

5415 Mohican Road, Bethesda
HPC Case # 35/29-11B
Master Plan Site # 35/29
Baltimore Castle



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: December 8, 2011

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #584817, construction of addition and garage and other alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with (1) condition** at the December 7, 2011 meeting.

- 1. The right side fascia board of the roof on the 2 story side addition cannot extend beyond the rear wall plane of the historic massing.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Ross McNair and Alison Taylor

Address: 5415 Mohican Road, Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES 255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850 24 777 4774

DPS - #8

584817

HISTORIC PRESERVATION COMMISSION 301/563-3400

NOV 16 2011

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ROSS McNAIR

Daytime Phone No.: 301-219-0380

Tax Account No.: 00508301

Name of Property Owner: JOHN ROSS McNAIR AND ALYSON TAYLOR Daytime Phone No.: 301-219-0380

Address: 5415 McHICAN RD Bethesda MD 20816

Contractor: McNAIR Builders INC Phone No.: 301-229-9343

Contractor Registration No.: 124264

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5415 Street: McHICAN

Town/City: Bethesda Nearest Cross Street: MacArthur Blvd

Lot: 2697 Subdivision: Section 1 Glen Echo Heights

Liber: 2697 Folio: 135 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable

CHECK ALL APPLICABLE:

- AC Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: Detached Garage

1B. Construction cost estimate: \$ 100,000

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.

J Ross McNAIR Signature of owner or authorized agent

11-16-2011 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 12/8/11

Application/Permit No.: 584817 Date Filed: 11/16/2011 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

NOV 16 2011

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5415 Mohican Road, Bethesda	Meeting Date:	12/7/11
Applicant:	Ross McNair and Alison Taylor	Report Date:	11/30/11
Resource:	<i>Master Plan</i> Site #35/29, Baltzley Castle	Public Notice:	11/23/11
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/29-11B	Staff:	Josh Silver

PROPOSAL: Construction of addition and garage and other alterations

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan* Site #35/29, **Baltzley Castle**
STYLE: Eclectic
DATE: 1890

ARCHITECTURAL HISTORY

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

This large stone house is one of three residences built by the twin brothers Edwin and Edward Baltzley for their proposed Glen Echo community. In keeping with their vision of a Rhineland on the Potomac, the brothers conceived of the castle theme for their residences. The Baltzleys hired Philadelphia architect Theophilus Parsons Chandler to design the house, which likely served as a model for the proposed community. Chandler also designed Glen Echo Chautauqua's Amphitheater (no longer standing). The Baltzley Castle has a crenelated porte-cochere, round three-story tower, stone bracketed cornices, red slate roof with terra cotta cresting, and tall, corbelled chimneys. The house is constructed of granite from local quarries that the Baltzleys operated. A prolific inventor, Edwin Baltzley made his fortune on a patented mechanical eggbeater. The brothers, beginning in 1888, purchased over 900 acres and platted the Glen Echo Heights subdivision (with a whimsical street plan resembling the human cranium). A disastrous 1890 fire at the Baltzley's Glen Echo Cafe and rumors of malaria put an end to the Baltzley's real estate business. Edward and Laura Baltzley owned the Baltzley Castle until 1892, and Edwin resided here from 1897, owning the house until his death in 1919.

BACKGROUND

On October 12, 2011 the HPC held a 2nd Preliminary Consultation hearing for the proposed construction of a two story side addition, two car detached garage with side carport, glass dormer replacement and other alterations at the subject property. (See attached HPC transcript on page 50).

The HPC provided the following comments in response to the applicant's proposal:

PROPOSED CHANGE	HPC COMMENTS
ADDITION	<ul style="list-style-type: none"> • Inset the addition on both sides of the historic massing • Roofline needs to be aligned with the rounded front porch roof and lower than the rear porch roof crenellation detail • Consider introducing a stone building element at the foundation level and/or corner details to recall primary stone material of the historic massing.
FRONT PORCH GLASS ENCLOSURE	<ul style="list-style-type: none"> • Consensus the proposed fixed glass pieces were a feasible option. Final installation method detail should be submitted with HAWP application. • Evaluation of existing porch pilasters ability to bear potential wind load from glass panel installation should be considered.
GLASS DORMER	<ul style="list-style-type: none"> • Support as proposed.
GARAGE	<ul style="list-style-type: none"> • General support for garage as submitted • Similar or matching material treatments to the side addition should used for the garage if materials for the addition are revised.

PROPOSAL

The applicants are proposing to:

Kitchen addition:

Remove the existing one story lean-to addition and construct a 13 ft x 26 ft kitchen addition on the east side of the existing resource, and to the rear of the square turret. The design is structural steel "C" channels and columns forward of the doors and windows. The roof structure is a flat (shallow tapered) pitch, with a 20 ounce flat seam copper roofing. The lower level is a walk out facing MacArthur Boulevard. All corners and trim will be clad to match the window cladding. The roof will align with the main section of the front rounded porch roof. An existing deteriorated stone retaining wall on the right side of the existing house that serves as a partial foundation for the one story lean-to addition will be removed to create buildable area for the proposed kitchen addition. The addition will be offset from the both sides of the historic massing and completely independent from the front and side facing tower on the MacArthur Boulevard side of the structure.

Non reflective glass front porch:

Install curved, 9/16", tempered, full view, fixed, non- reflective glass. There will be no operating windows, screens or mullions. One all glass door will provide access to the stairs. The glass pieces will be set behind the decorative wood brackets that currently brace the roof structure.

Glass dormer replacement:

Replace the existing 3rd floor glass dormer on the left side elevation with a wood, full view, fixed glass window. The broken square and triangle windows will be replaced with full view, direct set, insulated glass. The proposed modifications include measures to adjust the framing for proper water drainage to prevent future damage.

Detached garage:

Construct a 2 car detached garage and 1 car carport set off the rear and right side property lines 5 feet. The rear and right side walls will be concrete retaining walls as the garage is set into the slope. The structure will match the proposed kitchen addition in height and with the steel beams and columns forward of the garage doors and wall sheathing. The wood garage doors will be outward swinging carriage doors and the roof is to match the kitchen addition as a flat roof structure with copper flat seam roofing. The wood doors, trim and panels will be painted the color of the kitchen addition.

Geo Thermal Wells:

The vertical drilled geo thermal wells will be in the rear yard, beside the driveway and set off the property line five feet. There are no site features disturbed as a result of the installation.

Generator:

A natural gas generator, measuring 48 x 26 x 29 will be sited in the rear right side yard. The proposed generator will be set off the house 12 feet and property line 17 feet. No site features are disturbed as a result of the installation.

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 #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

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

Staff supports the HAWP application as submitted. The revised plans respond to the comments and feedback provided by the HPC at the 2nd Preliminary Consultation.

One story side addition demolition:

Staff supports the proposed removal of the existing non-original, one-story side elevation lean-to addition. The proposed demolition would not remove any character-defining features and have minimal impact to the historic massing. The removal of this addition is consistent with the HPC recommendations at both preliminary consultation hearings.

The removal of the non-original lean-to addition and construction of a proposed two story addition will require the removal of an existing L-shaped stone retaining wall. The retaining wall currently serves as a

partial foundation for the lean-to addition the HPC said could be removed at both preliminary consultation hearings. Staff performed a field inspection to document the condition of wall and judge its significance to the historic environmental setting of the site. Staff documented a partially collapsed wall in certain locations and significant deterioration such as loose and/or removed stones. Staff also determined the wall is likely contemporaneous with the existing lean-to addition which is not original to the house. Staff supports the complete removal of the wall as a result of these observations, finding that the wall is not a character-defining feature to the site and its removal would not substantially alter an original feature of the site.

Construction of two story side addition:

The proposed addition redesign responds to the recommendations provided by the HPC at the 2nd preliminary consultation hearing. The addition is behind and completely independent from the front/side facing tower and inset at the north corner where the addition joins the historic massing. The roofline of the addition is lower than the crenellation detail of porte-cochere and aligned with the roof of the rounded front porch facing MacArthur Boulevard to avoid competing with these character-defining features.

Front porch:

Staff supports the proposed installation of non-reflective glass in the openings of the front porch. The proposed installation of full view, fixed, non-operable glass sections behind the decorative wood brackets will have negligible impact on the structure and is consistent with Secretary of the Interior Standard's for Rehabilitation #1, 9 & 10. The applicant has provided additional details about the porch glass and door attachments and included a structural analysis of the front porch pilasters and glass panel installation method to assist the HPC in their review of this project. (See circles 35-36).

The proposed installation of non-reflective glass still allows the front porch to be used as a functional living space and does not destroy historic materials, features and or spatial relationships that characterize the property. The glass will be installed behind the decorative wooden brackets to preserve the legibility of these features from the exterior. If removed in the future the glass panels are designed as such that they would not disturb the essential form and integrity of the front porch.

Staff supports the proposed repairs, rebuilding and/or replacement in-kind to features and decorative elements on the front porch. The applicants have secured high resolution historic photos of the front porch to assist them with reconstructing damaged and missing elements.

Glass dormer replacement:

Staff supports the proposed glass dormer replacement. The HPC had no concern with replacing the dormer at the 1st or 2nd Preliminary Consultation because of the features deteriorated condition. The proposed design is respectful of the existing design while using a construction method that will prevent future water infiltration and deterioration to the interior of the structure.

Construction of two car/one car carport detached garage:

Staff supports the proposed construction of a two car garage with a single detached car port. The redesign responds to the HPC's feedback by including similar and matching materials treatments and design details as the proposed side addition. The applicants have confirmed the redesign complies with the properties established setbacks.

Geo Thermal Wells and Generator Installation:

Staff supports the proposed installation of geo thermal wells and one generator at the property. The proposed installations will have negligible impact on the environmental setting.

STAFF RECOMMENDATION

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

- (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; and

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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
241 777-4476

DPS - #8

584817

HISTORIC PRESERVATION COMMISSION
301/563-3400

NOV 16 2011

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: ROSS McMAIR

Daytime Phone No.: 301-219-0380

Tax Account No.: 00508301

Name of Property Owner: John Ross McMAIR AND ALISON TAYLOR Daytime Phone No.: 301-219-0380

Address: 5415 MOLLICAN RD BETHESDA MD 20816
Street Number City Street Zip Code

Contractor: McMAIR Builders Inc Phone No.: 301-229-9343

Contractor Registration No.: 124264

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5415 Street: MOLLICAN

Town/City: BETHESDA Nearest Cross Street: MACARTHUR BLVD

Lot: DANE PARK 3 Subdivision: SECTION 1 GLEN Echo HEIGHTS

Liber: 2697 Folio: 135 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: DETACHED GARAGE

1B. Construction cost estimate: \$ 100,000

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.

J Ross McMAIR
Signature of owner or authorized agent

11-16-2011
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 584817 Date Filed: 11/16/2011 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

NOV 16 2011



BALTZLEY CASTLE PRELIMINARY CONSULTATION 5415 MOHICAN RD

Planning Area / Site Number M: 35-29-1.

WRITTEN DESCRIPTION OF WORK: Condition Assessment

11-16-11

Kitchen addition:

We propose to remove the existing one story porch and construct a 13 ft x 26 ft kitchen addition on the east side of the Baltzley Castle, to the rear of the square turret. The design is structural steel beams and columns forward of the doors and windows. The roof structure is flat with 20 ounce flat seam copper roofing. The lower level is a walk out facing MacArthur Blvd.

Non reflective glass front porch:

The existing front porch is open to the elements. This has caused significant damage to the floor system and the stone structure. MacArthur Blvd and Clara Barton Parkway are now main commuter highways with its resulting traffic noise pollution. We propose to install curved, 9/16 tempered, full view, fixed, non- reflective glass. There will be no operating windows, screens or mullions and one all glass door providing access to the stairs. The glass will be set behind the decorative wood brackets that currently brace the roof structure.

Detached garage:

We propose a 2 car detached garage and 1 car carport set off the rear and right side property lines 5 feet . The rear and right side walls will be concrete retaining walls as the garage is set into the slope. The structure will be the same as the proposed kitchen addition with the steel beams and columns forward of the garage doors and wall sheathing. The wood garage doors will be outswing carriage doors and the roof is to match the kitchen addition as a flat roof structure with copper flat seam roofing.

Glass structure 3rd floor west side:

The glass structure on the 3rd floor West side is an original feature of the house in poor condition. The glass roof intersects the copper valley below the turret and has caused tremendous damage to the structure. We propose to build up the roof framing 16" from the valley in order to properly flash this area and install 6 glass sections.

The broken square and triangle windows will be replaced with full view, direct set, insulated glass.

Geo Thermal Wells:

We propose verticle drilled wells for the Geo Thermal loop. The wells will be for a 5 ton system to be installed on the West side of the property in the rear of the house.

