

900 Olney - sandy spring Rd. 2011 HAWP
sandy spring H.D.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	900 Olney-Sandy Spring Road, Sandy Spring	Meeting Date:	4/11/12
Resource:	Outstanding Resource Sandy Spring Historic District	Report Date:	4/4/12
Applicant:	Stabler 1848 LLC (Matt Bonifant, Agent)	Public Notice:	3/28/12
Review:	HAWP	Tax Credit:	None
Case Number:	28/11-11A CONTINUED	Staff:	Anne Fothergill
Proposal:	Railing installation		

STAFF RECOMMENDATION

Staff recommends that the HPC approve this application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Sandy Spring Historic District
STYLE: Colonial Revival
DATE: c. 1904

Established in 1848, the Montgomery Mutual Fire Insurance Company was the earliest insurance company in Montgomery County. The 1904 building housed the company before new quarters were built on Meetinghouse Road. There have been two additions to the building on the south and east sides. Historic photos of the building dated 1899, 1909 and 1928 are in Circles 20-22.

BACKGROUND

In July 2011 the applicant applied for a Historic Area Work Permit for a new railing above the front portico. After reviewing the proposal, the HPC continued the case. The HPC told the applicant that they should provide staff with a material sample of the proposed railing for the HPC to consider. The meeting transcript is in Circles 23-38. The applicants provided a sample to staff and the HPC supported the material at their worksession on March 14, 2012.

PROPOSAL

The applicants are proposing to install a wood railing above the front portico. They are proposing to install a paintable synthetic railing with the same dimensions and general design to match the estimated height and style of the original railing.

Babi Meekins

NICHOLS Management, Inc.

18623 Brooke Road

Sandy Spring, Md 20860

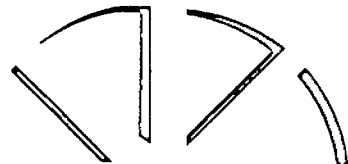
Office 301.924.5258

Cell 240.372.0853

Fax 301.924.5245

bmeekins@nicholsmanagementinc.com

www.nicholsmanagementinc.com



APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Sandy Spring Historic District 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 #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.

STAFF DISCUSSION

The applicants want to install a railing above the portico to bring attention and prominence to the original front entrance because, as the HPC is aware, they cannot install the amount and kind of signage that their commercial tenants desire. Initially the applicants were very interested in having someone custom mill the balustrade to match the one in the historic photo and an architect drew a design based on the photo (Circle 12) but the millwork estimates were cost prohibitive. The applicants are now proposing paintable synthetic material that the Commission has evaluated and supported and a design that is similar to the original.

This building originally had a railing on the portico and while the proposed railing is not an exact replica, it is a similar style railing that would be appropriate on a Colonial Revival portico. Staff generally does not support adding a new feature on the front façade of a historic building but because the historic photos show a balustrade in this location staff supports this installation as being compatible with the style of the resource and in keeping with the applicable *Guidelines*.

Staff is recommending approval of the HAWP application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.

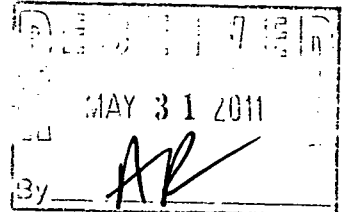


DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Matt Bonitant
Daytime Phone No.: 240-372-0853



Tax Account No.: _____
Name of Property Owner: Stabler 1848 LLC Daytime Phone No.: 301-924-5258
Address: 18623 I Sandy Spring Brooke 20860
Street Number City Street Zip Code
Contractor: Nichols Contracting, Inc. Phone No.: 301-924-5258
Contractor Registration No.: MHIC #50703
Agent for Owner: Matt Bonitant Daytime Phone No.: 240-372-0853

LOCATION OF PROPOSED WORK

House Number: 900 Street: Olney-Sandy Spring Rd.
Town/City: Sandy Spring Nearest Cross Street: Meeting House Rd.
Lot: _____ Block: Map J132 Subdivision: _____
Liber: _____ Folio: _____ Parcel: N442 (Parcel A)

PERMITS TYPE AND CHARACTERISTICS

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Railing
1B. Construction cost estimate: \$ 0 ; parts/labor donated
1C. If this is a revision of a previously approved active permit, see Permit # _____

PERMITS FOR UTILITIES, SEWER, AND WATER VARIATIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PERMITS FOR UTILITIES, SEWER, AND WATER VARIATIONS

3A. Height _____ feet _____ inches
3B. Indicates 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

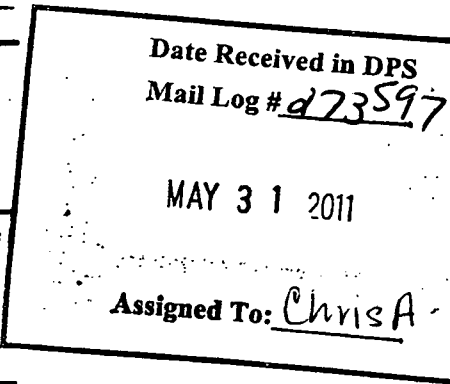
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Matthew J Bonitant 5/11/11
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 570 521 Date Filed: 6/7/11 Date Issued: _____



THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:
 Brick building with front porch located at front door. Picture from 1928 shows a railing system above front door.
- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
 Reinstall a railing system above front porch to mimic what was originally installed.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Scenic view elevation plans, with marked dimensions, indicating location, size and general type of walk, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, where appropriate, contact. All materials and features proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONTRIBUTING PROPERTY OWNERS

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

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

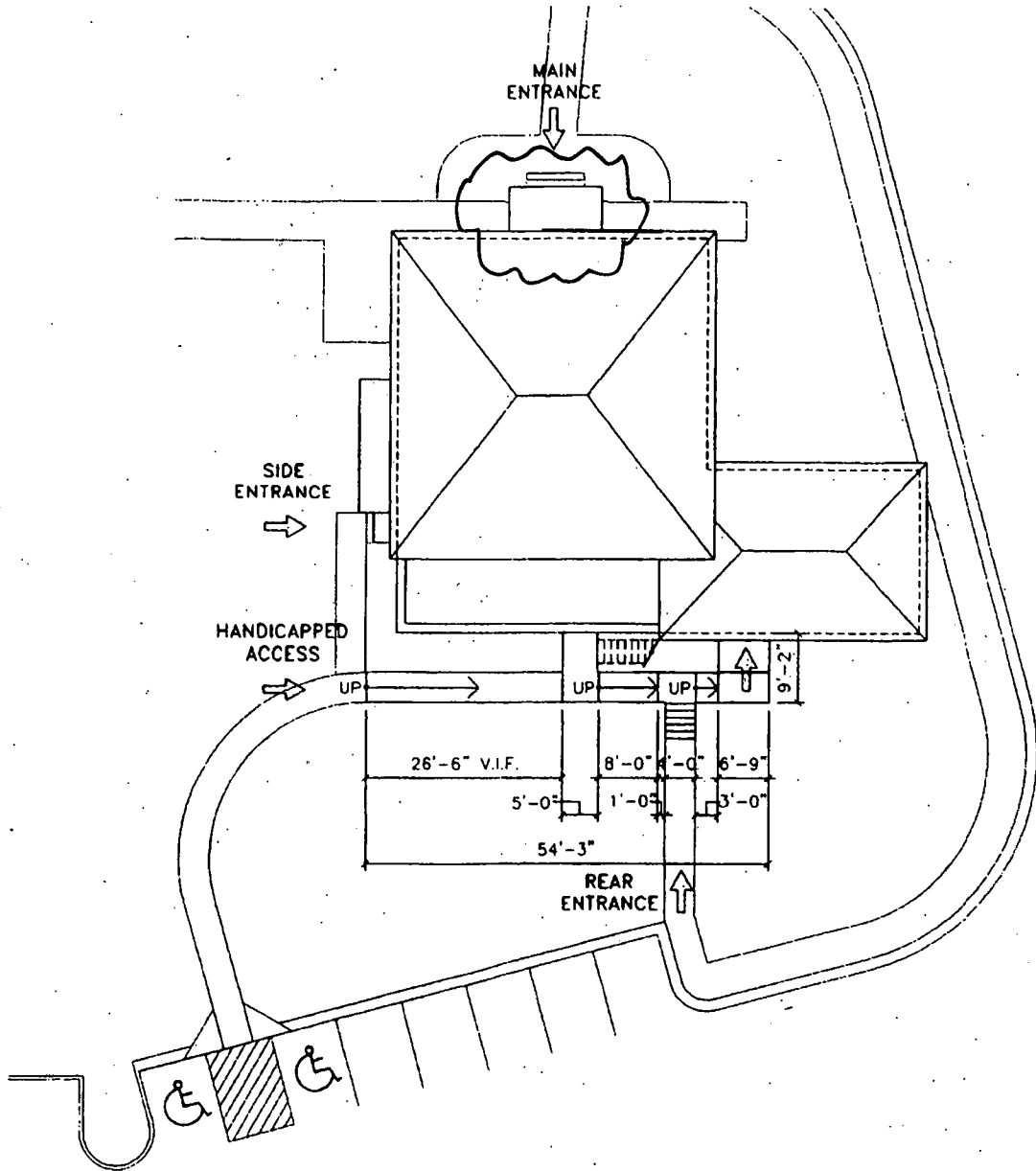
#7. Addresses of Adjacent Property Owners

NEW ERA INV GRP LTD CO
Rocky Batheja
905 Olney Sandy Spring Road
Sandy Spring, MD 20860

SANDY SPRING NATL BANK & SAVINGS INST
908 Olney Sandy Spring Road
Sandy Spring, MD 20860

HSC LLC
Karen Mauprivez
816 Olney Sandy Spring Road
Sandy Spring, MD 20860

Stabler 1848 LLC
17810 Meeting House Road
Sandy Spring, MD 20860



1 PARTIAL SITE PLAN
 A2.01 SCALE: 1/16"=1'-0"

5/11/11

7



1 NORTH ELEVATION
AI

SCALE: 3/8" = 1'-0"

not proposed design

ANCONA & ASSOCIATES, INC.
1686 VILLAGE GREEN, SUITE 201
CROFTON, MD 21114
Tel: (410) 582-0838 Fax: (410) 423-0827

STABLES BUILDING
933 Elmy Sandy Spring Rd
Sandy Spring, MD 20883

REGISTERED ANCONA, P.E. ME. LIC. No. 12054
FL. LIC. No. 55010
DC LIC. No. 7877

DATE: 11/11/01
SCALE: 3/8" = 1'-0" 1 SHEET

NORTH ELEVATION AI

8



*not exact
proposal*

1 EAST ELEVATION
A3

ANCONA & ASSOCIATES, INC. 1686 VILLAGE GREEN, SUITE 201 CROFTON, MD 21114 <small>TEL (410) 962-9628 FAX (410) 633-4887</small>	
STABLES BUILDING 400 Dairy Sandy Spring Rd Sandy Spring, MD 21888	
ANTONIO ANCONA, P.E.	REG. LIC. No. 12824 FL. LIC. No. 65810 DC LIC. No. 7877
<small>DATE: 3/10/07</small>	<small>SCALE: 3/8" = 1'-0"</small>
EAST ELEVATION	

(6)

WEST ELEVATION

SCALE: 1/8" = 1'-0"

ARCHITECT: ANCONA & ASSOCIATES, INC.
 1686 VILLAGE GREEN, SUITE 201
 CROFTON, MD 21114
 TEL: (410) 526-1111 FAX: (410) 526-1117

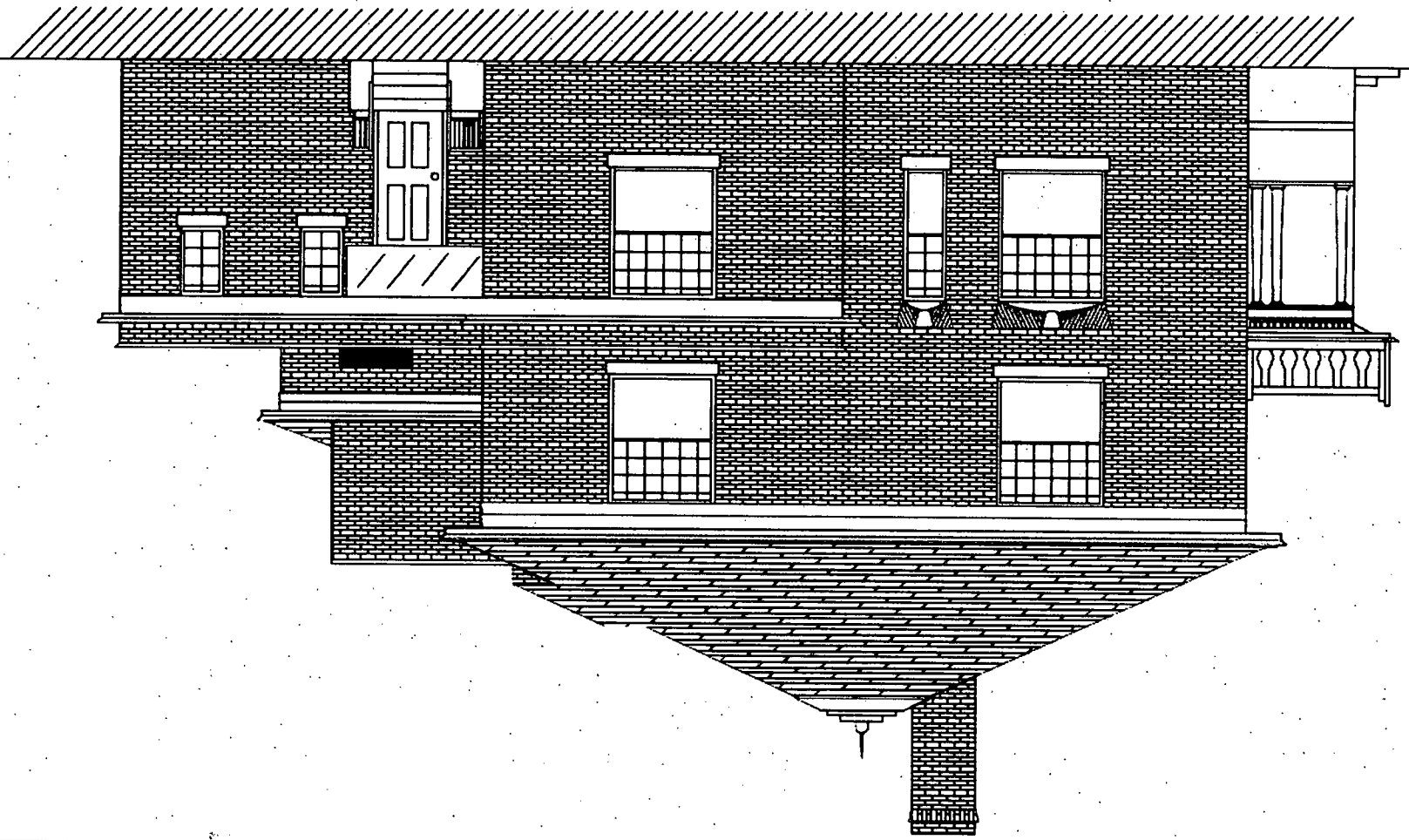
STABLES BUILDING

300 Dairy Land, Suite 100
 Sandy Spring, MD 20888

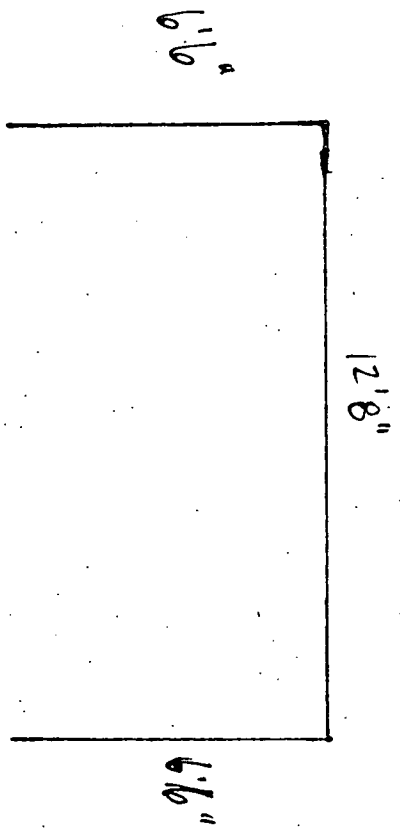
ARCHITECT: ANCONA & ASSOCIATES, INC.
 1686 VILLAGE GREEN, SUITE 201
 CROFTON, MD 21114
 TEL: (410) 526-1111 FAX: (410) 526-1117

WEST ELEVATION

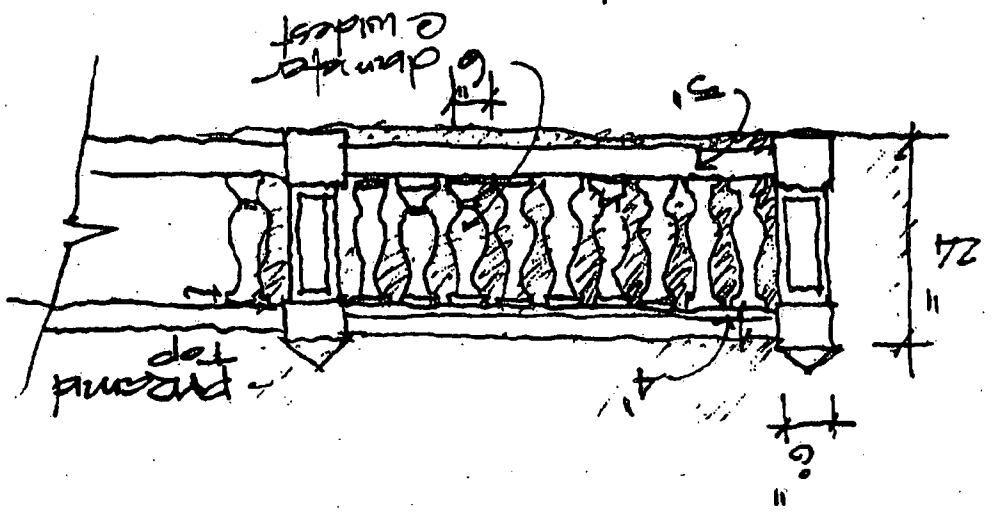
1
 A2



12



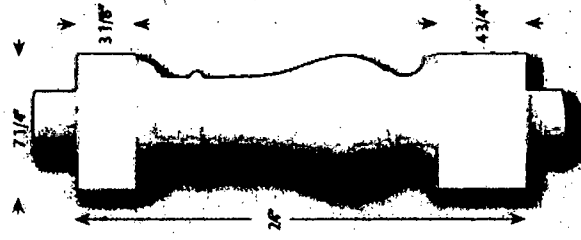
SKETCH OF PAULSTRATE
 for 900 Ohm S.S. Rd.
 N.T. scale



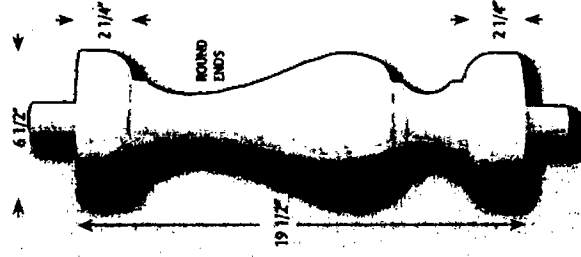
SYSTEMS

NOTICE:

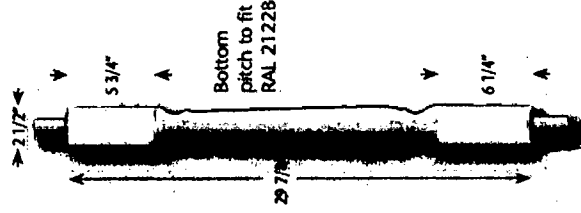
PL PREMIUM ADHESIVE MUST BE USED ON ALL BEDDING/BUTT JOINTS.



