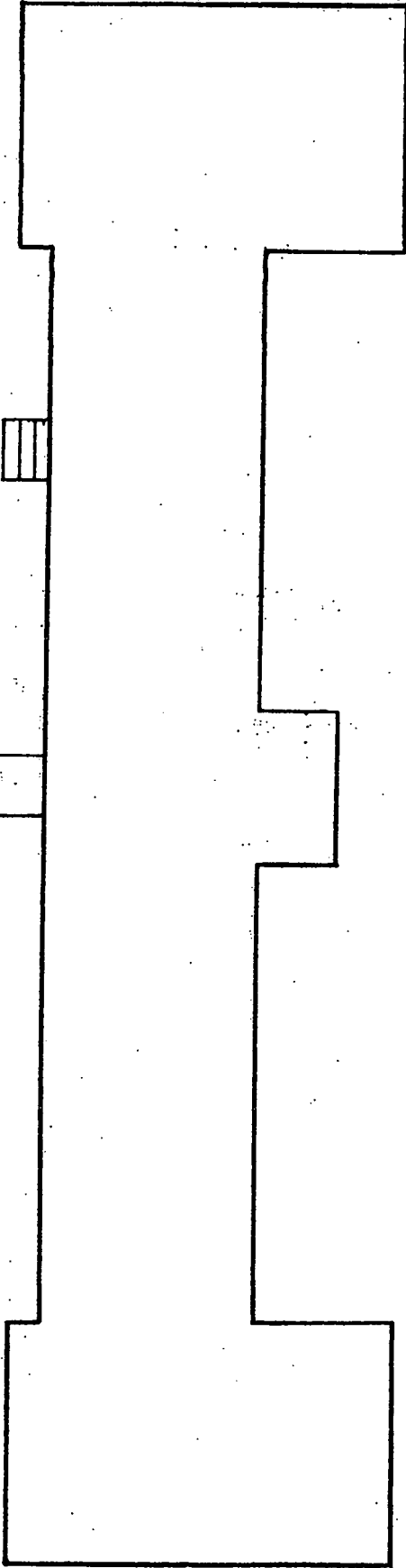
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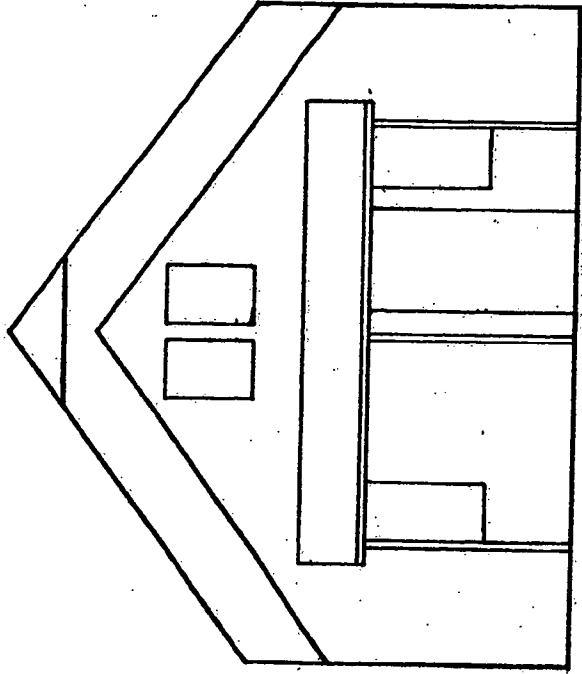
FRONT
PETER HOUSE
SOUTH FACADE (PROPOSED)



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FRONT
PETER HOUSE
SOUTH FACADE



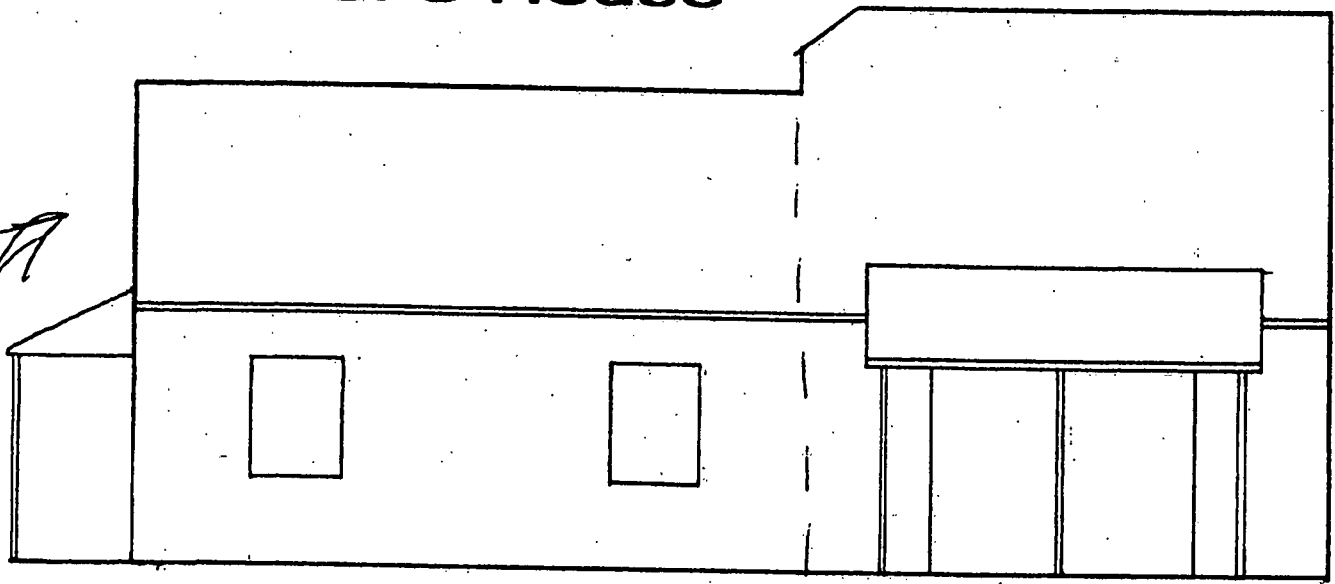
FRONT
CARETAKER'S HOUSE
WEST FACADE

NEW
ADDITION
(REAR)

Caretaker's House

REPLACEMENT
REAR
ADDITION

FRONT
OF
HOUSE



SOUTH FACADE

FRONT
WEST FACADE

PORCH (EXISTING)

CARETAKER'S
HOUSE

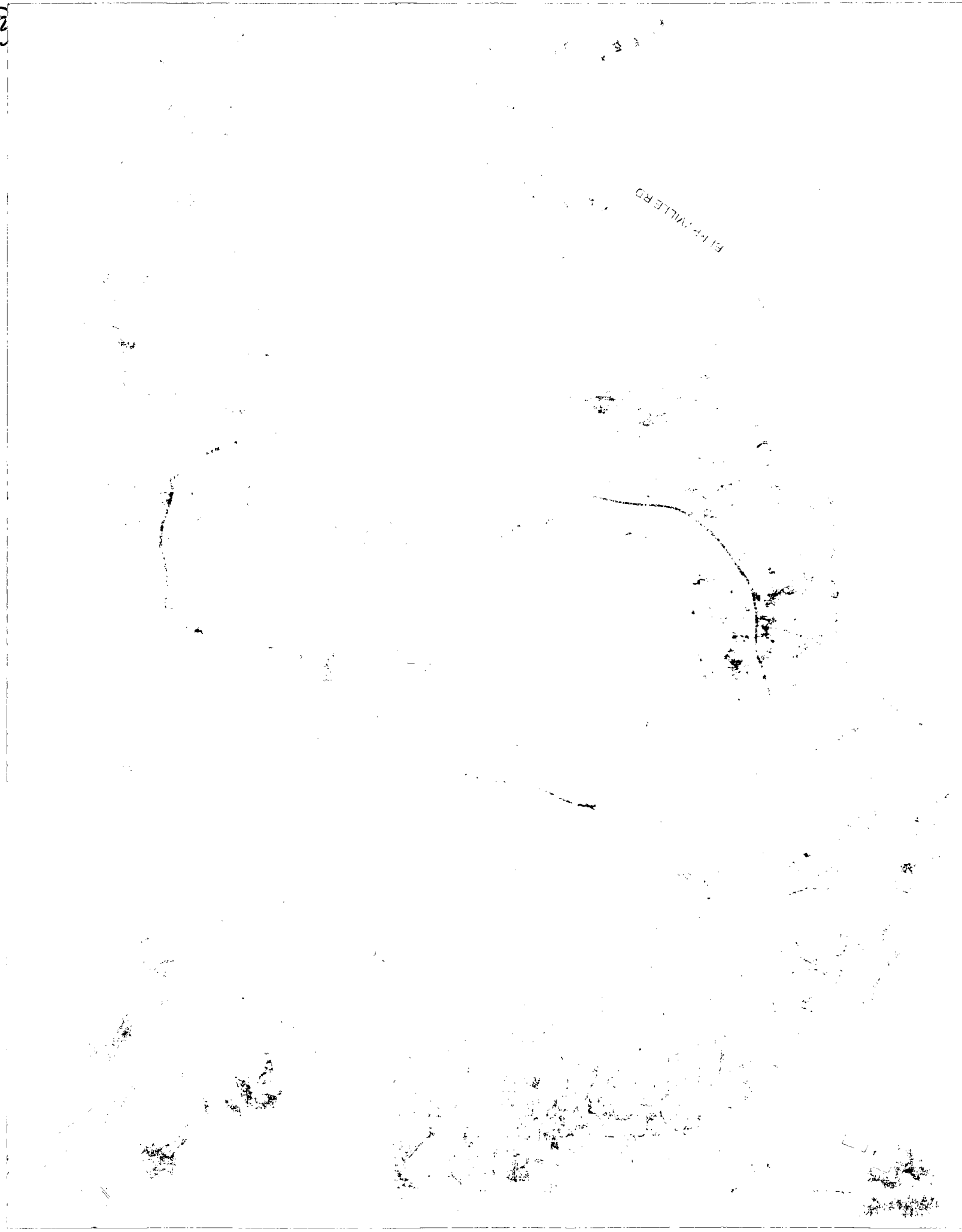
Caretaker's House

REPLACEMENT
REAR
ADDITION

PORCH (NEW)

PORCH
(NEW)

EL FRANKLIN RD



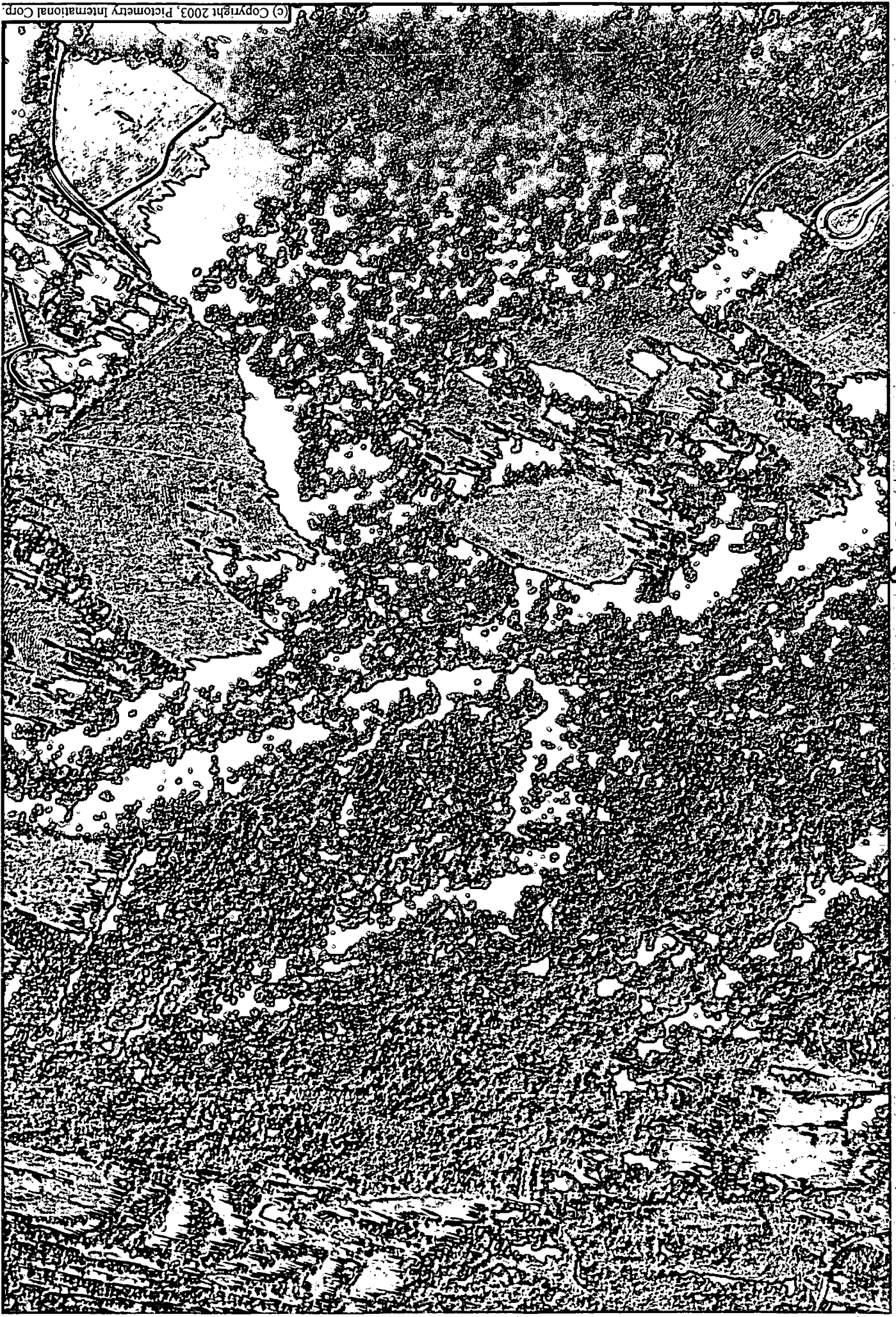
24

MONTANVERDE

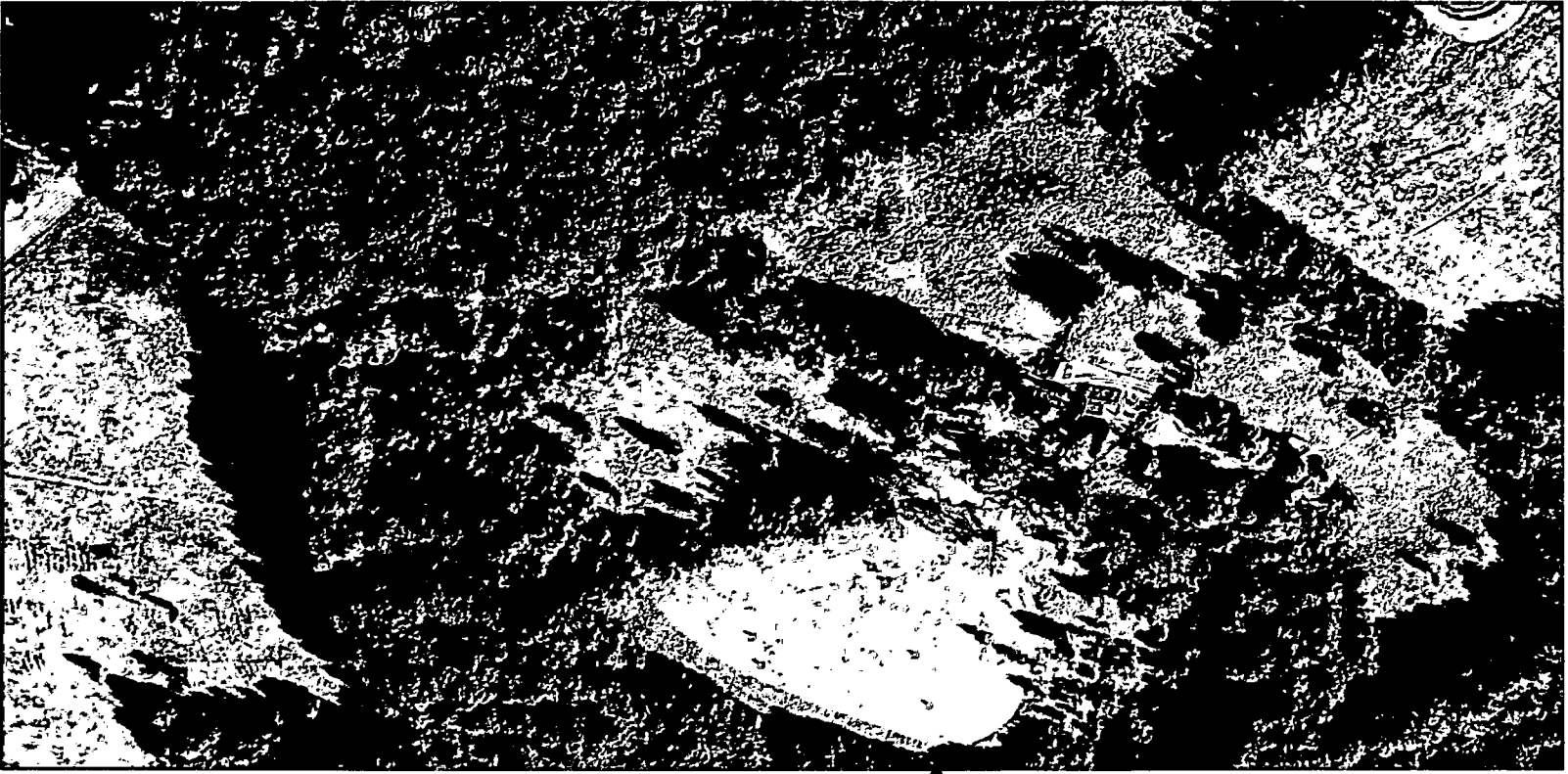


(c) Copyright 2003, Pictometry International Corp.