Generator for back up power:

We propose a back up generator to be installed 20 ft from the side property line and 15 ft from the house on the west side of the property.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

OWNER'S MAILING ADDRESS

11/16/2011

J. Ross McNair, Alison Taylor
7600 Cabin Rd
Cabin John MD 20818

ADJACENT AND CONFRONTING PROPERTY OWNERS MAILING ADDRESSES

Miguel Otero
5301 Mohican Rd
Bethesda MD 20816

Chris White
5409 Mohican Rd
Bethesda MD 20816

Alexander Wohl
5303 Mohican Rd
Bethesda MD 20816

Miklos Gaal
5407 Mohican Rd
Bethesda MD 20816

Matthew Byrne
5405 Mohican Rd
Bethesda MD 20816

Stephen Seeber
5309 Mohican Rd
Bethesda MD 20816

William Barlow
5311 Mohican Rd
Bethesda MD 20816

Patrick Gates
5421 Mohican Rd
Bethesda MD 20816

Ned Miltenberg
5410 Mohican Rd
Bethesda MD 20816

John Lentz
5424 Mohican Rd
Bethesda MD 20816

Joy Brown
5408 Mohican Rd
Bethesda MD 20816

Whittington Lewis
5404 Mohican Rd
Bethesda MD 20816

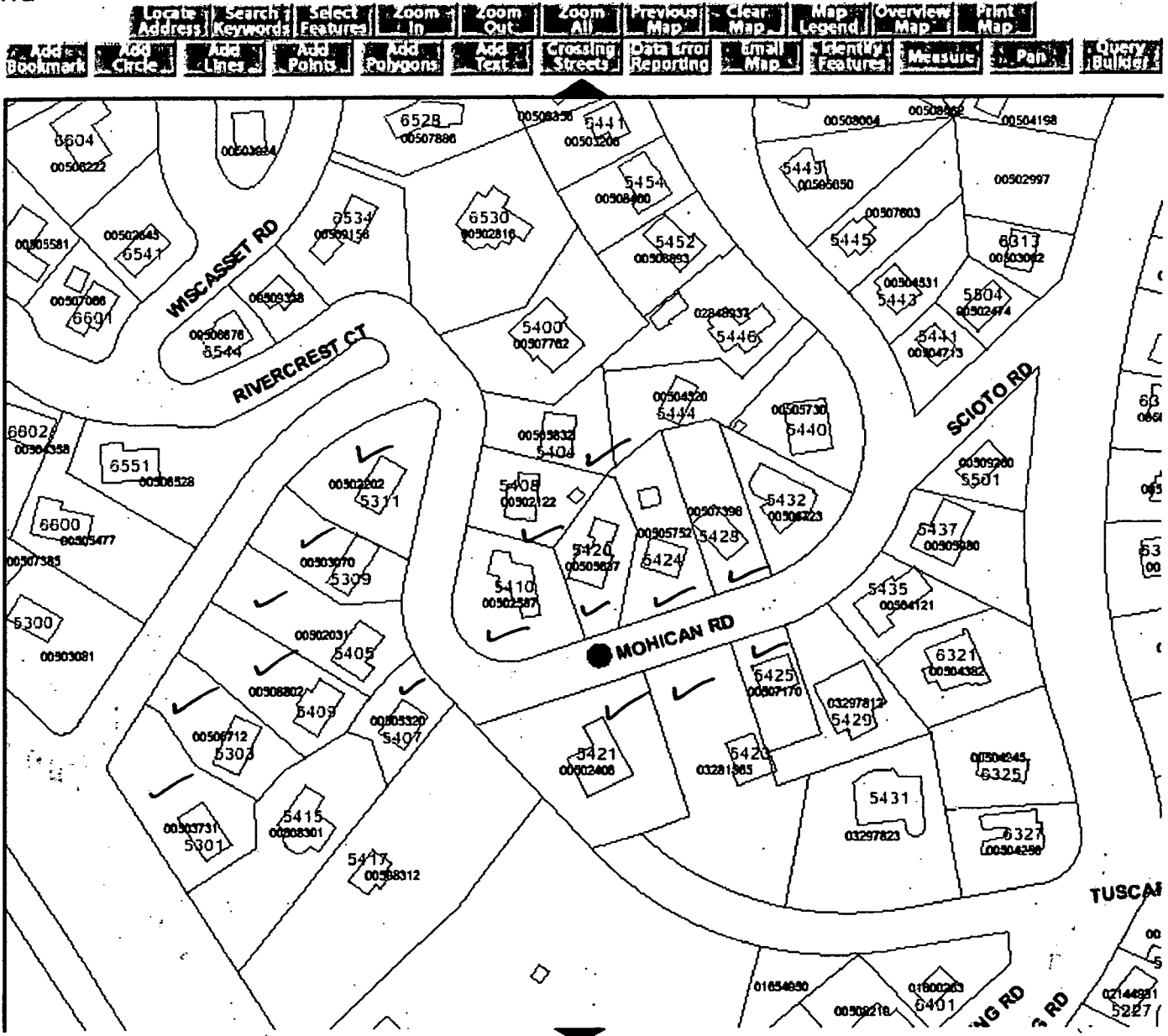
Nathaniel Kendall
5420 Mohican Rd
Bethesda MD 20816

William Coolidge
5423 Mohican Rd
Bethesda MD 20816

James Ross
5425 Mohican Rd
Bethesda MD 20816

Philip Warker
5428 Mohican Rd
Bethesda MD 20816

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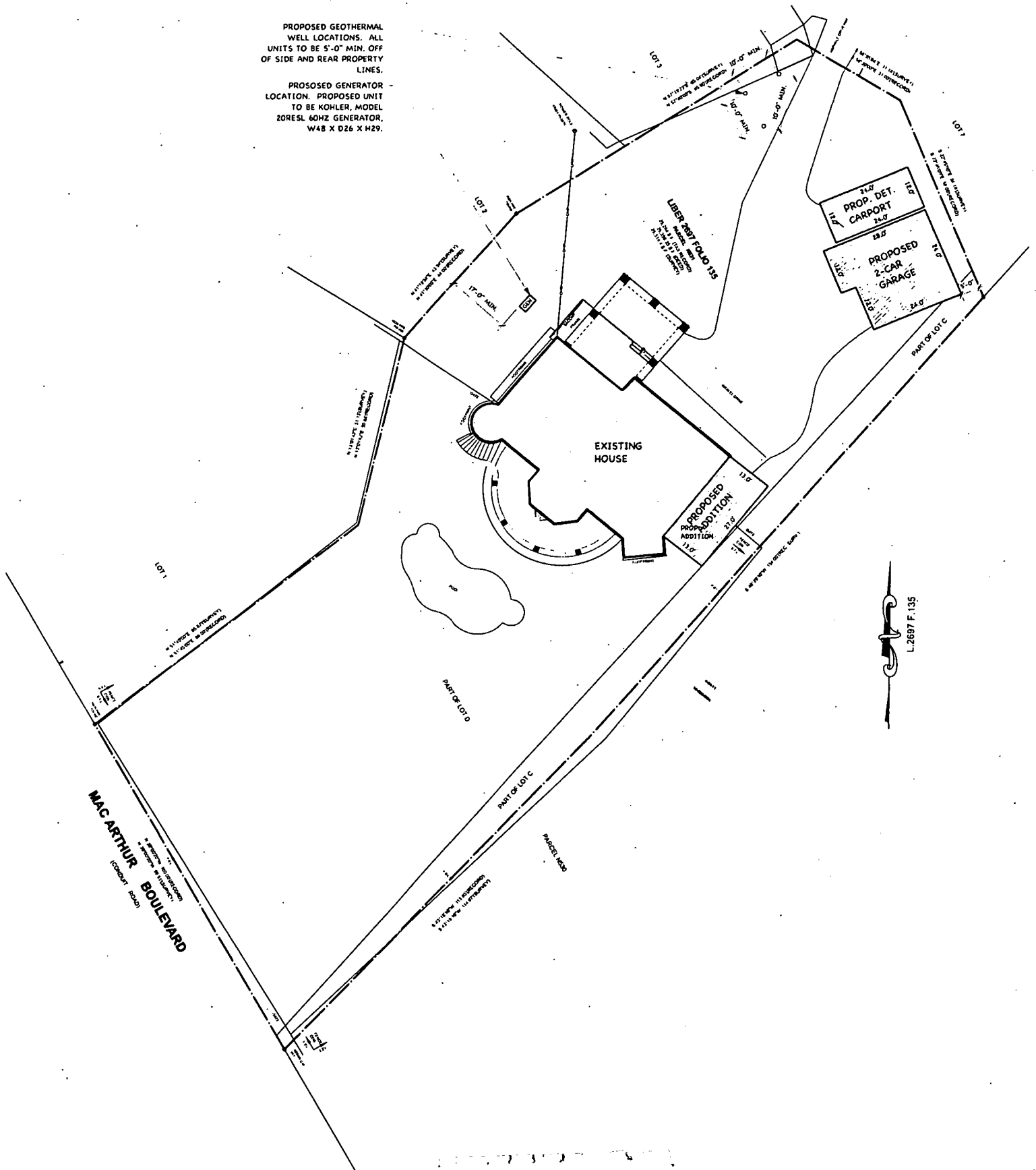


10

SITE PLANS

PROPOSED GEOTHERMAL WELL LOCATIONS. ALL UNITS TO BE 5'-0" MIN. OFF OF SIDE AND REAR PROPERTY LINES.

PROPOSED GENERATOR LOCATION. PROPOSED UNIT TO BE KOHLER, MODEL 20RESL 60HZ GENERATOR, W48 X D26 X H29.



MCNAIR RESIDENCE

OWNER:
MR. ROSS MCNAIR
7850 CABIN JOHN ROAD
CABIN JOHN, MD 20818

ARCHITECT:
ARCHAeON ARCHITECTS INC., ROBERT WILCOFF (PRINCIPAL)
5415 MICHIGAN ROAD, BETHESDA, MD 20818
ADDITION TO EXISTING SINGLE FAMILY RES
BLOCK 3/PARTS OF LOTS C & D

PROJECT ADDRESS:
5415 MICHIGAN ROAD, BETHESDA, MD 20818

PROJECT DESCRIPTION:
ADDITION TO EXISTING SINGLE FAMILY RES
BLOCK 3/PARTS OF LOTS C & D

LOCATION:
R-90

LOT AREA: 25,284 SF

ALLOWABLE LOT OCCUPANCY: 7579.2 SF. (30%)

EXISTING LOT OCCUPANCY: 1880.63 SF. (7.84%)

PROPOSED LOT OCCUPANCY: 3238.97 SF. (12.81%)

BASEMENT EXISTING: 1880.63 SF.

1ST FLOOR EXISTING: 1880.63 SF.

1ST FLOOR PROPOSED: 2327.5 SF.

2ND FLOOR: NO CHANGE

ATTC: NO CHANGE

HEIGHT: NO CHANGE

MIN. FRONT YARD SETBACK: 30 FT.

MIN. REAR YARD SETBACK: 25 FT.

MIN. SIDE YARD SETBACK: 8 FT. EACH SIDE

MIN. TOTAL SIDE YARD SETBACK: 25 FT.

REAR YARD: 8457.38 SF.

REAR YARD ALLOWABLE OCCUPANCY: 1291.47 SF. (20%)

PROPOSED ACCESSORY BUILDINGS: 808.17 SF. (14.06%)

PROPOSED ACCESSORY BUILDINGS HEIGHT: 18'2 1/4" (20 FT. ALLOWABLE)

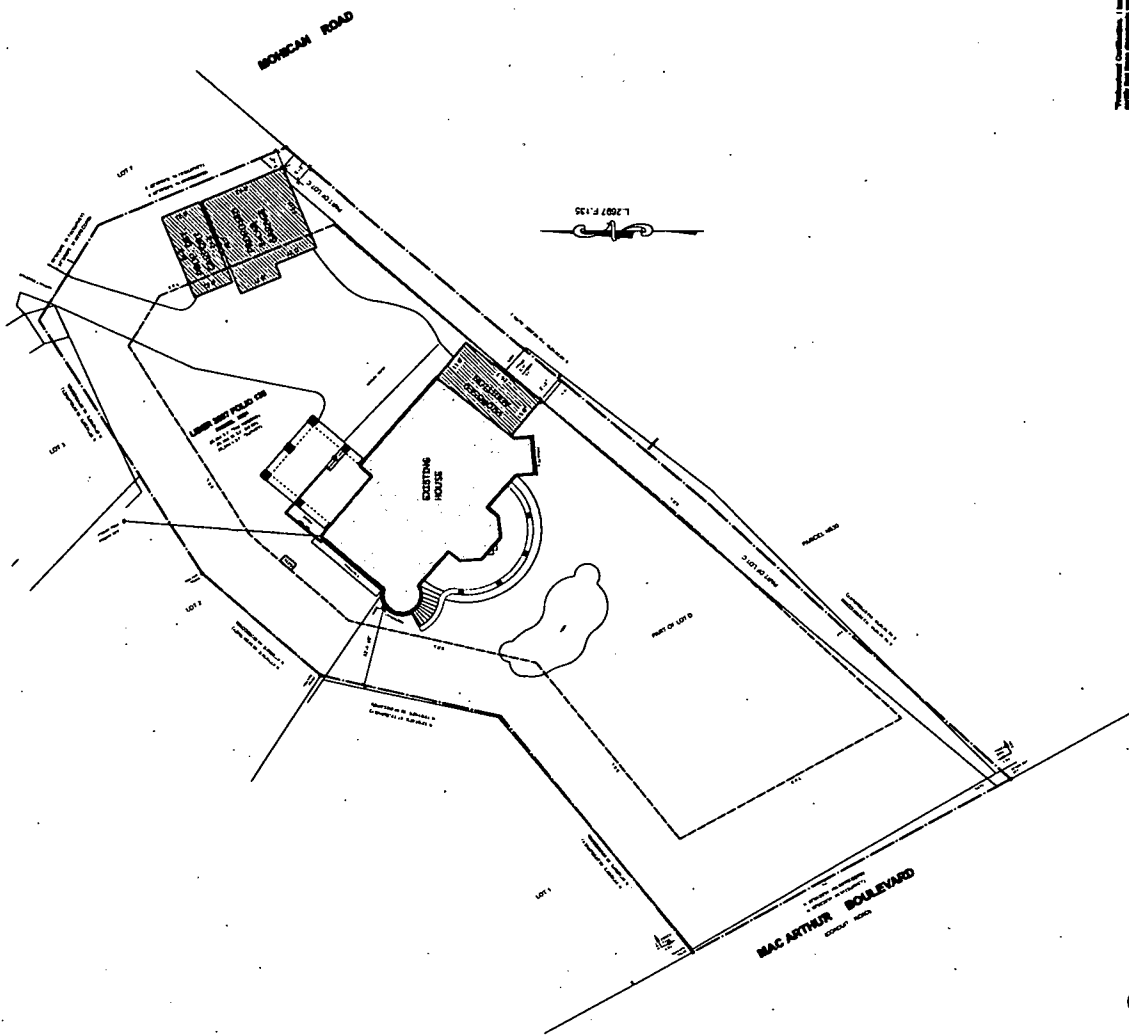
MIN. FRONT YARD SETBACK: 60 FT.