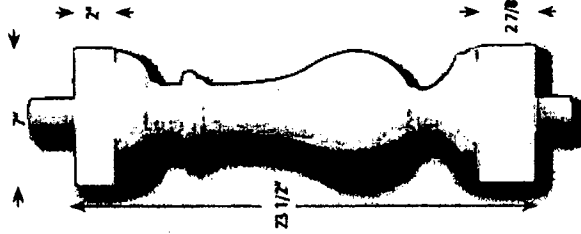
BAL 2201-24
 • 1 1/4" "M" Dimension
 • 1 7/16" Max. Space
 • 4" Ball Rule
 • 3 3/4" Hole Saw



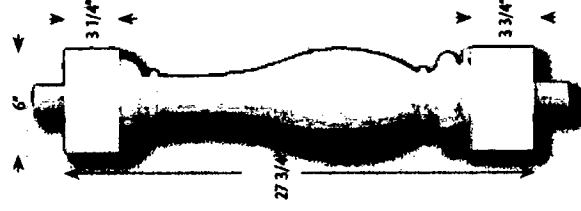
BAL 2202-19
 • 2" "M" Dimension
 • 0" Max. Space
 • 4" Ball Rule
 • 2 1/8" Hole Saw



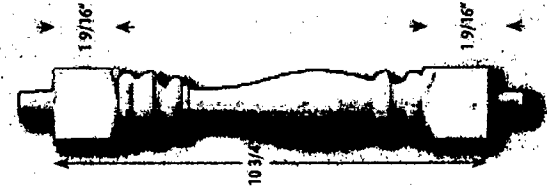
BAL 2203-30
 • 7/16" "M" Dimension
 • 3 1/8" Max. Space
 • 4" Ball Rule
 • 1 1/4" Hole Saw



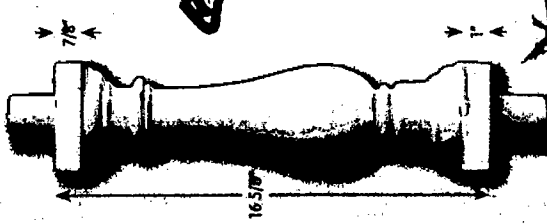
BAL 2204-24
 • 1 7/8" "M" Dimension
 • 1/4" Max. Space
 • 4" Ball Rule
 • 2 1/8" Hole Saw



BAL 2205-28
 • 1 9/16" "M" Dimension
 • 3/4" Max. Space
 • 4" Ball Rule
 • 2 1/8" Hole Saw



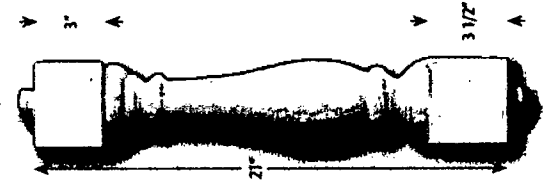
BAL 2206-10
 • 17/32" "M" Dimension
 • 2 13/16" Max. Space
 • 4" Ball Rule
 • 3/4" Hole Saw



BAL 2207-17
 • 1" "M" Dimension
 • 1 7/8" Max. Space
 • 4" Ball Rule
 • 1 13/16" Hole Saw



BAL 2208-25
 • 1 7/32" "M" Dimension
 • 1 7/16" Max. Space
 • 4" Ball Rule
 • 1 13/16" Hole Saw

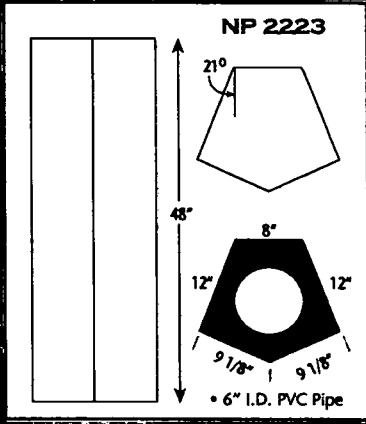
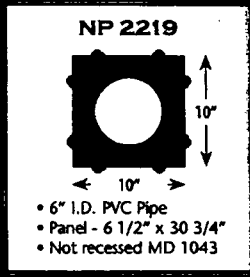
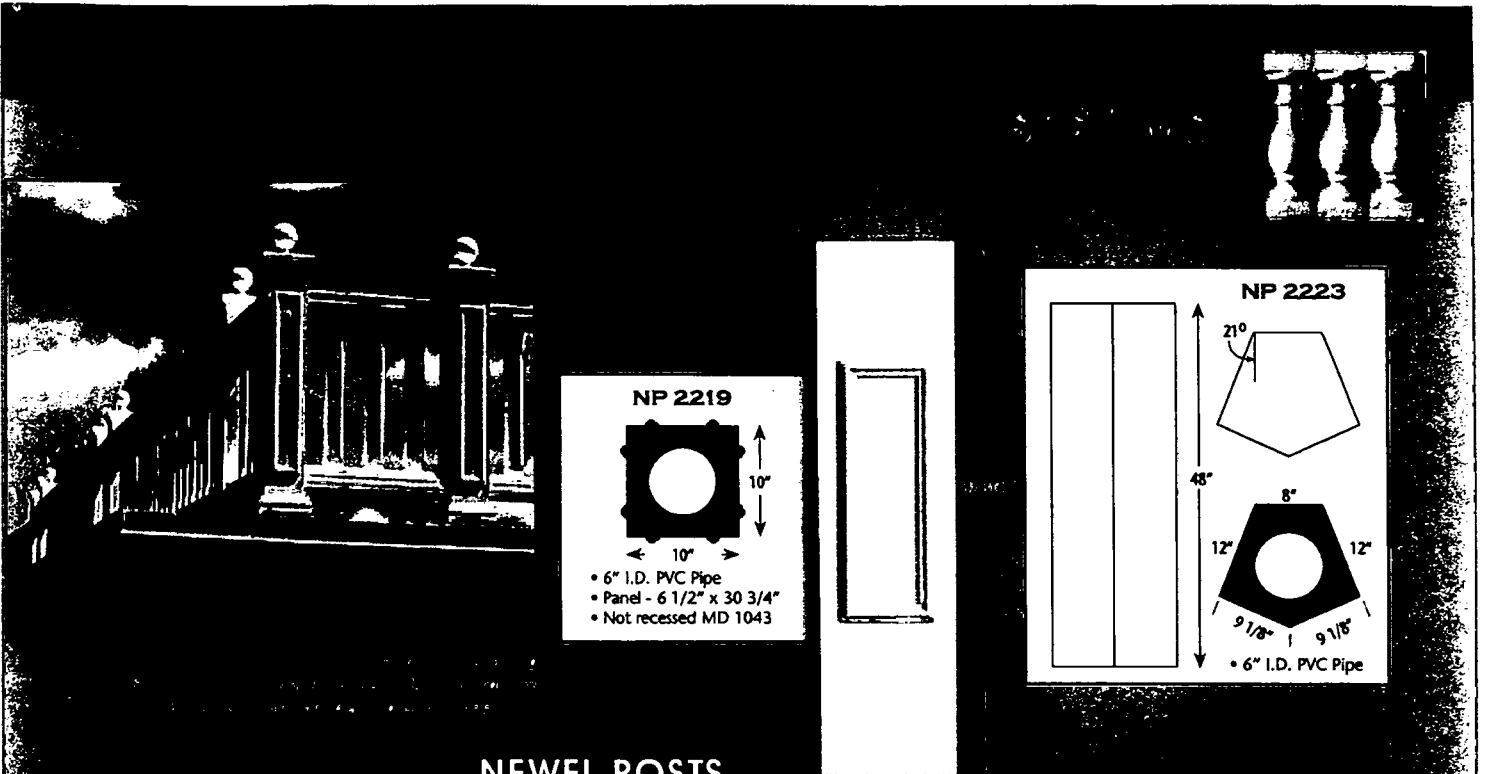


BAL 2209-21
 • 27/32" "M" Dimension
 • 2 3/16" Max. Space
 • 4" Ball Rule
 • 1 1/4" Hole Saw

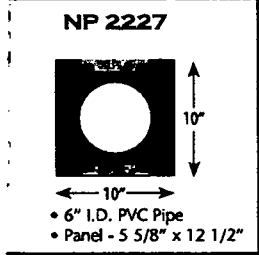
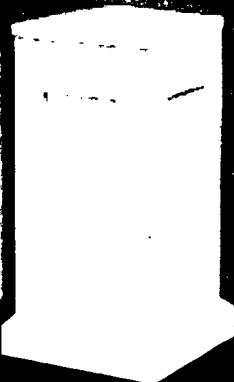
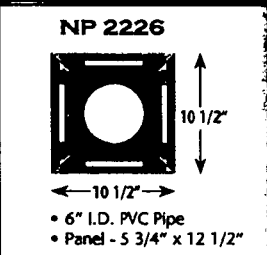
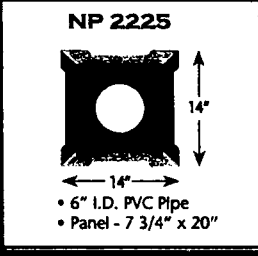
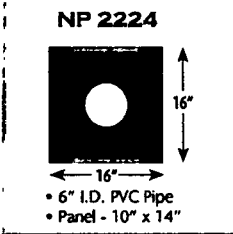
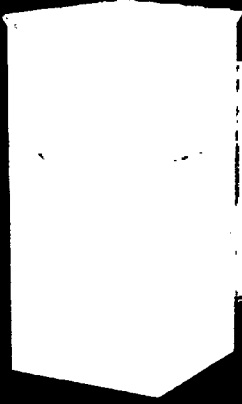


BAL 2210-22
 • 15/16" "M" Dimension
 • 2" Max. Space
 • 4" Ball Rule
 • 2 9/16" Hole Saw

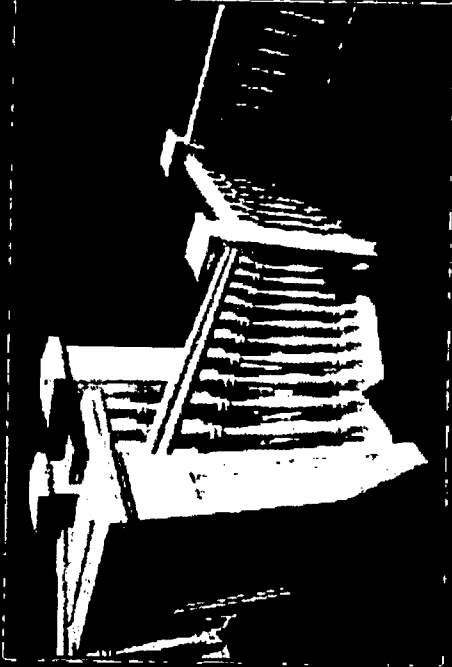
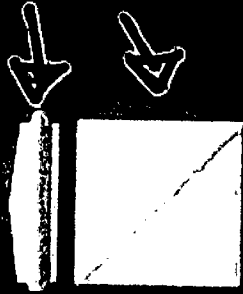




NEWEL POSTS



SYSTEMS



NOTICE:

PR PREMIUM ADHESIVE MUST BE USED ON ALL BEDDING/BUT JOINTS.

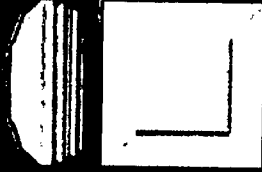


- Bottom Measurements**
- NC2300 ○ 7 1/2" Square
 - 1 1/2" Height
 - NC2301 ○ 12 1/2" Square
 - 1 1/2" Height
 - NC2303 ○ 8 1/2" Square
 - 1 3/4" Height
 - NC2305 ○ 10 1/2" Square
 - 1 3/4" Height
 - NC2307 ○ 6" Square
 - 1 3/4" Height

- NC2304 ○ 7 3/4" Square
- 3" Height
- NC2316 ○ 8 1/2" Square
- 2 1/4" Height
- FOSSIL STONE
- NC2317 ○ 12 3/4" Square
- 4 5/8" Height
- NC2319 ○ 10 5/8" Square
- 2 1/4" Height
- NC2326 ○ 17" Square
- 5 7/16" Height
- NC2327 ○ 18" Square
- 5 7/16" Height
- NC2329 ○ 13 1/2" Square
- 5" Height
- NC2337FS ○ 14 1/2" Square
- 5" Height
- NC2349FS ○ 16" Square
- 2 1/2" Height
- NC2349GF ○ 18" Square
- 3" Height
- FOSSIL STONE OR CONCRETE FINISH

- NC2310 ○ 14" Square
- 5" Height
- NC2318 ○ 40" Square
- 8" Height
- NC2321 ○ 4 1/2" Square
- 1 1/4" Height
- NC2324 ○ 23 5/8" Square
- 5" Height
- NC2325 ○ 14" Square
- 2 1/2" Height
- NC2331 ○ 23 1/2" Square
- 2 1/2" Height
- NC2332 ○ 9" Square
- 1 3/4" Height
- NC2333 ○ 10 3/4" Square
- 1 3/4" Height
- NC2333 ○ 10" Square
- 1 3/4" Height

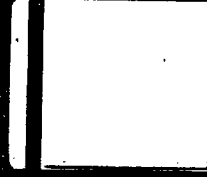
Photo shows alternative use of the following Specific Products Brackets (SA-2012, tall SA-2103) & custom newel post and cap.



- Bottom Measurements**
- NC2306 ○ 6 1/2" Square
 - 3 5/8" Height
 - NC2308 ○ 7 3/4" Square
 - 4 3/8" Height
 - NC2334 ○ 9" Square
 - NC2347FS ○ 4 3/8" Height
 - FOSSIL STONE

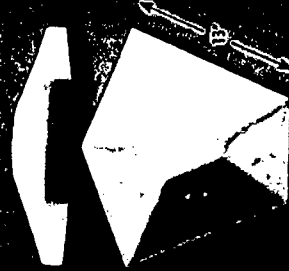


- NC2311 ○ 14" Square
- 3 1/4" Height
- NC2329 ○ 15 13/16" Square
- 2 1/2" Height

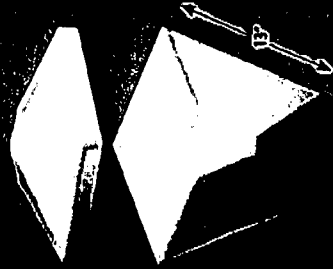


- NC2312 ○ 14" Square
- 1 1/2" Height
- NC2318 ○ 6 1/4" Square
- 1 1/4" Height
- NC2314 ○ 8 3/4" Square
- 1 1/2" Height

NEWEL CAPS



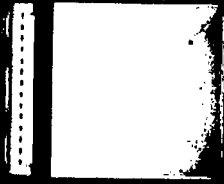
- 7/8" P
- NC2315FS ○ 4 1/2" Height
- FOSSIL STONE



- 7/8" P
- NC2318 ○ 4 1/2" Height
- 3 3/4" Height

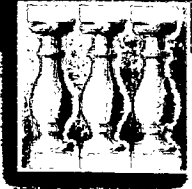


- NC2309FS ○ 15" Square
- 2 1/8" Height
- FOSSIL STONE

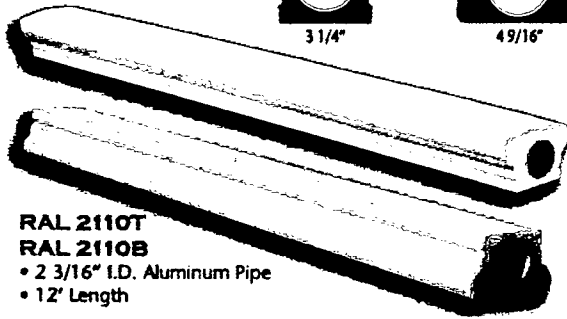
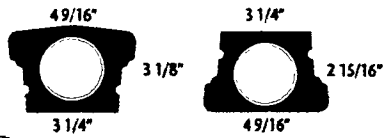


- NC2320 ○ 13" Recessed Square Bottom
- 2 1/2" Height

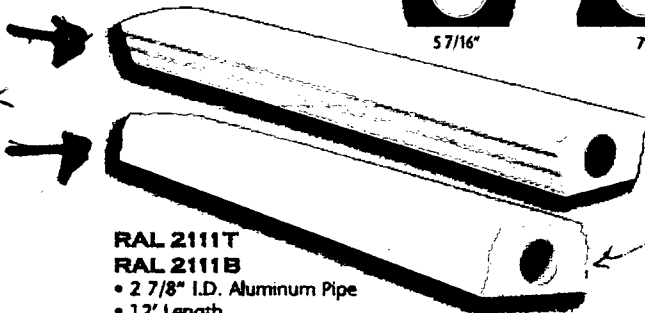
SYSTEMS



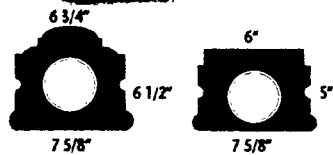
RAILINGS



RAL 2110T
RAL 2110B
 • 2 3/16" I.D. Aluminum Pipe
 • 12' Length

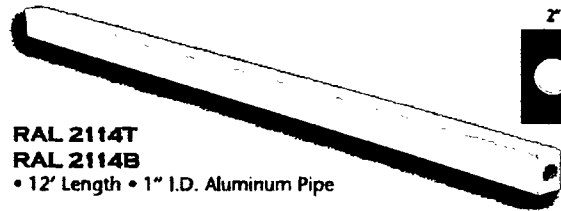


RAL 2111T
RAL 2111B
 • 2 7/8" I.D. Aluminum Pipe
 • 12' Length

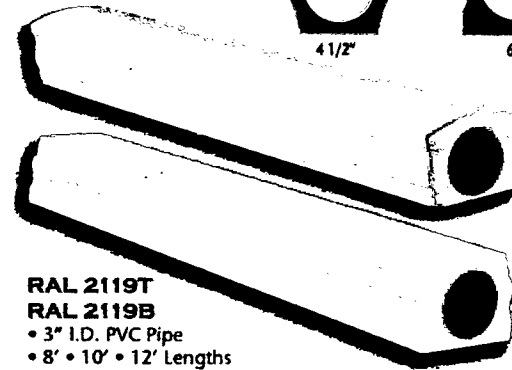
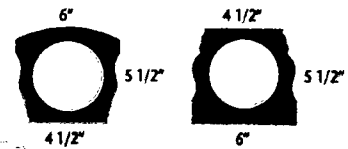


RAL 2113T-SS
RAL 2113B-SS
 • 12' Length • STUCCO STONE
 • 4" I.D. PVC Pipe

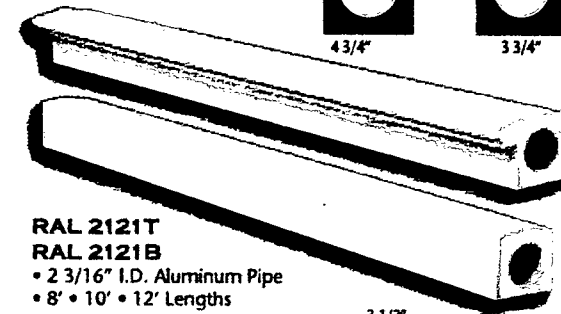
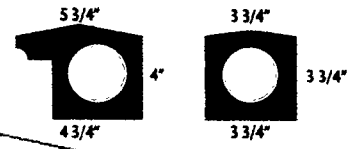
PREDRILLED RAIL
 * Optional
 Railings can be predrilled for balusters.