25



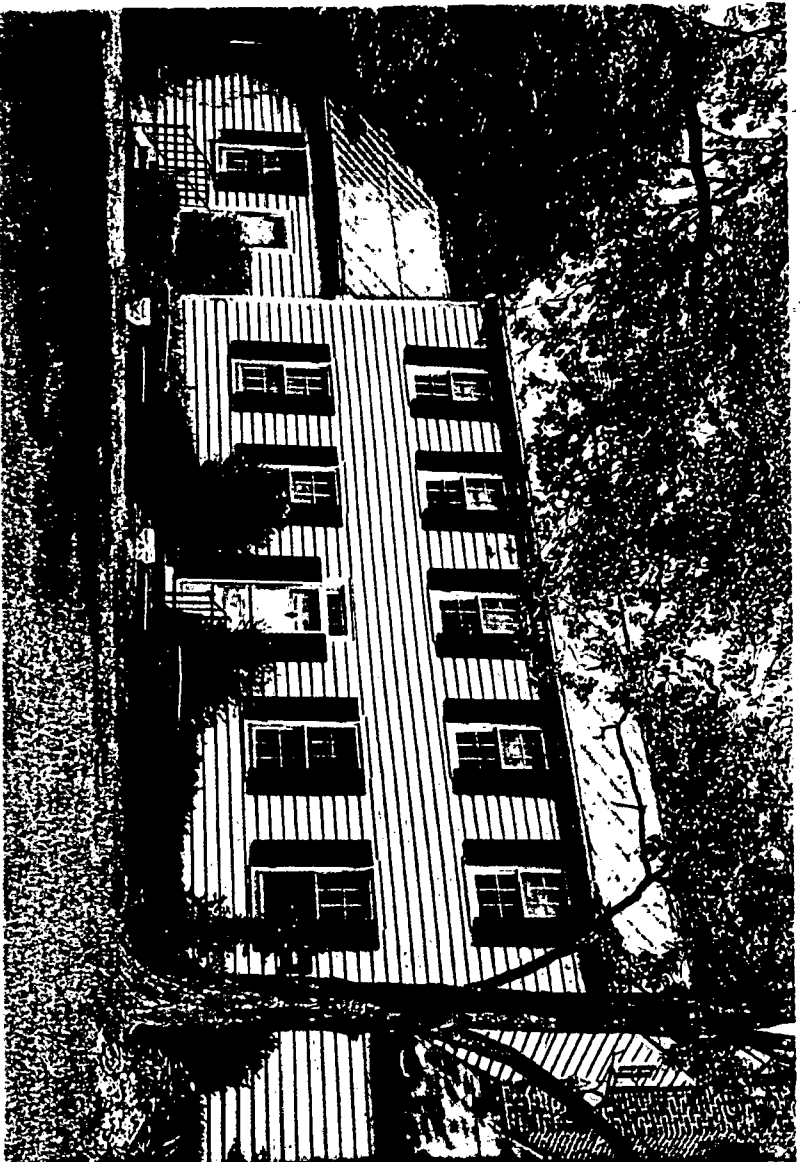
↑
look
south



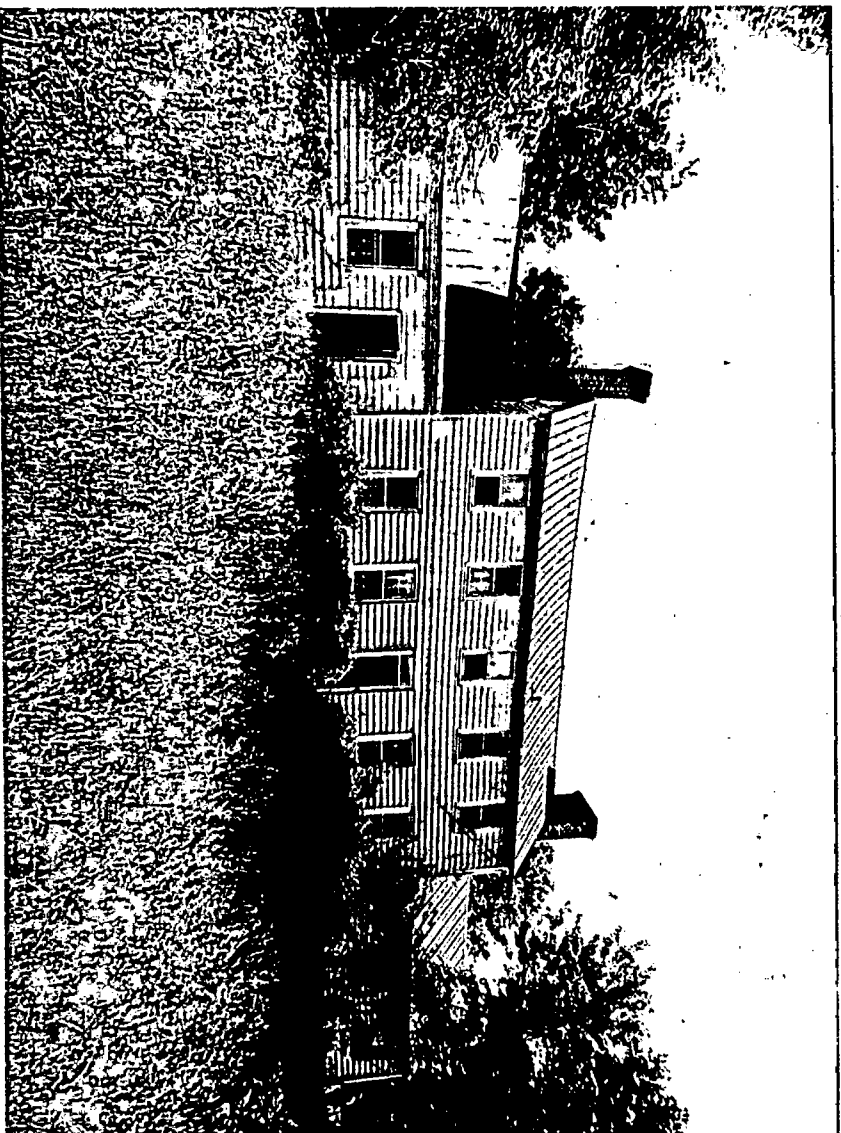
MONTANA STATE
 ↑
 LOOKING SOUTH

Montanverde

south (front) facade 1974

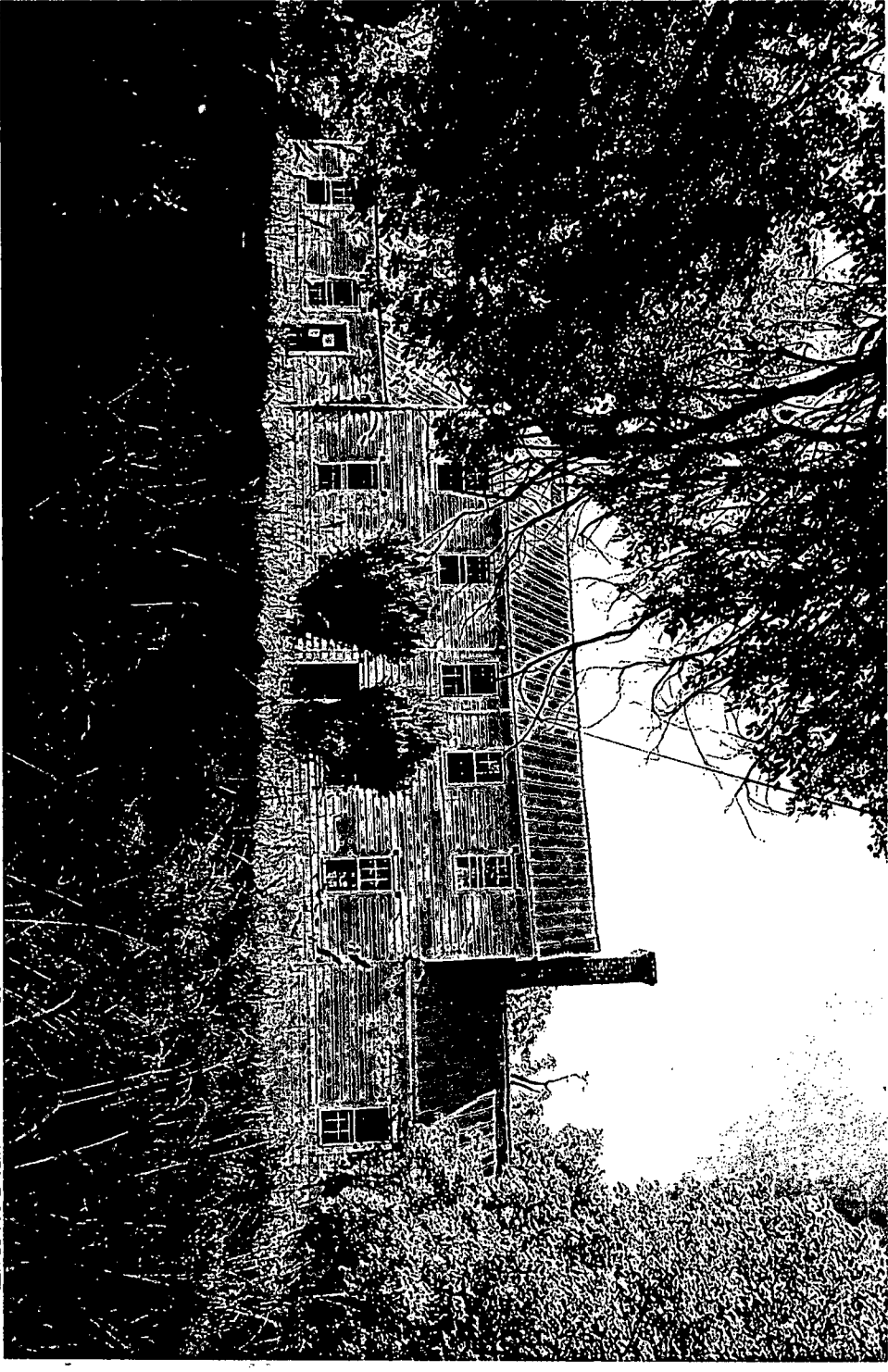


2012

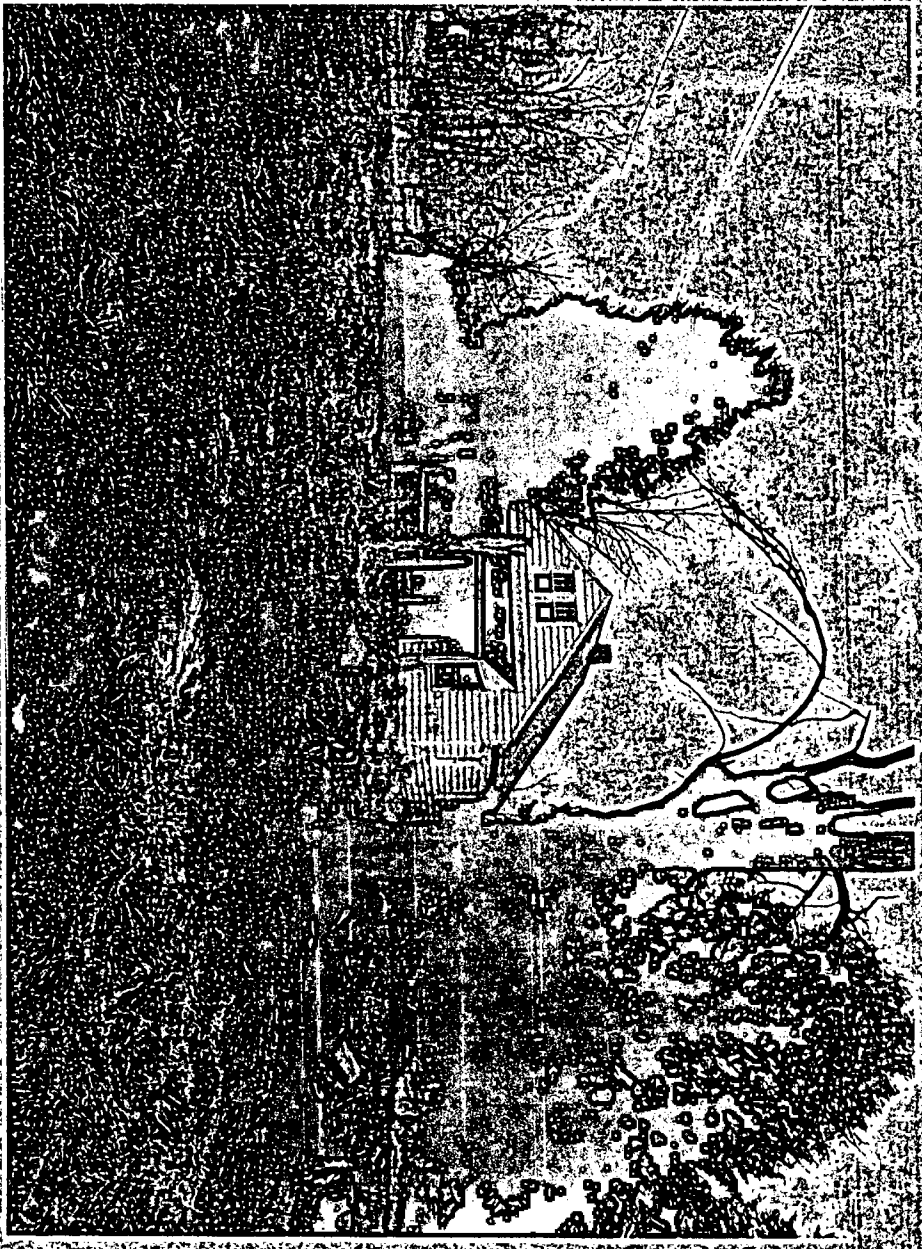
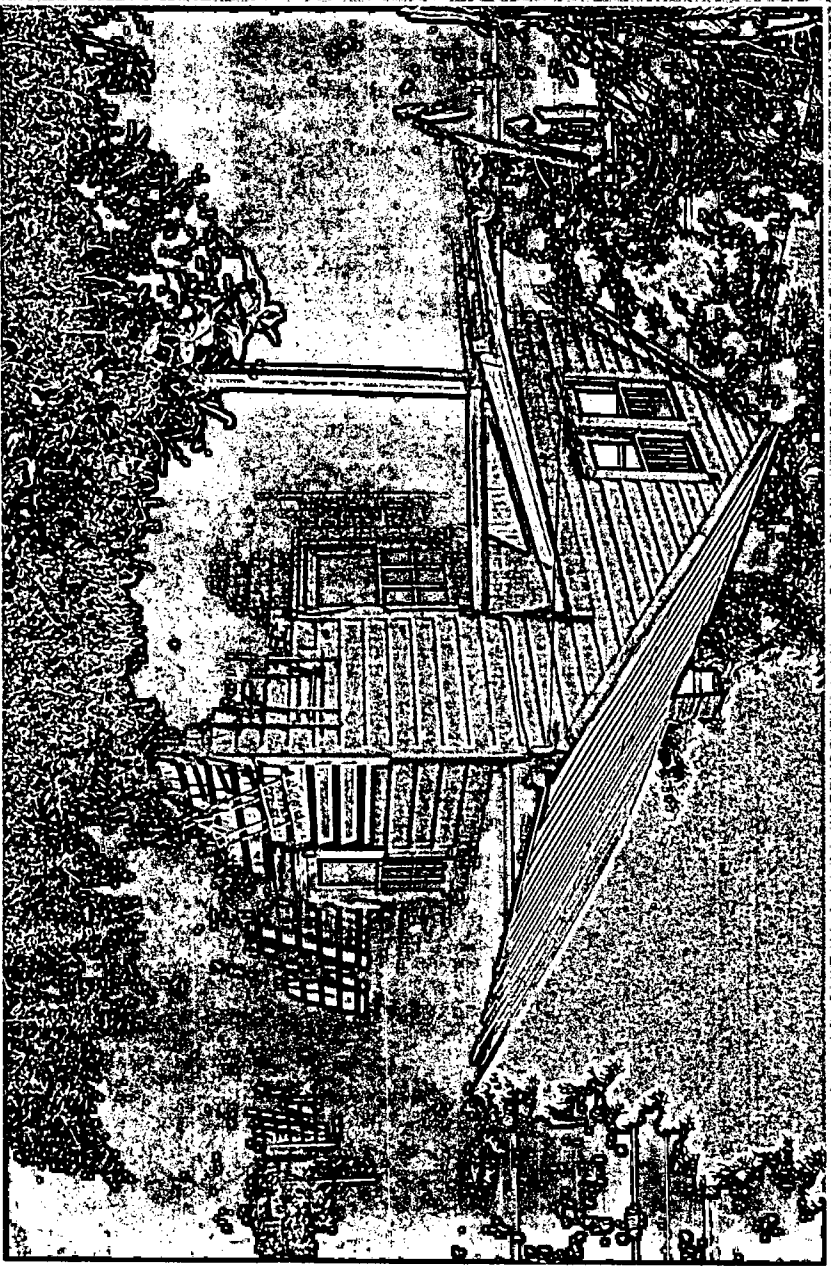




south facade



north facade (rear)



caretaker/tenant house

tenant house kitchen wing



garage and shed behind house



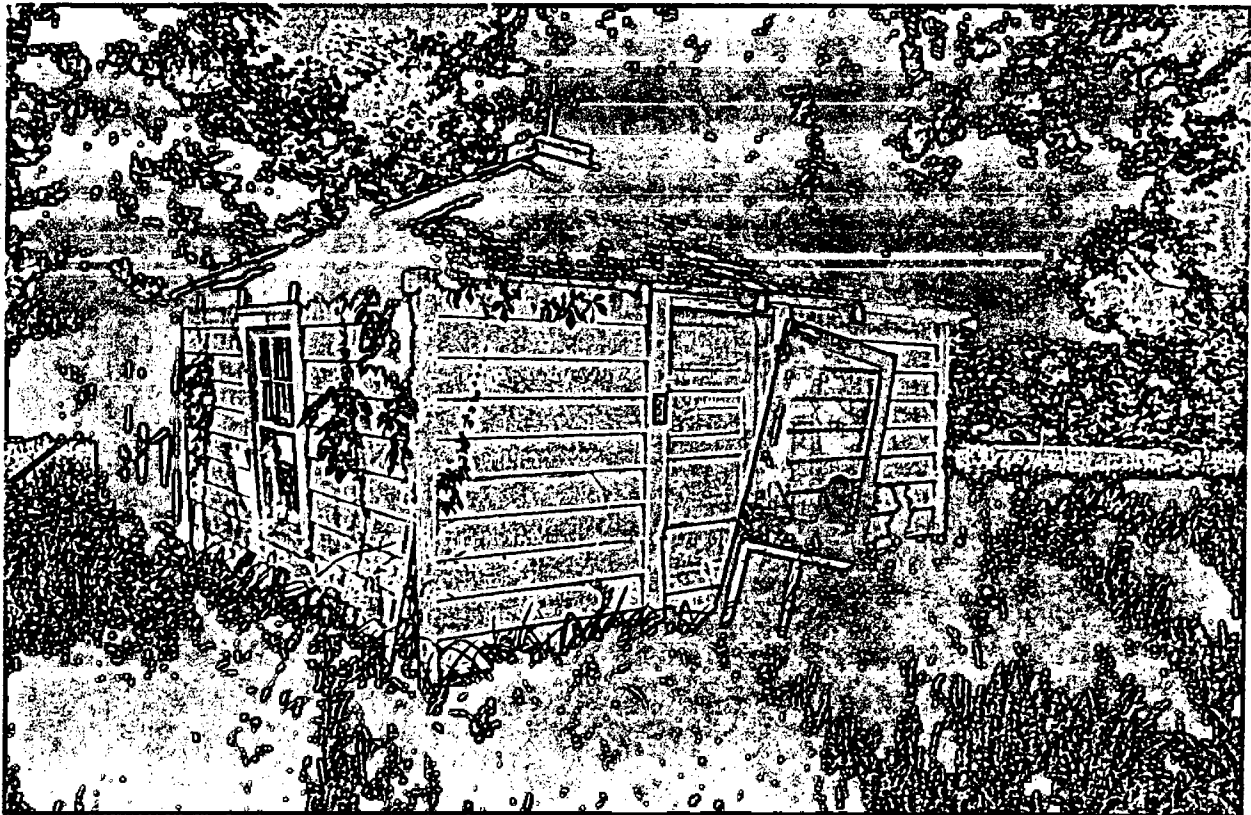
shed

garage

east (right) side of house and outbuilding in front yard



outbuilding in front yard

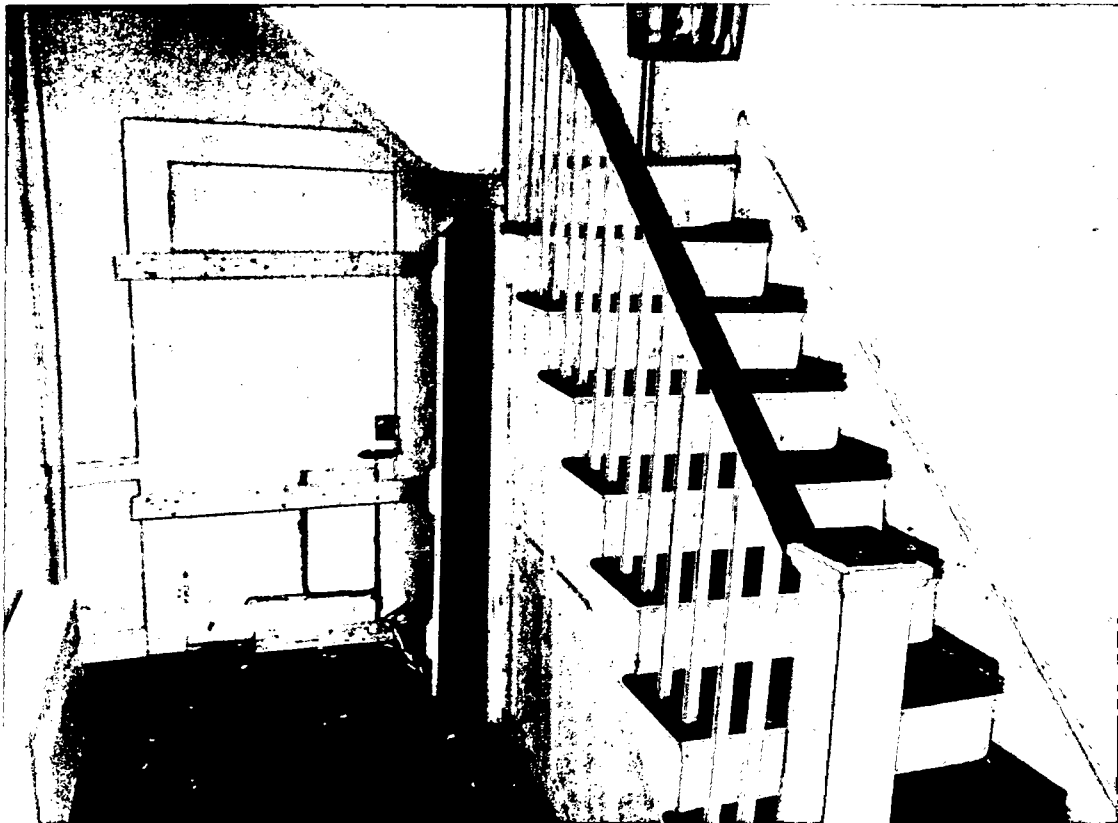


Montanverde

Existing washed out driveway



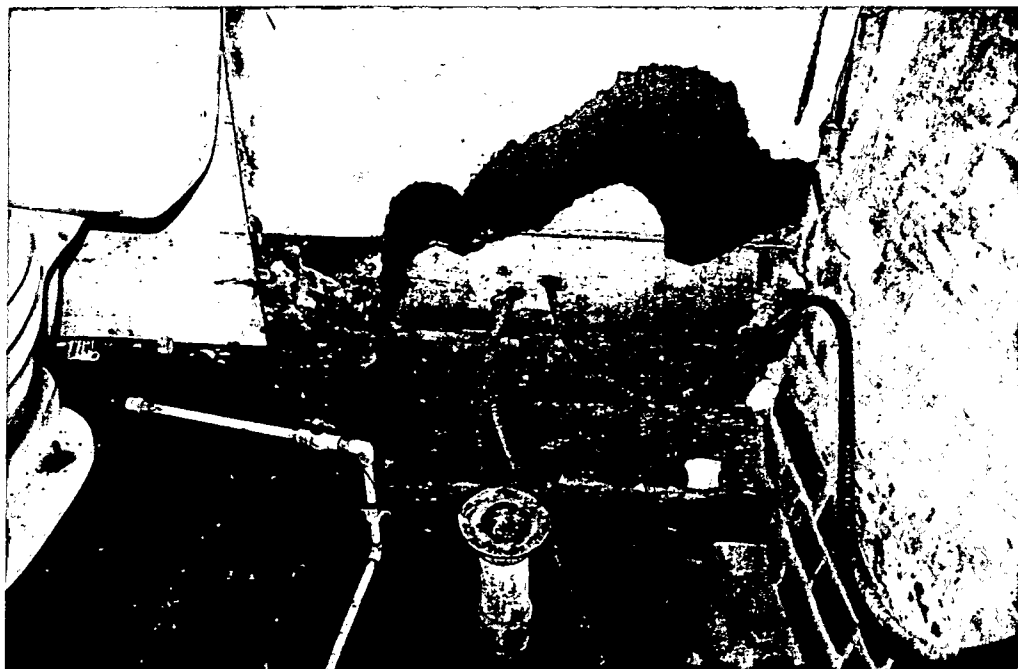
Montanverde interior shots
central staircase and rear door