MIN. REAR YARD SETBACK: 5.0 FT.

MIN. SIDE YARD SETBACK: 5.0 FT.

APPLICABLE CODES:

DESIGN CRITERIA AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL DESIGN CODE (IRC) SHALL APPLY TO THE FOUNDATION, ROOFING, AND WIND RESISTANCE DESIGN. DESIGN SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL BUILDING CODE (IBC) AND THE 2006 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC). DESIGN SHALL ALSO BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL FIRE CODE (IFC). DESIGN SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL ENERGY EFFICIENCY CODE (IECC). DESIGN SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL GREEN BUILDING CODE (IGBC). DESIGN SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDC). DESIGN SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL WELL-BEING AND PERFORMANCE CODE (IWPC). DESIGN SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL COMMUNITY DEVELOPMENT AND HOUSING CODE (ICDHC). DESIGN SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT CODE (IAHCDC). DESIGN SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL HOUSING AND COMMUNITY DEVELOPMENT CODE (IHCDHC). DESIGN SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL HOUSING AND COMMUNITY DEVELOPMENT CODE (IHCDHC). DESIGN SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL HOUSING AND COMMUNITY DEVELOPMENT CODE (IHCDHC).



PROJECT INDEX

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- A-4 FRONT PORCH DETAILS
- A-5 FRONT ELEVATION
- A-6 LEFT SIDE ELEVATION
- A-7 REAR ELEVATION
- A-8 RIGHT SIDE ELEVATION
- A-9 FIRST FLOOR FRAMING
- A-10 ROOF FRAMING PLANS
- A-11 WALL SECTION
- A-12 GARAGE FLOOR PLANS
- A-13 GARAGE ELEVATIONS
- A-14 GARAGE STRUCTURALS

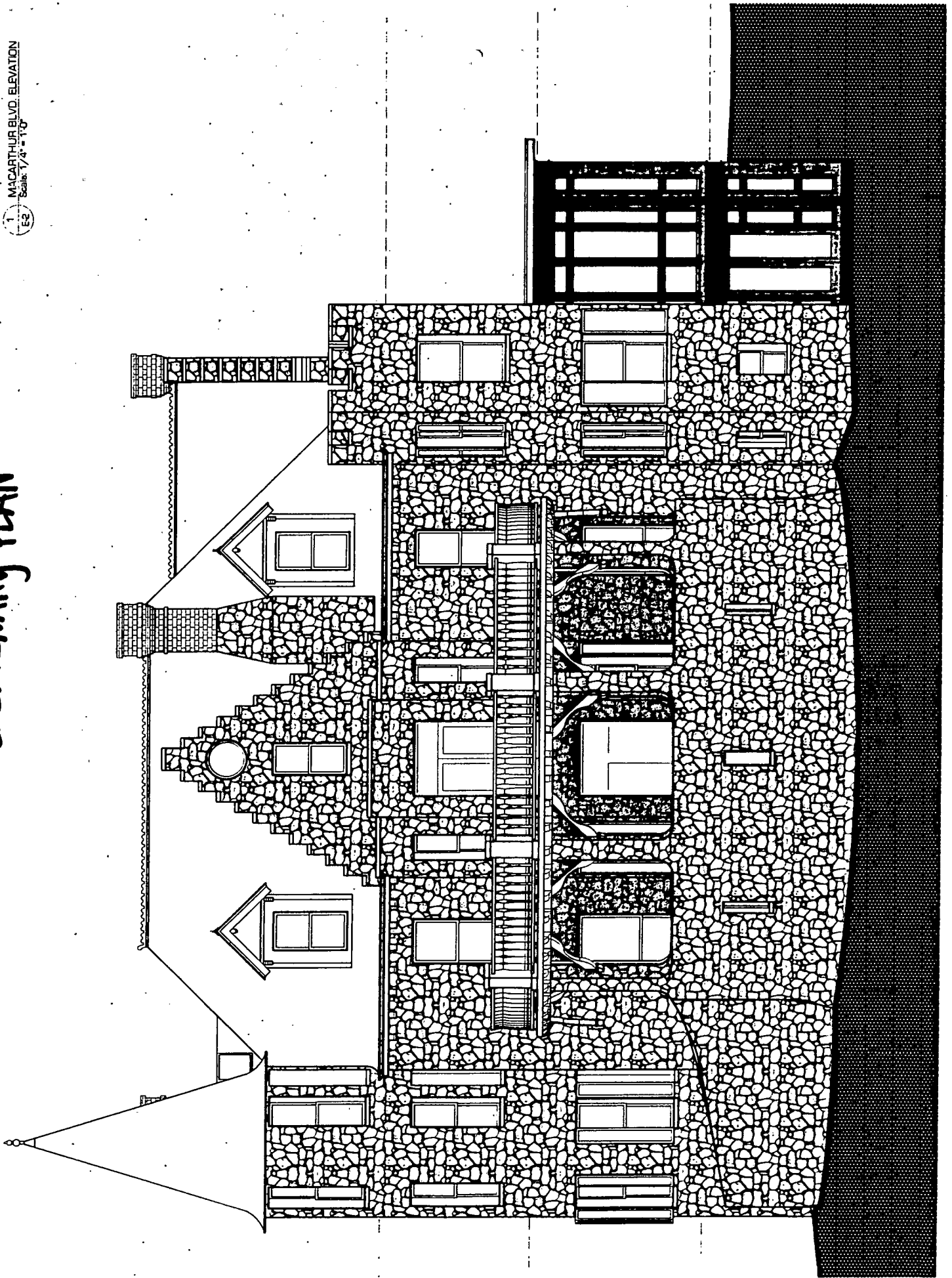
HAWP PLAN

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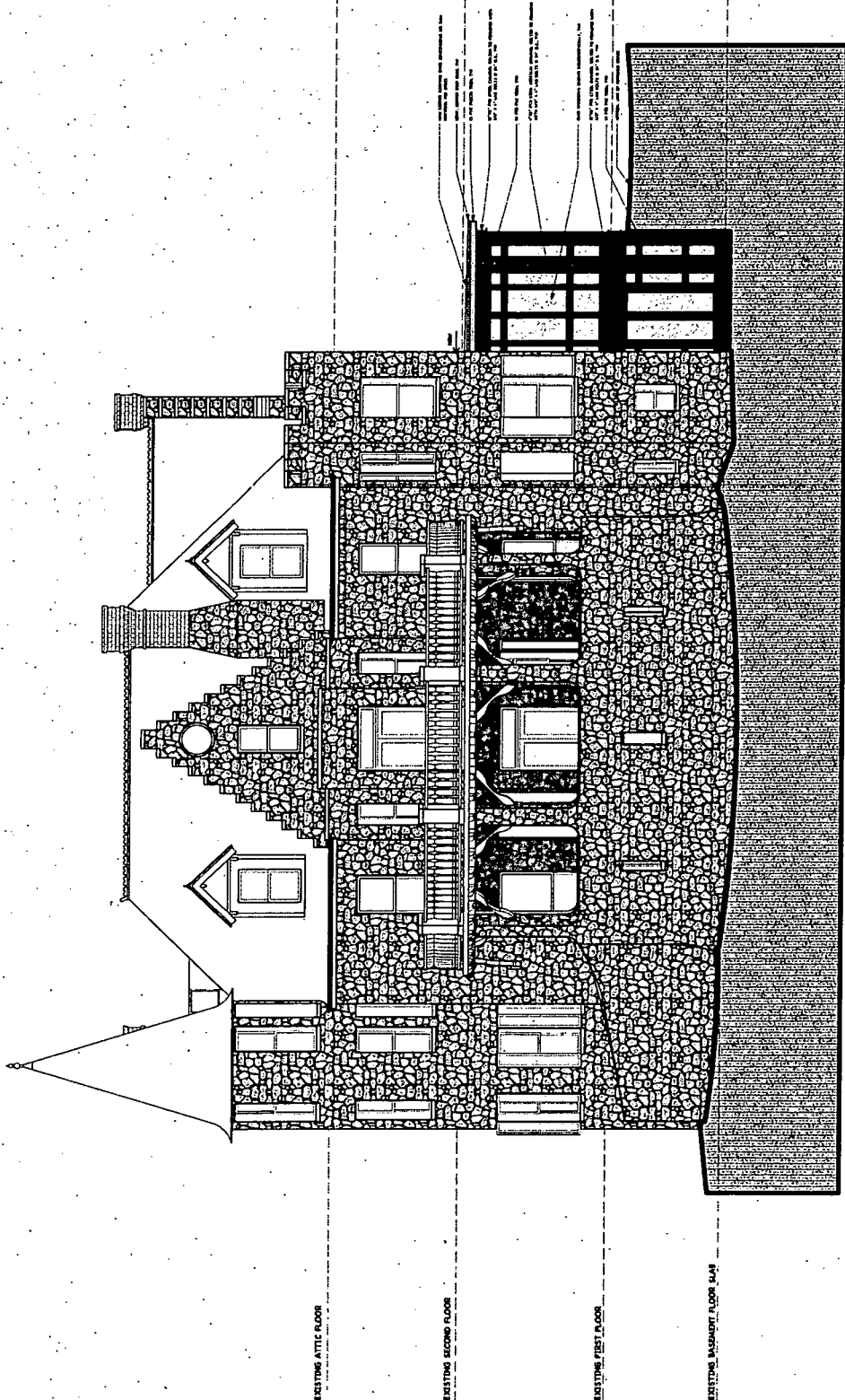
ELEVATION PLANS



PRELIMINARY PLAN

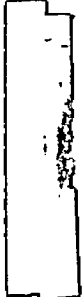


Professional Certificate No. 1266
 State of Maryland, License No. 1266
 For the State of Maryland and District of Columbia
 D. A. T. U. ARCHITECTS, P.C.
 10000 Rockville Pike, Suite 100
 Rockville, MD 20850

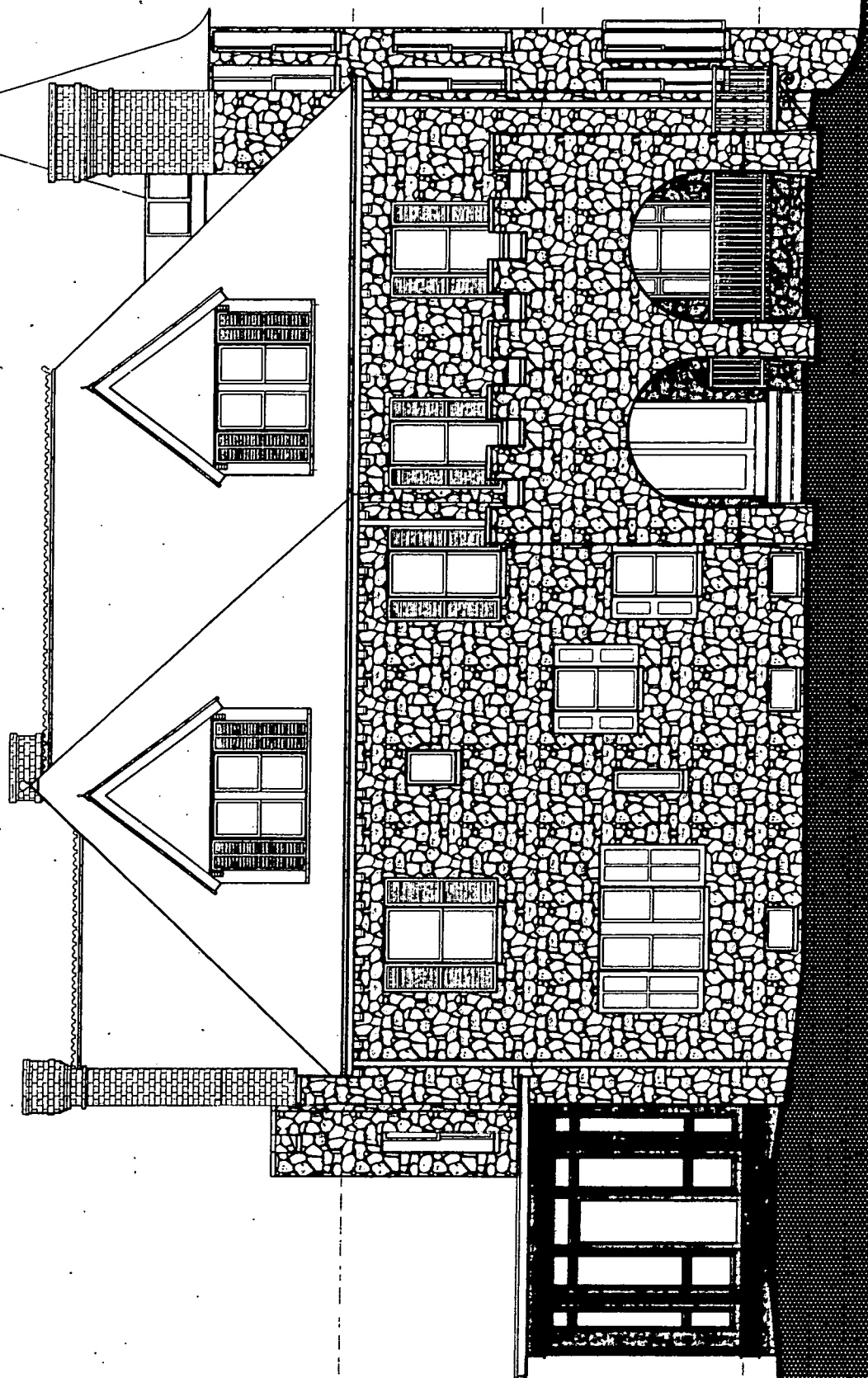


MACARTHUR BLVD. ELEVATION
 SCALE 1/4" = 1'-0"