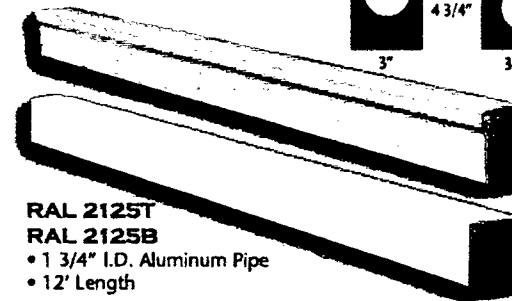
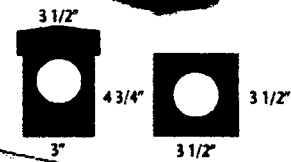
RAL 2114T
RAL 2114B
 • 12' Length • 1" I.D. Aluminum Pipe



RAL 2119T
RAL 2119B
 • 3" I.D. PVC Pipe
 • 8' • 10' • 12' Lengths

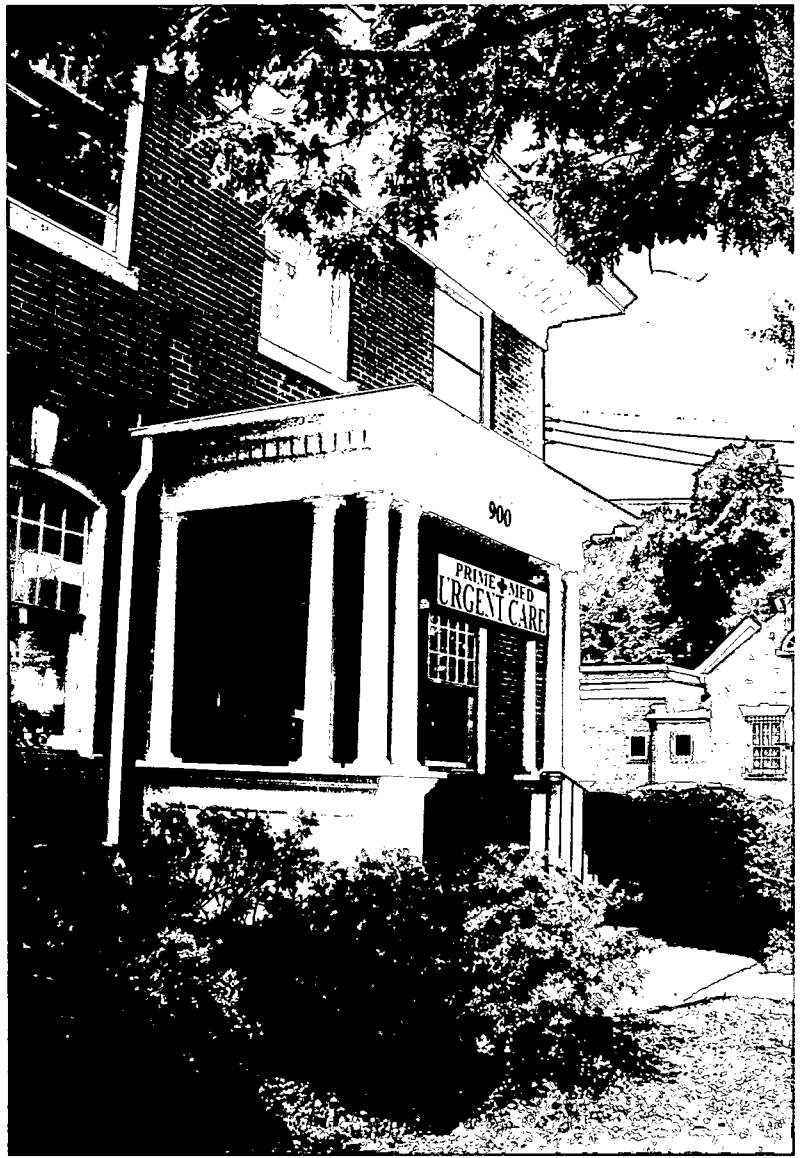


RAL 2121T
RAL 2121B
 • 2 3/16" I.D. Aluminum Pipe
 • 8' • 10' • 12' Lengths

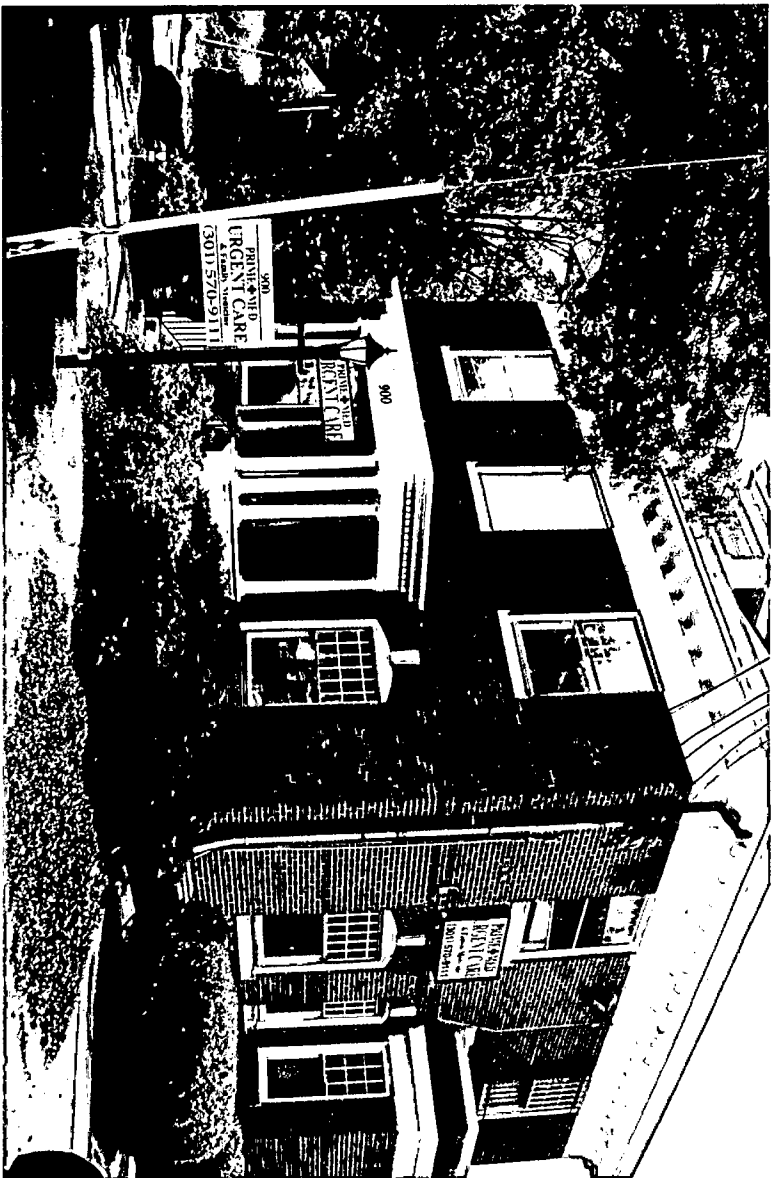


RAL 2125T
RAL 2125B
 • 1 3/4" I.D. Aluminum Pipe
 • 12' Length









(signs have been removed)



east in 1909 through the
of Sandy Spring village, the
ed portico of the Insurance
ny stands at right. Farther
is the 1888 library, which
also housed the Woman's
nge, purveyor of "beautiful
eful articles manufactured
neighborhood talent." The
indy Spring Store is at left.



—Courtesy Mary Lillian Moore



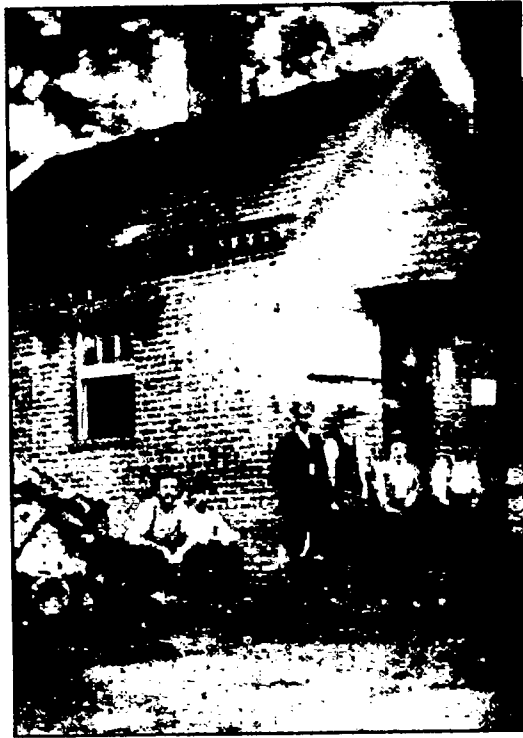
by Sandy Spring National Bank



From Willard H. Derick

Members of the 1943 Bank Board gather in the old Sandy Spring headquarters. Standing, from left: G. Rust Canby, Robert Miller, Jr., Thomas Hyde IV, William John Thomas III, Francis Thomas, A. Douglas Farquhar, Harwood Owings, and Stanley P. Stabler; seated: Dr. George Cook, Tarleton Brooke, William F. Prettyman, Frederic L. Thomas, Josiah Jones, Francis Miller, P. Garland Ligon, and Clarence B. Hurrey.

A Visit to Old Sandy Spring



—Both From Sandy Spring Museum

Neighbors socialize before the mellow toll house (above) that stood before the Sandy Spring Store a century ago. Right: History fills this 1899 scene of Sandy Spring village, looking east on Route 108: from right, a corner of the old library, the toll collector's chair, the Insurance Company, the buggy of State Senator Joseph T. Moore, the Meeting House Road branching at right, and a white home occupying the future Fire House site.

Using this book as your time machine, let your mind travel back to the Sandy Spring of the late 1800s. Now look about you at that vastly different—yet in some ways familiar—community of more than a century ago.

The familiarity results in part from the main roads serving that older Sandy Spring. That's because they run along the paths of today's main arteries—Georgia Avenue, New Hampshire Avenue, and Route 108. But back then they are unpaved and rutted, and alternately muddy and dusty. They are called turnpikes: A beam known as a pike blocks your way until you "turn" it by paying a penny or two, at toll gates at Sandy Spring, Olney, and Ednor.



July 13, 2011 HPC transcript

1 MS. MILES: All right. Thank you. We're going
2 to go back to our skipped agenda item then, which is item J
3 of the historic area work permit applications. It's the
4 railing installation for 900 Olney-Sandy Spring Road, Sandy
5 Spring. And do we have a staff report?

6 MS. FOTHERGILL: Yes. This is an outstanding
7 resource in the Sandy Spring history district. And some of
8 you may be familiar with the building because they've
9 recently had a different historic area work permit
10 application before you.

11 It was the Montgomery Mutual Fire Insurance
12 Company headquarters, and it's a circa 1904 building, and
13 there have been two additions to the building on the south
14 and east sides. But here is a photo of the building taken
15 in 1928. And this photo is relevant for tonight's
16 application because the applicants are proposing to
17 re-introduce a railing above that front portico, you'll see
18 in the photo of existing conditions, but there is no longer
19 a railing.

20 And they are proposing to reuse an existing wood
21 railing that they have salvaged, and their proposal is to
22 remove a one-foot section of that railing which you will
23 see pictures of, to reduce the height of the railing to
24 match the estimated height of the original railing.

25 And initially, when the applicants talked about

1 re-introducing the railing of the portico, the balustrade,
2 staff's initial suggestion was to use this photo and to do
3 a custom replica. And the applicants did pursue that. An
4 architect did a design, based on the photo, and you can see
5 that design in circle 19. And it was just a sketch of a
6 section of the balustrade, but with dimensions and detail
7 of the balusters.

8 And the applicants did pursue that and found that
9 the millwork estimates were cost prohibitive for their
10 project. And then they discussed with staff the
11 possibility of a synthetic material and, you know, the
12 Commission can consider that tonight, but staff advised
13 them that wood would be the appropriate and approvable
14 material for an outstanding resource such as this one.

15 So the third step was that they found this
16 salvaged wood railing, and they now have this current
17 proposal. And I'll show you some photos.

18 So these are current conditions. As some of you
19 know, there were some box signs on the building, and they
20 are no longer there, so I don't want you to think they
21 haven't been removed. The applicants did comply with the
22 Historic Preservation Commission's conditions of approval.
23 So some of these photos may predate that application.

24 But this is just so you can see, this is, you
25 know, taken across the street, but you can see where the

1 balustrade would go and how it's clearly a missing feature
2 to that front entrance.

3 And here are some close-ups. And this, actually,
4 is a more recent photo where the signs are gone. And then
5 this is the railing that they have identified. It's a wood
6 railing with colonial revival detailing. And so their
7 proposal is to remove that section, as you can see, to make
8 the height match the original height.

9 And while it would not be an exact replica, it
10 would be wood, it would be the colonial revival style, and
11 it is something they can do, whereas they don't feel they
12 can do a custom replica. And, you know, generally, the
13 strict preservation approach would be to take the photo and
14 do a replication.

15 And I think that staff has recommended approval
16 with the idea that it would be nice to have a railing back
17 on this portico, and that while this isn't an exact
18 replica, there was a railing in this location. This one is
19 a compatible material. It's a design that is not
20 incompatible with the building, so staff supports it, but
21 recognizing that the strict preservation approach would be
22 to require a replica.

23 And it may be that the Historic Preservation
24 Commission goes that route. It may also be that the
25 Historic Preservation Commission supports a synthetic

1 material. I don't know. But this is what staff has
2 recommended.

3 The other thing I will note is that there are
4 some inconsistencies in the drawings. And I -- you know,
5 the applicant is here and can talk about that, but I think
6 that essentially, you know, the railing will be installed
7 the way it was in the photo. And that is the intent. But
8 again, the applicant is here and can talk more specifically
9 about the project.

10 MS. MILES: Thank you. Do any members of the
11 Commission have questions for staff?

12 MR. RODRIGUEZ: Can you go back in the pictures.
13 More, more -- there. You know if that's a shadow where the
14 railing was that you see on the brick?

15 MS. FOTHERGILL: I can see that, yes.

16 MS. WHITNEY: Anne, is it the owner's intention
17 to actually duplicate the 1928 photograph by removing their
18 signage and placing it where the fire insurance company's
19 sign was? I mean, is that their, do you know if that is
20 their future intention?

21 MS. FOTHERGILL: We can ask the applicant, but
22 the sign was affixed to the railing, so they would be
23 re-introducing a railing in that location, not a sign.
24 They have already gone down the sign road with the Historic
25 Preservation Commission, and I don't believe their intent

1 is to go back down that road.

2 MS. WHITNEY: Thank you.

3 MS. FOTHERGILL: But he's here and can --

4 MS. HEILER: Anne, is the proposal to exactly
5 reproduce the corner posts even though the balusters would
6 be different?

7 MS. FOTHERGILL: Let's ask the applicant.

8 MS. HEILER: Okay.

9 MR. CORATOLA: I have one question. The
10 balusters that they are proposing using, are those
11 somewhere else on the building?

12 MS. FOTHERGILL: No, they have found them on
13 another building.

14 MS. MILES: Okay. If you would please turn your
15 microphone on and state your name for the record. And you
16 can either take seven minutes and speak or you can respond
17 to questions.

18 MR. BONIFANT: Matt Bonifant. I'm an agent for
19 the property owner, Stabler, 1848, LLC. And I'll just
20 answer any questions that you have. It's kind of a simple
21 project.

22 MS. MILES: Okay. Does anyone have any questions
23 for the applicant?

24 MR. JESSEN: I have a question. The balusters
25 that you found, can you tell us the location and the

1 material?

2 MR. BONIFANT: Yes. Actually, I brought one with
3 me. They are wood. And actually, the picture here is of
4 the second Montgomery Mutual Insurance building that's
5 actually located behind the historic building. And it's in
6 the historic district. We actually have a large number of
7 spare parts, and actually have enough to reproduce the
8 portico on the front without actually removing anything
9 from the other building.

10 MR. JESSEN: I see your goal is to reproduce the
11 height of 24 inches. Is that a confirmed height --

12 MR. BONIFANT: No.

13 MR. JESSEN: -- of what was there originally?

14 MR. BONIFANT: Just a basic guess based on the
15 original picture. And those columns are still there, so it
16 was sort of a --

17 MR. JESSEN: And I think the shadow line on the
18 brick I think would give you an indication of the height.

19 MR. BONIFANT: Yes. Exactly.

20 MR. JESSEN: So I guess if you could hold up that
21 baluster again. What section would you be cutting out?

22 MR. BONIFANT: It's this bottom section from
23 right about here to right at the bottom of this.

24 MR. JESSEN: And you're pretty limited to where
25 you could cut, right?

1 MR. BONIFANT: Yes and no. I mean, to establish
2 almost an exact height, you are. But at the same time,
3 there are other features that we could take out that would
4 sort of adjust the height accordingly. You know, you could
5 take out the bottom here and leave the top there and
6 achieve the same height.

7 MR. JESSEN: Okay.

8 MR. BONIFANT: It seemed to me that based on that
9 picture there is this sort of flange here that would be
10 easily replicated.