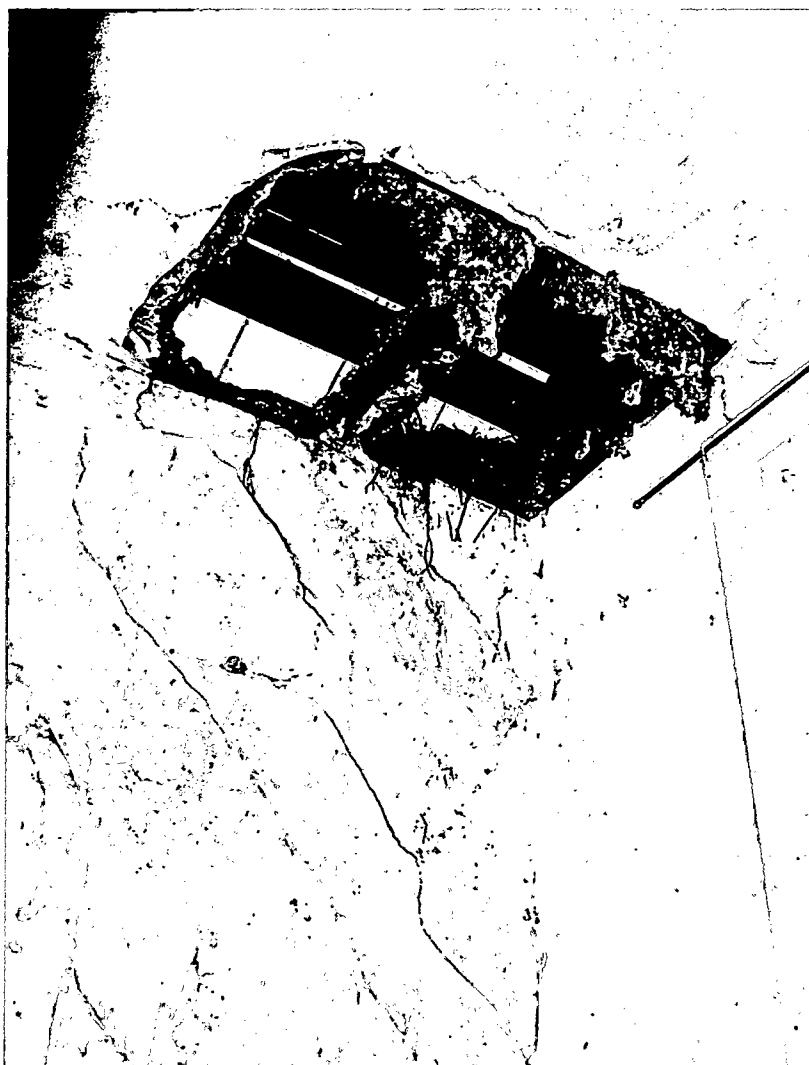
failed beams in basement



original siding materials visible



Lincoln bedroom ceiling





35

south (front) facade

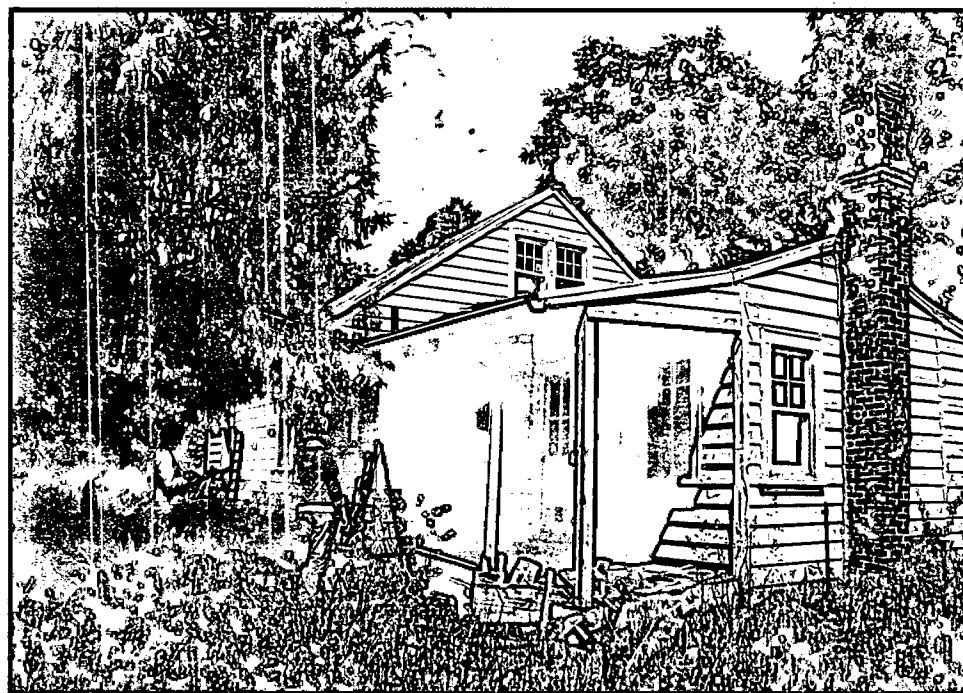
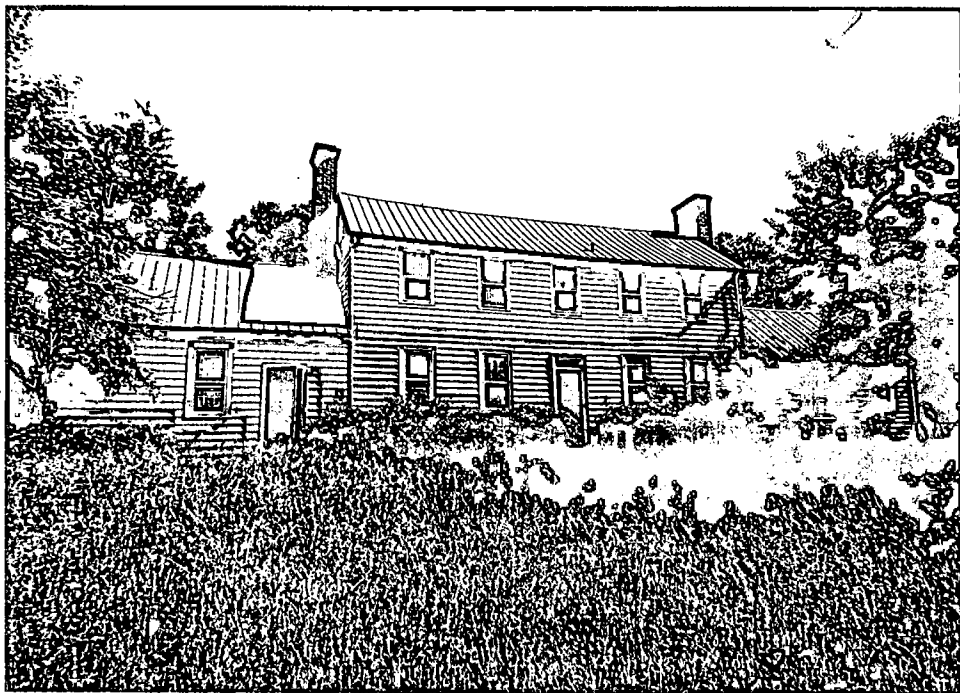
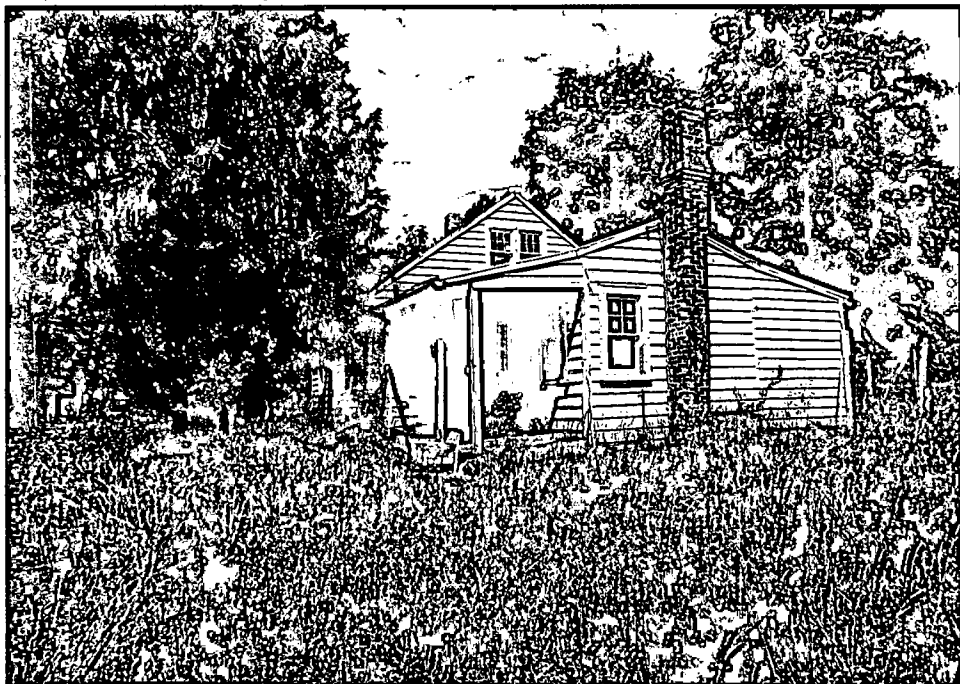
good
in front
yard
to be
demolished



east end room - c. 1930s

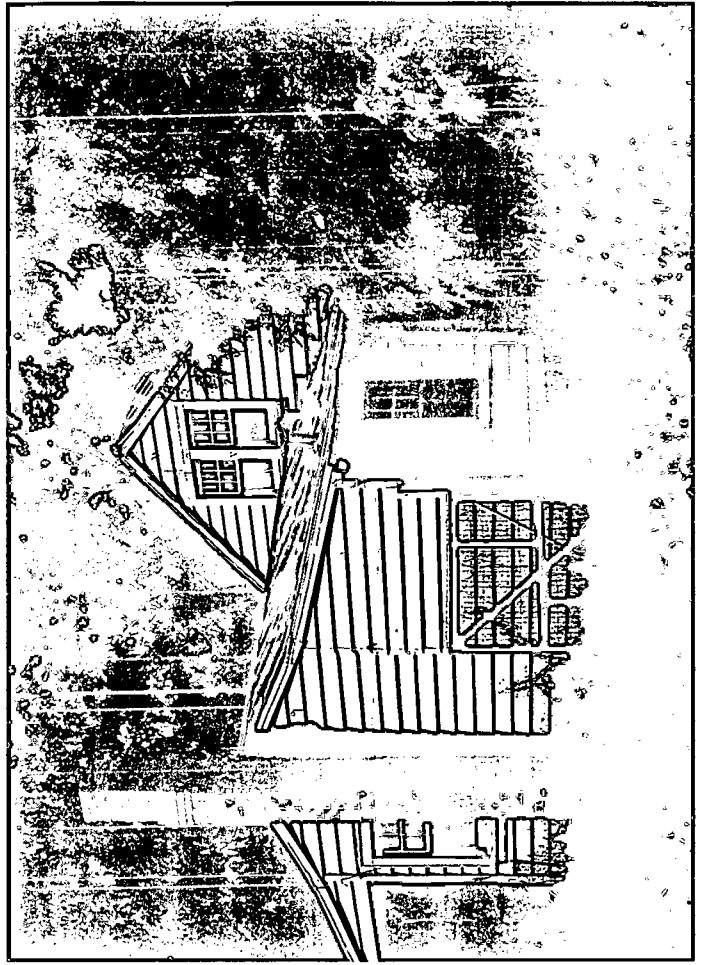


north (rear)

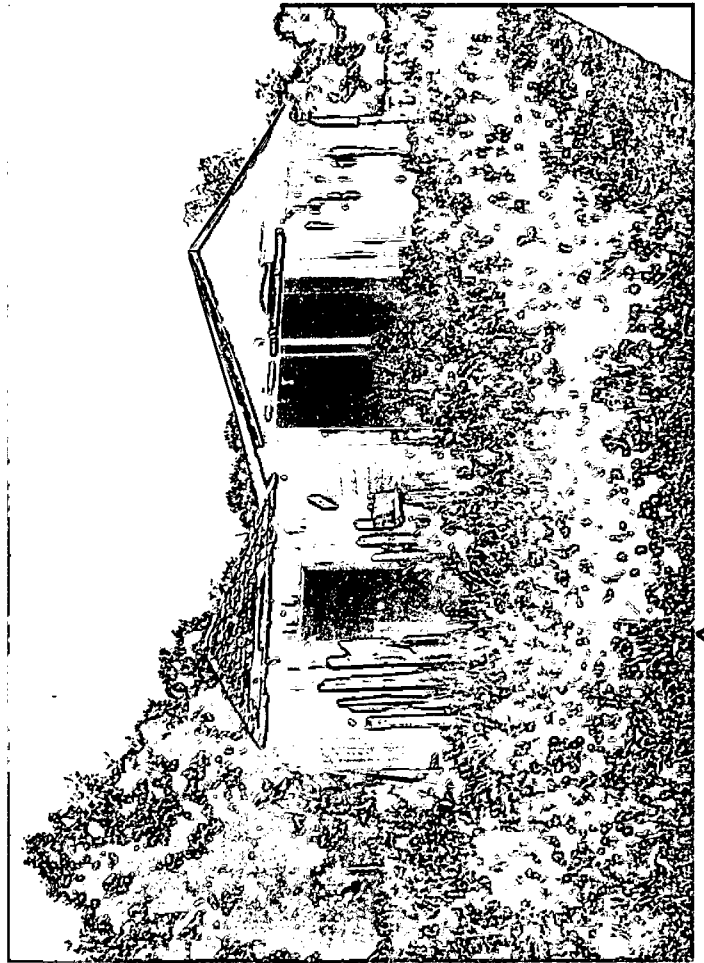
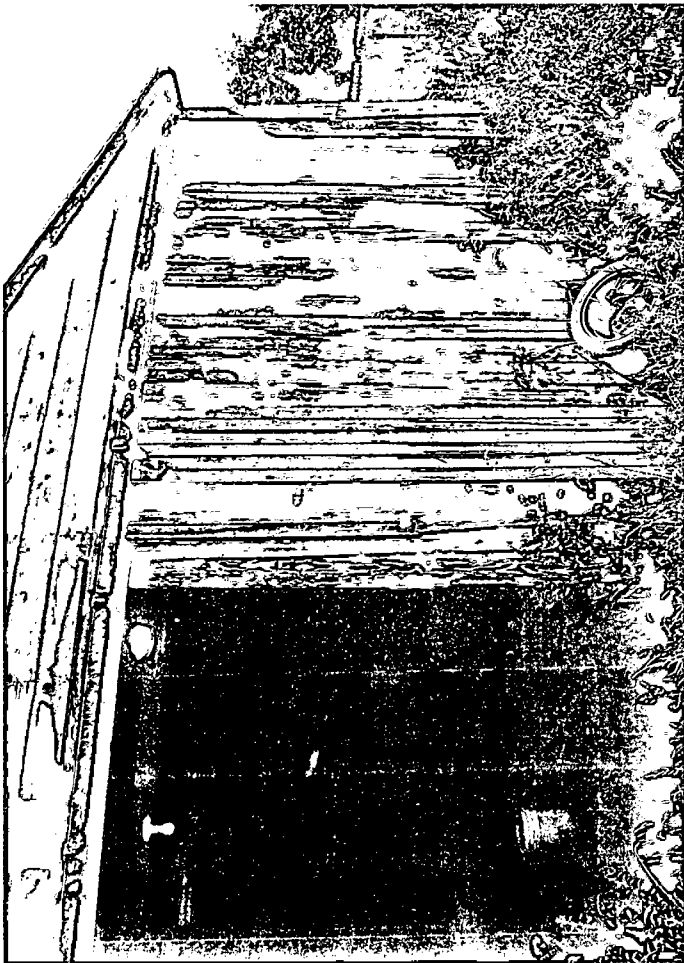


front (south)

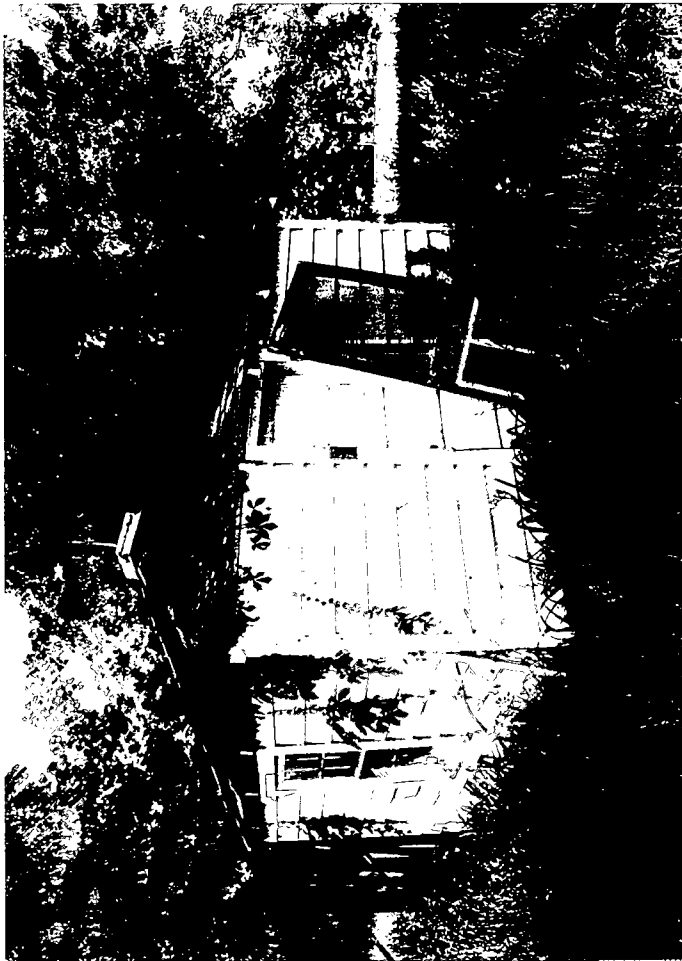
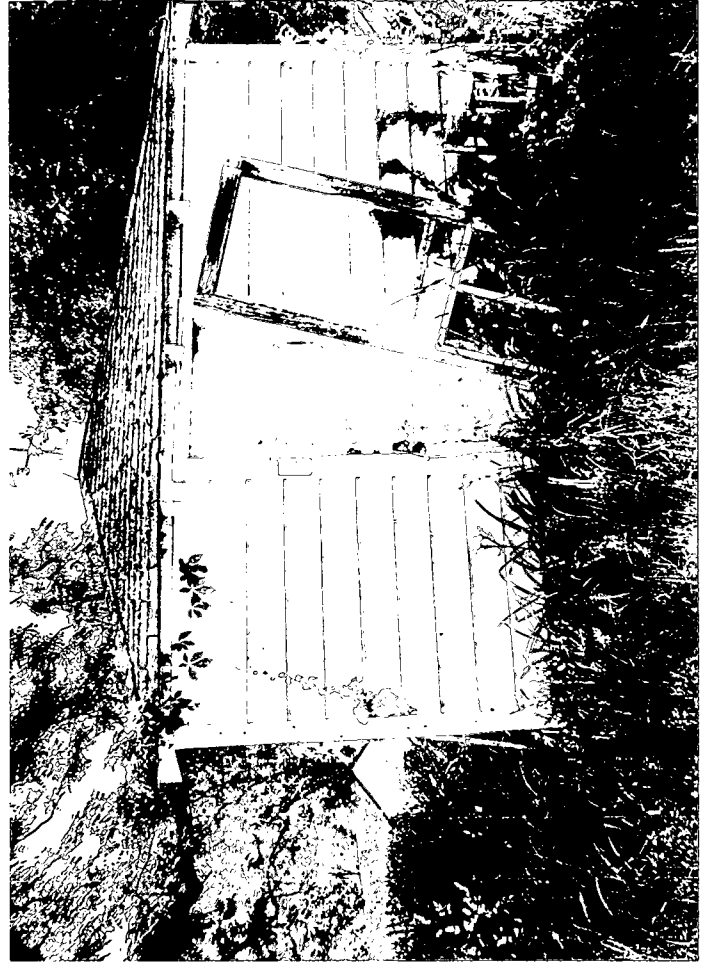
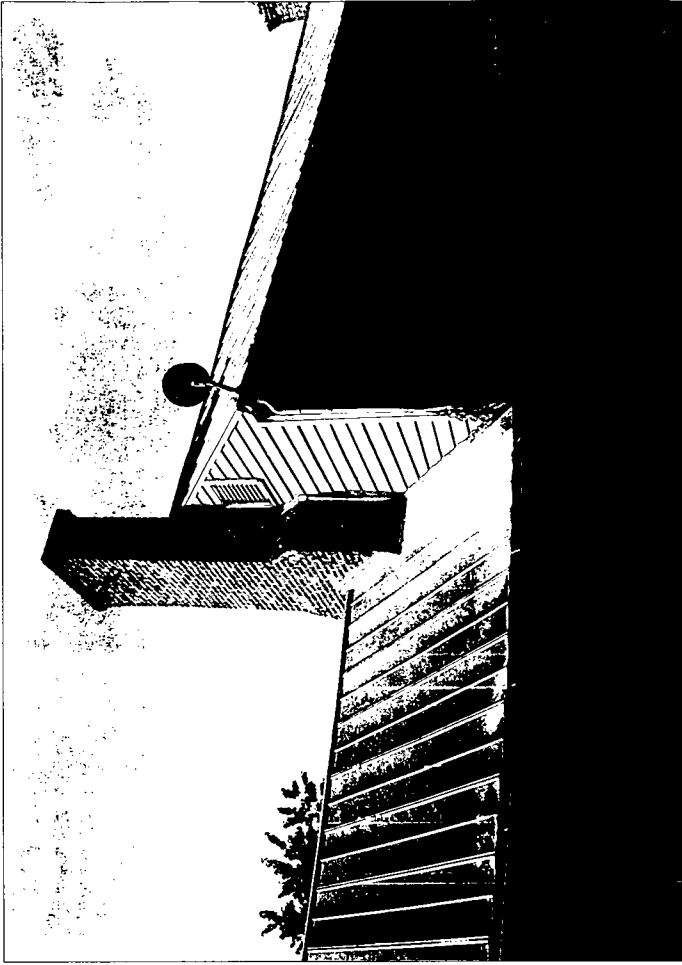
rear of caretaker's house



↖ addition on caretaker's house

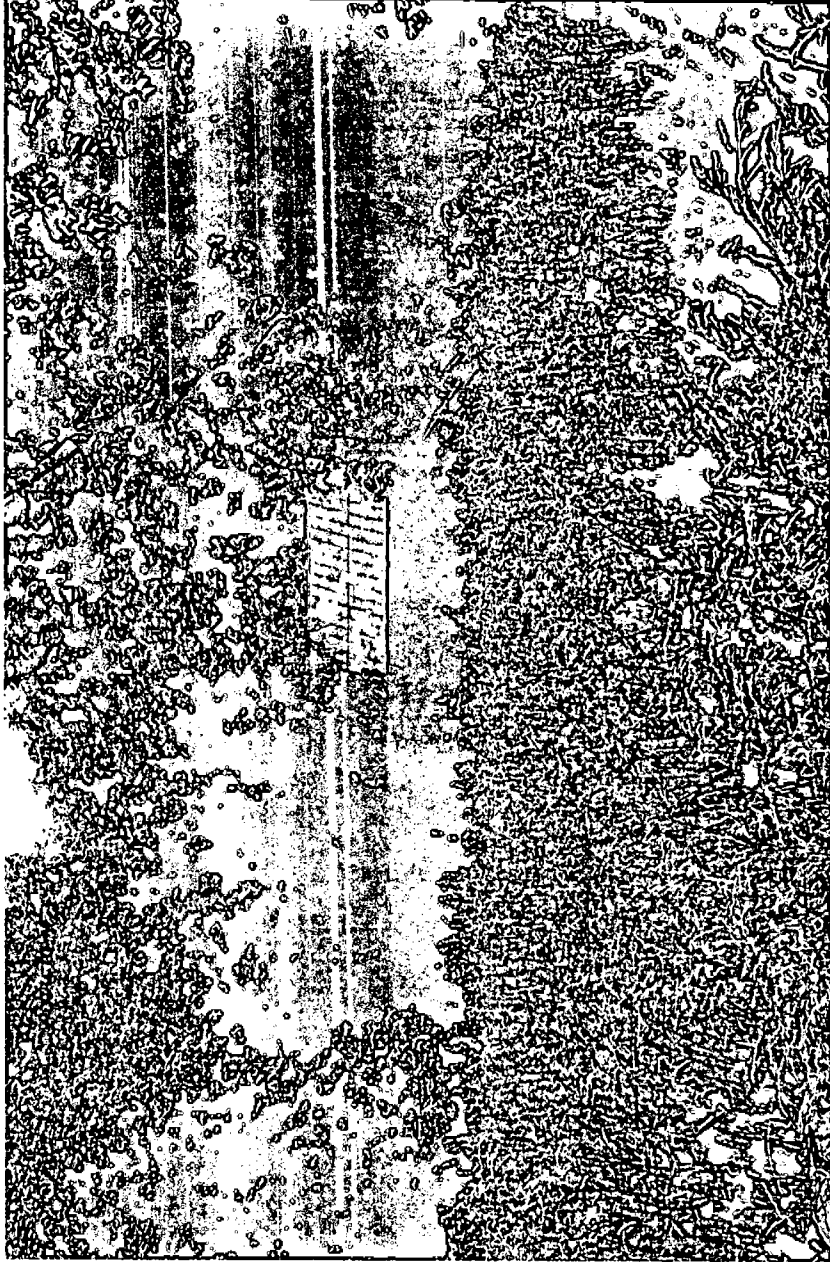
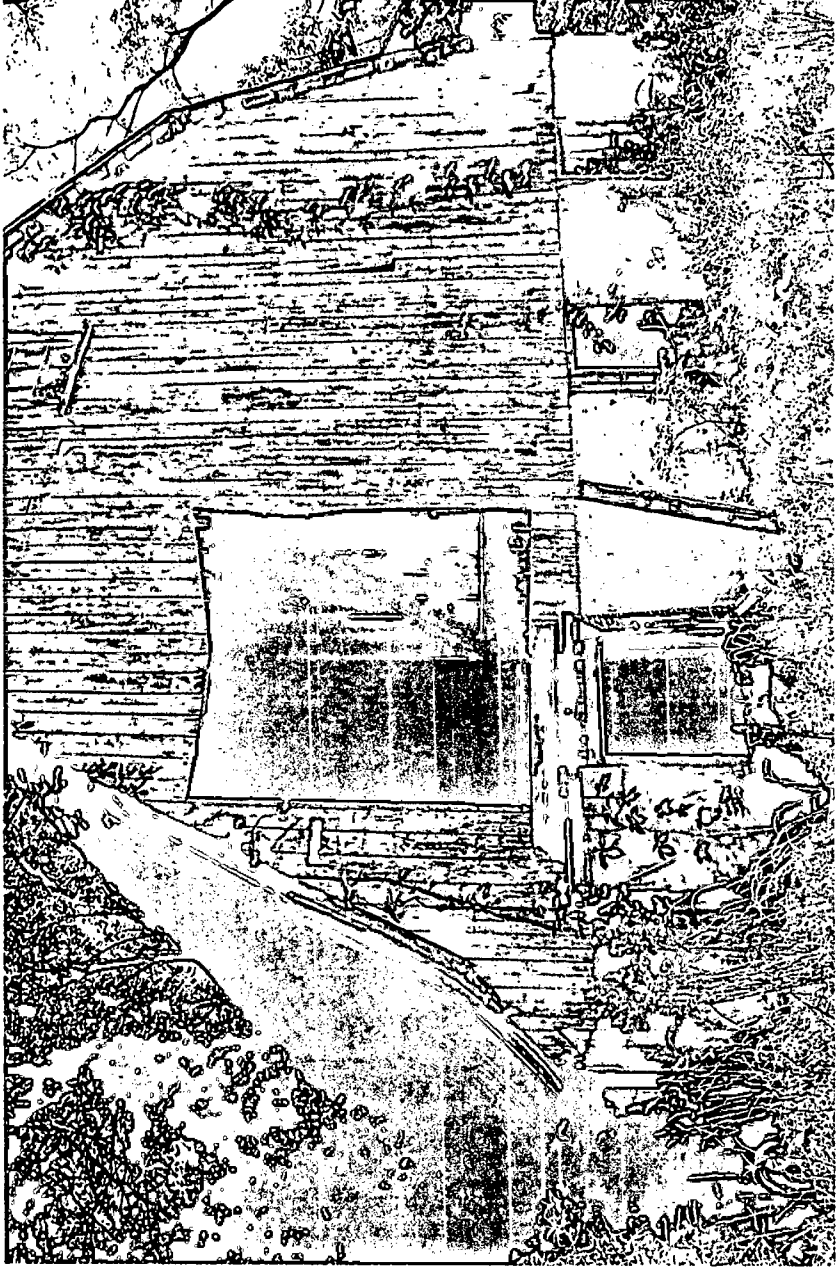