HAWP PLAN

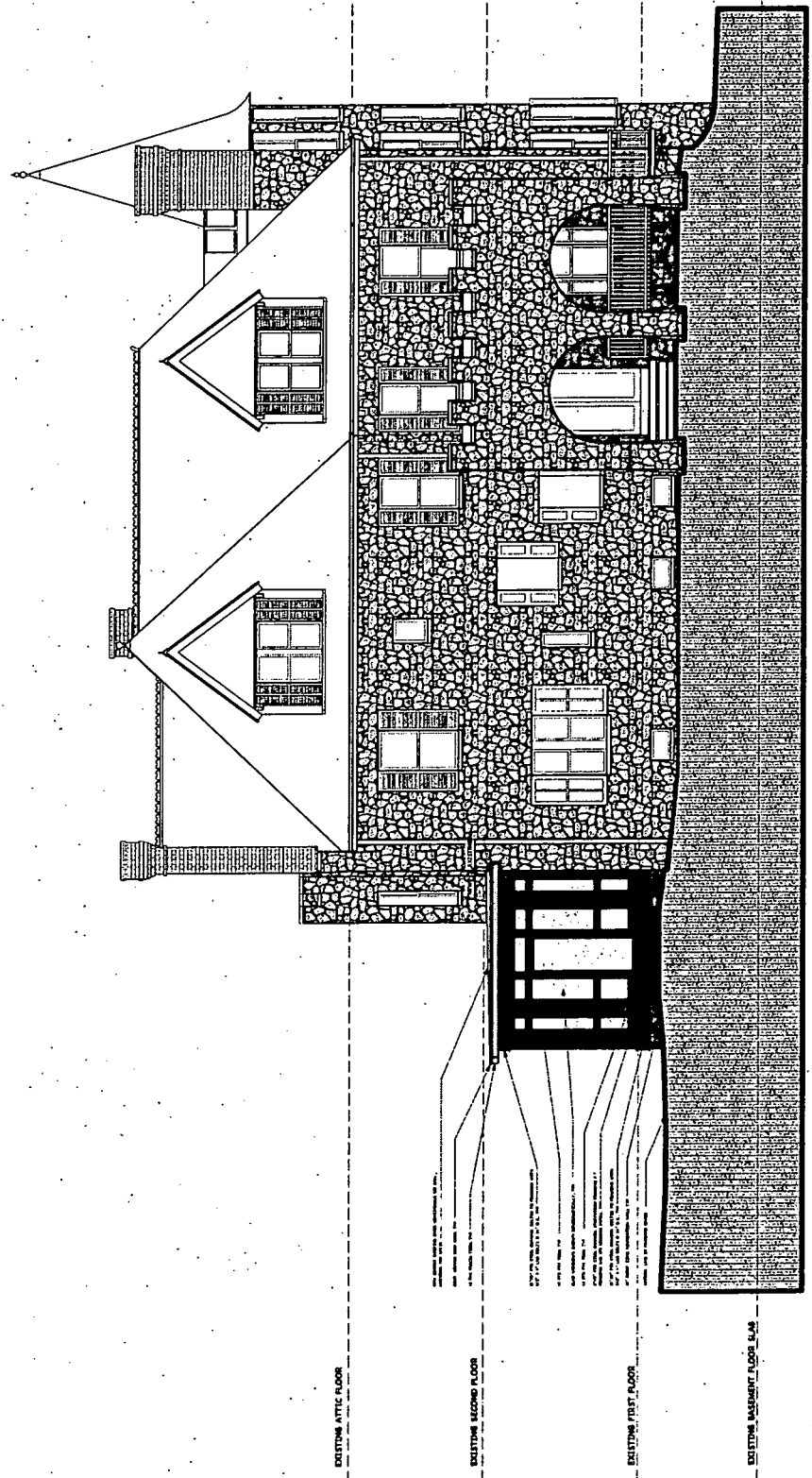


PRELIMINARY PLAN



1 MICHIGAN ROAD ELEVATION
Scale: 1/4" = 1'-0"

Professional Certification: I have
 hereby been duly licensed and
 qualified by the State of Maryland
 to practice as an Architect.
 My Commission Expires on 06/30/12.
 D. A. T. E. License No. 1000727

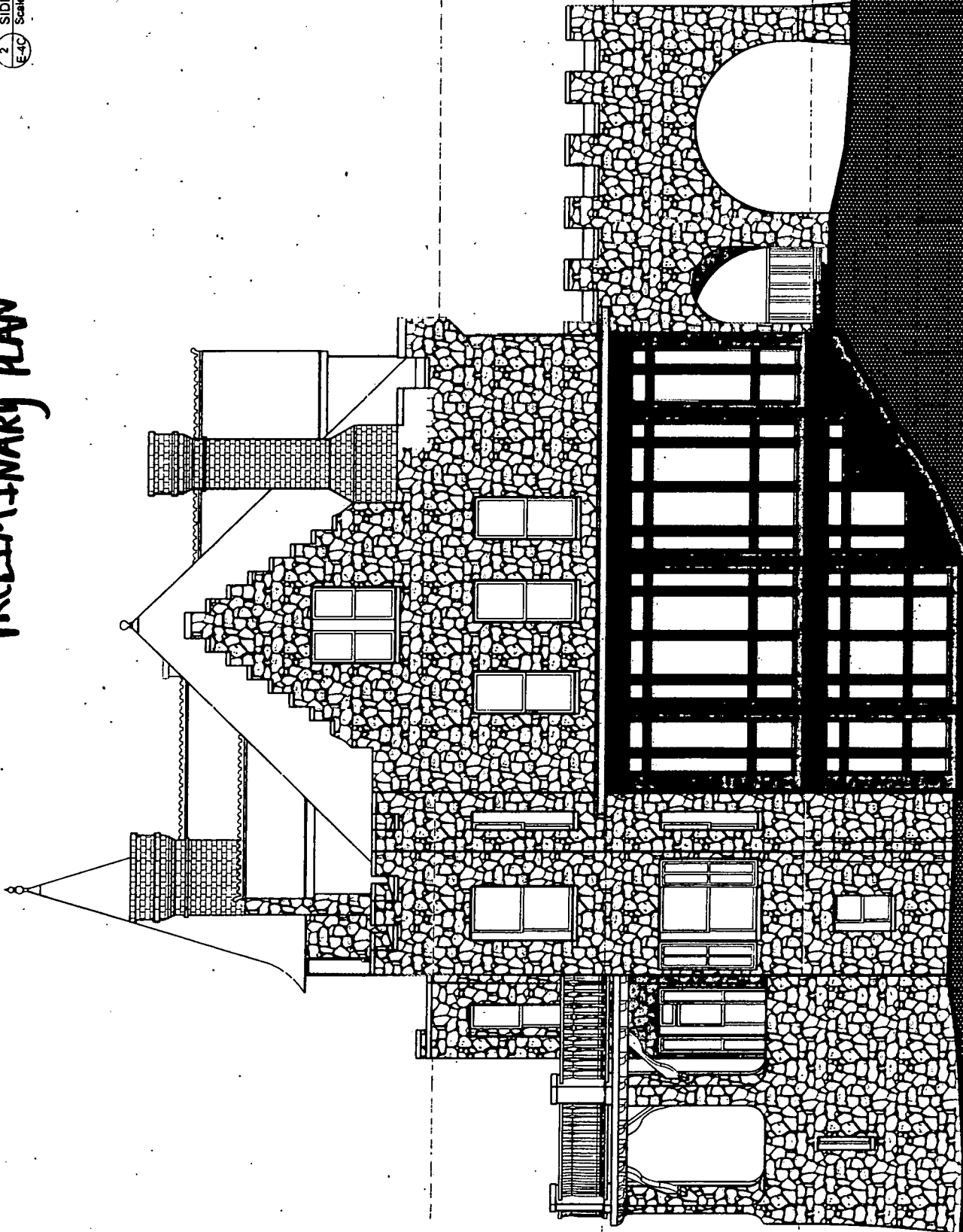


HAMP PLAN

18

2 SIDE ELEVATION
EAC
Scale: 1/4" = 1'-0"

PRELIMINARY PLAN

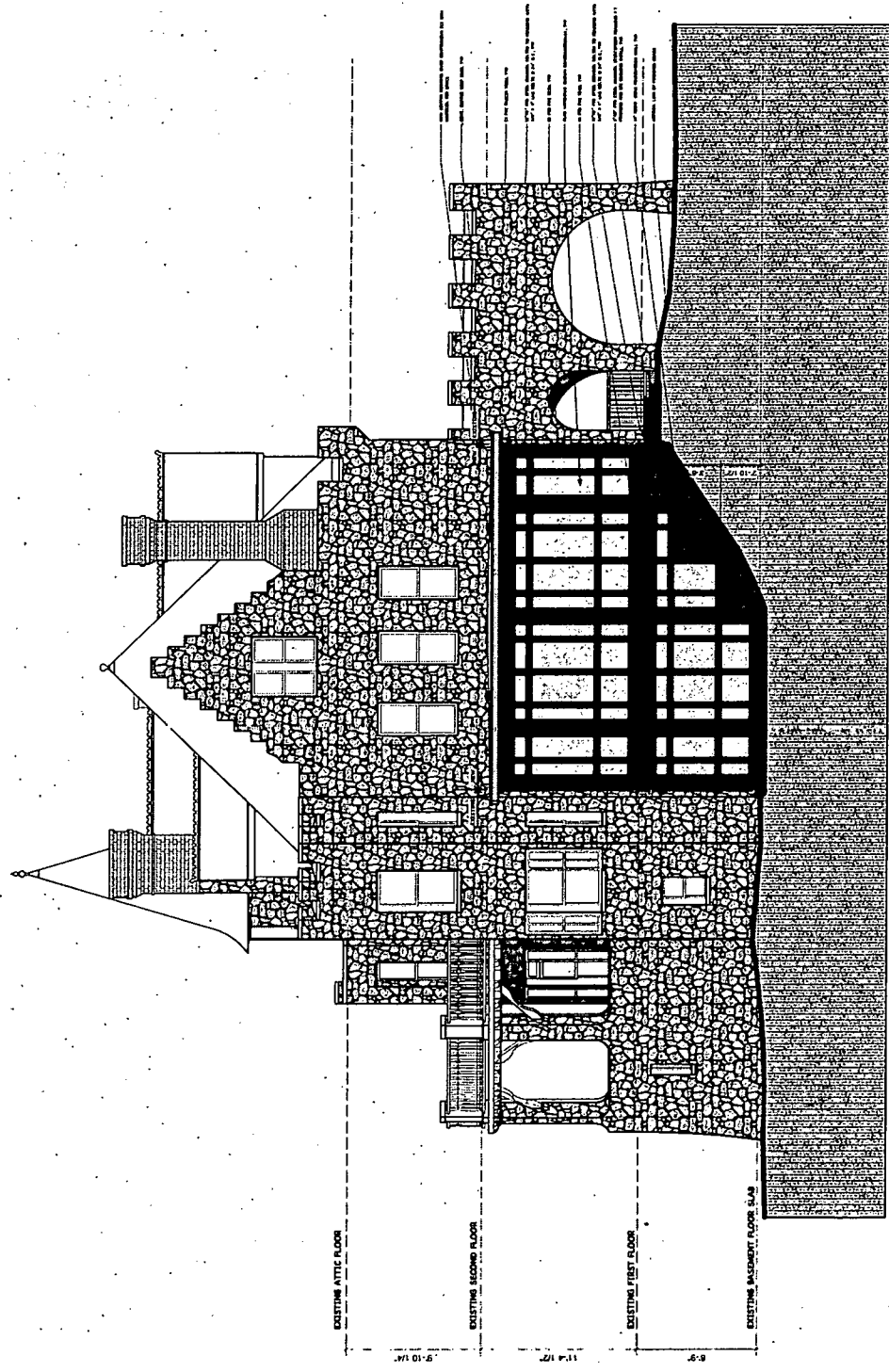


REVISIONS

D A T E
 11-08-11
 PROJECT
 10-6334RR1

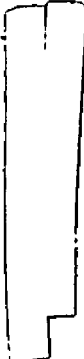


Professional Seal: I have prepared this drawing in accordance with the provisions of the Professional Registration Act of the State of Maryland, Chapter 100, Section 100.01, and I am a duly Licensed Professional Architect in the State of Maryland, License No. 1000171.