11 MR. JESSEN: Based on the historic photo?

12 MR. BONIFANT: Yes, exactly.

13 MR. JESSEN: Okay. Thank you.

14 MR. RODRIGUEZ: Are you not concerned that
15 cutting those pieces is going to create an issue of
16 maintenance for you? Because that's a solid piece of wood
17 that has been --

18 MR. BONIFANT: Yes. No, we don't have any issues
19 with that. I can dowel it pretty easily, actually.

20 MS. WHITNEY: Back to the question that I asked
21 staff. Is it the intention to move that sign and place
22 it --

23 MR. BONIFANT: No.

24 MS. WHITNEY: -- in where the historic sign is?

25 MR. BONIFANT: Actually, the signs are gone, both

1 as part of the previous historic area work permit, but also
2 that tenant is not in the building anymore.

3 MS. MILES: You've described the custom milled
4 pieces, which as you can see from the historic photograph
5 were pretty different profile from these. They are a lot
6 beefier.

7 MR. BONIFANT: Yes.

8 MS. MILES: Yes. As being cost prohibitive, I
9 gather that since the cost that you've described in your
10 application for your proposal is zero, anything more than
11 zero, can you give us a sense of what the --

12 MR. BONIFANT: Sure. Yes. I've been to half a
13 dozen or so custom mill shops to try to get somebody to
14 make an exterior wood railing that can sort of look that
15 way. Estimates range from about \$15 to \$20,000, and you
16 know, we're talking about 25 linear feet of railing.

17 The PVC or sort of a synthetic material, was not
18 cost prohibitive, but, yeah, the direction of staff, that's
19 not the way they wanted to go. And so this was sort of the
20 best case solution where we were able to use something
21 reuse some material, and actually keep the cost way down.

22 MS. MILES: I have to tell you that I think that
23 if you cut a piece of millwork in half and glue it
24 together, it will be destroyed within five years, that
25 there's no way that you can prevent water infiltration.

1 It's hard enough on porch rails to prevent water
2 infiltration.

3 I can't imagine how this is going to not
4 completely just fall apart where you've cut the dowel
5 between the block and the spindle. I just can't see how
6 that can possibly survive. Have you consulted with an
7 exterior millwork specialist about this?

8 MR. BONIFANT: Yes, actually, I work for a
9 general contractor. We do some pretty custom millwork in
10 house. And this is something, this sort of project isn't
11 something we handle a lot, but we have pretty skilled
12 craftsmen and carpenters that deal with this sort of high
13 end woodworking and custom work all the time.

14 MS. MILES: And they couldn't mill you the
15 beefier spindles?

16 MR. BONIFANT: No, we're not a mill, but we are
17 carpenters. Yes.

18 MR. RODRIGUEZ: To get back, the purpose of doing
19 the, of putting the building back, the 1928 picture, what
20 are you trying to achieve with this?

21 MR. BONIFANT: The managing partner for the
22 property found the picture as part of staff's report when
23 we were going through the signage, and takes pride in the
24 way that his buildings looked, and liked the way that the
25 railing looked on top of the existing portico. And then

1 ever since then has felt like it's missing something, and
2 has asked me to put the railing back. So mostly
3 decorative, I guess is the short answer.

4 MS. MILES: Any other questions? Go ahead.

5 MS. HEILER: Yes. I think it's actually a great
6 idea to try to restore what to me is a very significant
7 feature of this building. I have to agree that this is
8 pretty far from the shape of the balusters, you know. It's
9 a very distinctive shape. And I realize you checked with,
10 you know, places that might mill them. Has there been any
11 attempt to find colonial revival balusters at a salvage
12 yard?

13 MR. BONIFANT: Yes.

14 MS. HEILER: Okay.

15 MR. BONIFANT: There has been several attempts,
16 but, you know, not anything extensive, three or four
17 different trips and sort of coincidentally when you are at
18 a certain location one of the owners or myself will look
19 through and see if we can't find sort of something closer.
20 Nothing -- I understand that this doesn't look exactly like
21 what was in the picture, but sort of the idea is still
22 there, and nothing resembled sort of that same style that
23 anybody has come across.

24 MS. HEILER: I guess I think it's worth a serious
25 search because there is so much millwork at the various

1 salvage yards, and finding something that's a lot closer, I
2 think I could certainly support a restoration of this
3 feature with something that wasn't original if it were very
4 close. I think it would enhance the building a lot. I
5 think it's a serious loss to have lost that railing:

6 MR. KIRWAN: I may be alone on this, Commission,
7 but I have enough experience with exterior PVC trim and
8 detailing that I know it can actually replicate wood trim
9 very well when it's done properly. That's the big
10 condition, when it's done properly.

11 MR. BONIFANT: Sure.

12 MR. KIRWAN: And one of the reasons it performs
13 well is exactly the reason why we see no railing there
14 today. That railing probably rotted.

15 MR. BONIFANT: Right.

16 MR. KIRWAN: It wasn't maintained, and the wood
17 was destroyed. Were you able to find a manufacturer of a
18 PVC product --

19 MR. BONIFANT: Yes. Actually, we found --

20 MR. KIRWAN: -- that would replicate the old rail
21 exactly?

22 MR. BONIFANT: -- sorry. Yes. We did find, and
23 of course I didn't even bring the catalog with me. I'd
24 have to go back and get it, and I can't remember the name
25 of the style, but I think we nearly matched exactly what

1 was there.

2 MR. KIRWAN: Because it seems to me we have two
3 choices, and maybe that's not a choice to some of us, but
4 we're either going to -- well, we're either going to
5 require -- I guess there's three choices.

6 We're either going to require you to replace the
7 rail that's there exactly in kind in wood. The other
8 option is to accept this modification you're making, which
9 is not the railing that was there, but it is wood. Or we
10 mimic exactly what was there, but in an alternative
11 material. Okay.

12 MR. CORATOLA: Just so I'm clear, the corner
13 posts and the pilaster you're going to replicate in wood or
14 of some material to the original design.

15 MR. BONIFANT: Yes.

16 MR. CORATOLA: So the only issue you're having at
17 this point in a wood baluster is the baluster itself.

18 MR. BONIFANT: Baluster. Exactly.

19 MS. MILES: Are there any other questions? Would
20 anyone care to make a motion? Somebody, please?

21 MS. HEILER: I move that we approve this
22 restoration of this feature using synthetic materials, as
23 long as they match the original shape.

24 MS. MILES: I think I know where the second may
25 come from, but is there a second?

1 MS. WHITNEY: I second.

2 MS. MILES: Jumped right in. Okay. Is there any
3 discussion? I will make some comments. I could not
4 approve this because I just don't think it's going to
5 survive. I think that it's not a good solution because
6 it's simply insupportable as a material to cut a piece of
7 wood and expect it to survive with that joined like that.

8 I have experience with PVC, too. Actually, I
9 have some posts on my own front porch that, in a house that
10 is 100 percent wood, that are made of PVC. I know it is
11 possible. I would prefer, before we vote on it, to
12 actually see what you are proposing to install, though,
13 because as you say, the devil is in the details, and the
14 actual use, and you know that a lot of PVC looks like
15 plastic from two feet away, and looks like plastic from 30
16 feet away. And some of it with a sanded paint finish looks
17 like wood.

18 So I guess that my suggestion would be to defer
19 consideration until you can bring us some materials. And I
20 would suggest that you both bring us some materials of the
21 PVC that you would propose, and that you also take -- you
22 can go online and look for this stuff in salvage yards. I
23 suggest that you make some phone calls and look online,
24 because I think you can probably find what you are looking
25 for. You don't need more than 20 linear feet of it, right?

1 MR. BONIFANT: 25.

2 MS. MILES: 25 is not that much. I bet you'll
3 find it. So that would be my suggestion. Can I have some
4 comments from my colleagues about the idea of deferring
5 consideration?

6 MR. RODRIGUEZ: I definitely support it. The
7 other point that I will add to that is, I would take a
8 ladder and go there and measure the shadow that is in the
9 brick so we are sure that 24 inches is the dimension.
10 Because if I count the bricks, I find that is slightly
11 around 18 inches. So, as it means, there are three bricks,
12 eight inches for every three bricks. So I will definitely
13 support that.

14 MR. KIRWAN: I think I support it as well. I
15 think my next question is, I'm not up to speed on my
16 Roberts Rules of Order in this case. Do we need a formal
17 motion to remove the --

18 MS. MILES: Well, I would ask that Commissioner
19 Heiler withdraw her motion, and then I would ask the
20 applicant if he is amenable to a postponement, a
21 continuance of this application.

22 MR. BONIFANT: Are you going to make me come
23 back?

24 MS. MILES: Yes.

25 MR. BONIFANT: Can I just do it through staff?

1 MS. FOTHERGILL: Is there a possibility of staff
2 bringing the material sample and the design? I mean, I do
3 recognize that for an applicant to come back, if that's a
4 possibility where you still would see it and touch it and
5 everything would come to you that you want to see?

6 MS. MILES: I don't have a problem with that.
7 I'm getting head shaking. Is that the uniform view of the
8 Commission? Okay.

9 MR. TRESEDER: It seems like, is it necessary to
10 do like a straw vote that we would approve the synthetic
11 material pending the --

12 MS. MILES: I think we need to see it and touch
13 it. That's my opinion.

14 MS. WHITNEY: I would like to know how many
15 people need to see those. I've heard from, I think, two
16 people who want Mr. Bonifant to come back with samples. I
17 would like a straw vote to know who else would like him to
18 come back and show us samples.

19 MS. MILES: Well, I think there is two issues
20 here. I don't care if Mr. Bonifant comes back, but I do
21 want to see the sample before I vote to approve it.

22 MR. WHIPPLE: If I may, if the applicant -- I
23 think the Commission has expressed its view that this
24 application is incomplete because they need to see the
25 sample. And so we'll defer consideration of this.

1 If the applicant can supply staff with a sample,
2 we will bring that to the Commission, and if the Commission
3 is satisfied with that sample, then we can schedule the
4 appearance and it will be up to the applicant whether or
5 not he chooses to attend. But at that point, he should
6 have some understanding that the Commission is satisfied
7 with the material. And that might give him some comfort
8 about whether or not he feels he needs to be here.

9 MS. MILES: That sounds exactly right to me.
10 Does everyone concur, including Mr. Bonifant?

11 MR. BONIFANT: That sounds fine.

12 MR. KIRWAN: I would just like to add that I
13 think it's very important that you don't just bring us a
14 baluster. I think you need to show us the top rail --

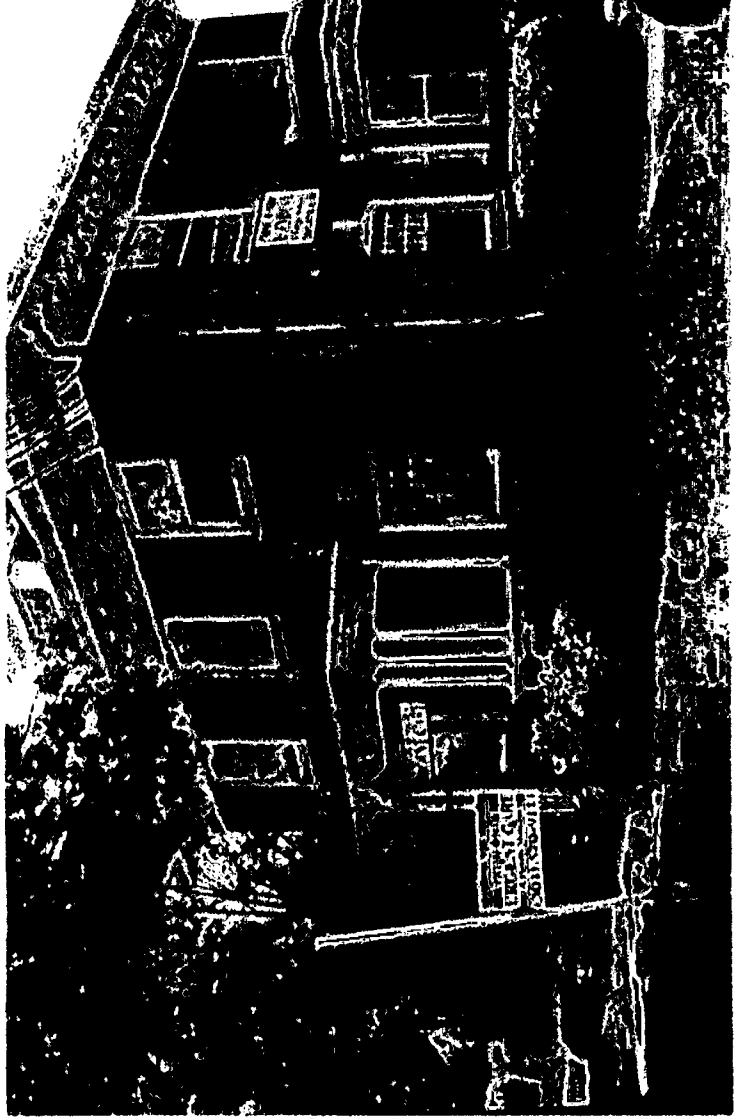
15 MR. BONIFANT: Sure.

16 MR. KIRWAN: -- the bottom rail, the whole
17 package.

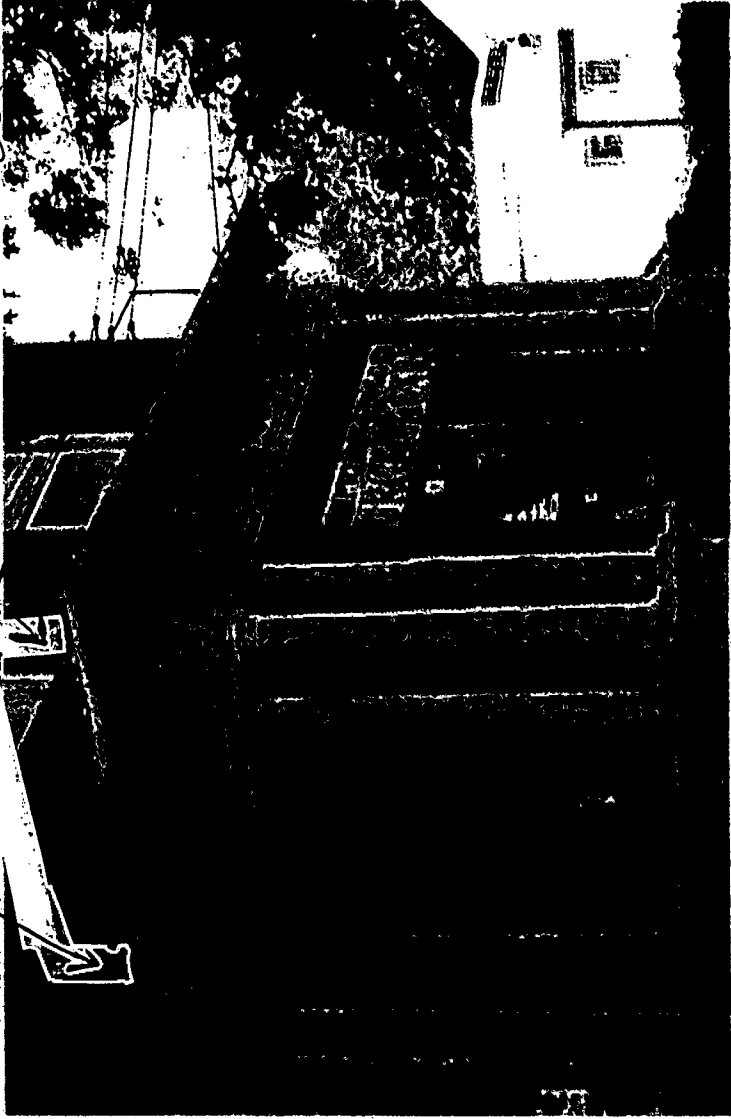
18 MR. RODRIGUEZ: So dimensions, the size of things
19 matters.

20 MR. BONIFANT: Sure.

MS. MILES: Very good. I think we've reached a conclusion that Mr. Bonifant will supply material. He will also look to see if he can possibly find actual salvage that's appropriate, and we will continue the matter and perhaps or perhaps not, we will see you again. Thank you.