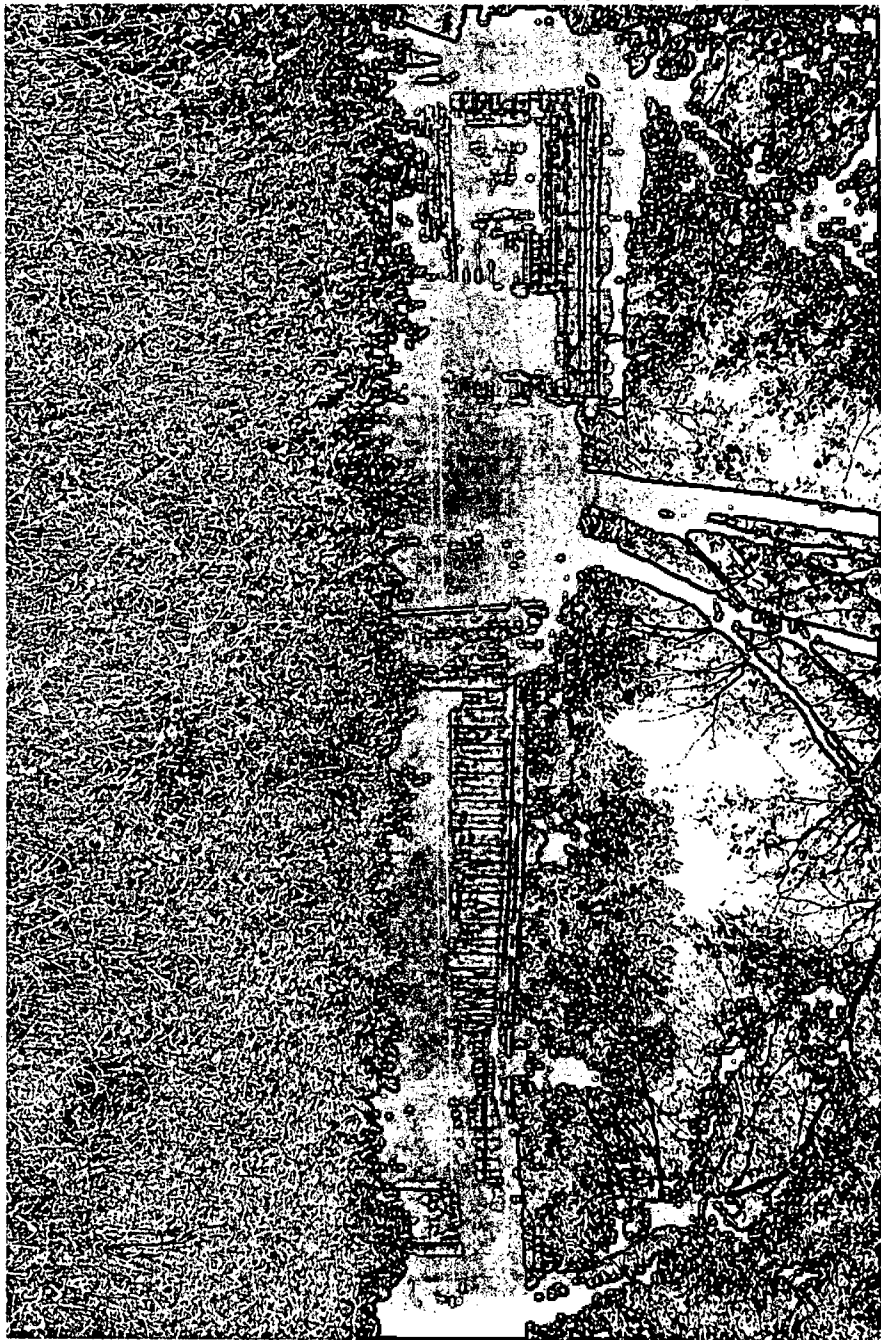
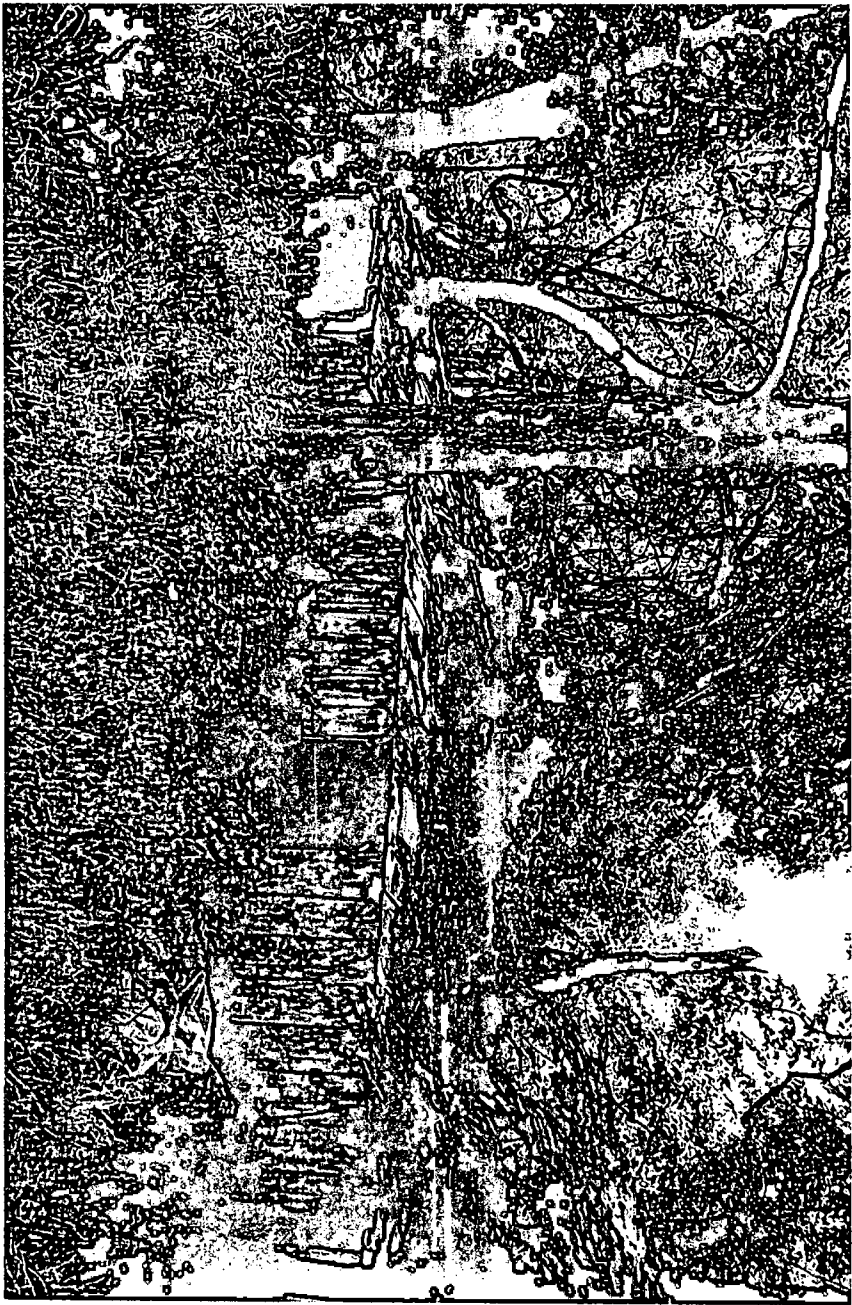
↖ shed to be demolished



shed in front of house

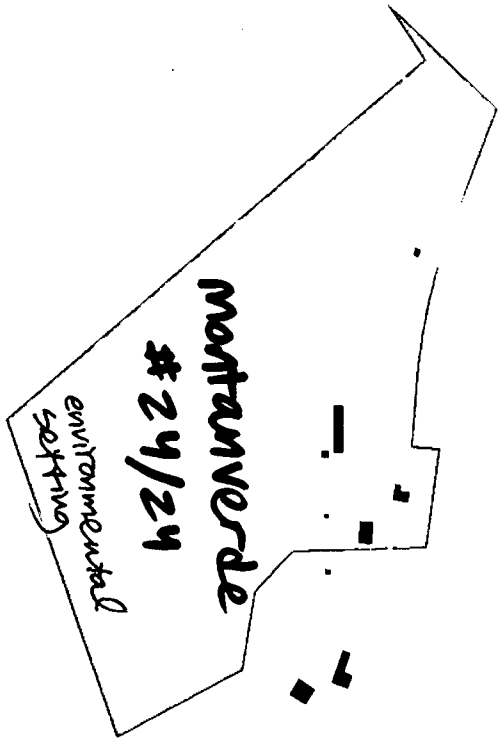
Montanverde outbuildings not in environmental setting (on adjacent parcel)



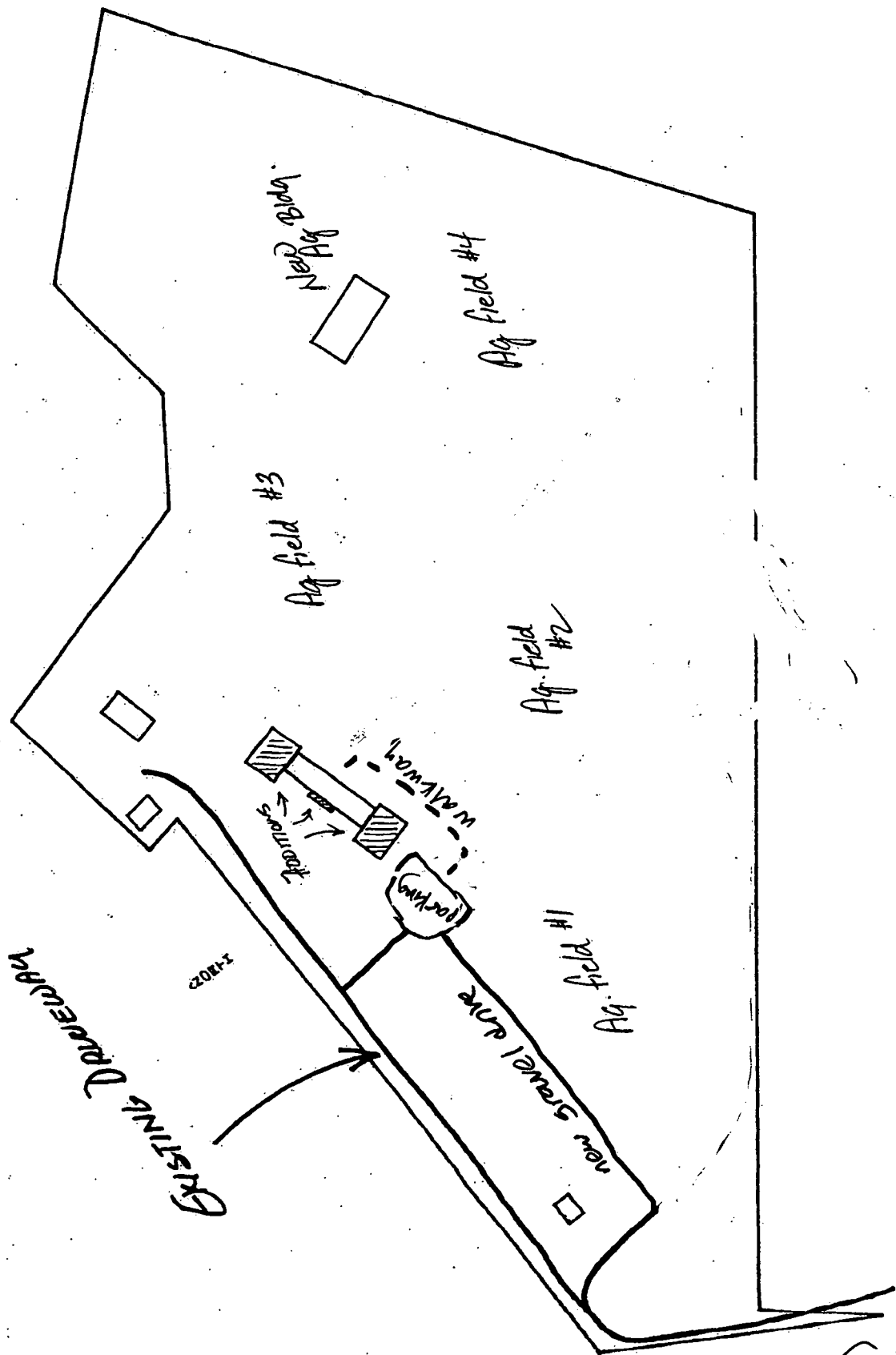


BERRYVILLE RD

FINEGAN FARM DR



24





DPS - 48

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: mayoungblot@msa.com Contact Person: MICHAEL A YOUNGBLOT
Daytime Phone No.: 240 418 5600

Tax Account No.: _____
Name of Property Owner: Wm MICHAEL HARMAN Daytime Phone No.: _____
Address: 303 CENTRAL AVE NE ALBUQUERQUE NM 87102
Street Number City State Zip Code

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

LOCATION OF BUILDING/PREMISE
House Number: 14601 Street: BERRYVILLE RD
Town/City: GERMANTOWN Nearest Cross Street: SENECA RD.
Lot: _____ Block: _____ Subdivision: _____
Liber: 935A Folio: 402 Parcel: P304

PART ONE: TYPE OF PRIMARY ACTION AND USE
1A. CHECK ALL APPLICABLE
 Construct Extend Alter/Renovate Add Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/Wall (complete Section 4) Other: TOTAL RE-
1B. Construction cost estimate: 500,000 STORATION OF HISTORIC HOUSE & CARE-
1C. If this is a revision of a previously approved active permit, see Permit # TAKER HOUSE

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] 9-7-13
Signature of owner or authorized agent CONTRACT PURCHASER Date

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

MONTANVERDE (M-24/24) application for HPC consultation 10/09/13

1. Written Description of Project

a. Description of existing structures and environmental setting:

Montanverde) is the Piedmont country estate of a 19th century war hero and public official. It is historically significant for its association with Major George Peter, a member of a prominent family who held important posts in the Maryland General Assembly and U.S. Congress after notable service in the War of 1812. Major Peter lived at Montanverde until his death in 1861, after which his descendants owned the property for another half century. Since 1916, three generations of the Frank P. Harman family have owned it.

Montanverde was identified as a contributing resource in the National Register of Historic Places listing of Seneca Historic District in 1975 and was designated on the Montgomery County Master Plan for Historic Preservation in 1996 with an environmental setting of 12.99 acres. Following condemnation for occupancy by Montgomery County in October 2011, the Harman family put it up for sale. Michael Youngblut, applicant for this HAWP consultation, is the contract purchaser and in a period of "due diligence."

The period of significance is that of the Peter ownership; to the best of our knowledge, only the main house dates from that 19th century era. The 12.99 acre parcel contains two residential buildings and four outbuildings. Both residential structures and one outbuilding are in poor condition, with the other three outbuildings in ruinous condition.

The primary structure is a modest but elegant 2½ story side gable, frame dwelling house with a five-bay main block, a foundation of Seneca sandstone, and 1½ story wings at each gable end. External brick chimneys at both ends of the main block accommodate fireplaces in the parlor, dining room, and each of the bedrooms above. The front (south) façade differs from the rear (north) elevation by having a three-light transom and an entrance landing reached by stone steps. The west wing contains the Lincoln Bedroom, so named for the then-congressman's overnight visit in 1848, and the east wing, which recently served as the kitchen, appears to be a 1930s replacement; each wing has a small exterior door. This outstanding example of an early 19th century country home retains much of its architectural character but is currently in poor condition, vacant, and in need of stabilization and restoration.

The main house is reached by a long, narrow, winding, deeply-rutted dirt driveway lined with bushes and trees, many of which have fallen to block access. In a lovely rural environmental setting, the Peter house is surrounded by overgrown pastures with woodlands in the distance.

The caretaker's house appears to date from the mid-1930s, when the second generation of the Harman family assumed ownership. Of frame construction with a concrete block foundation and raised-seam metal roof, it is a two-story three-bay front gable structure that faces west toward the Peter house. Attached to the rear is a one-story addition.

Outbuildings on the property -- all in poor to ruinous condition -- include a frame garage with nearby small square shed, a grouping of wooden sheds, and (near the southeast corner of the Peter house) a small square hipped roof 1940s shed with a similar-sized addition. A large bank barn, visible from the far eastern edge of the Montanverde property, is not within the 12.99 acre environmental setting; it is located on land that the Maryland Department of Natural Resources (DNR) proposes to purchase.

b. General Description of project and its effect on the historic resource and its environmental setting:

The contract purchaser intends to make Montanverde his family home for at least the next 100 years. He envisions returning the main block to a simpler time, restoring original materials and features (such as the beaded siding seen in the tiny bathroom in the Lincoln bedroom, and the staircase) and removing some of the few 20th century alterations (such as plumbing). He will add an appropriately-scaled, modest one-story gable-roofed wing to each end to make Montanverde viable as a modern residence. On the west end, this will be a ground-floor master bedroom suite; on the east end, a kitchen/family room. These new wings will maintain Montanverde's classical symmetry, be compatible with but distinct from the original fabric of the house, and not detract from the simple lines of the main block and older wings.

Mr. Youngblut's approach to this project is to accomplish the restoration in phases by concentrating on the main house, continuing to learn more from the house itself as work and investigations progress, and budgeting what is needed for each phase. First order of business is to stabilize and protect the main house; for example, halt collapse of the center hallway by replacing rotted north-south log beams with concrete beams and continuing to repair the recently-leaking roof as needed. Simultaneously, some interior demolition will occur, such as removal of plumbing and further investigation into fire damage seen near the east chimney.

While stabilizing the main house, Mr. Youngblut will repair and update the caretaker's house. This is likely to involve removal of the rear (east) addition and replacement with a two-story section in that location. He plans to move into this house so he can be on site while restoring Montanverde.

The environmental setting will retain its stunning rural ambiance, with continued focus on Major Peter's house on the high ground. The proposed purchase by DNR of 30 acres adjoining Montanverde's parcel on three sides will help to maintain this setting, as will the easement on the 12.99 acres that will also be held by DNR. The state agency indicates that it will yield much of its review jurisdiction to M-NCPPC; DNR will ensure that no subdivision, commercial enterprises, or violation of its easement clauses occur on the 12.99 acres, and will lease to Mr. Youngblut a certain amount of pasture land nearby. In addition, the eroded winding driveway from Berryville Road must be reconfigured to provide better access to the house and rebuilt with gravel. Most of the outbuildings are too deteriorated to be returned to any use, and a few trees will need to be removed around the main structure.