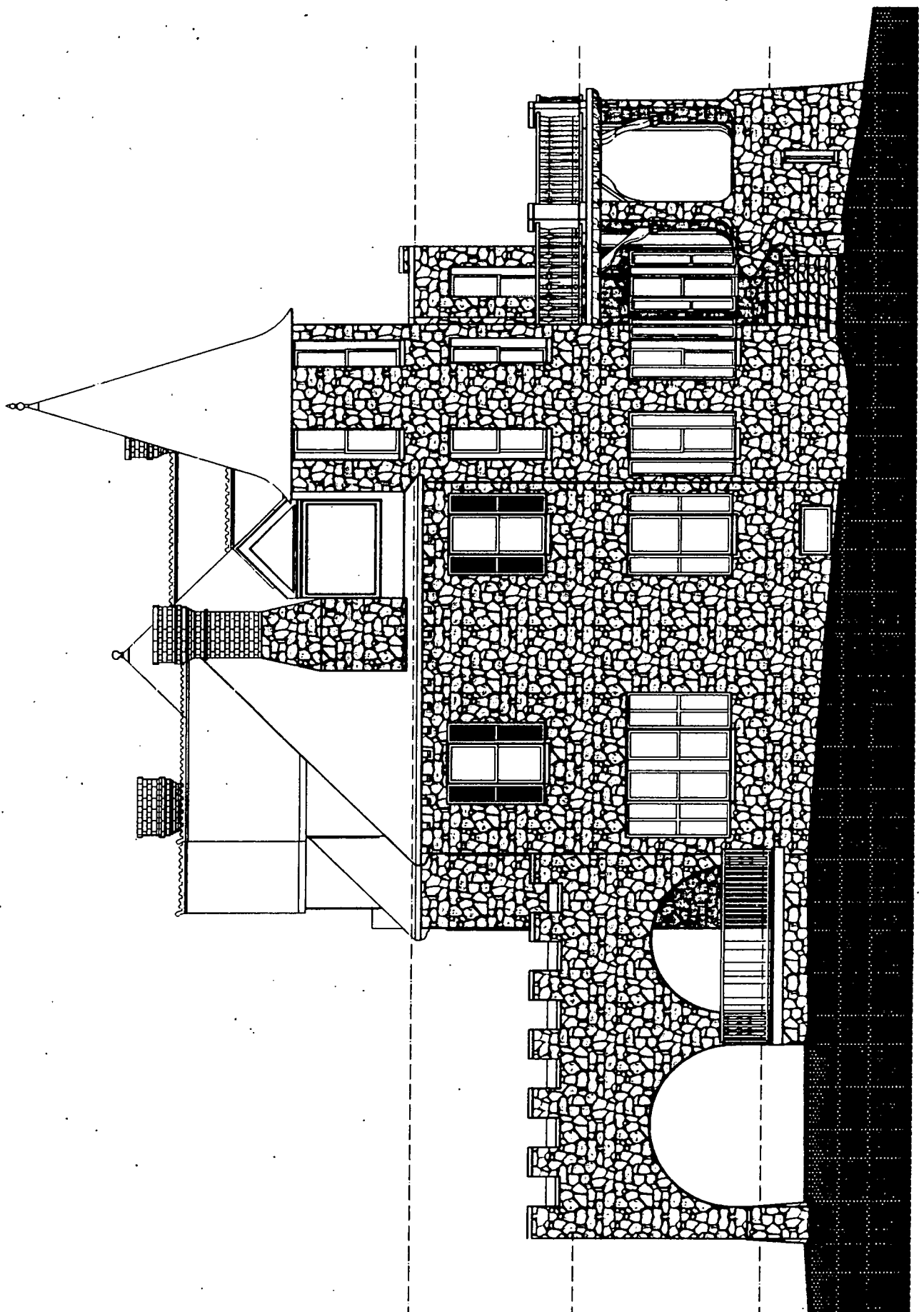
1 SIDE ELEVATION
 A-6 Scale: 1/4" = 1'-0"

HAMP PLAN



PRELIMINARY PLAN

1 SIDE ELEVATION
EG 1/8" = 1'-0"



21

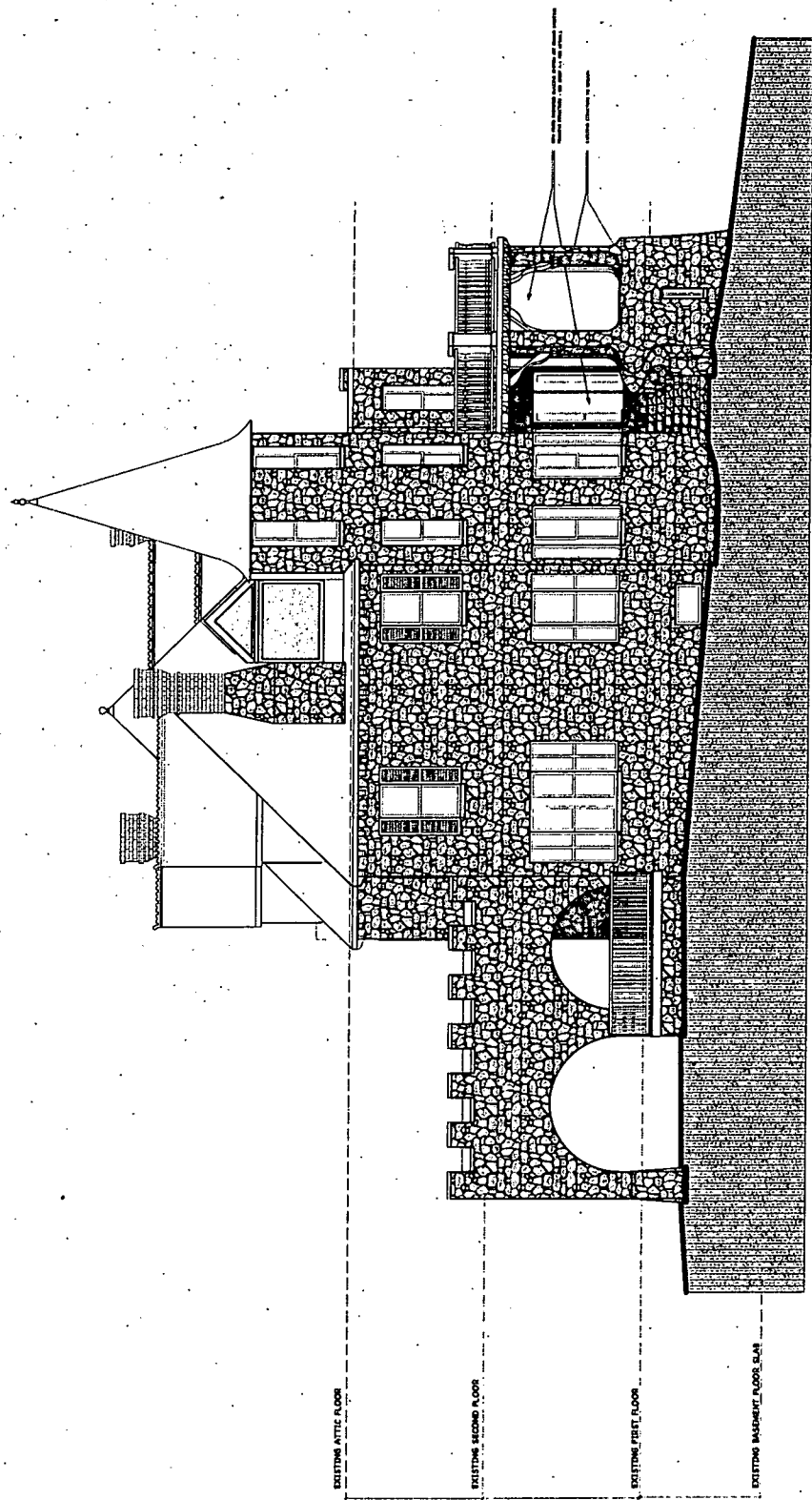
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 11-09-11
 PROJECT
 108934RR1

A-8

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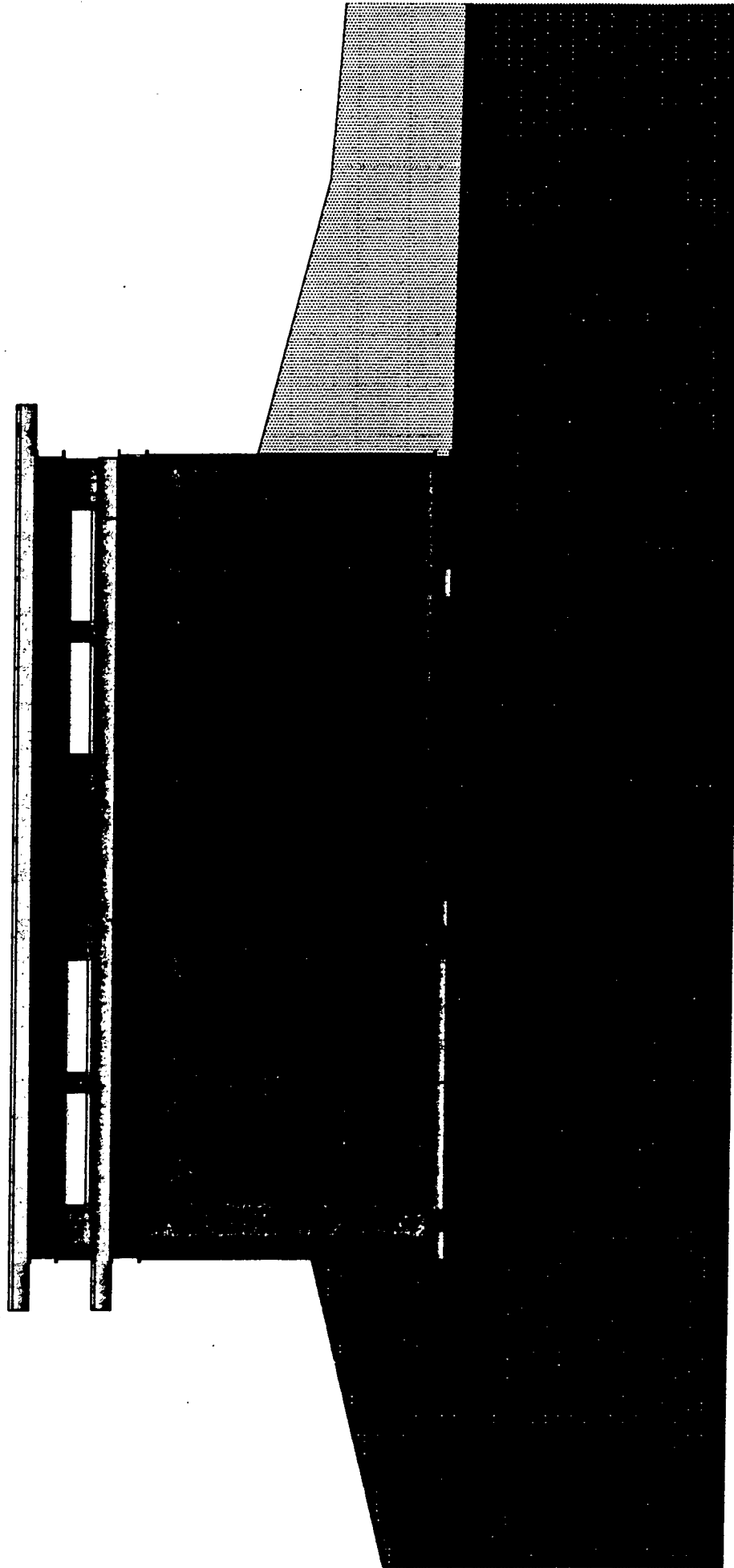