Newel Post Alignment above corner column



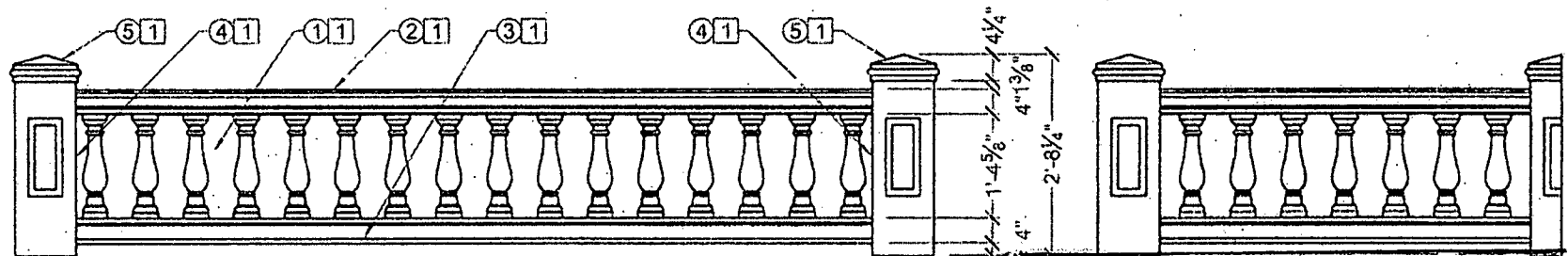
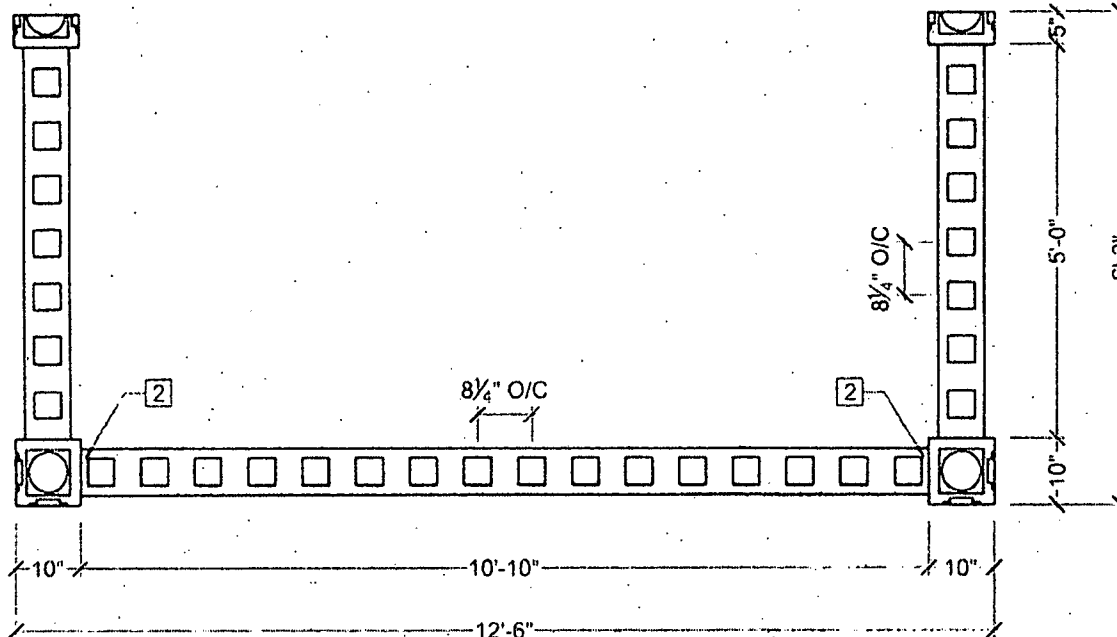
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MIVERVILLE, MANITOBA
CANADA R0A 1E0

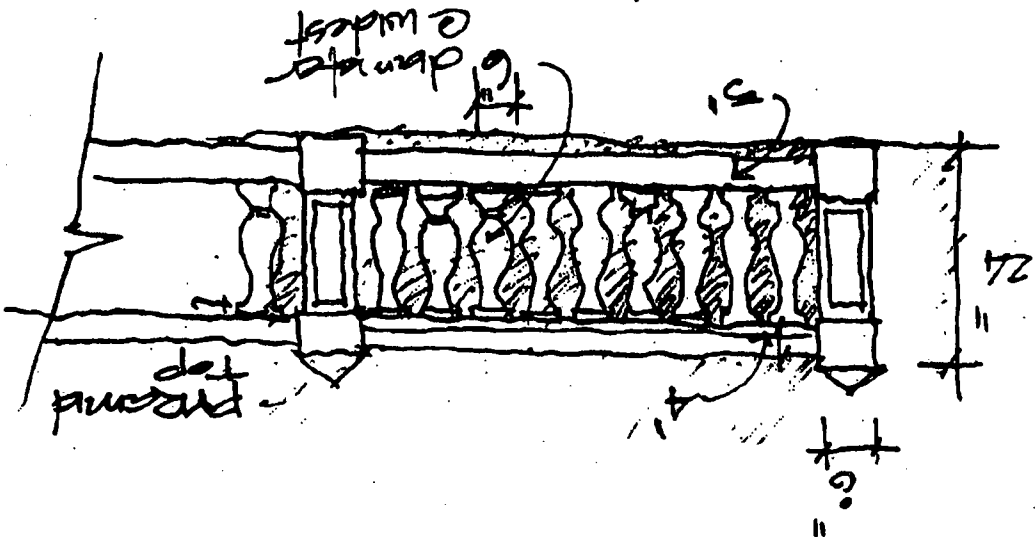
PHONE: 204-388-6700
PHONE: 800-685-8981
FAX: 204-388-6710

BOX 470
PEMBINA,
NORTH DAKOTA
58271-0470
U.S.A

GENERAL NOTES:
1. ALL PRODUCTS ARE DRAWN FOR PRESENTATION PURPOSE. ONLY IMAGE MAY VARY SLIGHTLY FROM ACTUAL PART
2. DRAWING INTENT IS TO INDICATE GENERAL ARRANGEMENT, DESIGN AND INTENT OF WORK IS PARTLY DIAGRAMMATIC.
3. SPECTIS RESERVES THE RIGHT TO CHANGE ANY PRODUCT DESIGN WITHOUT NOTICE

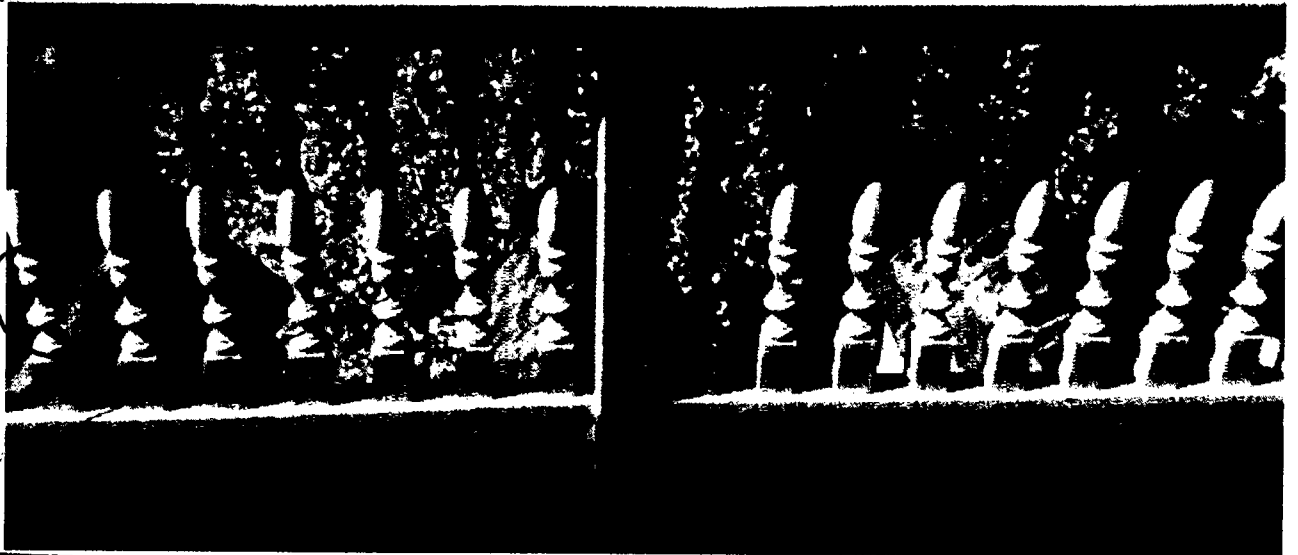
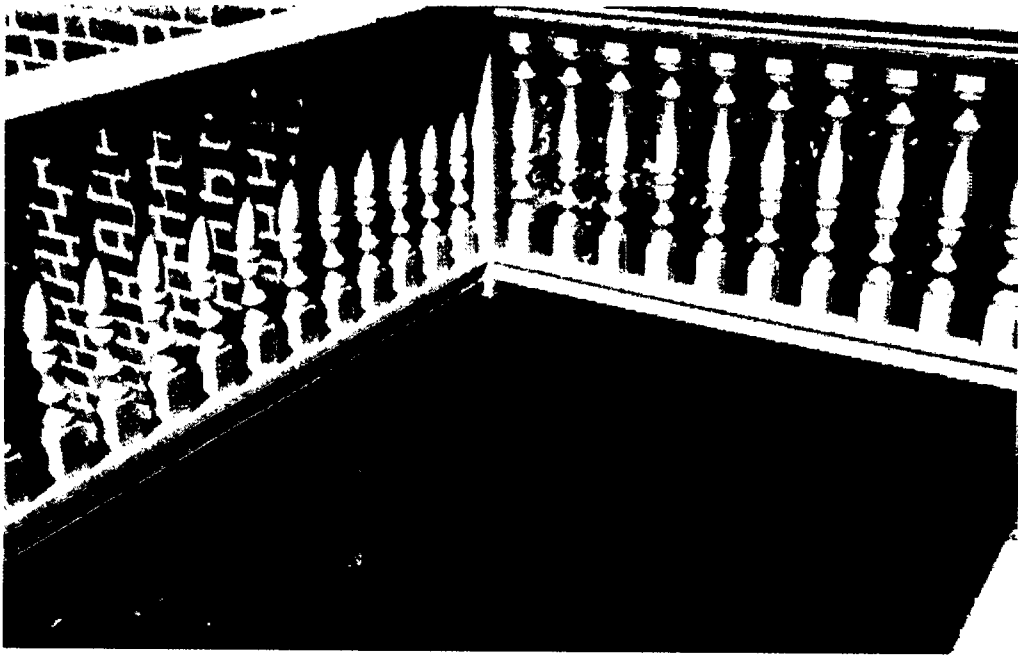
CUSTOMER NAME: FIRST CLASS BUILDING PRODUCTS		PART: BALUSTRADE #01	
REFERENCE: JOB: NICHOLS MANAGEMENT		SHEET: 01 OF 01	
DRAWN BY: JB	DATE: 05/07/12	SCALE: 3/32 = 1"	REV. 01

SKETCH OF RAILSTRAKE
 for 900 Omg S.S. Rd.
 N.T. scale





MUTUAL FIRE INSURANCE CO.
MONTGOMERY COUNTY



13

See drawing to correct to make railing height 2 ft

hl



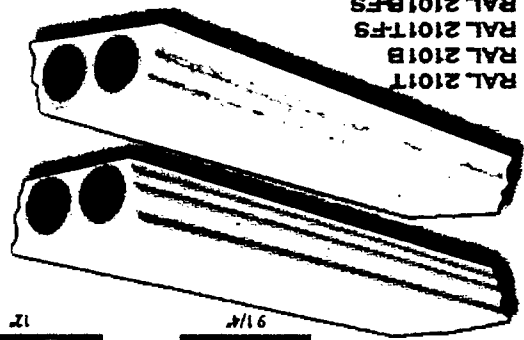
#4. Material Specifications

Reuse of a wood railing system with only modification being to paint color (white semi-gloss) and to remove a 1' section from the balustrades to reduce the overall height of the railing to 24".

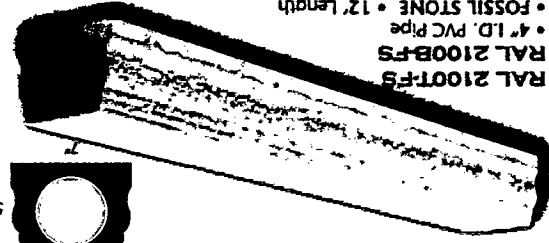
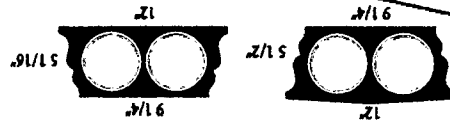


• BAL 2000-25 assembled using RAL 2100T & 2100B spaced at the 4" Ball Rule, exceeds BOCA requirements for guard railing design in a 10' assembly.
 Call for information.
 • PIPE EXTENDS 1" FROM END OF BALUSTERS.
 • Balusters and railings are reinforced with PVC, steel, aluminum or fiberglass.
 • See pages 229-231 for complete balustrade installation instructions.

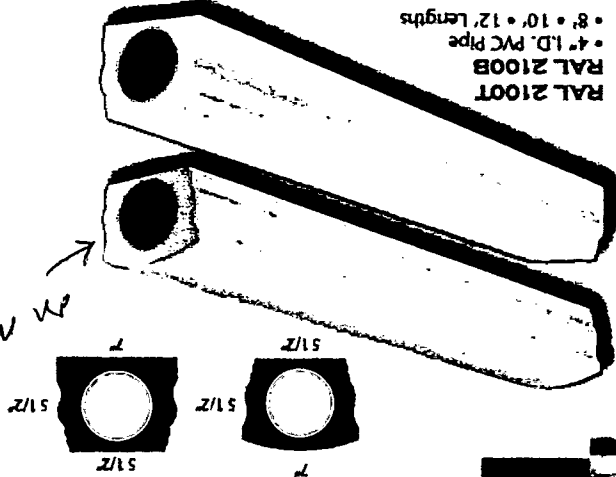
• AVAILABLE IN FOSSIL STONE
 • 8" • 10" • 12' Lengths
 • Two 4" I.D. PVC Pipe
RAL 2101BFS
RAL 2101TFS
RAL 2101B
RAL 2101T



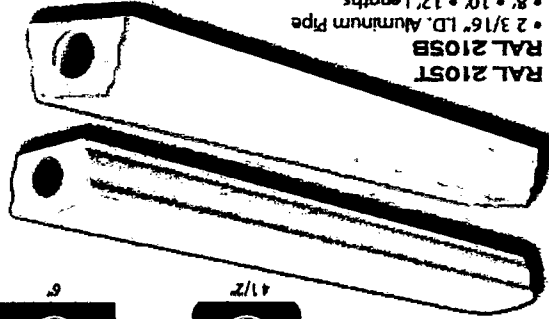
• CONCRETE FINISH
RAL 2100B-CF
RAL 2100T-CF
 • FOSSIL STONE • 12' Length
 • 4" I.D. PVC Pipe
RAL 2100B-FS
RAL 2100T-FS



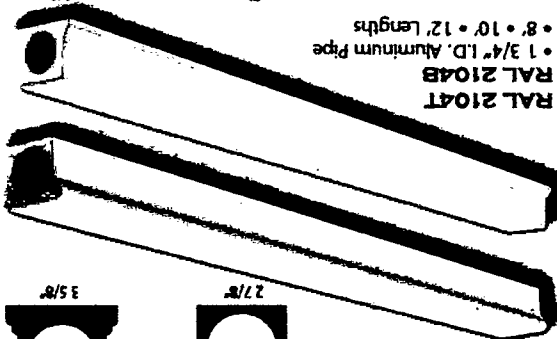
• 8" • 10" • 12' Lengths
 • 4" I.D. PVC Pipe
RAL 2100B
RAL 2100T



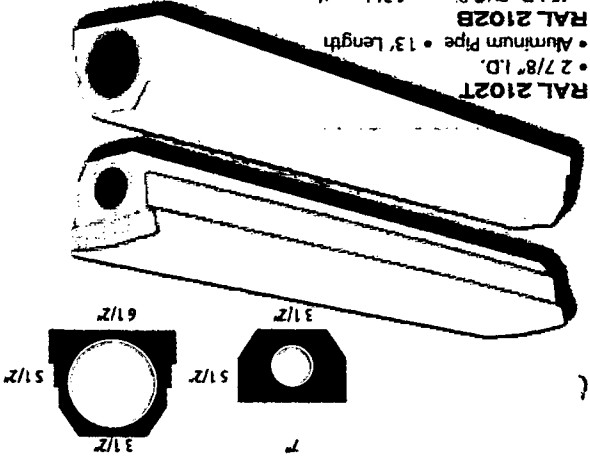
RAL 2105T
 • 2 3/16" I.D. Aluminum Pipe
 • 8" • 10" • 12' Lengths



RAL 2104T
RAL 2104B
 • 1 3/4" I.D. Aluminum Pipe
 • 8" • 10" • 12' Lengths



RAL 2102B
 • 4" I.D. PVC Pipe • 13' Length
 • Aluminum Pipe • 13' Length
 • 2 7/8" I.D.
RAL 2102T



RAILINGS

SYSTEMS

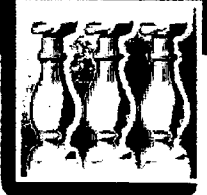
NOTICE : PL PREMIUM ADHESIVE MUST BE USED ON ALL BEDDING/BUTT JOINTS.





MUTUAL FIRE INSURANCE Co.
of
MONTGOMERY COUNTY

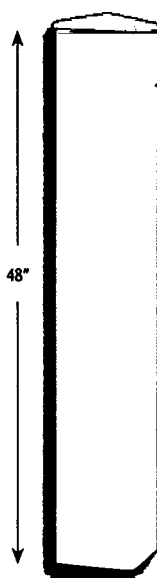
SYSTEMS



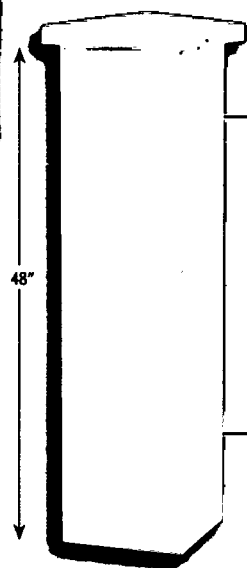
NEWEL POSTS

CAPS SOLD SEPARATELY

can be cut to match 2 1/2" x 3 1/2" Newel Post

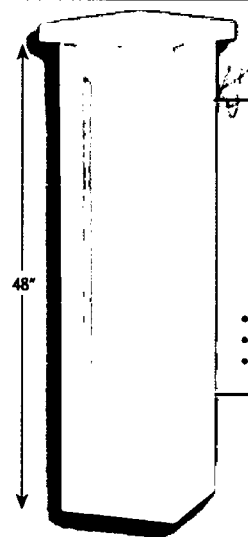


<p>NP 2200</p> <p>7 1/4" (height) 7 1/4" (width) • 5" I.D. PVC Pipe</p>	<p>NP 2201</p> <p>12" (height) 12" (width) • 6" I.D. PVC Pipe</p>	<p>NP 2206</p> <p>8" (height) 8" (width) • 6" I.D. PVC Pipe</p>	<p>NP 2207</p> <p>5 1/2" (height) 5 1/2" (width) • 4" I.D. PVC Pipe</p>	<p>NP 2220</p> <p>13" (height) 13" (width) • 6" I.D. PVC Pipe</p>
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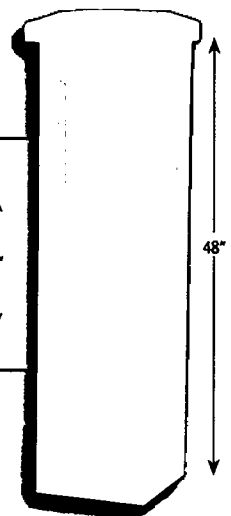
**NP 2208FS
NP 2208CF**

12" (height)
12" (width)
• FOSSIL STONE OR CONCRETE FINISH
• 6" I.D. PVC Pipe



NP 2209FS

12" (height)
7 3/4" (width)
• FOSSIL STONE
• 6" I.D. PVC Pipe
• Panel - 6 7/8" x 34 7/8"



Newel Posts

S Straight	C Corner
E End	A Angle

- Newel Posts available as S, C, E or A styles as shown above.
- Newel Caps are a separate piece. See pages 34-35 for selection.
- Newel Posts can be cut to desired height.
- See page 37 for Newel Post Hardware.
- I.D. refers to inside diameter/O.D. refers to outside diameter.

<p>NP 2210</p> <ul style="list-style-type: none"> • 6" I.D. PVC Pipe • Panel - 7 3/4" x 32 1/2" <p>12" (height) 7 3/4" (width)</p>	<p>NP 2211</p> <ul style="list-style-type: none"> • FOSSIL STONE • 5" I.D. PVC Pipe • Panel - 5 1/2" x 32 1/2" <p>8" (height) 5 3/8" (width)</p>
---	--

MD 1128

MD 1043

MD 1172

48" (height)

NP 2200, NP 2201, NP 2206, NP 2207 & NP 2220 CAN BE DRESSED UP WITH APPLIED MOULDINGS. THE HEIGHT OF THE NEWEL POST MUST BE SPECIFIED ON THE ORDER.



MUTUAL FIRE INSURANCE CO.
of
MONTGOMERY COUNTY



NOV 1 1951



MAY 1938 - ZOLLNER

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, March 15, 2012 8:55 AM
To: 'Babi Meekins'
Subject: RE: 900 Sandy Spring Rd.