Surveyors Certificate

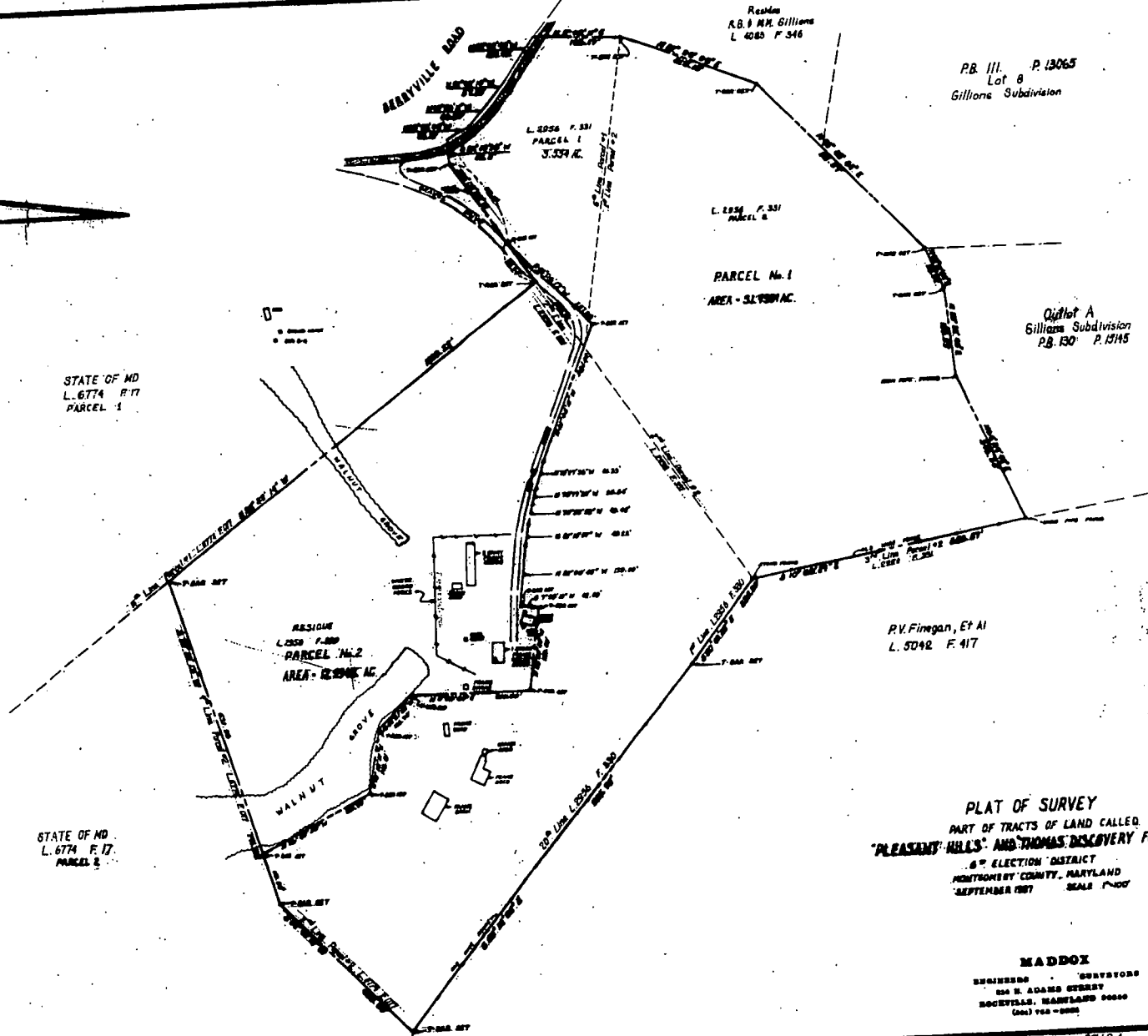
I hereby certify that the plan shown herein is correct; that it is a survey of part of the land conveyed by Frank W. Harmon, Jr. and Fella K. Harmon to Frank A. Harmon, Jr. and dated April 19, 1968 and recorded upon the land records of Montgomery County, Maryland in Liber 2980 of folio 330, and that properly marked have been found or set as indicated herein.

Thomas A. Maddox
Registered Professional Land Surveyor
MD # 10690

STATE OF MD
L. 6774 P. 17
PARCEL 1

STATE OF MD
L. 6774 P. 17
PARCEL 2

Notes:
1) This survey prepared within 2' be width of a title report.



Reel No.
R.B. & M.M. Gilliams
L. 4085 P. 546

P.B. 111. P. 13065
Lot 8
Gilliams Subdivision

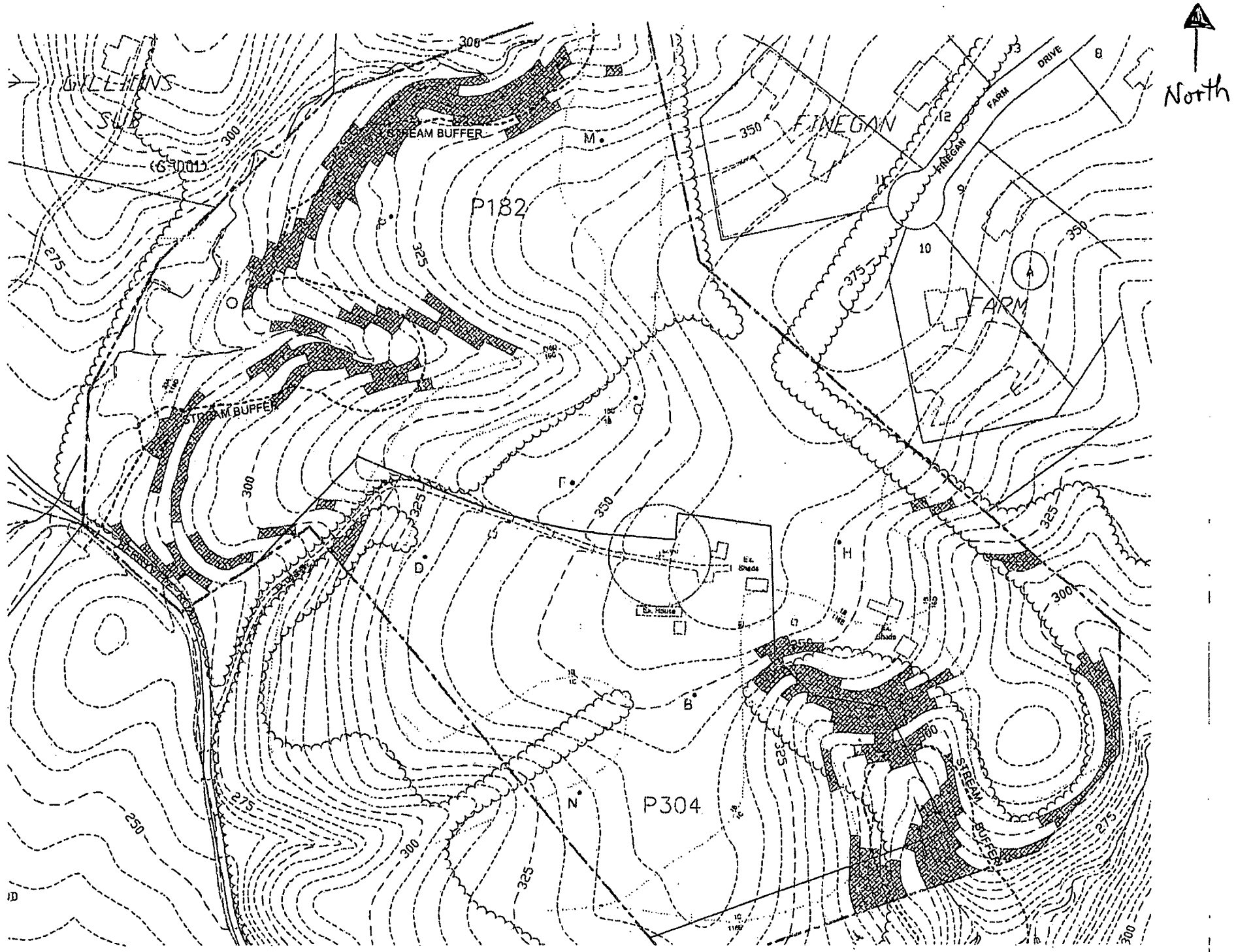
Outlot A
Gilliams Subdivision
P.B. 130 P. 1315

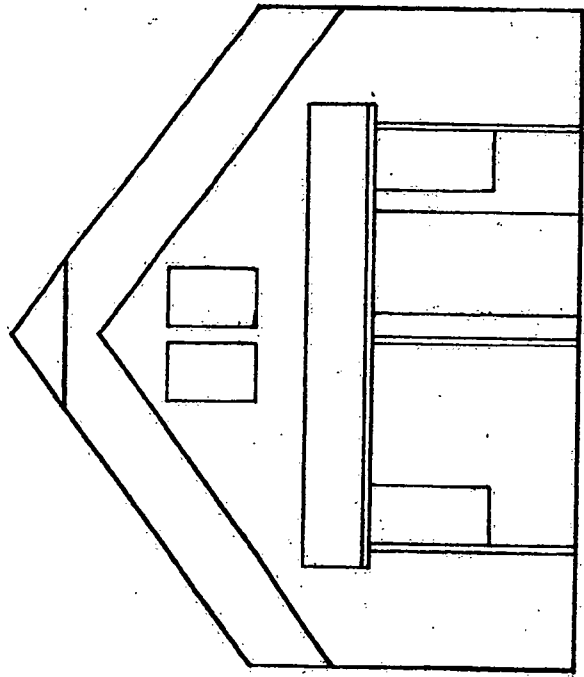
P.V. Firegan, Et Al
L. 5742 P. 417

PLAT OF SURVEY
PART OF TRACTS OF LAND CALLED
"PLEASANT HILLS" AND "THOMAS' DISCOVERY FORTIFIED"
6th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SEPTEMBER 1987 SCALE 1"=100'

MADDOX
REGISTERED SURVEYORS
200 N. ADAMS STREET
ROCKVILLE, MARYLAND 20850
(301) 766-2000

Parcel 304 - Montanverde M:24/a4
Topographic map





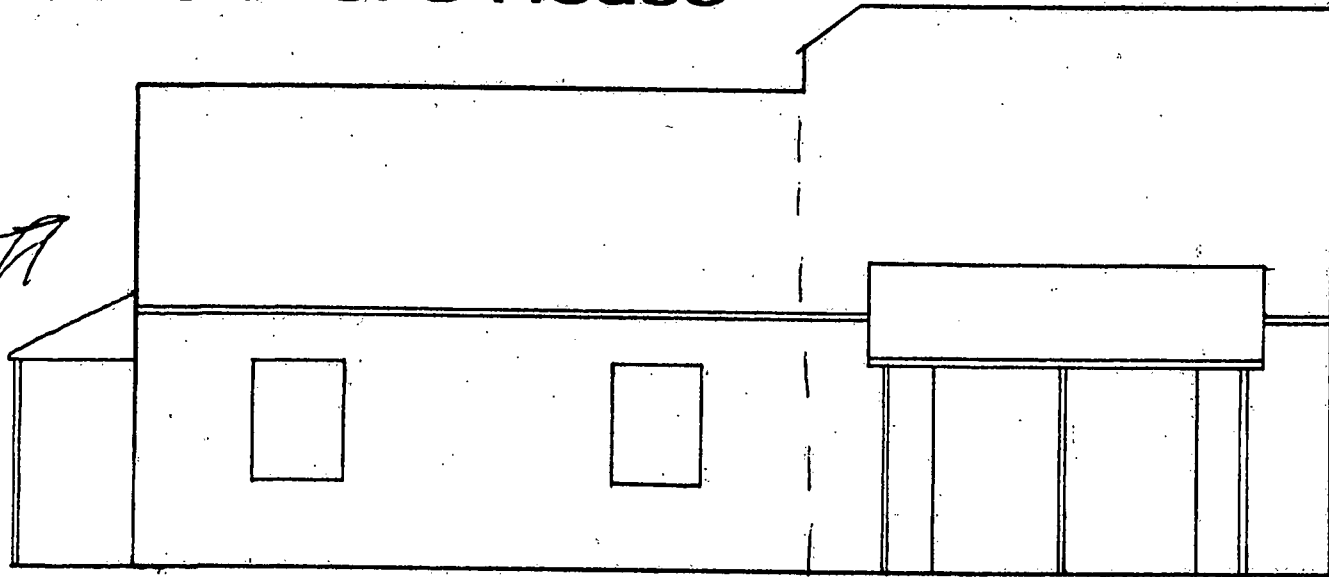
NEW
ADDITION
(REAR)

FRONT
CARETAKER'S HOUSE
WEST FACADE

Caretaker's House

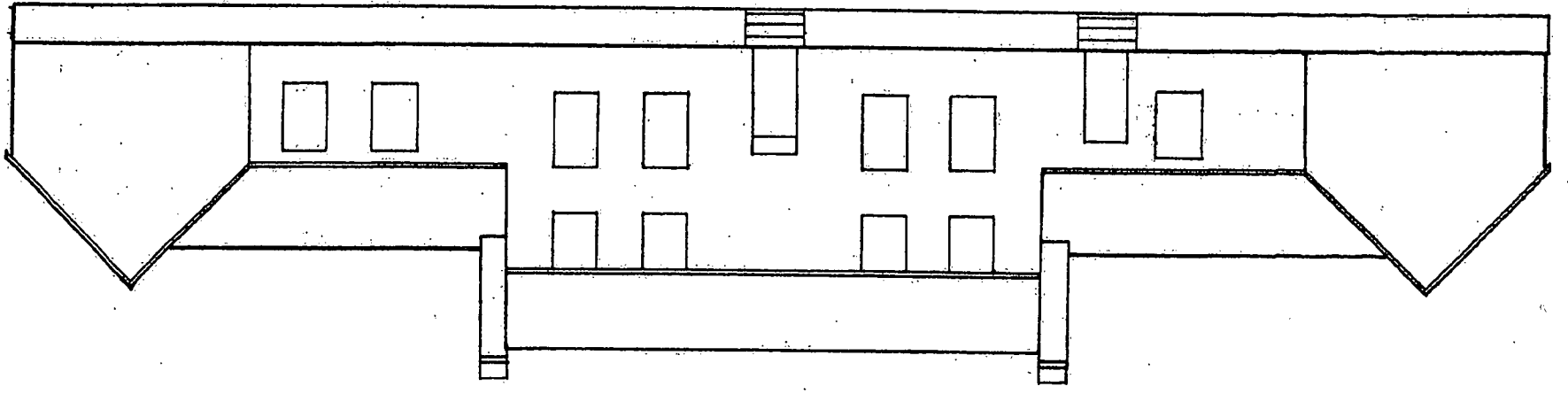
REPLACEMENT
REAR
ADDITION

FRONT
OF
HOUSE



SOUTH FACADE

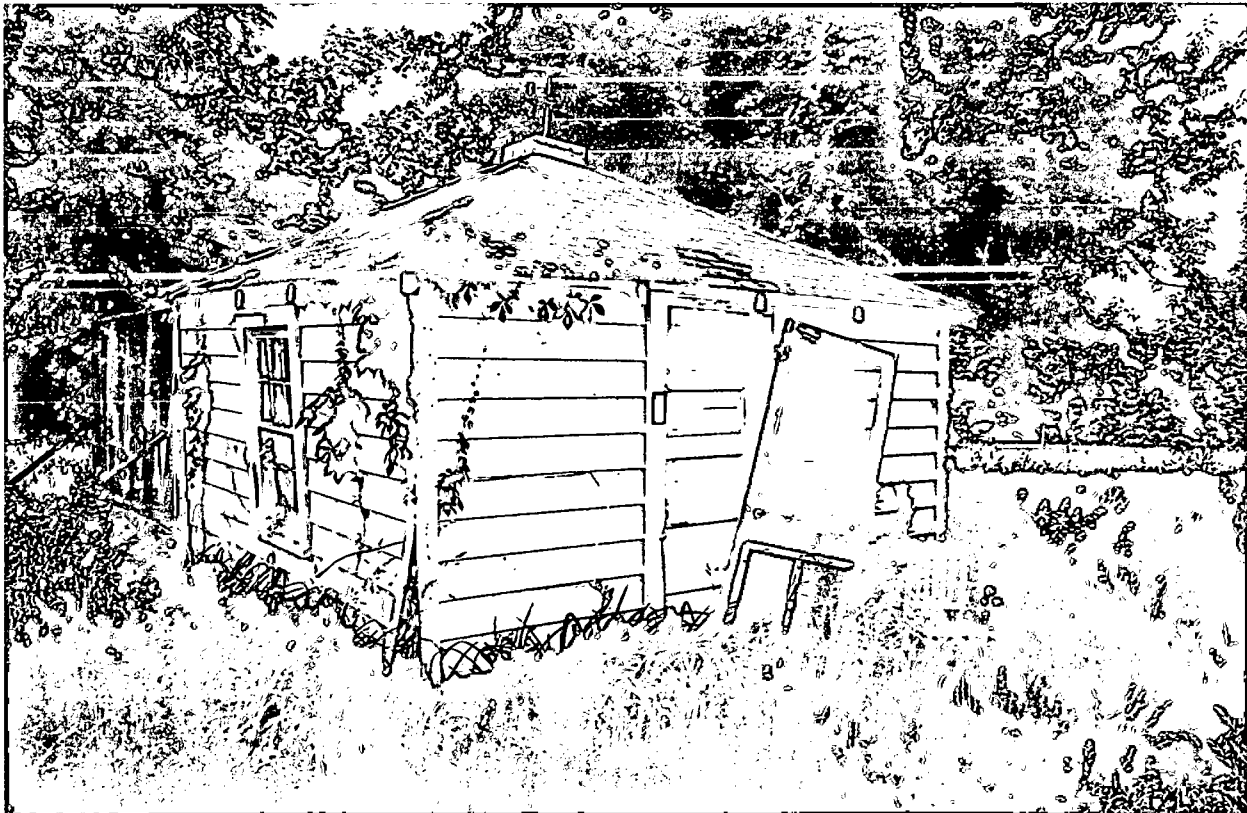
FRONT
PETER HOUSE
SOUTH FACADE (PROPOSED)



east (right) side of house and outbuilding in front yard



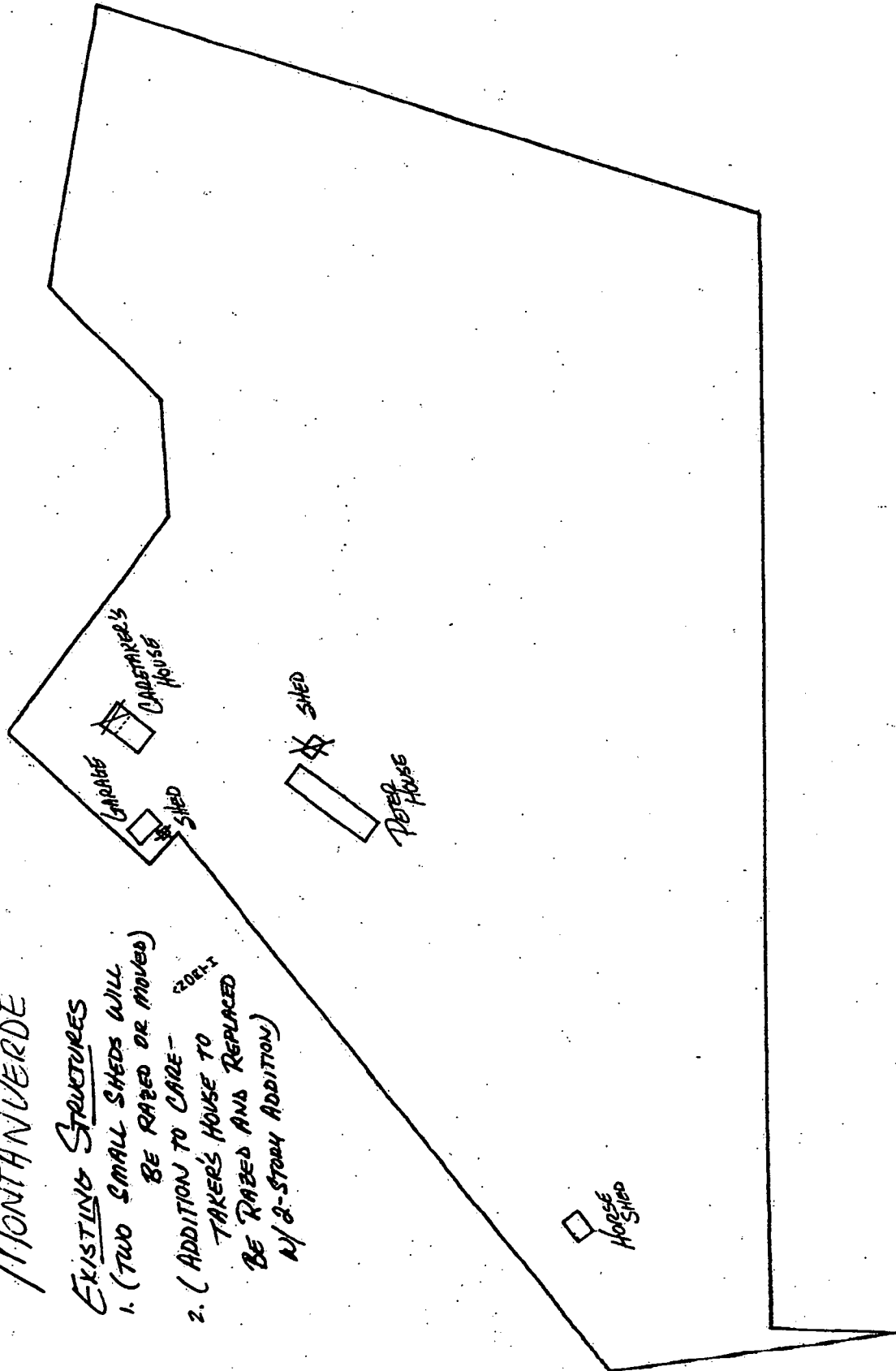
outbuilding in front yard



MONTANVERDE

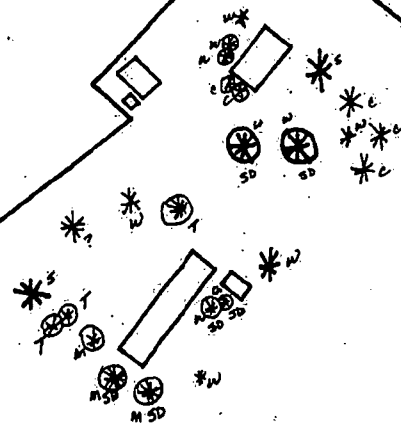
EXISTING STRUCTURES

1. (TWO SMALL SHEDS WILL BE RAZED OR MOVED)
2. (ADDITION TO CARPENTER'S HOUSE TO BE RAZED AND REPLACED BY 2-STORY ADDITION)



TREE SURVEY
NEAR STRUCTURES

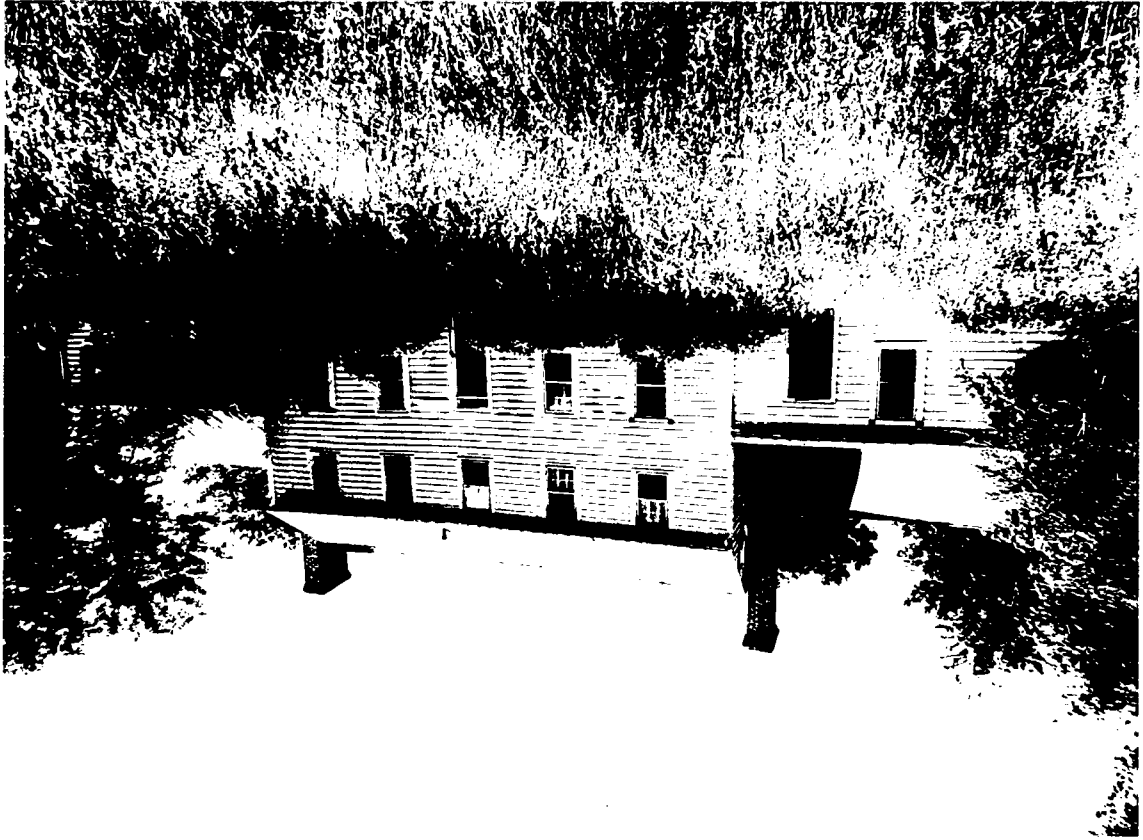
220P-1



TREES NEAR STRUCTURES:

- C = CEDARS
- W = WALNUTS
- M = MAPLES
- T = "TRASH"
- S = SPRUCE
- Ch = CHERRY

- (*) = TREES TO BE REMOVED
- SD = HEAVY STORM DAMAGE



2012



south (front) facade 1974

Montanverde

2. Site plan -- see files attached (1987 Maddox plat and Topo map)
3. Plans and Elevations -- emailed under separate cover, 9/18/13
Plans show existing buildings (and those to be removed), additions to main house and tenant house, possible location of a new agricultural building, existing and proposed access driveways, and trees on the parcel.
Elevations show both the main house and the tenant house.
5. Photographs -- see file attached

7. Addresses of Adjacent and Confronting Property Owners

Owner's mailing address:

William M. Harman
303 Central Avenue NE #305
Albuquerque, NM 87102

Contract Purchaser's mailing address:

Michael A. Youngblut
15469 Barnesville Road
Boyd's, MD 20841

Adjacent and confronting Property Owners:

Parcel 182 (which surrounds the subject parcel on 3 sides)

Frank P. Harman 4th et al (Harman family)
303 Central Avenue NE #305
Albuquerque, NM 87102

Multiple Parcels under same owner, purchased at different times in the past 40 years for Seneca Creek State Park; the Montanverde parcel is land-locked and accesses Berryville Road via a 70' wide easement

State of Maryland, to the use of Dept. of Natural Resources
Tawes State Office Building
Land Acquisition & Planning
Attention: Shawn Clotworthy, E-4 (Central Region Land
Acquisition Coordinator for MDNR, phone 410-260-8421)
580 Taylor Avenue
Annapolis, MD 21401

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, September 11, 2013 3:50 PM
To: Eileen McGuckian (phileen3@verizon.net)
Subject: photos

hi Eileen,

Not all of these photos that you listed were received in your original email (and I don't know what the numbers mean):

- 1 South and west façades from pasture #19
- 2 Front (south) façade close-up after clean-up #14
- 3 Rear (north) façade of Major Peter's house #63
- 4 Rear (north) façade #20
- 5 North and east facades #2
- 6 Exterior of west wing, south facade (Lincoln bedroom) #41
- 7 Lincoln bedroom ceiling #11
- *Failed beams in basement #27
- *Original siding materials, main block, west wall (now interior) #23

*it is hard for me to tell these two since the photos aren't labeled or in order but I think we may have these

8

We did receive these:

- Front (south) façade (Michael Dwyer 1974)
- Front (south) façade from pasture #43
- East side of house and front yard outbuilding #36
- Interior, Central staircase and rear (north) exterior door #59
- Caretaker's house #47
- Washed-out driveway #51

thanks,
Anne

Anne Fothergill, LEED Green Associate
Planner Coordinator
Maryland-National Capital Park and Planning Commisison
Montgomery County Planning Department
Functional Planning and Policy Division
Historic Preservation Section
8787 Georgia Avenue, Suite 206
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
www.montgomeryplanning.org/historic

MONTANVERDE (M-24/24) application for HPC consultation 9/25/13

1. Written Description of Project

a. Description of existing structures and environmental setting:

Montanverde (M-24/24) is the Piedmont country estate of a 19th century war hero and public official. It is historically significant for its association with Major George Peter, a member of a prominent family who held important posts in the Maryland General Assembly and U.S. Congress after notable service in the War of 1812. Major Peter lived at Montanverde until his death in 1861, after which his descendants owned the property for another half century. Since 1916, three generations of the Frank P. Harman family have owned it.

Montanverde was identified as a contributing resource in the National Register of Historic Places listing of Seneca Historic District in 1975 and was designated on the Montgomery County Master Plan for Historic Preservation in 1996 with an environmental setting of 12.99 acres. Following condemnation for occupation by Montgomery County in October 2011, the Harman family put it up for sale. Michael Youngblut, applicant for this HAWP consultation, is the contract purchaser and in a period of "due diligence."

The primary structure is a modest but elegant 2½ story side gable, frame dwelling house with a five bay main block, a foundation of Seneca sandstone, and 1½ story wings at each gable end. External brick chimneys at both ends of the main block accommodate fireplaces in the parlor, dining room, and each of the bedrooms above. The front (south) façade differs from the rear (north) elevation by having a three-light transom and an entrance landing reached by stone steps. The west wing contains the Lincoln Bedroom, so named for the then-congressman's overnight visit in 1848, and the east wing served as the kitchen. This outstanding example of an early 19th century farmhouse retains much of its architectural character but is currently in poor condition, vacant, and in need of stabilization and restoration. *ANNE: HOW MUCH INFORMATION IS NEEDED ON ORIGINAL FEATURES, MOST OF WHICH ARE INTERIOR?*

The main house is reached by a long, narrow, winding, deeply-rutted dirt driveway lined with bushes and trees, many of which have fallen to block access. The house is surrounded by overgrown pastures and woodland in a lovely rural environmental setting.

Outbuildings on the property -- all in poor to ruinous condition -- include a two-story front-gable frame caretaker's house (also condemned for occupation) a frame garage, and a number of wooden sheds (some in groupings and some alone). A barn, visible from the far east edge of the Montanverde property, is not within the 12.99 acre environmental setting; it is located on land that the Maryland Department of Natural Resources (DNR) proposes to purchase.

b. General Description of project and its effect on the historic resource and its environmental setting:

The contract purchaser intends to make Montanverde his family home for at least the next 100 years. He envisions returning the main block to a more simple time, restoring original materials and features (such as the beaded siding seen in the tiny bathroom in the Lincoln bedroom and the staircase) and removing some of the few 20th century alterations (such as plumbing). He will add an appropriately-scaled, modest one-story gable-roofed wing to each end to make Montanverde viable as a modern residence. On the west end, this will be a ground-floor master bedroom suite; on the east end, a kitchen/family room. These new wings will maintain Montanverde's classical symmetry, be compatible with but distinct from the original fabric of the house, and not detract from the main block and older wings.

Mr. Youngblut's approach to this project is to accomplish the restoration in phases by concentrating on the main house, continuing to learn more from the house itself as work progresses, and budgeting what is needed for each phase. First order of business is to stabilize and protect the main house; for example, halt collapse of the center hallway by replacing rotted north-south log beams with concrete beams and continuing to repair the recently-leaking roof as needed. Simultaneously, some interior demolition will occur, such as removal of plumbing and further investigation into fire damage seen near the east chimney.

While stabilizing the main house, Mr. Youngblut will repair and update the caretaker's house, then will move in so he can be on site while restoring Montanverde.

The environmental setting will retain its stunning rural ambiance, with continued focus on Major Peter's house on the high ground. The proposed purchase by DNR of 30 acres adjoining Montanverde's parcel on three sides will help to maintain this setting, as will the no-subdivision easement on the 12.99 acres that will also be held by DNR. The state agency indicates that it will yield much of its review jurisdiction to M-NCPPC; DNR will ensure that no commercial enterprises or violation of its easement clauses will occur on the 12.99 acres, and will lease to Mr. Youngblut a certain amount of pasture land nearby. In addition, the eroded winding driveway from Berryville Road must be reconfigured to provide more reasonable access to the house and rebuilt with gravel, some of the outbuildings are too far gone to be returned to any use, and a few trees will need to be removed around the main structure.

2. Site plan, 3. Plans and Elevations, 4. Materials Specifications, 6. Tree Survey, and 7. Addresses of property owners will be provided soon.

5. Photographs are listed on the following pages and sent as separate attachments.

ANNE: PLS LET ME KNOW WHAT ELSE TO EMPHASIZE AND IN WHAT NUMBERS.

Photographs to accompany Montanverde application for HDC consultation
(All taken 2012 or 2013 unless otherwise dated)

In order as attachments via email:

- 1 Front (south) façade (Michael Dwyer 1974)
- 2 Front (south) façade from pasture #43
- 3 South and west façades from pasture #19
- 4 Front (south) façade close-up after clean-up #14
- 5 Rear (north) façade of Major Peter's house #63
- 6 Rear (north) façade #20
- 7 North and east facades #2
- 8 East side of house and front yard outbuilding #36
- 9 Exterior of west wing, south facade (Lincoln bedroom) #41
- 10 Failed beams in basement #27
- 11 Lincoln bedroom ceiling #11
- 12 Original siding materials, main block, west wall (now interior) #23
- 13 Interior, Central staircase and rear (north) exterior door #59
- 14 Caretaker's house #47
- 15 Washed-out driveway #51

Help Preserve Historic Montanverde

Vision for Montanverde

The vision for Montanverde is to restore the property's exterior to look as it did when it was first built and to renovate the interior to make it a livable home again. Montanverde will be a self-sustaining historical property through ownership by either a public, or private, or non-profit organization that will maintain and open it periodically to the public.



Montanverde (1806-1812). Photo: Michael Dwyer, 1974.

Why Donate?

There are two key reasons to donate to save Montanverde:

1. Montanverde is historically significant

The historical significance of Montanverde is due to Major George Peter, who built the house. Major Peter participated in key events and knew noteworthy people who helped shape the United States during its earliest years as a nation. The following are interesting facts about Major George Peter:

- As a fifteen year-old in 1794, he joined Maryland troops in the campaign against the Whiskey Insurrectionists. Upon hearing of the matter, General George Washington, a family friend, ordered him sent home.
- He was appointed Second Lieutenant in the 9th Infantry in 1799 by President John Adams, receiving his commission from George Washington at Mt. Vernon.

- He accompanied General James Wilkinson for the organization of the territorial government of Missouri on July 4, 1805, and fired the first salute to Lewis and Clark on their return to St. Louis.

- Major Peter was assigned to watch the movements of Aaron Burr, serving later as a witness at Burr's trial for treason in 1807.



Major George Peter. Source: J. C. Proctor, *Washington Past and Present* (1930) and *Historical Society of Washington, D.C.*

- He was selected by President Thomas Jefferson in May 1808 to organize and command the first light battery of artillery in the country.
- Major Peter fought in the War of 1812 at the Battle of Bladensburg with his Georgetown Artillery unit.
- He served in both the U.S. Congress and the Maryland General Assembly.
- He was a longtime friend of Abraham Lincoln, who spent the night at Montanverde in 1848.
- His father, Robert Peter, was the first mayor of Georgetown.

2. Montanverde is architecturally significant

- The home is designated on the Montgomery County Master Plan for Historic Preservation and listed in the National Register of Historic Places.
- Montanverde is an outstanding example of an early 19th century farmhouse that has retained much of its original architectural character.
- It is one of the few intact remaining Montgomery County historic sites from the early 1800s.

The War of 1812 Bicentennial is a particularly appropriate time to save this landmark now and for future generations.

For more information please go to www.montanverde.com





Montanverde

Existing washed out driveway





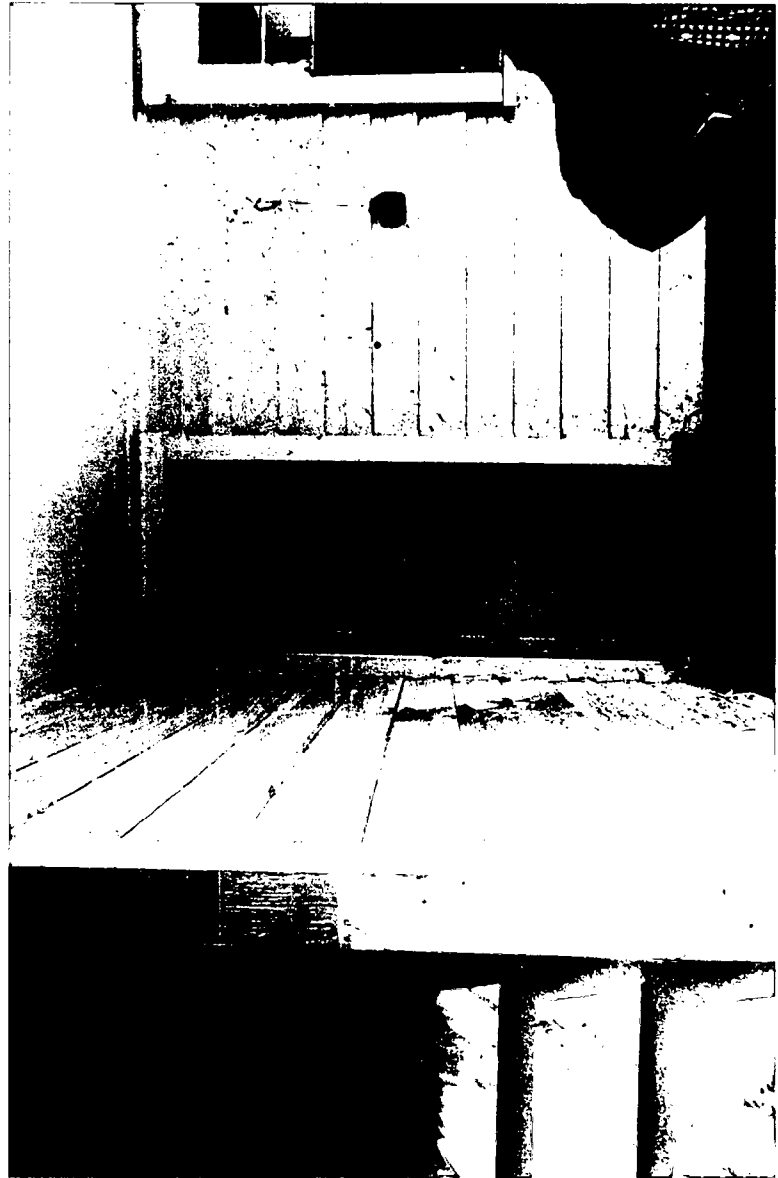
Montanverde

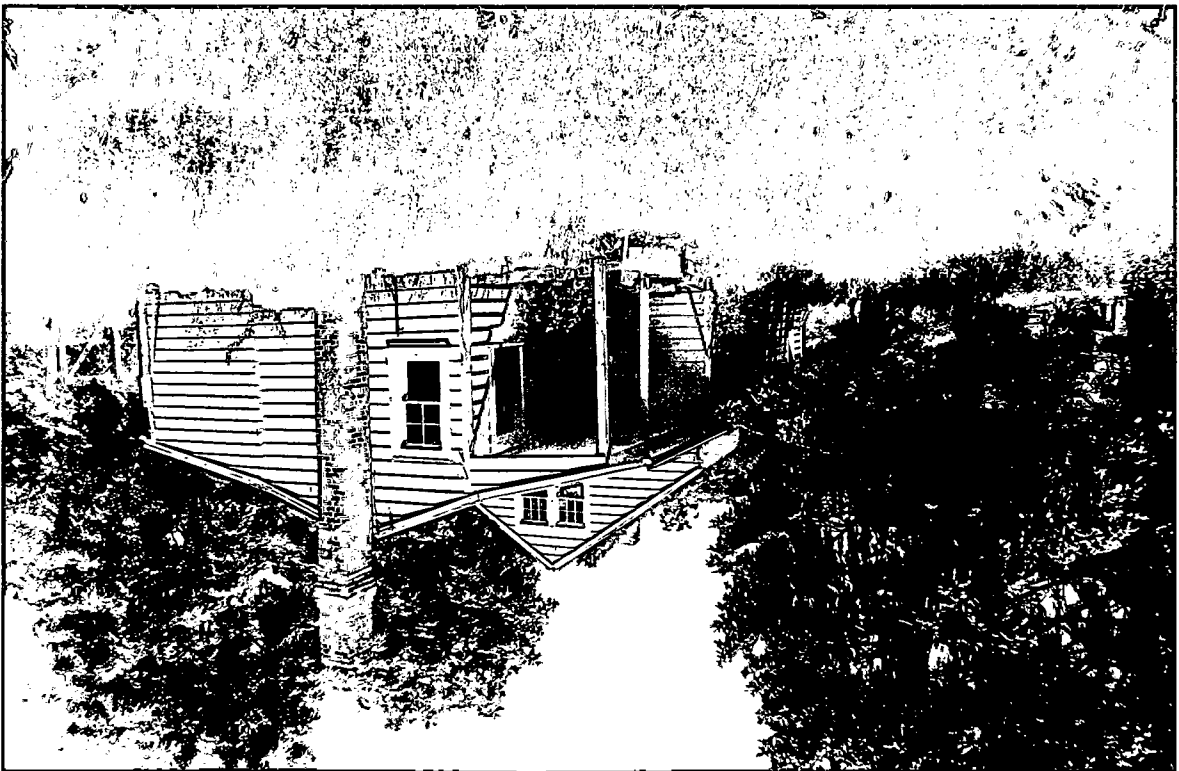
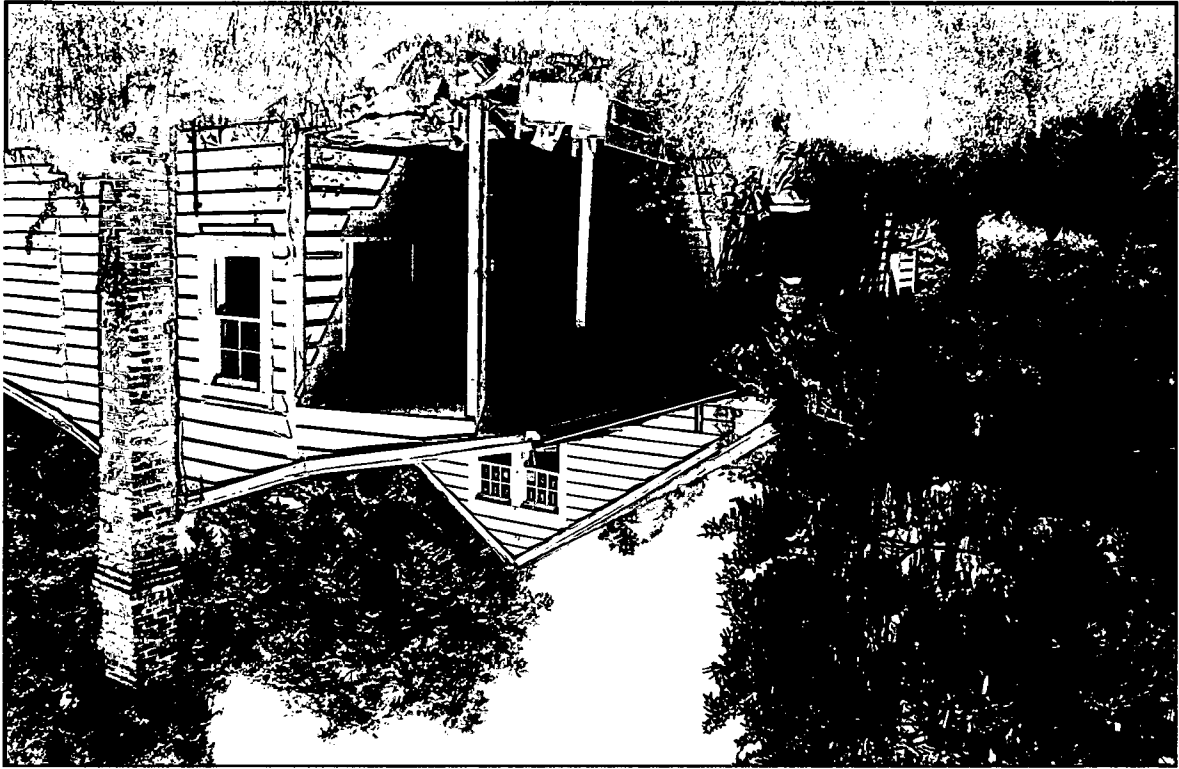
Front of the Manor House viewed from pasture











An Expansion Concept for Montanverde

by Knight Kiplinger
Owner of Montevideo, Seneca, Md.
July, 2013

Montanverde is a simple, early 19th century house of modest size, of a design that could be called Georgian vernacular. It consists of a two-story, five-bay central block with center hall, flanked by two one-story wings that were probably (but not necessarily) constructed later. So it is at present a three-part house with Palladian/Georgian symmetry.

To be viable as a modern residence—rather than a museum house restored as is—Montanverde needs to be expanded, with new wings containing, most likely, a large kitchen/family room (on the east end) and a ground-floor master suite (on the west end). I would envision these new wings being one story, but taller than the current wings, with high-ceilinged rooms (either cathedral style or coffered/tray ceilings).

These new wings would maintain the house's classical symmetry, but hereafter in five rather than three parts, with the original one-story wings serving as the hyphens between the original center block and the two new flanking wings.

In the typical five-part house Georgian house, the height of the end wings is greater than that of the hyphens, but slightly less than the height of the central section. And the end wings are often deeper, front to back, than the central block and hyphens, relieving the monotony of a flush horizontal facade and creating a pleasing H-shaped (or barbell) footprint for the long, five-part building.

Finally, the new flanking wings often have a roofline that is turned perpendicular to the ridge of the central block and hyphens. In the case of Montanverde--in which the central block and original two wings have simple sloping roofs with east-west ridges and end gables—I would suggest that the new wings have roof ridges running north and south, with the gables facing front on the north and south facades of the home. The roof pitch of the new wings would typically be about the same as the existing central block and wings. The gables would typically be defined with simple millwork creating a classical pediment, and sometimes there would be a round, half-circular or triangular window within the pediment, providing a high source of light.

I would suggest that an attached garage, of similar design, be built off the rear corner of the new east (kitchen) wing, well back from the main line of the house. It could be either front- or rear-loading. (A driveway going around the new garage and entering it through the south side would be more pleasing on approaching the north side of the house.)

Historical precedent

The five-party house derives from designs of Andrea Palladio (1508-1580), as adapted by English and American architects of the 18th century, and was the dominant plan of country houses for 300 years thereafter, in Europe, Great Britain and the Americas.

There are many examples in the Tidewater and Piedmont regions of Maryland and Virginia, Maj. Peter's home area, both formal homes and Georgian vernacular structures. Notable examples among more-formal homes, besides William Thornton's Tudor Place design, are Woodlawn Plantation (also by Thornton), Battersea in Fredericksburg, Va., and in Annapolis, the Brice, Paca, and Hammond-Harwood houses.