1 SIDE ELEVATION
 1/8" = 1'-0"

HAWP PLAN

22

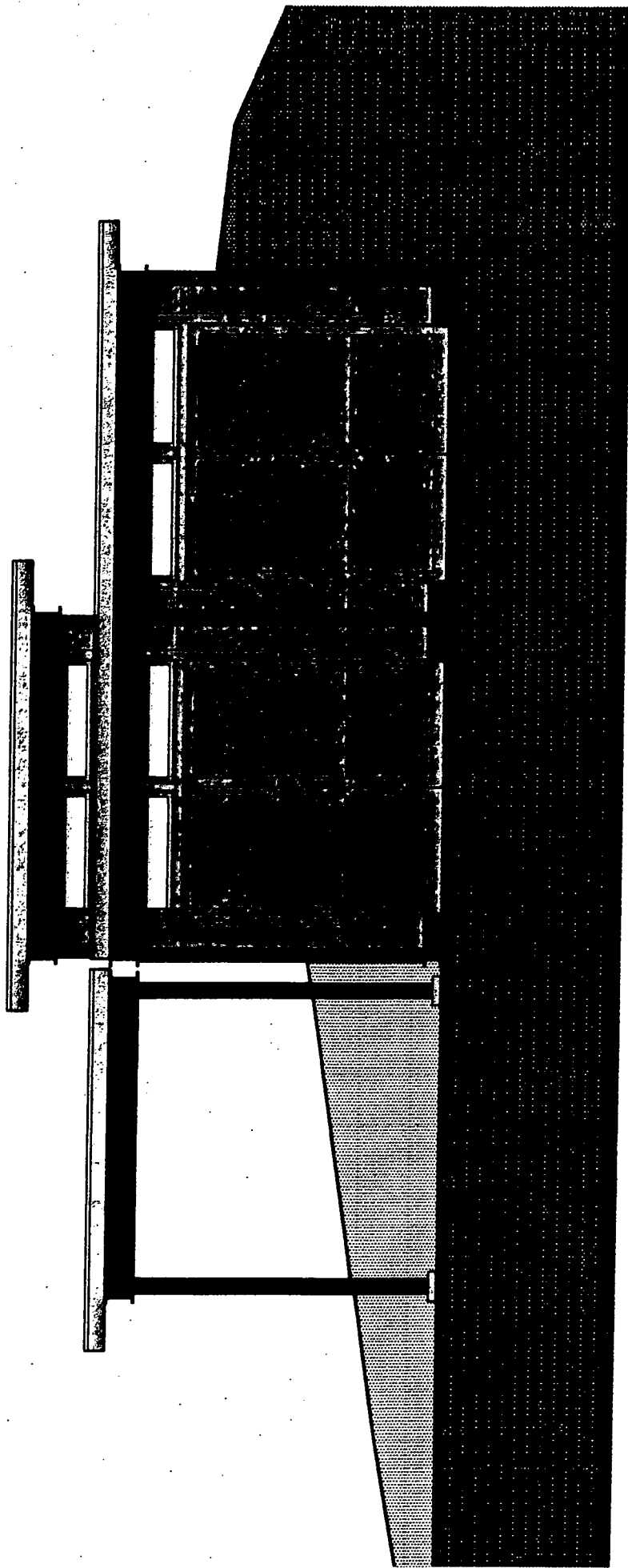
GARAGE PLANS



2 GARAGE - LEFT ELEVATION
E-10 Scale: 1/4" = 1'-0"

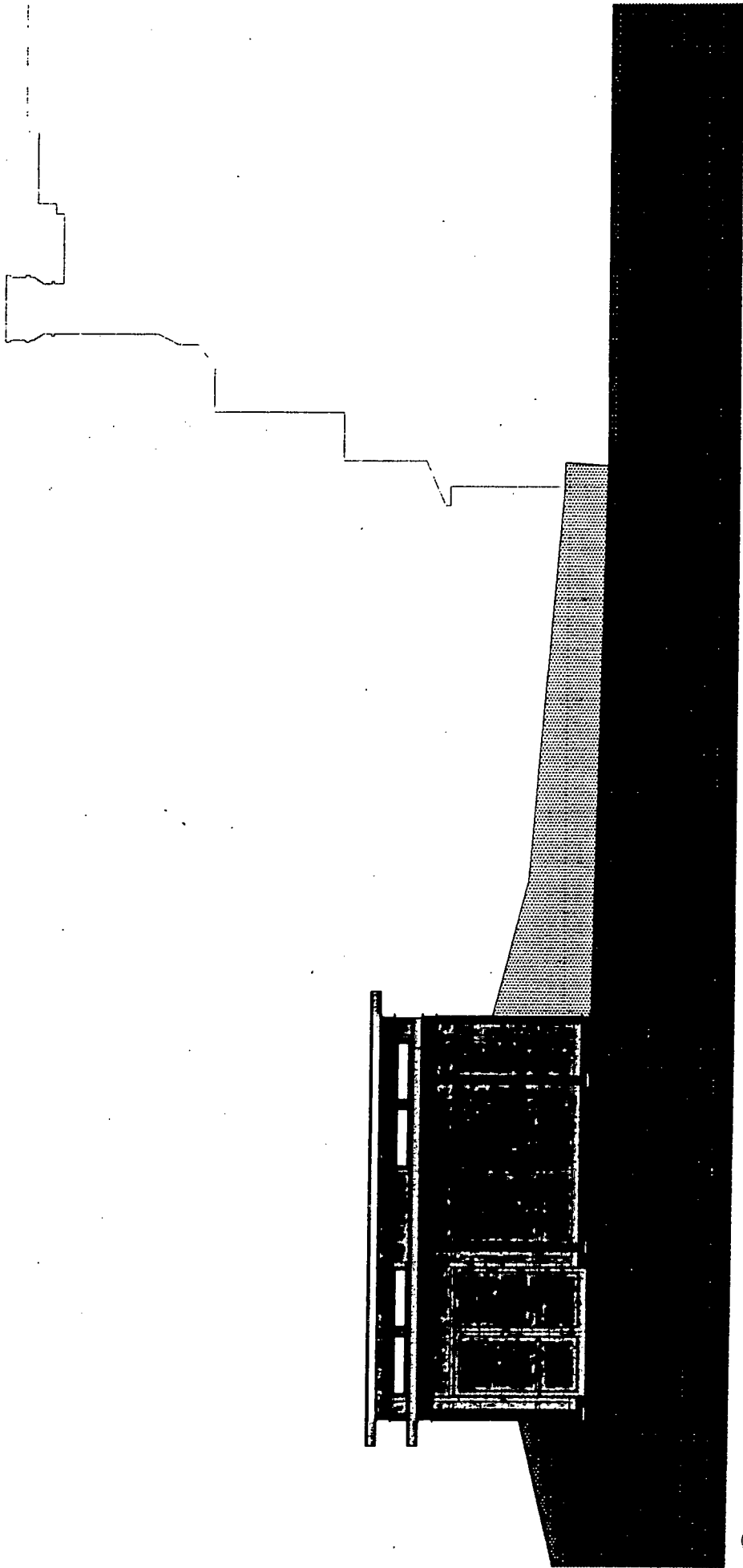
HAWP PLAN

(24)



1 GARAGE - FRONT ELEVATION
E-10 Scale: 1/4" = 1'-0"

HAMP PLAN



2 GARAGE LEFT ELEVATION
1/4" = 1'-0"

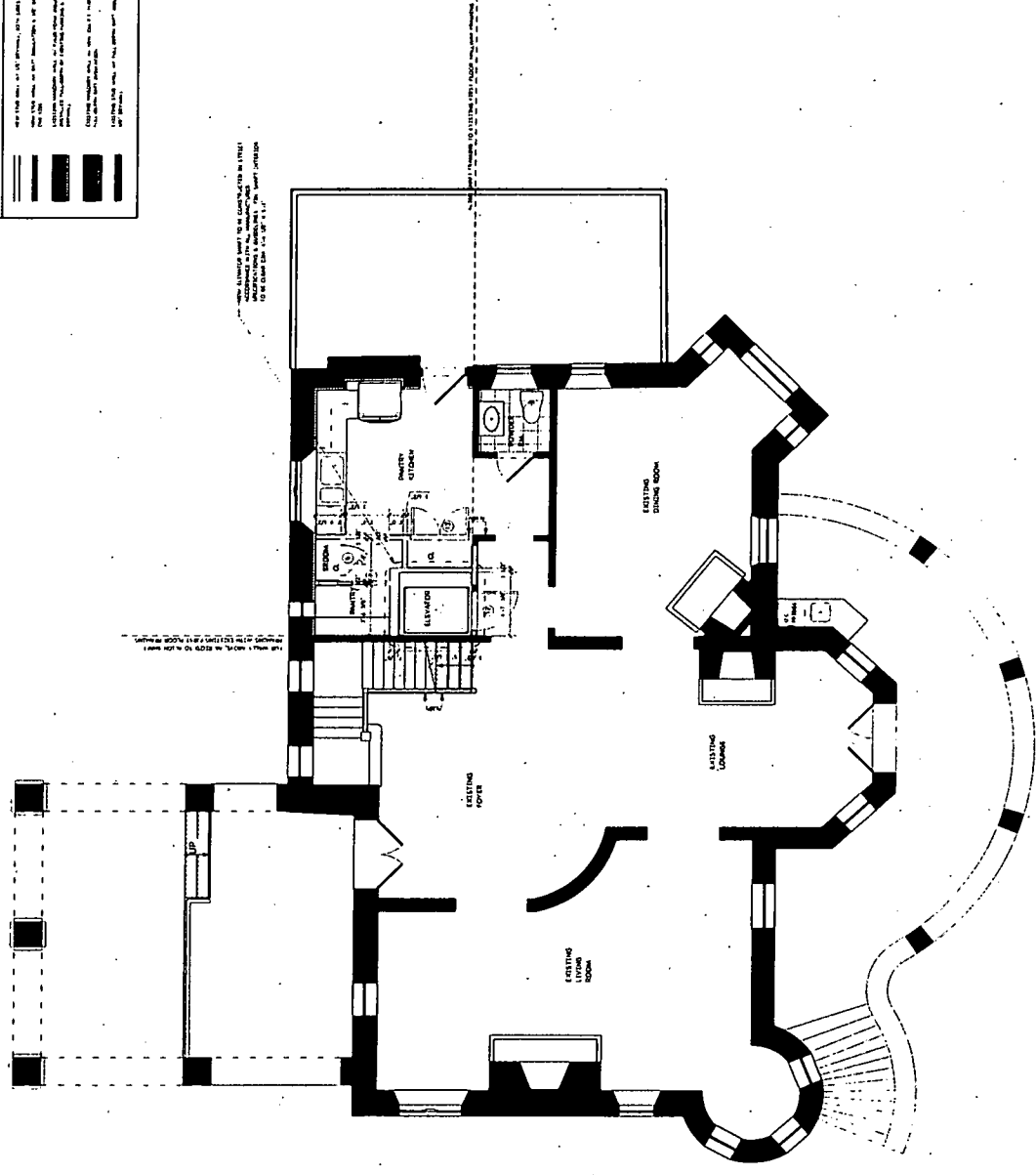
GARAGE PLAN

FLOOR AND STRUCTURAL PLANS

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WALL LEGEND

	12" CMU WALL
	8" CMU WALL
	5/8" GYP BOARD
	1/2" GYP BOARD

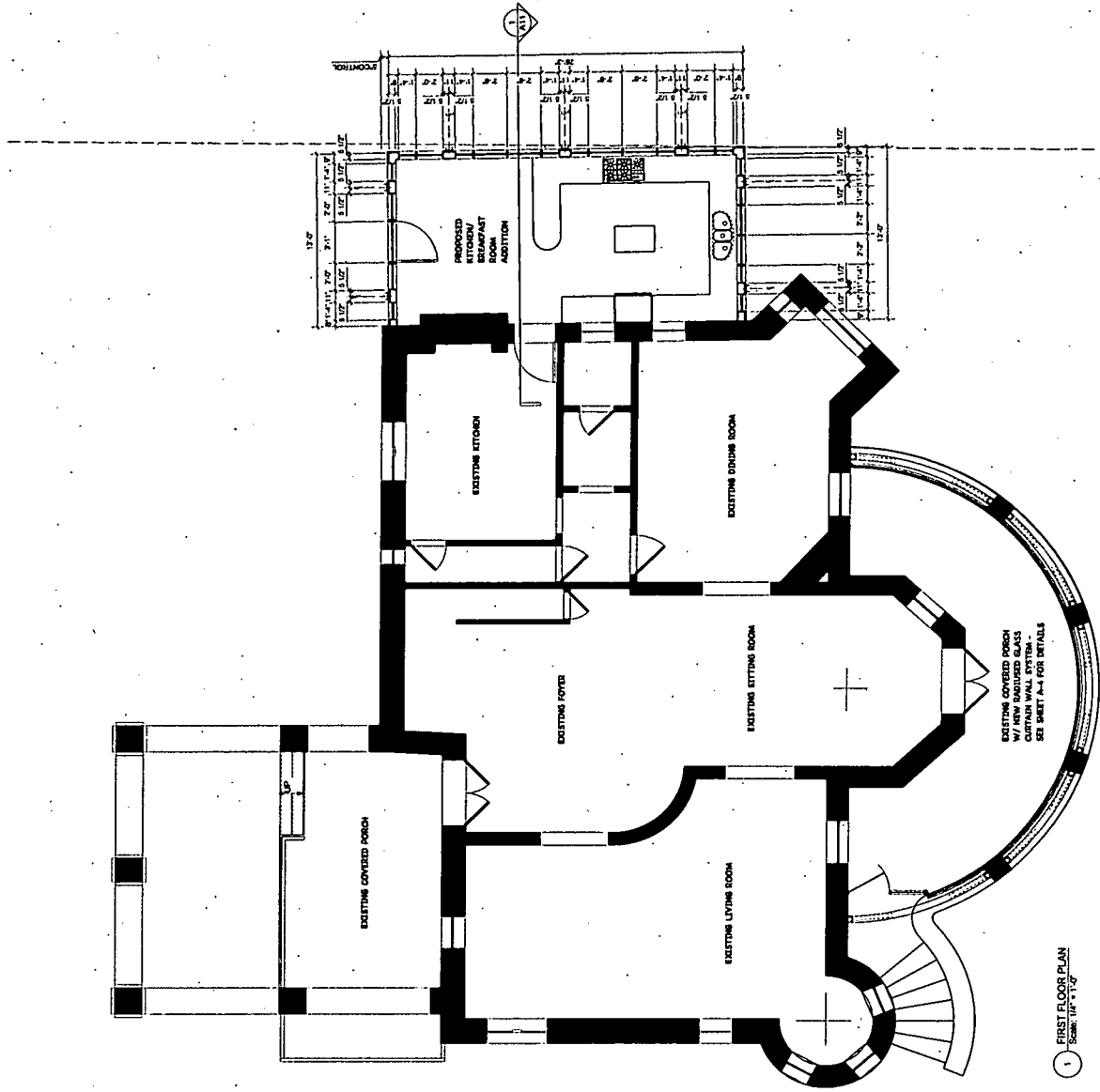


1 - FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"

PRELIMINARY PLAN

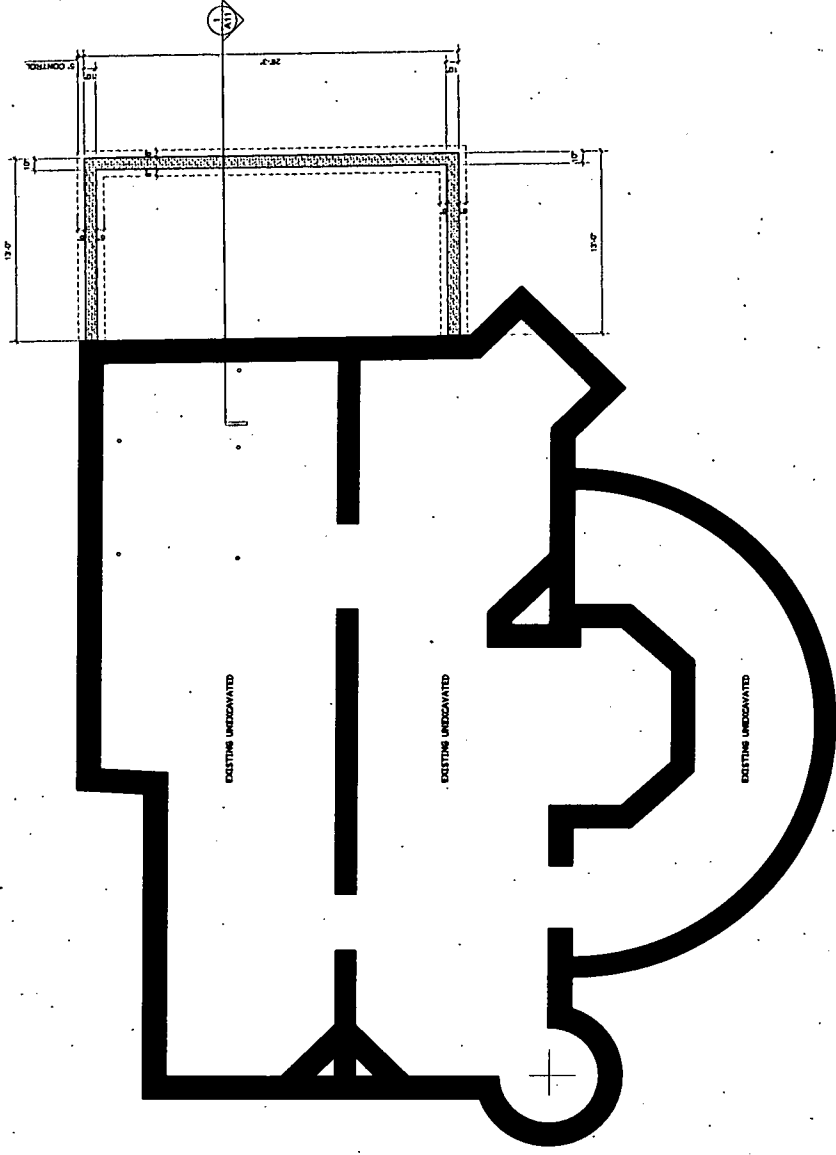
78

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HAWP PLAN

Notes:
 1. All dimensions are in feet and inches unless otherwise noted.
 2. All work shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).
 3. All materials shall be of standard quality unless otherwise noted.
 4. All work shall be done in accordance with the manufacturer's instructions.
 5. All work shall be done in accordance with the applicable local, state, and federal codes and regulations.