Babi, Good news! Last night the HPC overall supported the railing. Two things to note—if possible, the baluster should have a shape that more closely matches what is in the photo (not a symmetrical curve but larger at the bottom and then it goes back in—see Miche Booz's sketch that he drew) and the newel posts need a more elaborate cap and base than the one you marked on the spec sheet (again, see Miche's design for a visual). Overall though you got their support and once you have made these slight changes you can submit the spec sheets/info to me and I will get it scheduled on an upcoming agenda. Thanks! Anne

From: Babi Meekins [mailto:BMeekins@nicholsmanagementinc.com]
Sent: Tuesday, March 13, 2012 6:21 PM
To: Fothergill, Anne
Subject: RE: 900 Sandy Spring Rd.

Thanks again, Anne. I dropped off the baluster to Kevin this afternoon. The glue was still drying. I hope it is secure by tomorrow. If not, it still presents a better visual assembled but you would need to lift it from the bottom. The yellow poster board represents the outline of the caulk line on the brick where the previous railing was. I also provided a cut sheet of the newel posts that we would match. We would cut them to accommodate the 25 inch railing height and use one at each front corner of the portico and one, cut in half at each back corner against the brick. Please let me know if you have any questions. Thank you for presenting this on our behalf.

Babi Meekins
Nichols Management, Inc.
18623 Brooke Road
Sandy Spring, MD 20860
(301) 924-5258 | Fax (301) 924-5245
Cell (240) 372-0853
bmeekins@nicholsmanagementinc.com

From: Fothergill, Anne [mailto:Anne.Fothergill@montgomeryplanning.org]
Sent: Monday, March 12, 2012 10:27 AM
To: Babi Meekins
Subject: RE: 900 Sandy Spring Rd.

Excellent! Yes, you can drop them off at our office any time up until about 4pm on Wednesday and I will take them to the meeting Wednesday night. When you knock on our suite door Kevin will answer and you can leave it with him.

Here is our address:
1400 Spring Street, Suite 500W
Silver Spring, MD 20910

Thanks,
Anne

From: Babi Meekins [mailto:BMeekins@nicholsmanagementinc.com]
Sent: Monday, March 12, 2012 10:25 AM

1400 Spring Street, Suite 500W
Silver Spring, MD 20910
(301) 563-3400 phone
(301) 563-3412 fax
anne.fothergill@montgomeryplanning.org
www.montgomeryplanning.org/historic

From: Babi Meekins [<mailto:BMeekins@nicholsmanagementinc.com>]
Sent: Friday, February 10, 2012 2:01 PM
To: Fothergill, Anne
Subject: 900 Sandy Spring Rd.

Hi Anne, I have communicated with Matt Bonifant at length and with your help as well, I think I have an understanding of what has transpired and what is permitted at the building. The tenant has removed its temporary signage at the property. I hope to have a sample baluster for the railing this afternoon. I recall reading that if I provide it to you, you will present it for approval. Is that correct and if so, when would be a good time to get it to you?

Babi Meekins
Nichols Management, Inc.
18623 Brooke Road
Sandy Spring, MD 20860
(301) 924-5258 | Fax (301) 924-5245
Cell (240) 372-0853
bmeekins@nicholsmanagementinc.com



MUTUAL FIRE INSURANCE Co.
of
MONTGOMERY COUNTY

MAY 1938 - ZOLLNER

Fothergill, Anne

From: Babi Meekins <BMeekins@nicholsmanagementinc.com>
Sent: Wednesday, January 25, 2012 5:12 PM
To: Fothergill, Anne
Subject: RE: 900 Olney Sandy Spring Road

Thank you.

Babi Meekins
Nichols Management, Inc.
18623 Brooke Road
Sandy Spring, MD 20860
(301) 924-5258 | Fax (301) 924-5245
Cell (240) 372-0853
bmeekins@nicholsmanagementinc.com

From: Fothergill, Anne [<mailto:Anne.Fothergill@montgomeryplanning.org>]
Sent: Wednesday, January 25, 2012 5:01 PM
To: Babi Meekins
Subject: FW: 900 Olney Sandy Spring Road

Here is the info on the railing that you requested. The application was continued, not approved, with the three options listed below. The HPC wants to see a sample of the proposed material, and the if they support it you can resubmit the application and it should go through quickly. Keep in mind—this is for the railing, not for signage. Matt was very clear (see the attached transcript) that he wanted this for a decorative railing, not signage. thanks, Anne

From: Fothergill, Anne
Sent: Thursday, October 13, 2011 1:57 PM
To: Babi Meekins
Subject: 900 Olney Sandy Spring Road

Thanks for your email! Here is the email that I had sent Matt after the meeting along with the transcript. Please note the 2nd #3 at the bottom (confusing, there are two #3s in the email) and see if you can get a sample baluster for me to show the Commission since that might be the best route. thanks, Anne

From: Fothergill, Anne
Sent: Wednesday, August 03, 2011 2:23 PM
To: 'Matthew Bonifant'
Subject: RE: Plastic Railing System

Sorry, I got delayed in my review. I have attached the draft meeting transcript here for your review since I think it is helpful in this discussion.

Overall, the HPC said your options are:

- 1) replace the rail that was there exactly in kind in wood based on the photo and the plans (this would be the preference).
- 2) Install the wood railing you proposed from your other building with similar but not matching balusters that would need to be cut (but the HPC didn't support that).
- 3) Install a railing that mimics exactly what was there, but in an alternative material.

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, August 03, 2011 2:23 PM
To: 'Matthew Bonifant'
Subject: RE: Plastic Railing System
Attachments: July 2011 transcript.doc

Sorry, I got delayed in my review. I have attached the draft meeting transcript here for your review since I think it is helpful in this discussion.

Overall, the HPC said your options are:

- 1) replace the rail that was there exactly in kind in wood based on the photo and the plans (this would be the preference).
- 2) Install the wood railing you proposed from your other building with similar but not matching balusters that would need to be cut (but the HPC didn't support that).
- 3) Install a railing that mimics exactly what was there, but in an alternative material.

The synthetic rail system attachment that you sent me is slightly confusing. The baluster (page two) is narrower than the whole railing shown in the last photo (page seven). But since what you sent is not an exact match (#3), it seems you are now proposing option #4, a new railing that is similar to the original but not a custom replica and not wood. Based on what the HPC said at the meeting, I don't think they will support #3 the synthetic material unless it is an exact replica, down to every detail.

The HPC also wanted you to do a few other things before you proceeded:

- 1) measure the shadow in the brick and check that 24 inches is the dimension. One Commissioner thought it might be more like 18 inches. Be sure and double check this measurement and Miche's plan can be amended if needed.
- 2) Check with salvage yards for wood railings that are closer to the original. I know a guy in Baltimore who we could ask to help in the quest if you want.
- 3) The HPC wants to see a sample. If you find a synthetic baluster that more closely matches the original than what you sent, I can take that sample to the Commission so you can get feedback without having to return to the meeting.

Thanks,
Anne

From: Matthew Bonifant [<mailto:MBonifant@NicholsContracting.com>]
Sent: Wednesday, August 03, 2011 1:57 PM
To: Fothergill, Anne
Subject: RE: Plastic Railing System

Hi Anne,

Have you had a chance to review?

Thanks,

Matt
Nichols Contracting, Inc.
Nichols Management, Inc.
C 240.372.0853

From: Fothergill, Anne [<mailto:Anne.Fothergill@montgomeryplanning.org>]
Sent: Friday, July 29, 2011 3:29 PM
To: Matthew Bonifant
Subject: RE: Plastic Railing System

Thanks, I will take a look and get back to you next week.

Anne

From: Matthew Bonifant [<mailto:MBonifant@NicholsContracting.com>]
Sent: Friday, July 29, 2011 3:24 PM
To: Fothergill, Anne
Subject: Plastic Railing System

Anne-

Please see the attached specification for you review.

Let me know if you have any questions.

Matt

Matthew J. Bonifant
Nichols Contracting, Inc.
Nichols Management, Inc.
18623 Brooke Road
Sandy Spring, MD 20860
P 240.372.0853
F 301.924.5245

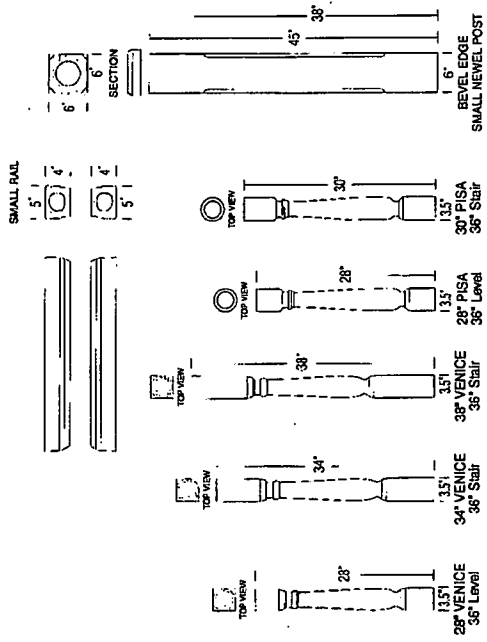
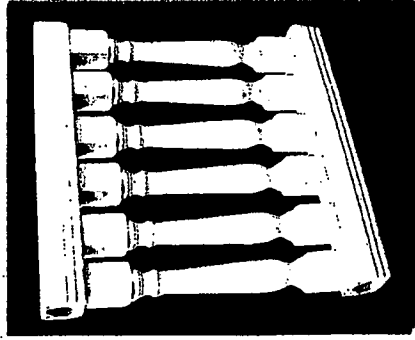
www.nicholscontracting.com
mbonifant@nicholscontracting.com

www.nicholsmanagementinc.com
mbonifant@nicholsmanagementinc.com

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RAILS & NEWEL POSTS

**S
M
A
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L
S**



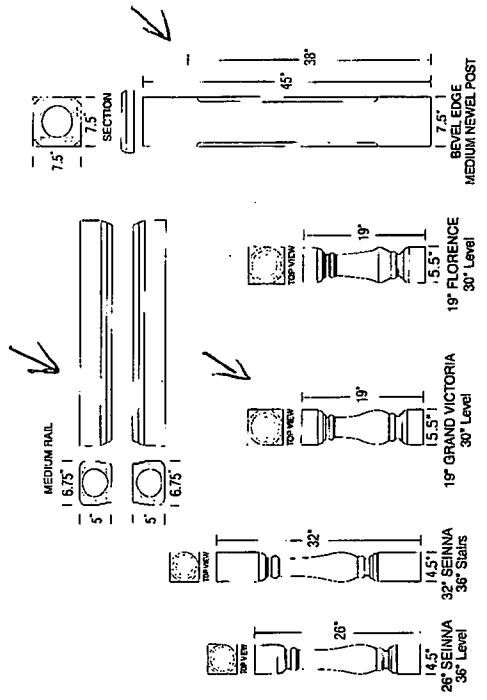
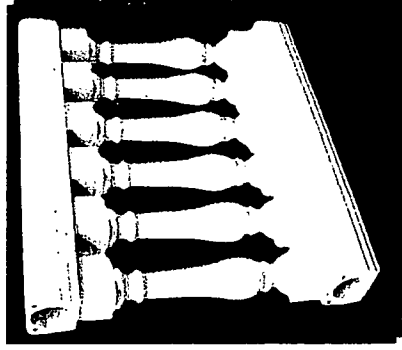
VENICE

PISA

NEWEL POST

BUILT CUSTOM SIZES AND SHAPES FROM YOUR SPECIFICATIONS

**M
E
D
I
U
M**

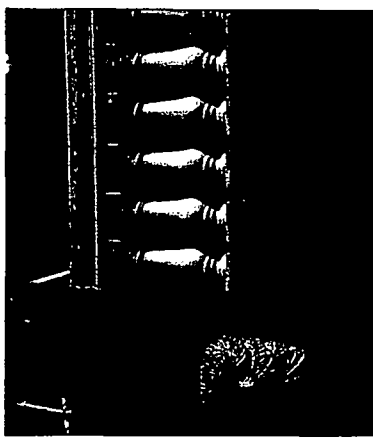
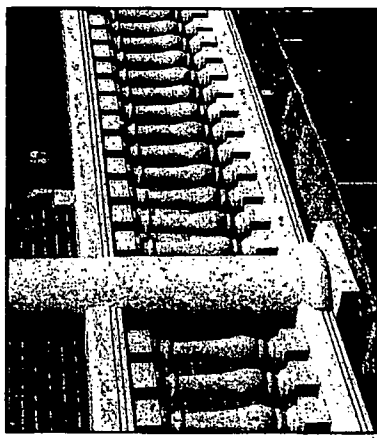


SEINNA

GRAND VICTORIA

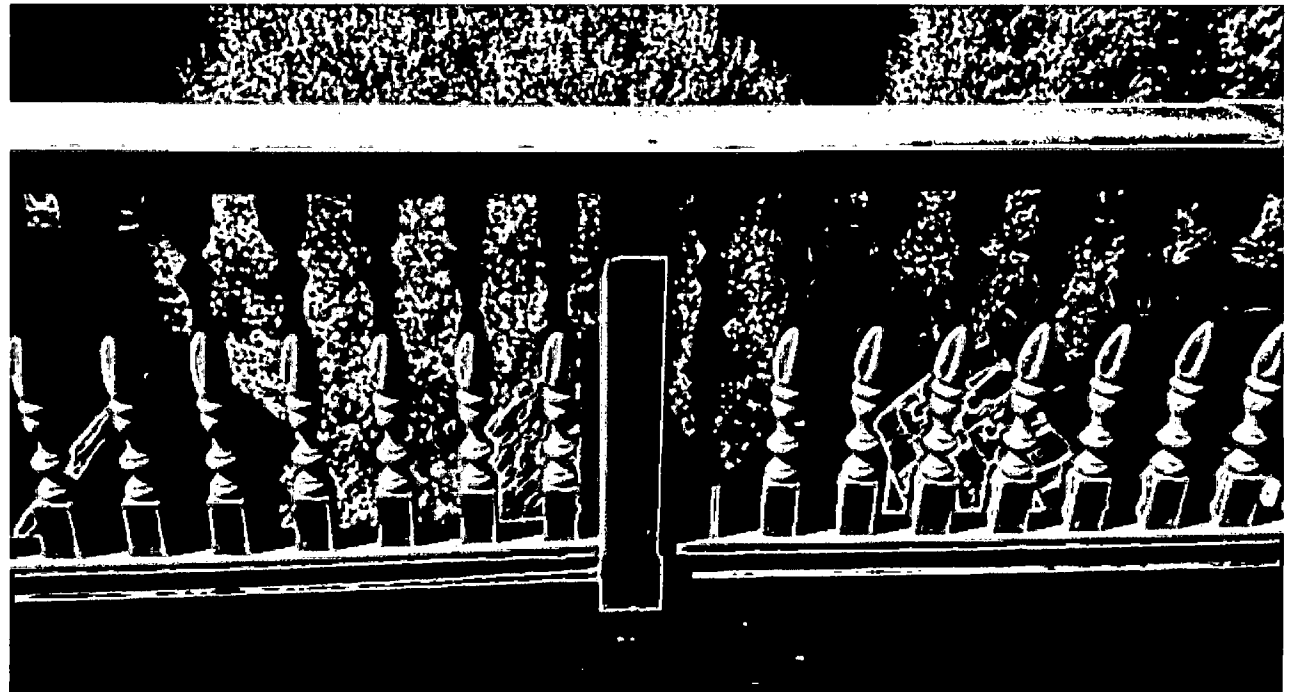
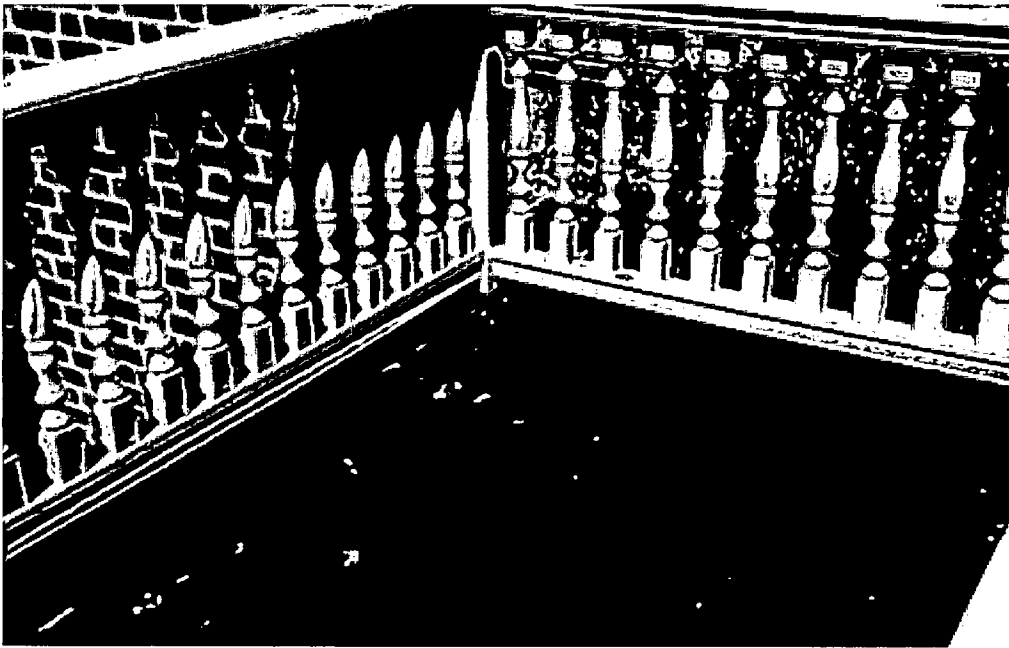
FLORENCE

NEWEL POST



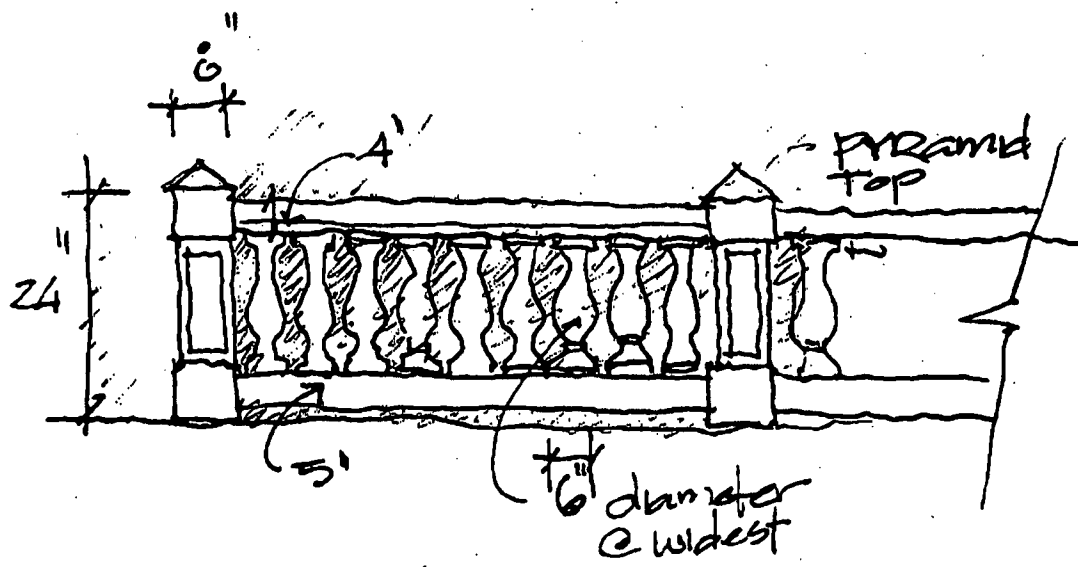
- Interior or Exterior Applications
- Maintenance Free
- Color and Textured, need not be painted
- Can be installed on wood or concrete decks, around pools and on stairways

*previous
= 26"
tall*



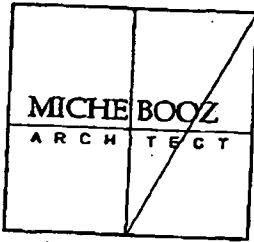
Current height is 36"

Section to be removed to make total railing height 24"



SKETCH OF ILLUSTRATE
for 900 Olney S.S. Rd.