Significantly, Maj. George Peter's brother, Thomas Peter, lived at Tudor Place. Across Seneca Creek from Montanverde, Maj. Peter's nephew, John Parke Custis Peter (who was married at his uncle's home, Montanverde, in 1830), built his home, Montevideo, with a three-bay central block reminiscent of his childhood home, Tudor Place.

Montevideo was built with an exterior doorway on the east and west end—access to the summer kitchen and lawn, but also suggesting that John Peter might have intended to add wings in later years, which he never did. (He died of tetanus in early middle age, at 49.)

When restored in 1958 by Austin Kiplinger, Montevideo received two west wings (stepping down from the central block) to accommodate a new kitchen, bedrooms and garage. Mr. Kiplinger intended to add a symmetrical wing on the east end but never got around to building it. So Montevideo lacks the ideal symmetry of Montanverde's current three-part structure and (ideally) its future five-part plan.

Goals in designing new wings for historic homes

The new wings should be appropriately scaled to the current building, especially along the current north and south façades. At Montanverde, their width could be approximately that of the current wings, roughly half the width of the central block, or narrower if desired.

A design goal for additions to historic homes is that the new contraction be compatible with, but distinct from, the original fabric of the house, so the building's expansion over time can be easily "read" by the trained and untrained eye. Towards this end, the exterior materials and finish of the new wings at Montanverde could be different from the clapboard siding of the original

house—perhaps white-painted brick or stucco. Elaborate conjectural detail should be avoided, especially since the original Montanverde is a very simple house, architecturally. When the whole house is reroofed in an appropriate material—not the current standing-seam metal, but perhaps slate, synthetic slate or wood shingles—the same material can be used for all roofs.

Rationale for expansion: How historic houses grew over time

Houses we regard as historic today were, typically, modified and expanded by their original builders and subsequent owners over many years. The inviolate architectural sanctity of the first version is a rather modern concept. Earlier owners felt little reluctance to tinker with original designs, and later owners even less. At best, the original fabric and design of the house was honored within the growing structure, as is now being proposed for Montanverde.

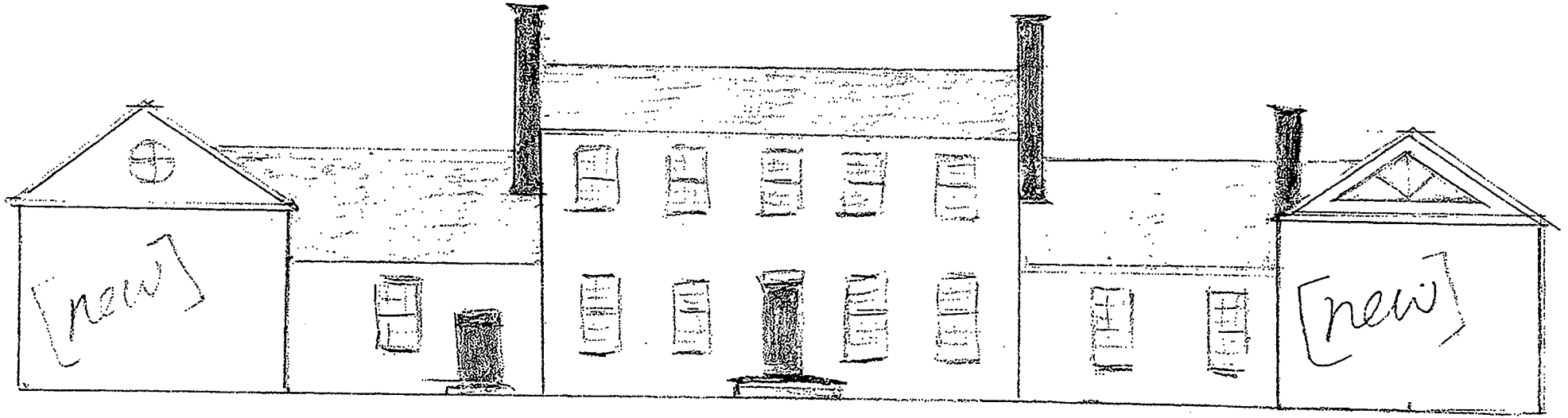
It was common for builders of 18th and 19th century houses to enlarge them as wealth and family increased. There were no greater architectural tinkerers than George Washington and Thomas Jefferson, whose first residences at Mount Vernon and Monticello were buried within later changes. But because the finished homes were so wonderful, no one mourns the disappearance of the original buildings. On the other hand, the early 20th century expansion of James Madison's Montpelier overwhelmed the scale of the superb original three-part Palladian design, so it seemed appropriate for the recent restoration to strip away the additions to reveal the first design.

Tudor Place started out, under a prior owner, as the two flanking wings, before Thomas and Martha Peter commissioned their friend William Thornton to design a center section and hyphens that would fill in and join the original wings.

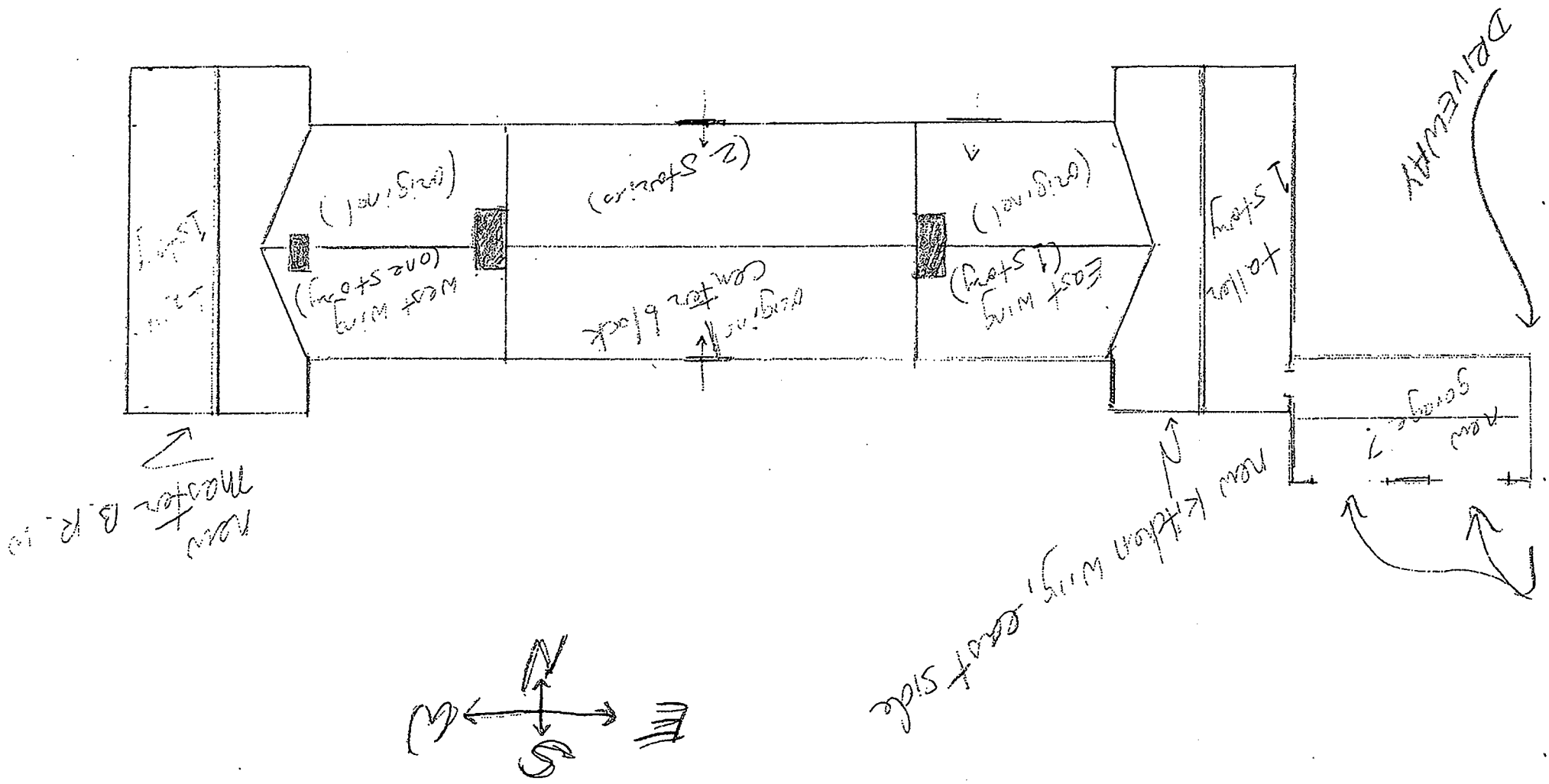
The proposed expansion of Montanverde reflects this age-old desire and need of successive owners to enlarge fine homes gradually over time, but it also honors the tradition of respecting originality in the modernizing process. The only minor changes to the original structure contemplated by this expansion would be extending the rooflines of the two current wings to meet, at a right angle, the roof slopes of the (taller) new wings.

①

Concept,
Montanverde, Expansion
(K.A.K., 2013)



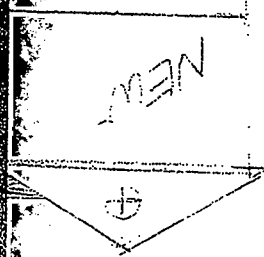
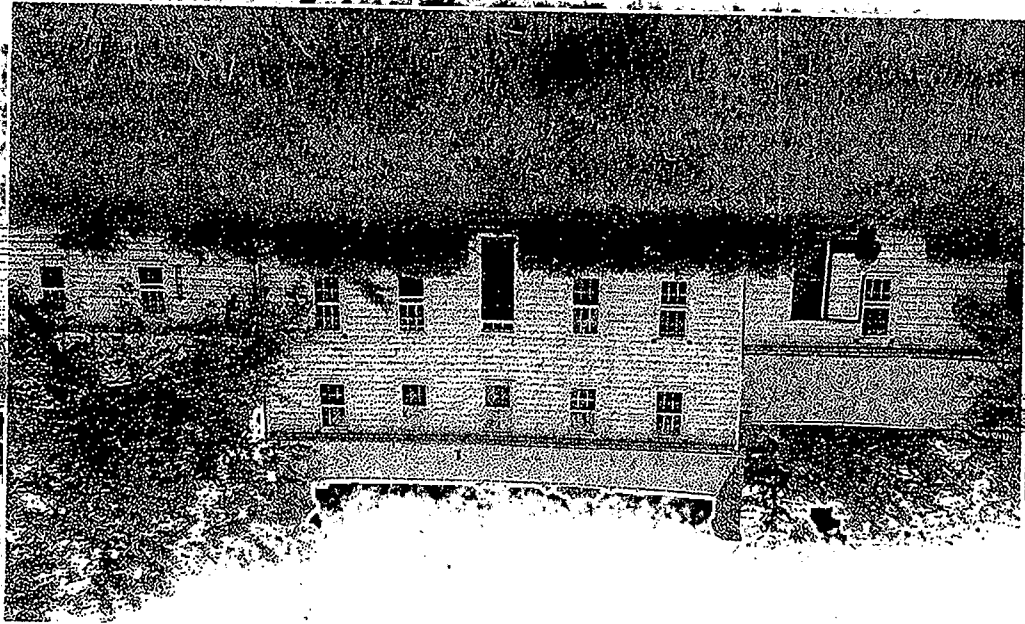
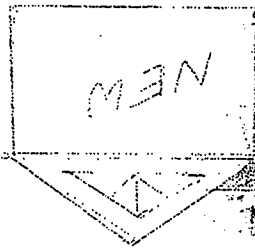
North facade



EXPANSION OF MONTANVERDE
 (K.R.K. Concept 7/2013)



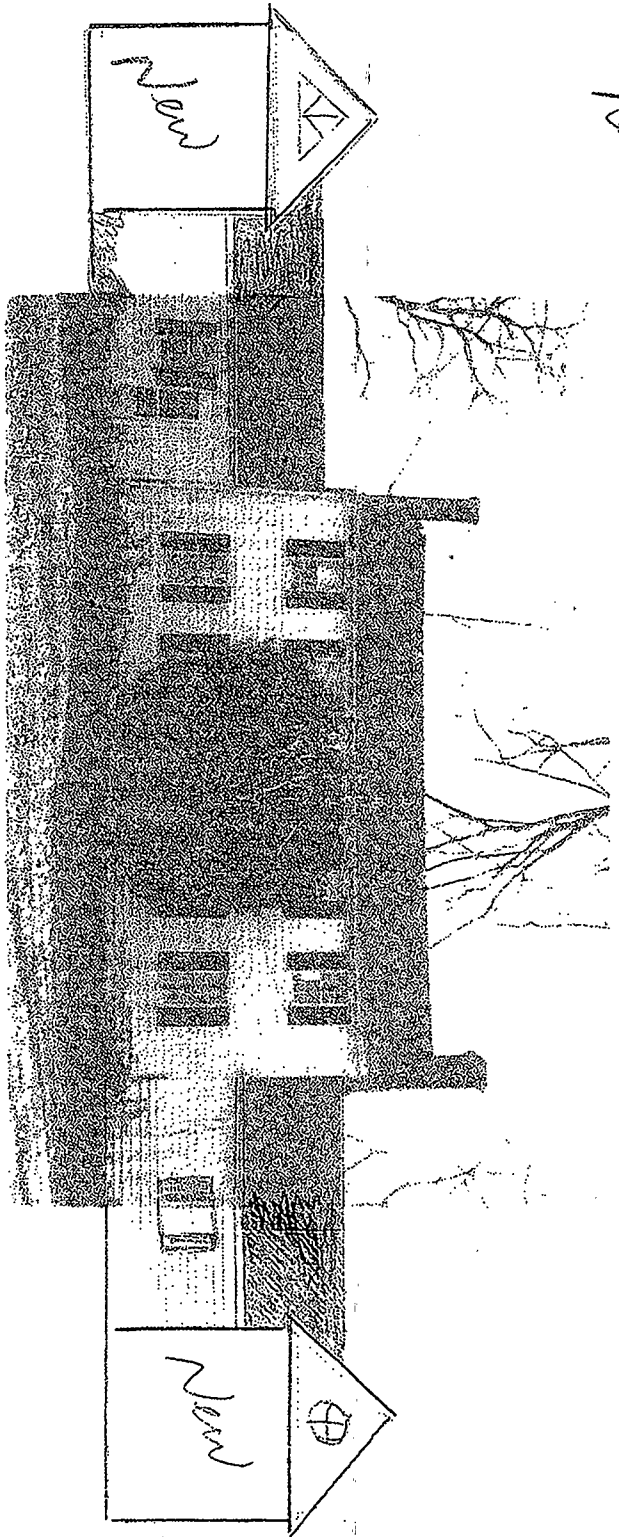
Norman
↓
(Wider now)
(Wings)



3

(4)

November 1917
November 1917



Year of Palladio

The Five-Part House

Like the Gibbs design, Mount Airy incorporates the Palladian practice of connecting the main block to service structures by the use of connectors or hyphens, in this case curved hyphens. This was a compositional arrangement used by Palladio in several of his villa designs, one that connected service areas to the main block to form a pleasingly balanced architectural ensemble. One of the most influential of Palladio's multi-sectioned villa schemes was that produced for the Barbaro family at Maser, near Vicenza. The Villa Barbaro consists of a center section fronted by an engaged portico, which is flanked by long arcaded hyphens connecting to terminal wings housing stables and a winery. This linear five-part composition gained popularity in 18th-century America, resulting in numerous architecturally noteworthy dwellings. An early example of the five-part type is the 1768 villa, Battersea, in Petersburg, Virginia (Figure 32). Battersea acquired a more Italian look in the early 19th century when its brick walls were stuccoed and the Palladian-style windows added to the terminal wings.

& Continuing



The five-part composition found particular favor in 18th-century Maryland. An abbreviated list would include the 1790s Wye House, in Talbot County, and the ca. 1790 house, Kennerly near Centerville. Three well-known Annapolis mansions—the 1765 William Paca House, the James Brice House of ca. 1770, and the 1774 Hammond-Harwood House, designed by William Buckland, are striking examples of late-colonial five-part houses, although their general character is more English Georgian than strictly Palladian (Figure 34). The popularity of the five-part composition continued well into the first half of the 19th century. Examples of the form are scattered throughout the eastern United States, from Massachusetts to Kentucky and Tennessee. Among the most famous Federal-period five-part houses is Homewood in Baltimore, built for Charles Carroll, Jr. in 1801-03. Homewood is an eye-catching illustration of how the Palladian form could be interpreted in the delicately elegant Adamesque or Federal style. During this same time the noted architect, Benjamin Henry Latrobe, was producing a number of five-part composition house designs in more of an English Regency mode, with stuccoed walls and minimal ornament. Regrettably, few of Latrobe's house designs were built, and none of his five-part schemes survives. A little known and comparatively late example of a Palladian five-part house is Moss Neck Manor, near Fredericksburg, Virginia, erected in the 1850s for the Corbin family. Extending 255 feet from end to end, and fronted by a two-level portico, the house is an arresting commentary on the Palladian influence on an anonymous country builder architect (Figure 36).

The Year of Palladio and the various ICA&CA programs envening it are made possible in part by the generous support of The Soma Raziss Giop Foundation, The Orville Gordon Browne Foundation, The Paul & Klara Porzelt Foundation, and The Arthur Ross Foundation



Battersea ✓

Figure 30



Figure 31

Figure 32 Homewood Figure 33

Brice ↙

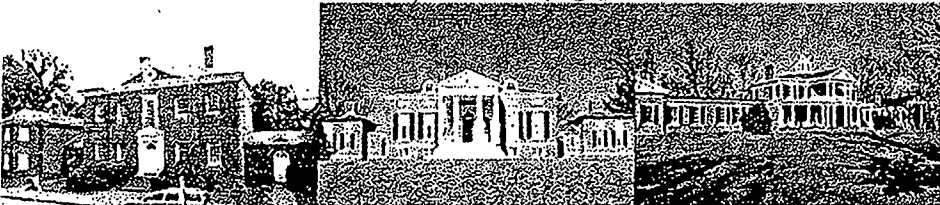


Figure 34

Figure 35

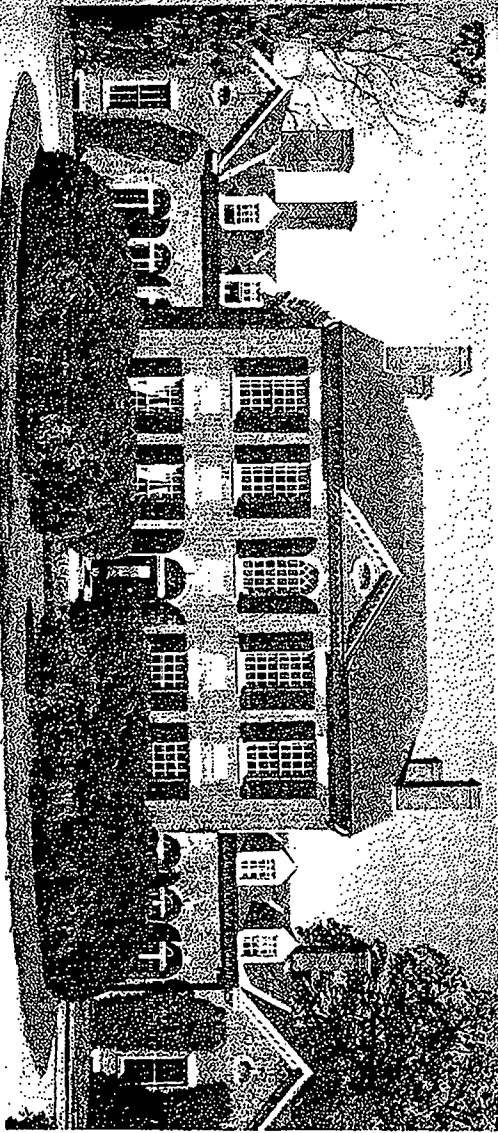
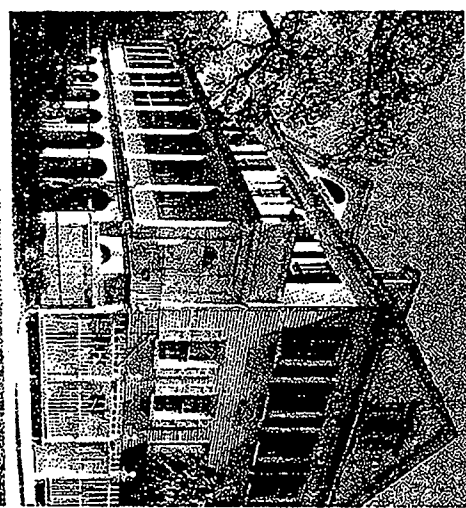
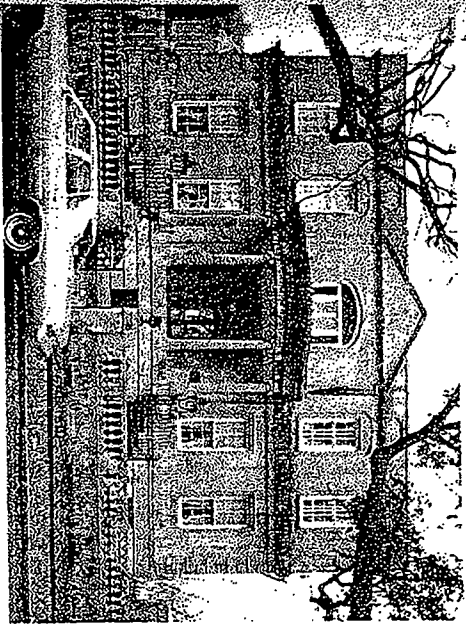
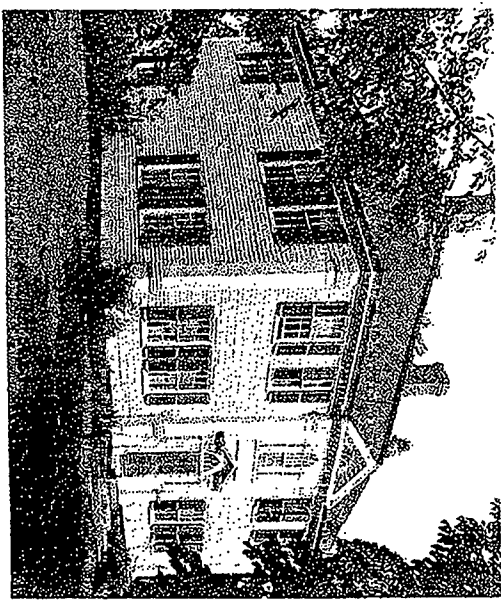
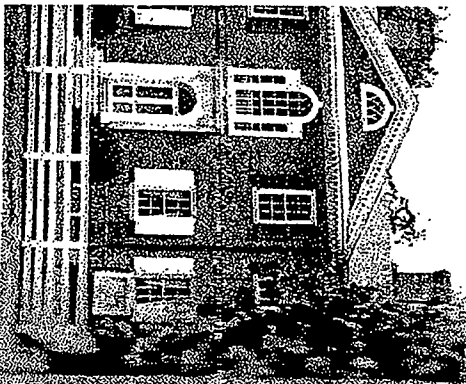
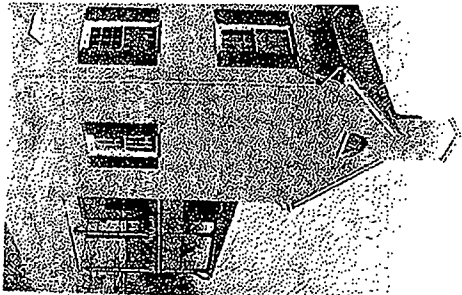
Figure 36

The Loggia | The Five-Part House | The Seven-Part House

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Handwritten note: "more wood" with an arrow pointing to the right.