1 FOUNDATION PLAN
 2/ SCALE: 1/8" = 1'-0"

HAMP PLAN

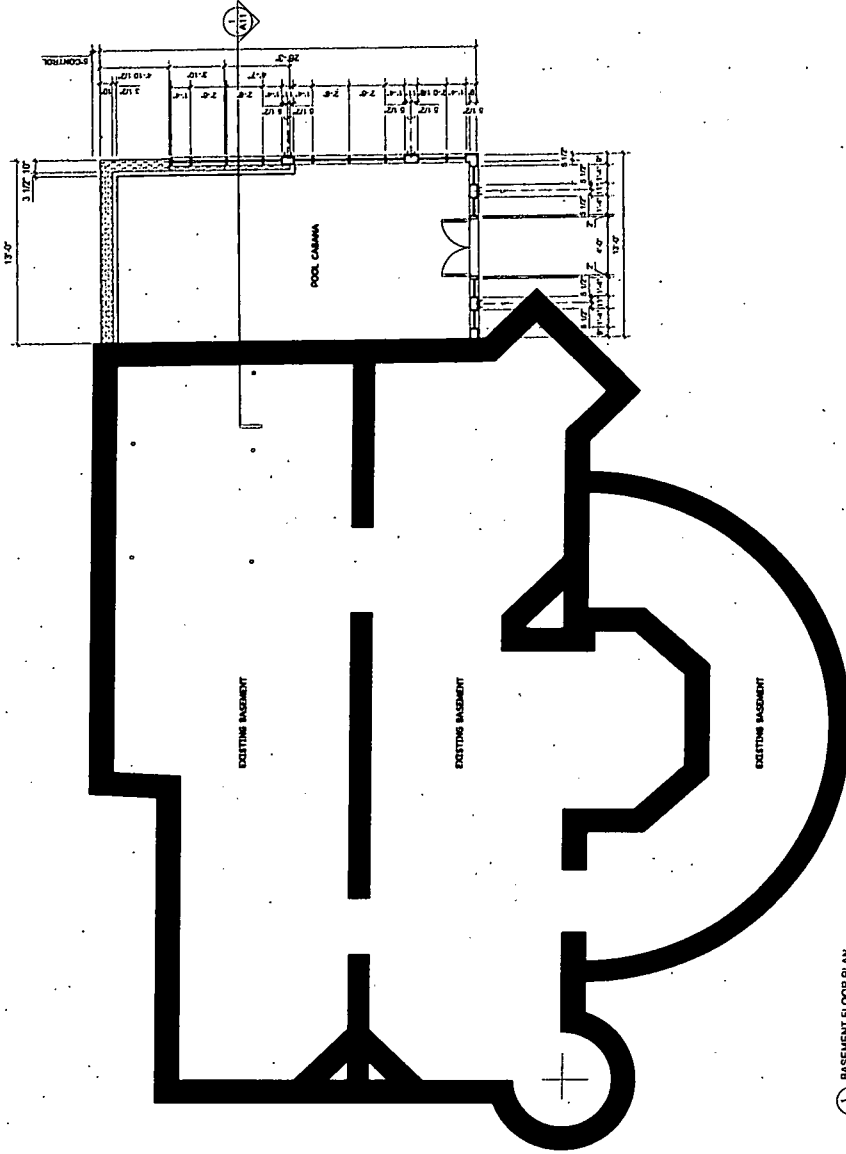


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D. A. T. E.
 11-08-11
 109334ARR1

A-2

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1. BASEMENT FLOOR PLAN
 2. Scale: 1/4" = 1'-0"

HAMP PLAN

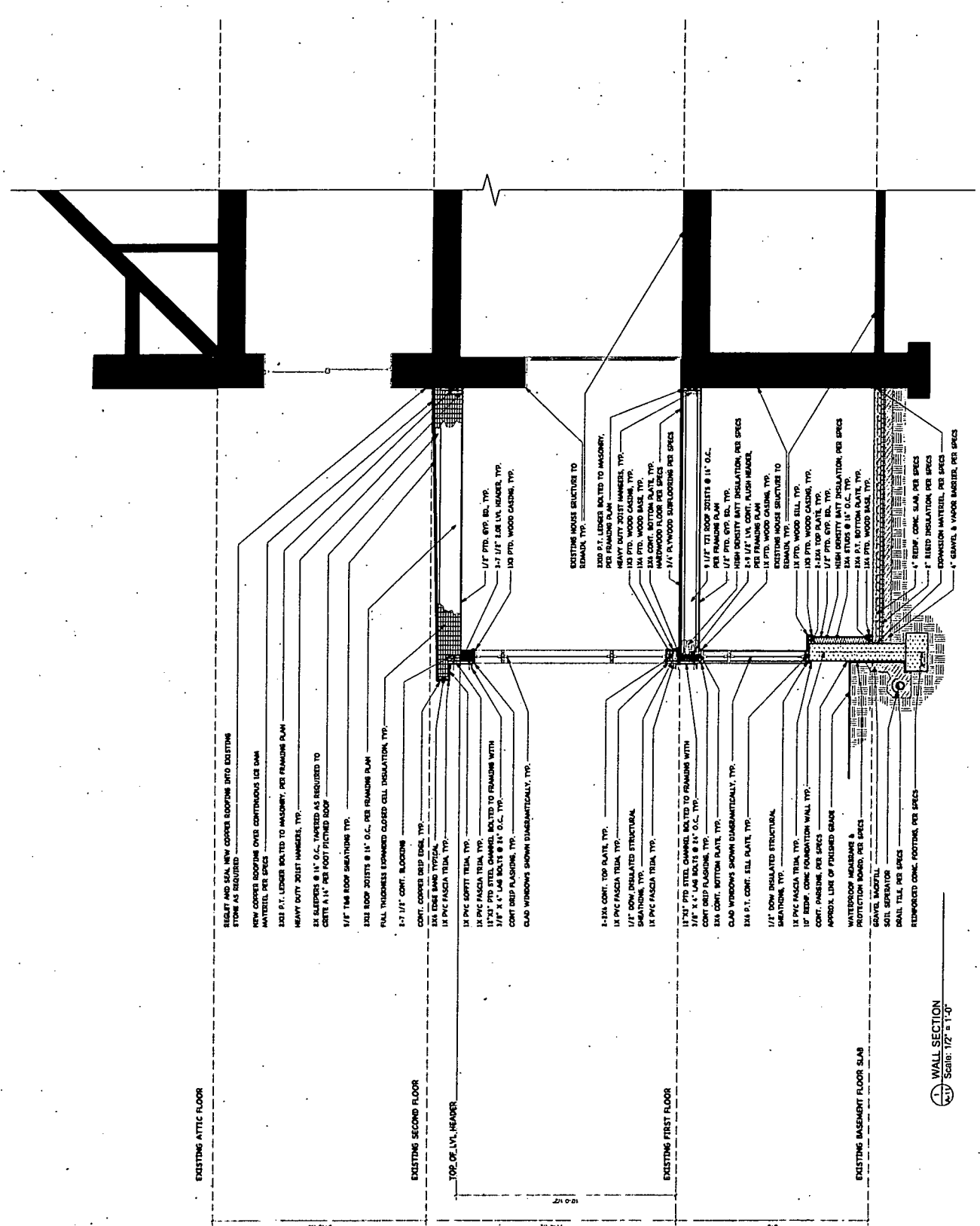
S415 MOHICAN ROAD
WALL SECTION/DETAIL

REVISIONS

DATE	DESCRIPTION
11-09-11	PROJECT 10-9334RR1



Professional Seal
Professional Engineer
Professional Architect
Professional Landscape Architect
Professional Interior Designer
Professional Surveyor
Professional Planning
Professional Environmental Scientist
Professional Environmental Engineer
Professional Environmental Planner
Professional Environmental Analyst
Professional Environmental Scientist
Professional Environmental Engineer
Professional Environmental Planner
Professional Environmental Analyst



EXISTING ATTIC FLOOR

EXISTING SECOND FLOOR

EXISTING FIRST FLOOR

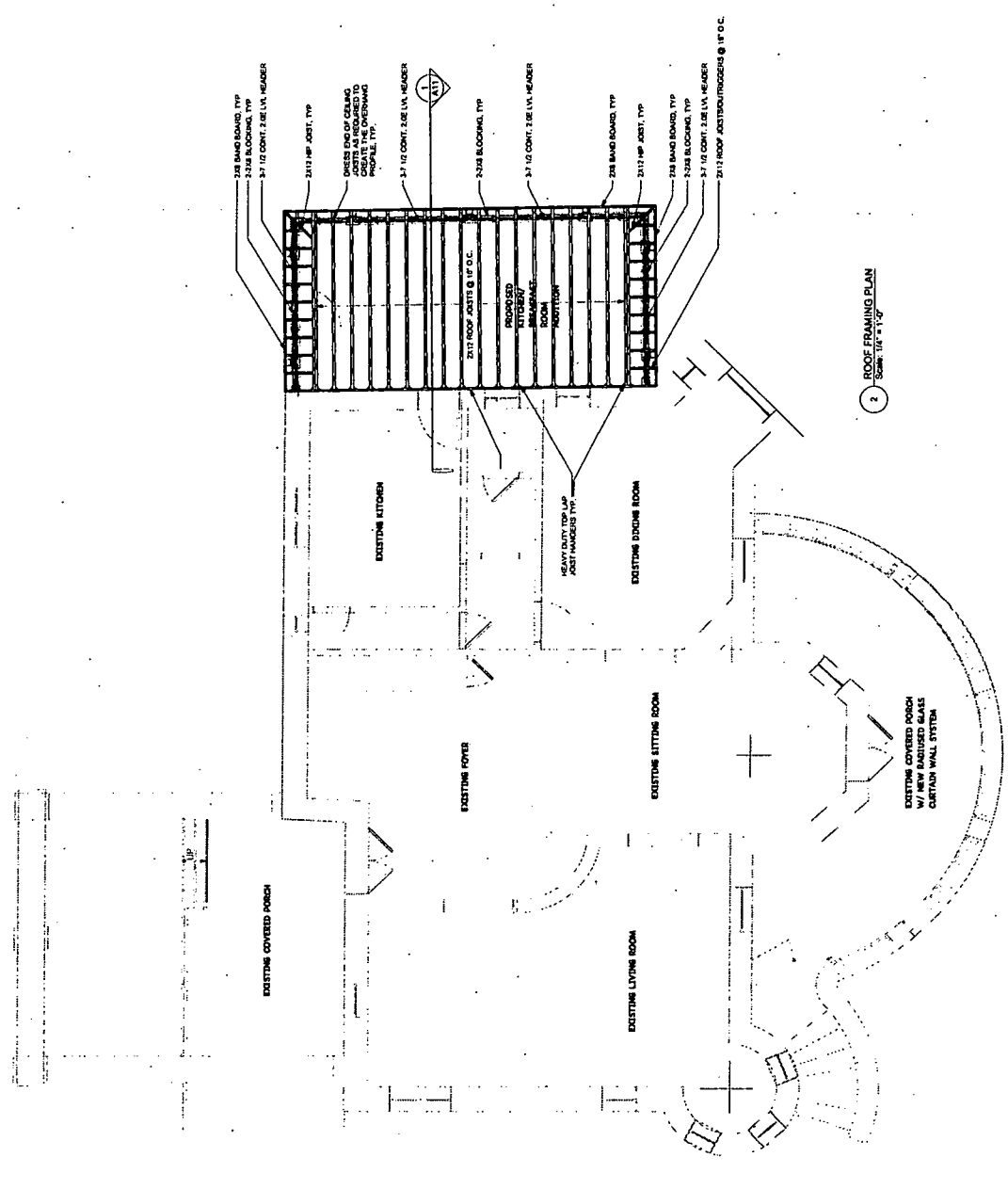
1 WALL SECTION
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HAWP PLAN

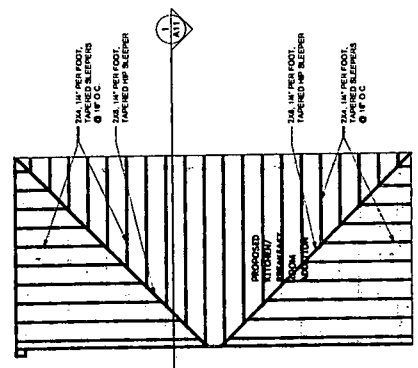
32

NO.	DATE	DESCRIPTION

Architectural Consultants, Inc.
10000 Old Annapolis Road
Suite 100
Annapolis, MD 21406
(410) 293-1100
www.architectural-consultants.com