N.T. scale

FAX TRANSMITTAL

Date: 3.1.11
To: Anne Fothergill
Phone:
Fax: Micke
From: Micke

Project:
Page 1 of 2
Re: 900 Olney-Gandy Springs
Road

Anne,

I did a sketch of what I believe
are the correct proportions from
the historic photo.

They should be able to move
forward with a design using
these sizes.

Micke

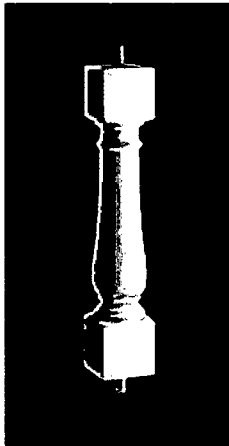
BALUSTRADE SYSTEMS > Balusters > Balusters-Classic > BALUSTER, Classic 4 1/2" x 28" W/3 3/8" Top and Bottom

\$103.77

[CAD Elevation](#)
[DWG](#) | [DXF](#)

[CAD Profile](#)
[DWG](#) | [DXF](#)

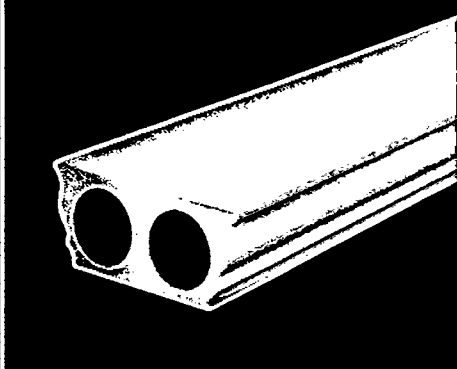
STOCK ITEM
[Click for Details](#)



BAL5X28CCOB

WIDTH	4.5000
HEIGHT	28.0000
LENGTH	0.0000
PROJECTION	4.5000
DIAMETER	4.5000
INSIDE DIAMETER	0.0000
RADIUS	0.0000

BALUSTRADE SYSTEMS > Rails > Top Rails > BALUSTER TOP RAIL, 1 7/8" x 5 1/4" x 8"



BTR12X96

\$291.50

CAD Elevation
DWG | DXF

CAD Profile
DWG | DXF

STOCK ITEM
[Click for Details](#)

WIDTH	11.8750
HEIGHT	5.2500
LENGTH	96.0000
PROJECTION	0.0000
DIAMETER	0.0000
INSIDE DIAMETER	0.0000
RADIUS	0.0000

FYPON
The Right Start

BALUSTRADE SYSTEMS > Posts > Newel Posts > NEWEL POST, 12" x 48"

\$347.47

CAD Elevation
[DWG](#) | [DXF](#)

CAD Profile
[DWG](#) | [DXF](#)



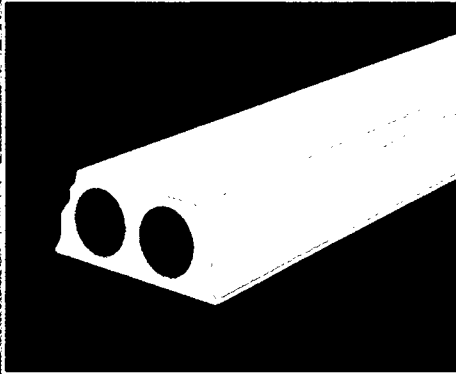
STOCK ITEM
[Click for Details](#)

WIDTH	12.0000
HEIGHT	48.0000
LENGTH	0.0000
PROJECTION	12.0000
DIAMETER	0.0000
INSIDE DIAMETER	0.0000
RADIUS	0.0000

NP12X48

FYPON
The Right Side™

BALUSTRADE SYSTEMS > Rails > Bottom Rails > BALUSTER BOTTOM RAIL, 1 7/8" x 5 1/4" x 8'



BBR12X96

\$291.50

CAD Elevation
DWG | DXF

CAD Profile
DWG | DXF

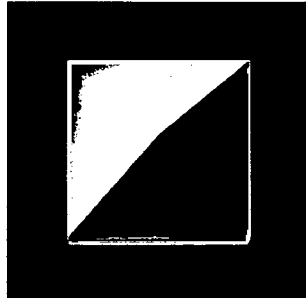
STOCK ITEM
[Click for Details](#)

WIDTH	11.8750
HEIGHT	5.2500
LENGTH	96.0000
PROJECTION	0.0000
DIAMETER	0.0000
INSIDE DIAMETER	0.0000
RADIUS	0.0000

FYPON
The Right Side

BALUSTRADE SYSTEMS > Posts > Post Tops > POST TOP, Peaked 12 1/2" x 1 1/2"

\$21.94



PST13X13P

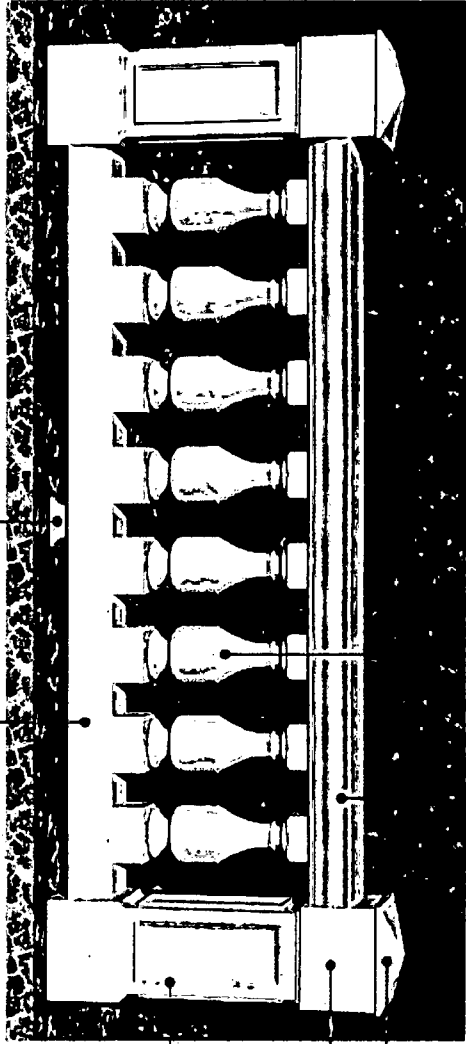
CAD Elevation
[DWG](#) | [DXF](#)

CAD Profile
[DWG](#) | [DXF](#)

STOCK ITEM
[Click for Details](#)

WIDTH	12.5000
HEIGHT	1.5000
LENGTH	0.0000
PROJECTION	12.5000
DIAMETER	0.0000
INSIDE DIAMETER	0.0000
RADIUS	0.0000

FYRON
The Right Stuff™



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	900 Olney-Sandy Spring Road, Sandy Spring	Meeting Date:	7/13/11
Resource:	Outstanding Resource Sandy Spring Historic District	Report Date:	7/6/11
Applicant:	Stabler 1848 LLC (Matt Bonifant, Agent)	Public Notice:	6/29/11
Review:	HAWP	Tax Credit:	None
Case Number:	28/11-11A	Staff:	Anne Fothergill
Proposal:	Railing installation		

STAFF RECOMMENDATION

Staff recommends that the HPC approve this application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Sandy Spring Historic District
STYLE: Colonial Revival
DATE: c. 1904

Established in 1848, the Montgomery Mutual Fire Insurance Company was the earliest insurance company in Montgomery County. The 1904 building housed the company before new quarters were built on Meetinghouse Road. There have been two additions to the building on the south and east sides. A photo of the building dated 1928 is in Circle 14.

PROPOSAL

The applicants are proposing to install a wood railing above the front portico. They are proposing to reuse an existing railing and will remove a one foot section to reduce the height of the railing to match the estimated height of the original railing.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Sandy Spring Historic District 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 #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.

STAFF DISCUSSION

The applicants want to install a railing above the portico to bring attention and prominence to the original front entrance because, as the HPC is aware, they cannot install the amount and kind of signage that their commercial tenants desire. Initially the applicants were very interested in having someone custom mill the balustrade to match the one in the historic photo. A local architect drew a design based on the photo (Circle 19), but the millwork estimates were cost prohibitive. The applicants then considered a synthetic material but staff advised them that wood would be the appropriate and approvable material. The applicants were able to locate a salvaged wood railing and they are proposing to remove a section so that the overall railing height is the same as the architect's design (based on the photo). This building

originally had a railing on the portico and while the proposed railing is not an exact replica, it is a similar style railing that would be appropriate on a Colonial Revival portico. Staff generally does not support adding a new feature on the front façade of a historic building but because the 1928 photo shows a balustrade in this location staff supports installing a new one if it is compatible and appropriate and in keeping with the style of the resource.

Staff is recommending approval of the HAWP application.

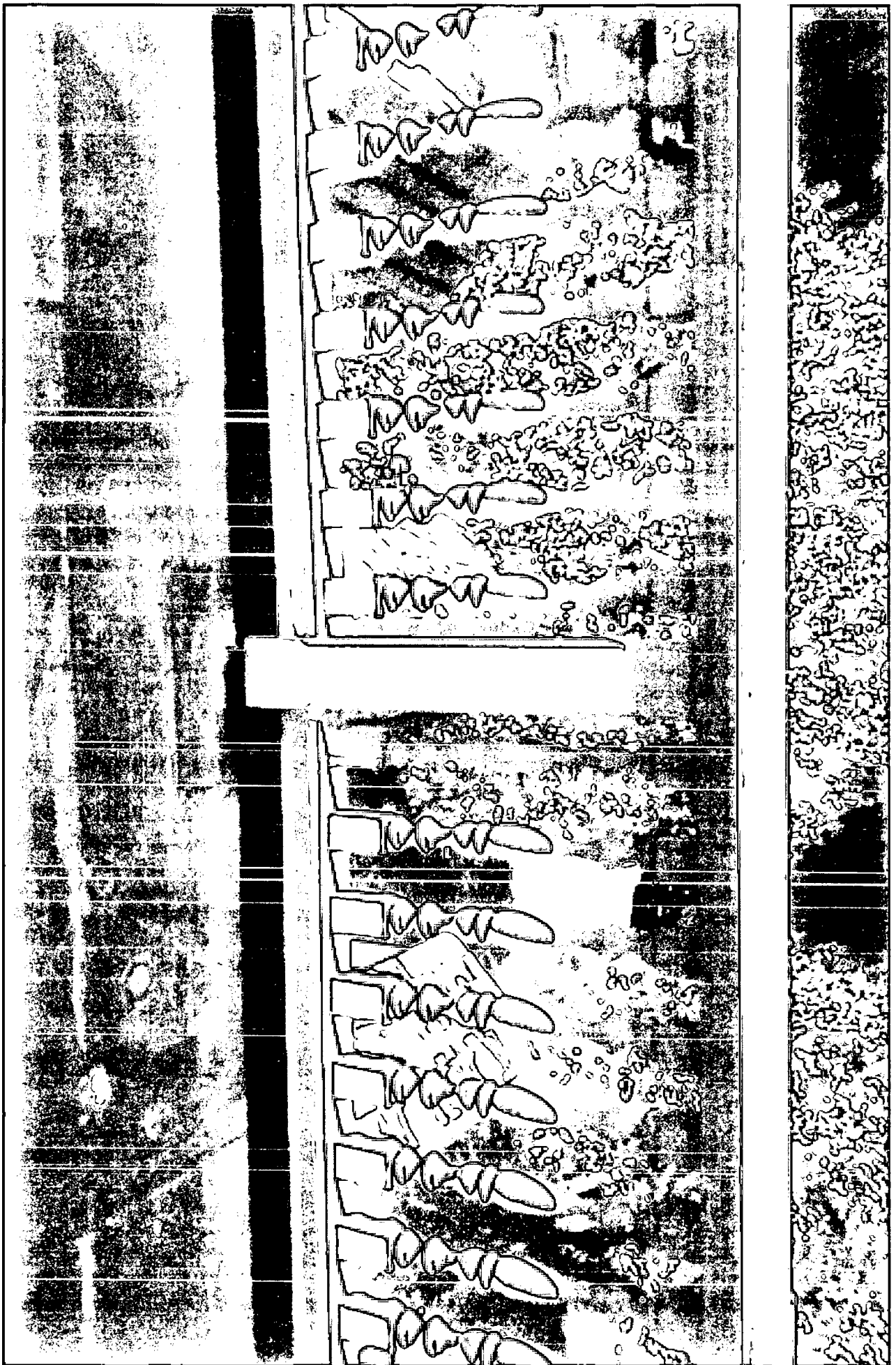
STAFF RECOMMENDATION

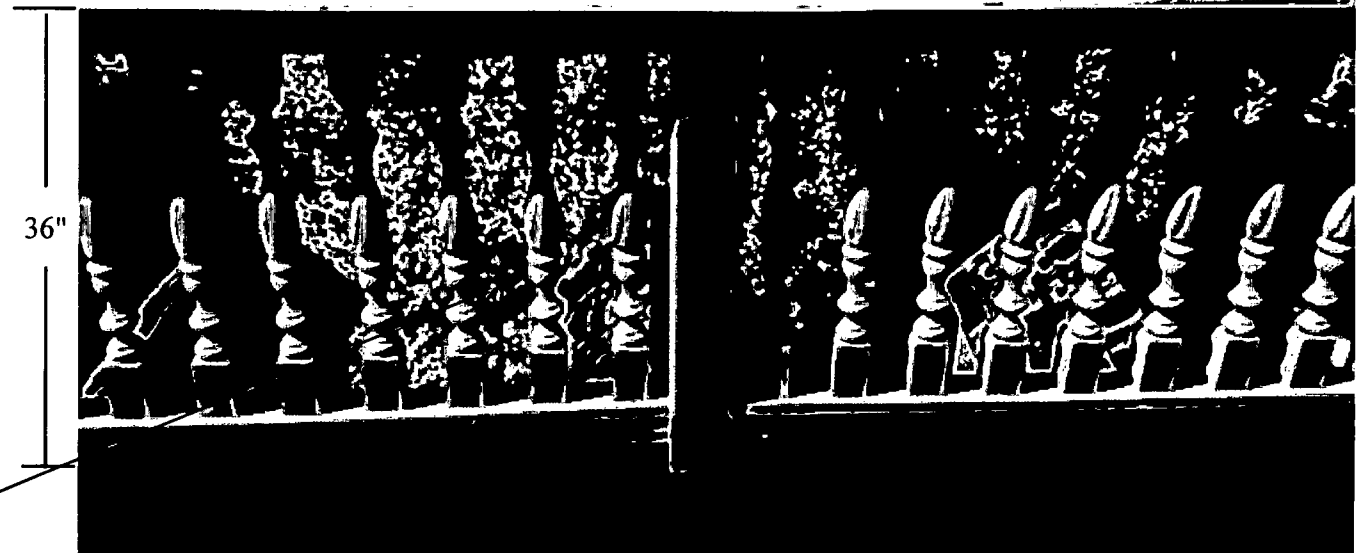
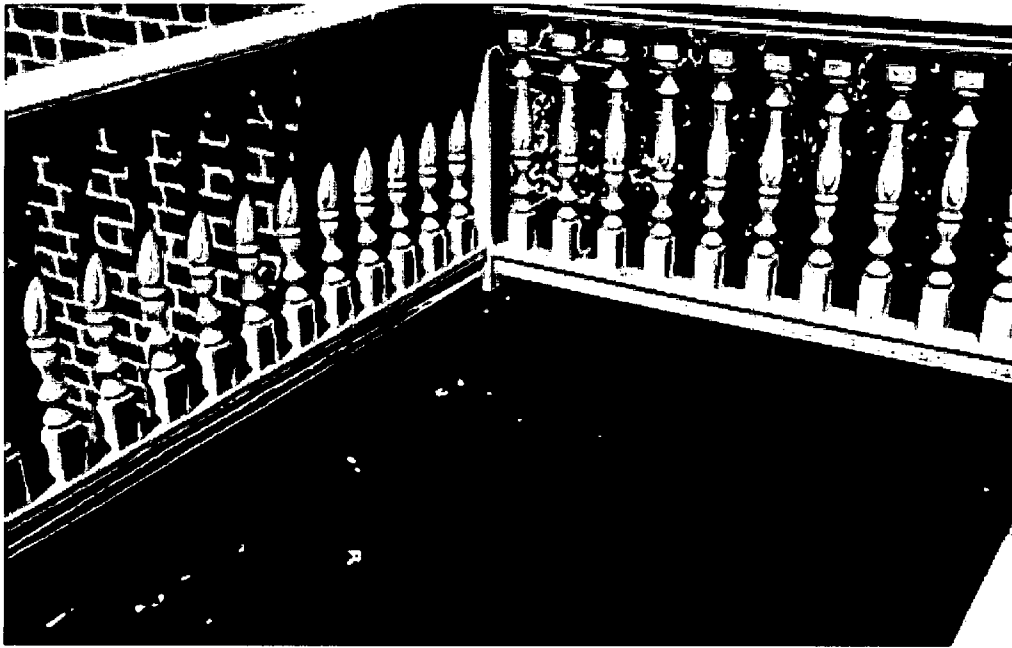
Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