Woodlawn →
Plantation → Houston

Adam 167

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1 1/2 STORY

Adorn, Massachusetts; late 18th century. Chapin House. A simple frame example. The 1/2 windows are later additions.
Columbia Falls, Maine; ca. 1818. Ruggles House; Aaron Sherman, architect. Note the flush, horizontal boards on the front facade and the inset window heads.

1 Mississippi, Virginia, vicinity; ca. 1800. Wharton Place. The interior bays are separated by a flat roof deck with balustrade.

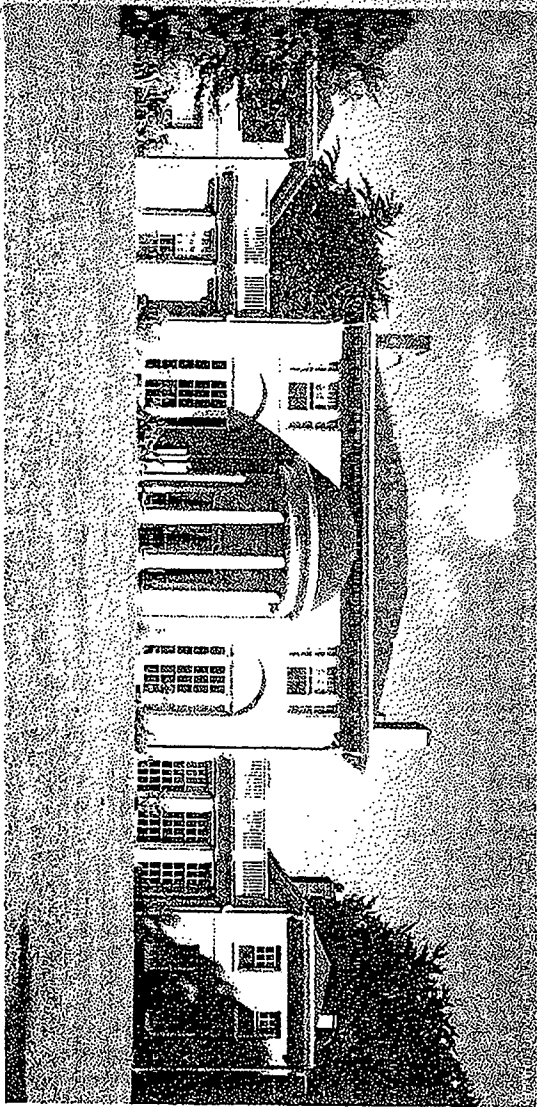
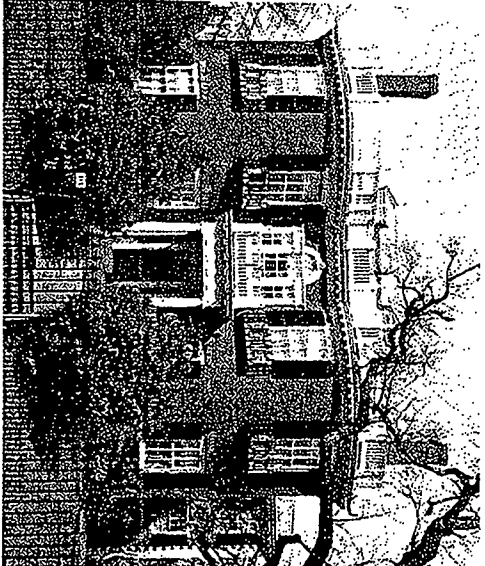
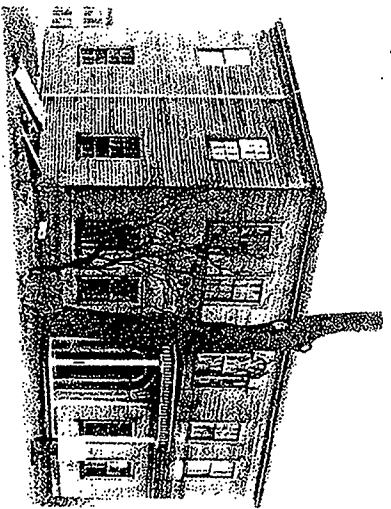
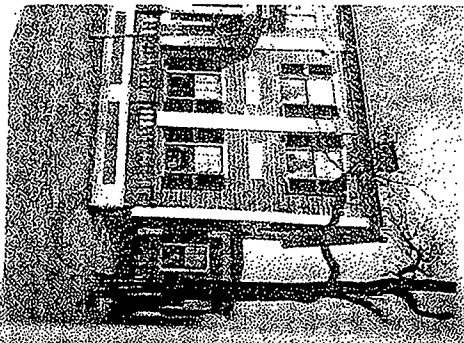
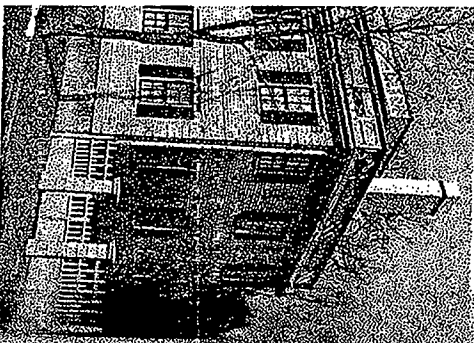
Providence, Rhode Island; ca. 1815. Burroughs House. Note the bay. There are two balustrades on the roof.

Providence, Rhode Island; ca. 1801. Halsey House. The curved bays added ca. 1825.

Damariscotta Mills, Maine; 1803. Kavanaugh House; Nicholas Codd, architect. This example has flush wood sheathing, a semi-circular entry bay, and a large octagonal cupola.

Greenfield, Massachusetts; 1796. Coleman House; Asher Benjamin, architect. Note the elaborate plasters, Palladian window, and inset panels.

Washington, District of Columbia; 1815. Tudor Place; William Thornton, architect. The garden front (shown) has an unusual circular bay, and full-length three-part windows in blind arches. Note the five-part compound plan.



Tudor Place (Thornton)

Adam 163

The Loggia | The Five-Part House | The Seven-Part House

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Year of Palladio

The Five-Part House

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The five-part composition found particular favor in 18th-century Maryland. An abbreviated list would include the 1790s Wye House, in Talbot County, and the ca. 1790 house, Kemersley near Centerville. Three well-known Annapolis mansions—the 1765 William Paen House, the James Brice House of ca. 1770, and the 1774 Hammond-Harwood House, designed by William Buckland, are striking examples of late-colonial five-part houses, although their general character is more English Georgian than strictly Palladian (Figure 34). The popularity of the five-part composition continued well into the first half of the 19th century. Examples of the form are scattered throughout the eastern United States, from Massachusetts to Kentucky and Tennessee. Among the most famous Federal-period five-part houses is Homewood in Baltimore, built for Charles Carroll, Jr. in 1801-05. Homewood is an eye-catching illustration of how the Palladian form could be interpreted in the delicately elegant Adamesque or Federal style. During this same time the noted architect, Benjamin Henry Latrobe, was producing a number of five-part composition house designs in more of an English Regency mode, with stuccoed walls and minimal ornament. Regrettably, few of Latrobe's house designs were built, and none of his five-part schemes survives. A little known and comparatively late example of a Palladian five-part house is Moses Nick Manor, near Fredericksburg, Virginia, erected in the 1850s for the Carbin family. Extending 255 feet from end to end, and fronted by a two-level portico, the house is an arresting commentary on the Palladian influence on an anonymous country builder architect (Figure 36).

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Figure 30

Battersea ↓

Brice ↙



Figure 31

Figure 32 Homewood Figure 33

Hammond-Harwood →



Figure 34

Figure 35

Figure 36

The Loggia | The Five-Part House | The Seven-Part House

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Marlene Elizabeth Heck

Building Status: Pavilioned Dwellings in Virginia

Joseph Carrington Cabell deliberated for months from his snug Williamsburg lodgings before purchasing a small house in January 1808. Hesitant to commit himself to life near "the miserable little village," as he described the James River settlement of Warminster, Virginia, Cabell waffled on his decision. He traded several letters on the matter with his confidant, Isaac Coles, and closed one exchange by observing, "I am determined to be in no hurry, to examine the ground well, and to decide cautiously." The prolonged equivocation prompted a stern response from Coles, who clearly had tired of Cabell's ambivalence. "I would sooner see you fixed any where than remain another year in the midst of so much perplexity, uncertainty and doubt," Coles admonished, explaining, "I am so anxious that you should immediately commence some fixed plan of life. . . . Not only your friends but the world expect this of you—you have been a wanderer long enough." Coles's New Year's Eve

message continued by warning Cabell that he would have no social or political future until he acted decisively: "It is now fit that you should have a home and that you should be the master of it—not a mere Guest among your friends and a stranger in your native state. Until you do this you can have no real weight or influence in society." Such reproof from his closest friend likely stung the politically ambitious Cabell. Coles's reproach succeeded. Joseph Cabell purchased the modest structure, which he renamed Edgewood, and over the next six months he expanded it into an imposing five-part dwelling (fig. 4.1).¹

Joseph Cabell's construction efforts draw attention to a broader regional pattern of domestic building, one largely overlooked by historians of Virginia's vernacular traditions. A few miles away, Joseph's cousin, the politician Samuel Jordan Cabell, had just completed a similarly extensive remodeling. Samuel, who a few years before had unwillingly



Fig. 4.1. Edgewood, Nelson County, Virginia, in the 1930s. Photo by Frances Benjamin Johnston, courtesy of the Library of Congress.

relinquished his U.S. Senate seat, hired a locally renowned workman to transform his three-room dwelling, Soldier's Joy, into another striking five-part house, enhanced by Venetian doors in the hypocausts and an upper-story center bay. As work on the other two structures neared completion, Joseph's physician brother, Dr. George Cabell Jr., took up construction on Bon Aire, his three-part house.²

Moreover, the Cabells were not unique in their appropriation of the three- and five-part house form. Just miles from their James River plantations in Virginia's Piedmont region, several houses nearly identical to the Cabells' appeared in the years just before and after their construction campaigns. Benjamin Harris, an Albemarle County planter, erected his tripartite Mountain Grove around 1803. Sometime between 1805 and 1810, Thomas Goodwin radically transformed River Bluff, the one-room, side-passage house he had purchased some sixteen years before, by adding two flanking wings to the original dwelling and moving the entry into the gable end. Wintergreen, located a short distance from River Bluff, was enlarged by Hawes Coleman, probably around 1815. Coleman attached two wings to an existing I-house, creating an awkward

three-part adaptation of the architectural ideas of his neighbors. And, around 1822, Charlottesville merchant and politician Nimrod Bramham built Oak Lawn, a brick dwelling related in form and proportions to Bon Aire and Mountain Grove. In the Virginia counties beyond the Piedmont stand dozens more examples of three- and five-part houses.³

Such a concentration of similar houses within a limited area suggests that their builders shared domestic needs, aesthetic ambitions, and a knowledge of regional building practices. Factor in the expensive and cumbersome remodeling some undertook to achieve the distinctive form, and evidence mounts that the multipart form had a sharply defined value to those who constructed it. This essay seeks to explain why a number of early-nineteenth-century Virginians selected this particular dwelling type. Specifically, it addresses the broader architectural tradition of which these houses are part and suggests a new way of assessing them and their builders' intentions. This chapter argues that these builders selected a building type, now known popularly as "Palladian," and adapted it to their building needs. What resulted from this reworking was a regionally created, locally understood building form that students of vernacular practices recognize as pavilion-with-wings or center-block-with-wings house types.

At the study's center stand the three Cabell cousins of Nelson County and their houses. The Cabells' story can be told in detail because they left a collection of winged pavilion houses and an archive of personal papers that documents their lives around the time Edgewood, Soldier's Joy, and Bon Aire were under construction. The evidence left by this group of young Virginians demonstrates the manner in which builders reworked existing architectural models, deliberately simplifying and transforming them to conform to their particular circumstances and domestic demands. By erecting new center-block-with-wings houses or in radically altering existing structures to achieve the multipart configuration, the three

boundaries of public and private spheres. The Cabells elected the winged pavilion model because it allowed them to preserve social and spatial relationships even as they reconfigured familiar spaces and added new rooms.¹⁹

Virginia builders had long favored a center passage as an effective means of controlling admittance and orchestrating domestic activity. For example, Bon Aire's lateral passage served to mediate movement between rooms or to block one's entry altogether, a function analogous to that performed by the center passages at Soldier's Joy and Edgewood. From the lateral passage at Bon Aire, one had direct access only to other public rooms, a circulation pattern similar to those at Soldier's Joy and Edgewood. Such spatial arrangements facilitated the requisite separation of public and private spheres. At Bon Aire, a smaller, three-part dwelling, public rooms occupy the entire ground level, while chambers are found in the upper story of the center block and in the half story over the wings.²⁰

At Soldier's Joy (and likely also at Edgewood), a five-part dwelling, the center passage essentially

separated the public sphere of parlor and ballroom, and the semi-private/private domain of dining room and chambers (figs. 4.2 and 4.6). The original floor plan, historic photographs, and standing structure that document the remodeling and enlargement of Soldier's Joy also demonstrate how the pavilion-with-wings configuration easily accommodated the elaboration of both public and private space without disrupting previous arrangements. A hierarchy of decorative features confirms this first-floor division into two separate domains. The parlor, the hyphen room, and the ballroom were handsomely appointed with carved cornices, molded chair rails, and stylish Federal mantels. Ornament declines in degree and quality at the passage and into the dining room; architectural features are noticeably absent from the more sparsely detailed private quarters beyond the dining room. The simple lateral expansion extended the two axes of activity. Rooms for assembly and entertaining were now distributed along the public axis, while additional family quarters opened on the other side of the passage, in the private domain.²¹

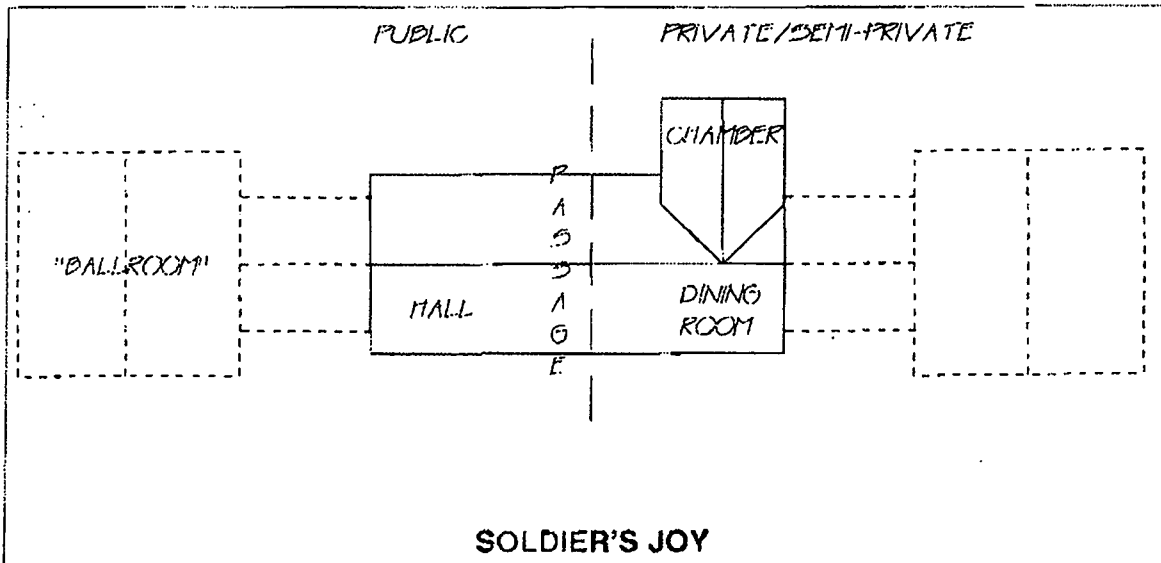


Fig. 4.6. Soldier's Joy, Plan of First Floor. This plan shows the division of public and private spheres. Drawn by Susan Halla.

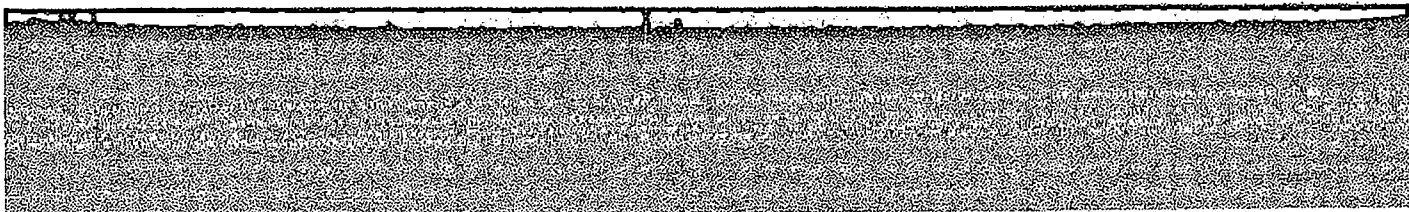


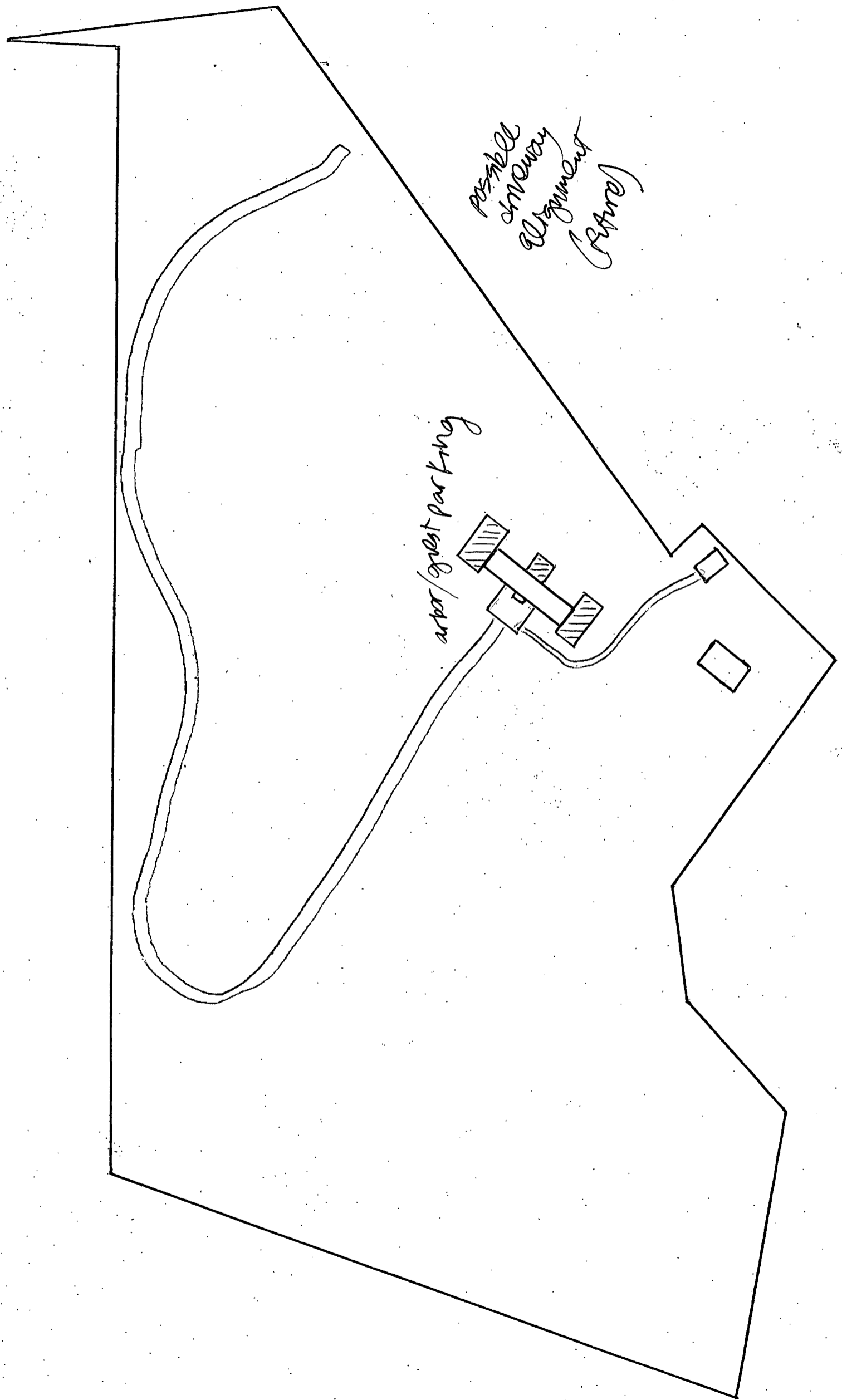
Fig. 4.3. Soldier's Joy, Nelson County, Virginia. Early-twentieth-century view from a print in collection of current owners. Courtesy of the Virginia Department of Historic Resources, Richmond, Virginia.

about the kind of house he wanted, for after the 1808 purchase, he immediately set out to craft the structure into one more to his liking. Limited finances appear to have dictated the decision to improve an existing house. Restraints on spending also forced Joseph to forgo hiring an experienced workman such as Oldham. Instead, he organized a team of local workmen, masons, and his own slave laborers to expand Edgewood into a five-part dwelling. Cabell wrote modestly of turning the property into a "comfortable box," but the unavoidable problems of working in a remote area with an untrained work force proved constantly aggravating to the impatient builder. Joseph and his wife, Polly Carter Cabell, finally took up residence at the house in the summer of 1808, while the construction continued around them (fig. 4.1).⁷

Just as Joseph settled into Edgewood, a third Cabell began his pavilion-with-wings building campaign. Dr. George Cabell Jr. started construc-

tion on his house, Bon Aire, about 1809 on an adjacent tract west of Joseph's land. Unlike his cousin Samuel or his brother Joseph, who were forced by circumstances to remodel existing structures, George Cabell built an entirely new dwelling. He selected the highest site on his property, a hilltop overlooking the James River, for his three-part dwelling, and directed that its most visible walls be laid in a decorative Flemish bond. George Cabell's few surviving papers do not reveal the name of any workman or builder affiliated with the project, but similarities between Bon Aire and Point of Honor, a nearly identical dwelling constructed in Lynchburg for his relation Dr. George Cabell Sr. suggest the hand of the same workman. George relocated his medical practice from Warminster into one of the two brick dependencies that flanked the house and supplemented his income through the continued cultivation of cash crops on the Bon Air tract (figs. 4.4 and 4.5).⁸





possible driveway alignment (shown)

area/guest parking