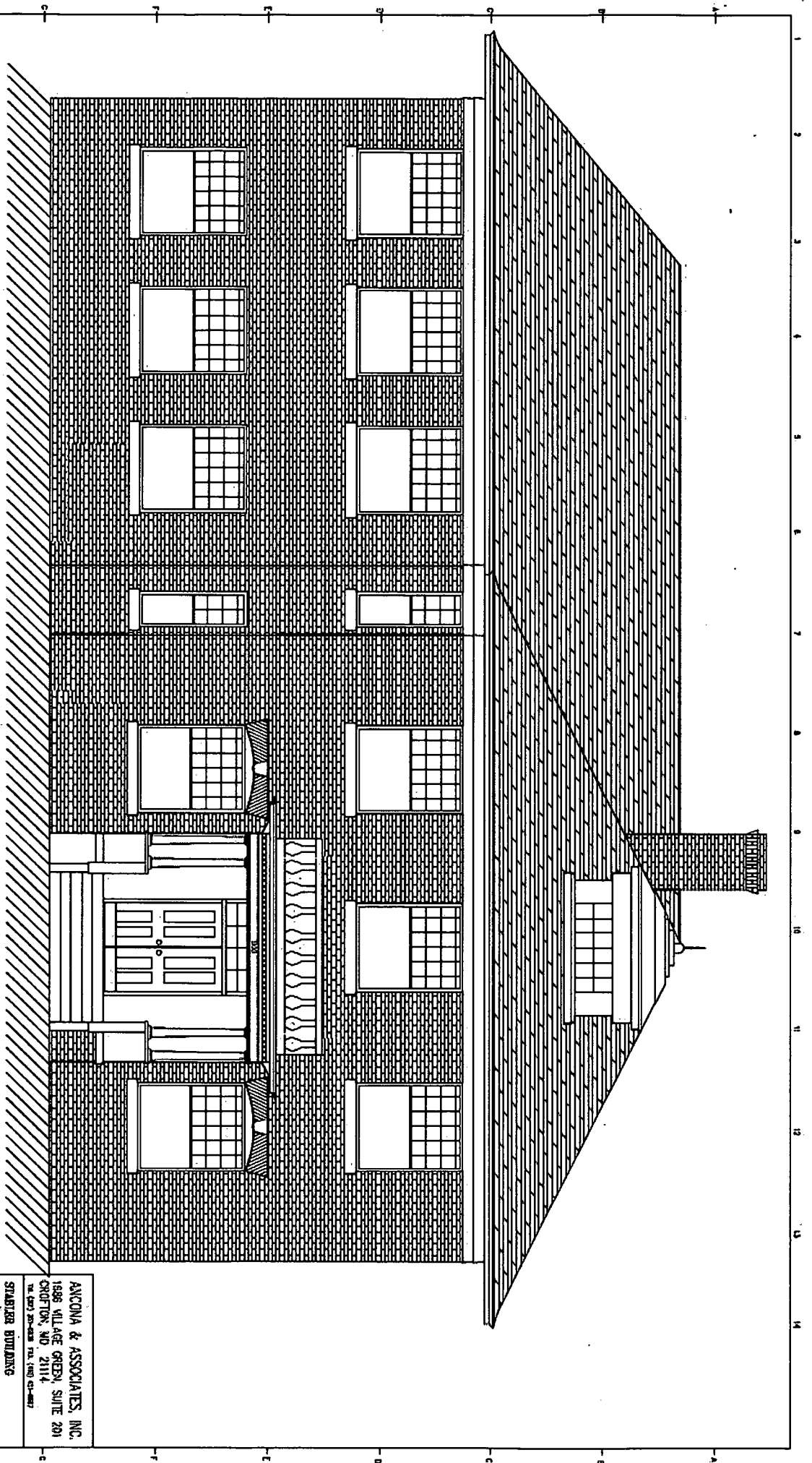
and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





Section to be removed to make total railing height 24"



1
A1

NORTH ELEVATION

SCALE: 1/8"=1'-0"

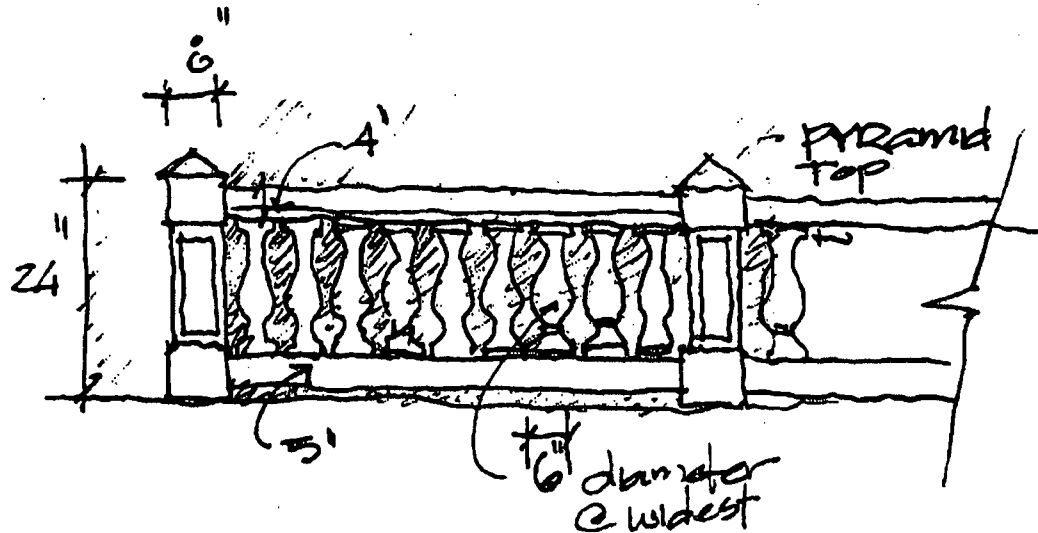
ANCONA & ASSOCIATES, INC.
 1636 VILLAGE GREEN, SUITE 201
 CROFTON, MD 21114
 TEL: 410-201-0222 FAX: (410) 211-0227

STARBUCK BUILDING
 303 Day Street, Suite 304
 Sandy Spring, MD 21151

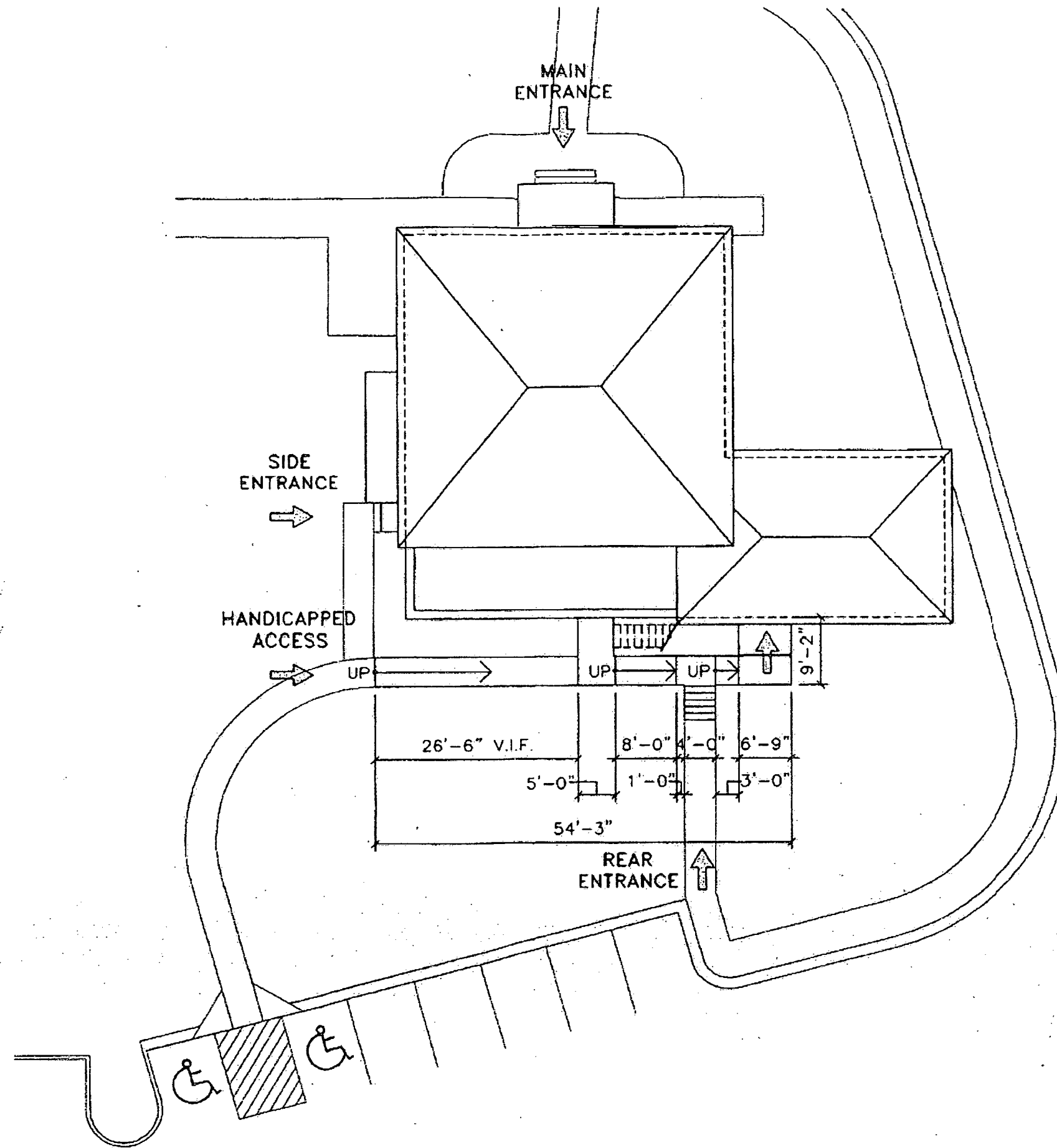
ANTONIO ANCONA, P.E. NO. 10, 11, 12, 13, 14
 1111 W. 14th Street
 DC 20004, MD 20717

DATE: 1/18/97
 SCALE: 1/8"=1'-0"

NORTH ELEVATION A1



SKETCH OF ILLUSTRATE
 for 900 Olney S.S. Rd.
 N.T. scale.



1 PARTIAL SITE PLAN
 A2.01 SCALE: 1/16" = 1'-0"

5/11/11



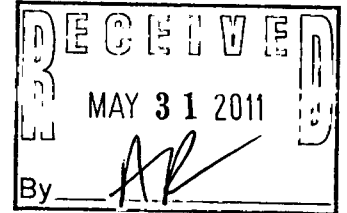
DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Matt Bonitant
Daytime Phone No.: 240-372-0853

Tax Account No.: _____
Name of Property Owner: Stabler 1848 LLC Daytime Phone No.: 301-924-5258
Address: 18623 1 Sandy Spring Brooke 20860
Street Number City Street Zip Code
Contractor: Nichols Contracting, Inc. Phone No.: 301-924-5258
Contractor Registration No.: MHIC #50403
Agent for Owner: Matt Bonitant Daytime Phone No.: 240-372-0853



LOCATION OF BUILDING/PREMISE

House Number: 900 Street: Olney-Sandy Spring Rd.
Town/City: Sandy Spring Nearest Cross Street: Meeting House Rd.
Lot: _____ Block: Map F32 Subdivision: _____
Liber: _____ Folio: _____ Parcel: N442 (Parcel A)

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Railing
1B. Construction cost estimate: \$ 0; parts/labor donated
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

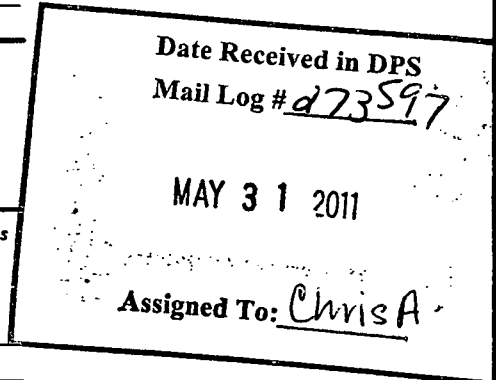
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

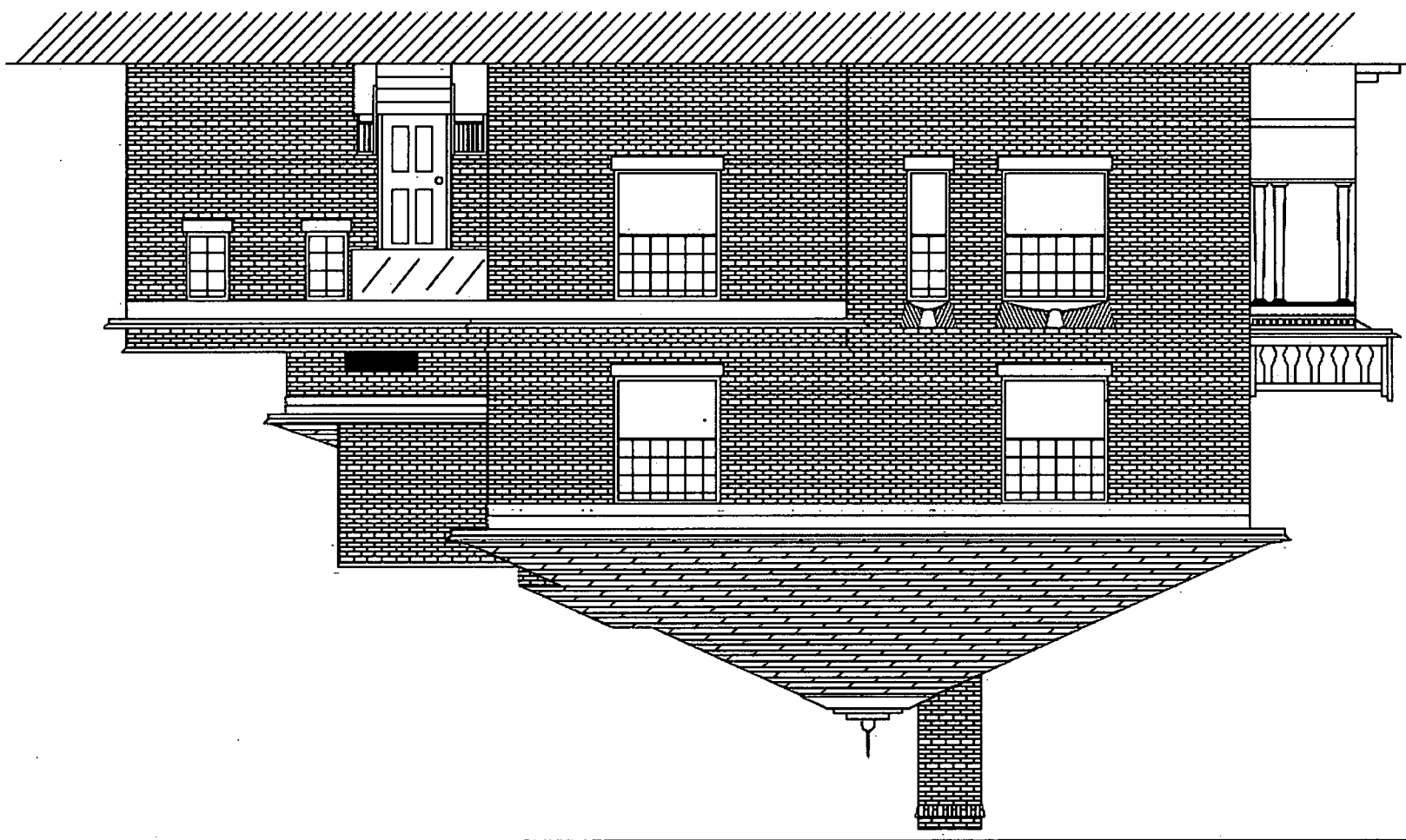
Matt Bonitant 5/11/11
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 570521 Date Filed: 6/7/11 Date Issued: _____



WEST ELEVATION
 SCALE 1/8" = 1'-0"
 ANCONA & ASSOCIATES, INC.
 1888 VILLAGE GREEN, SUITE 201
 CROFTON, MD 21114
 TEL (410) 521-8228 FAX (410) 521-8227
 STABLES BUILDING
 300 Drury Sandy Springs Rd
 Sandy Springs, MD 20854
 ANTONIO MORALES, P.E. NO. 124, 10/24/84
 DC LIC. NO. 25210
 DC LIC. NO. 2877

WEST ELEVATION
 1
 A2
 SCALE 1/8" = 1'-0"



THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance.
- brick building with front porch located at front door. Picture from 1920 shows a railing system above front door.
- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.
- Reinstall a railing system above front porch to mimic what was originally installed.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, ditches, dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly labeled photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

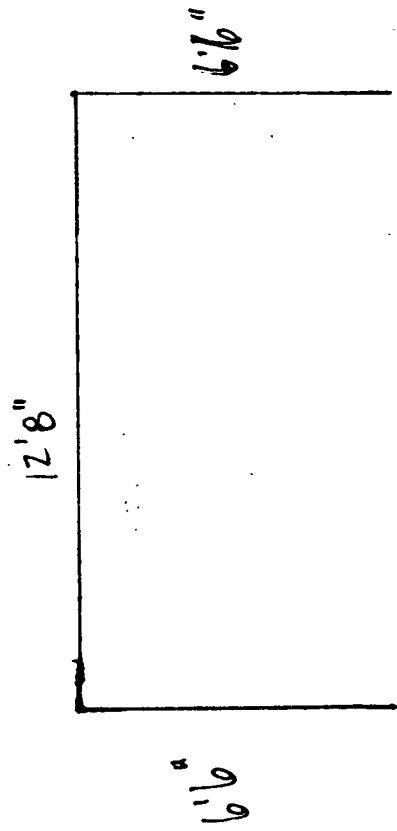
6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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





1
A3

EAST ELEVATION

SCALE 3/16" = 1'-0"

ANCONA & ASSOCIATES, INC.
1686 VILLAGE GREEN, SUITE 201
CROFTON, MD 21114
Tel. (410) 481-6430 Fax. (410) 431-4867

STABLEBROS BUILDING
939 Olney Sandy Spring Rd
Sandy Spring, MD 20861

ANTONIO ANCONA, P.E. MD. LIC. No. 12694
FL. LIC. No. 65610
DC LIC. No. 7897

AS-20-000 Rev. no. 0, add
SCALE 3/16" = 1'-0" I. 0/10

EAST ELEVATION A3

#4. Material Specifications

Reuse of a wood railing system with only modification being to paint color (white semi-gloss) and to remove a 1' section from the balustrades to reduce the overall height of the railing to 24".

#7. Addresses of Adjacent Property Owners

NEW ERA INV GRP LTD CO

Rocky Batheja

905 Olney Sandy Spring Road

Sandy Spring, MD 20860

SANDY SPRING NATL BANK & SAVINGS INST

908 Olney Sandy Spring Road

Sandy Spring, MD 20860

HSC LLC

Karen Mauprivez

816 Olney Sandy Spring Road

Sandy Spring, MD 20860

Stabler 1848 LLC

17810 Meeting House Road

Sandy Spring, MD 20860