2 ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"



1 ROOF TAPERED SLEEPER PLAN
Scale: 1/4" = 1'-0"

HAWP PLAN

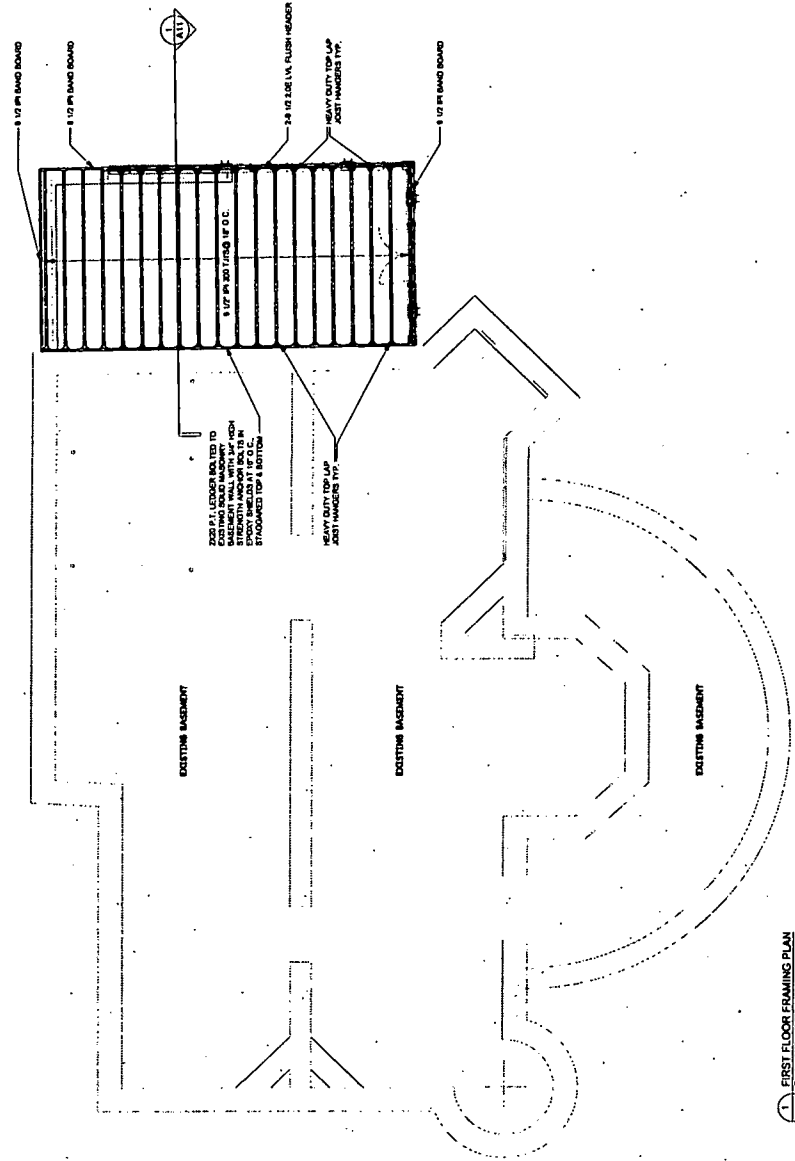
5415 MOHICAN ROAD
FIRST FLOOR FRAMING PLAN

REVISIONS

D A T E
11-08-11
PROJECT
10-9334-RR1

A-9

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1 FIRST FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"

HAMP PLAN

34

5415 MOHICAN ROAD
FRONT PORCH DETAIL - PARTIAL L SIDE
ELEVATION, PLAN & GLAZING DETAILS

REVISIONS

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D A T E

11-09-11

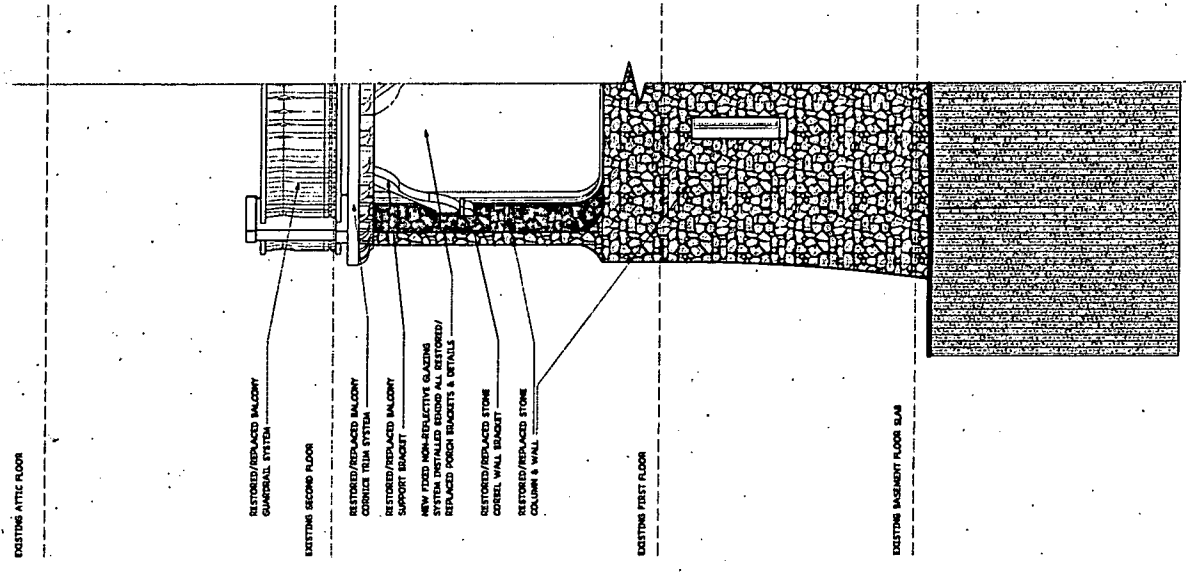
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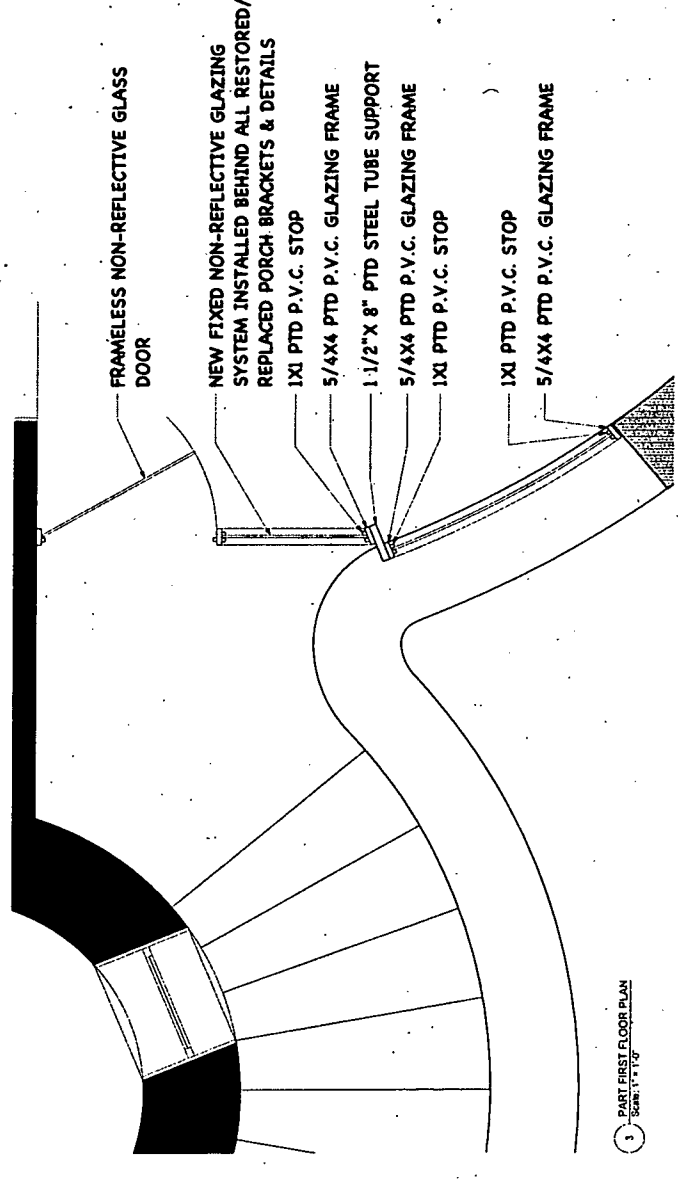
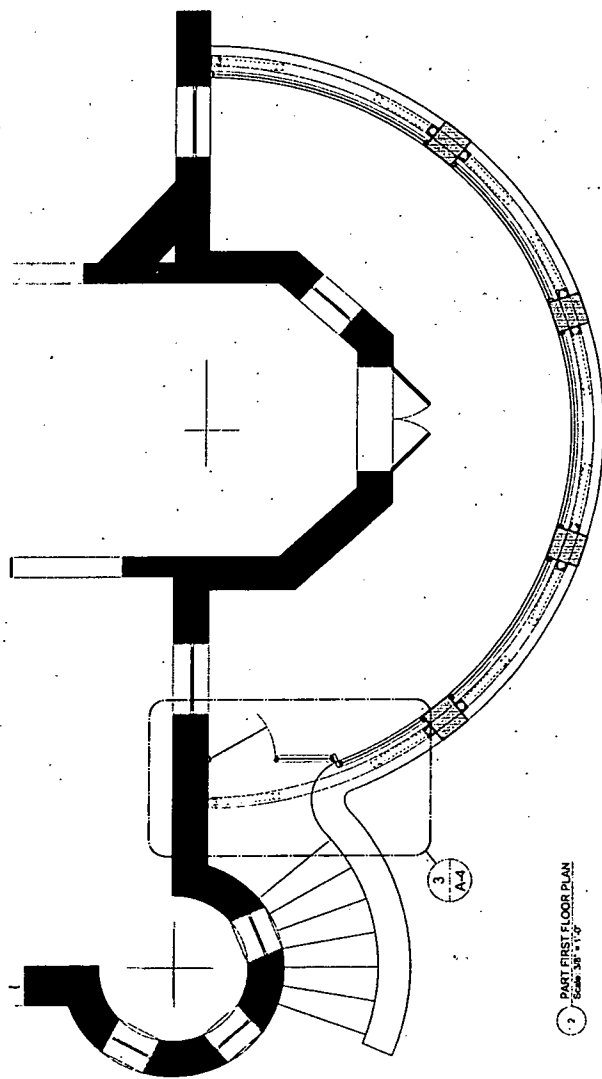
10-9334RR1



Professional Seal of the Architect
I hereby certify that I am a duly Licensed Architect in the State of Maryland and that I am the author of the design and content of the drawings herein.
Date: 11/09/11
Signature: [Signature]



1 FRONT PORCH DETAIL - PART SIDE ELEVATION
Scale: 1/2" = 1'-0"



1 PART FIRST FLOOR PLAN
Scale: 1" = 1'-0"

HAMP PLAN



**UNITED
STRUCTURAL
ENGINEERS, INC.**

1000 WEST 11TH AVENUE
DENVER, COLORADO 80202
TELEPHONE 333-3333
FAX 333-3333

545 WOHAN ROAD, BETTESDA, MD
ARCHAeon, INC.

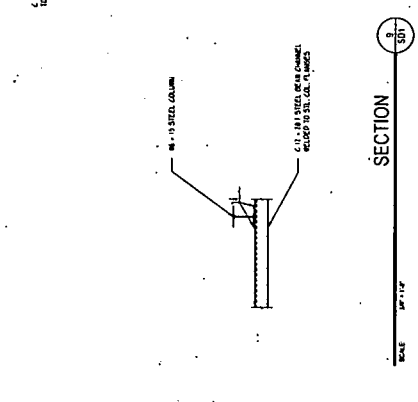
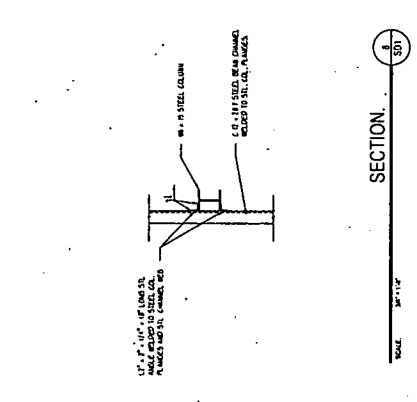
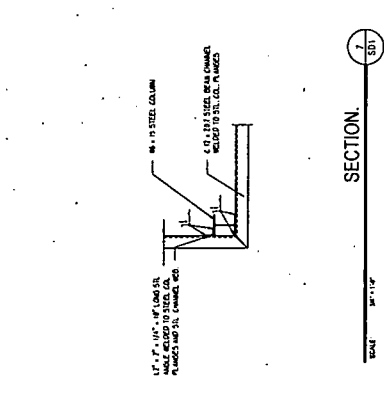
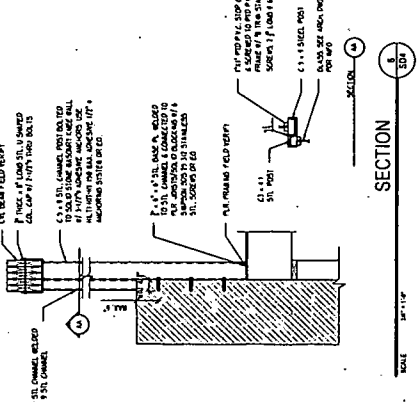
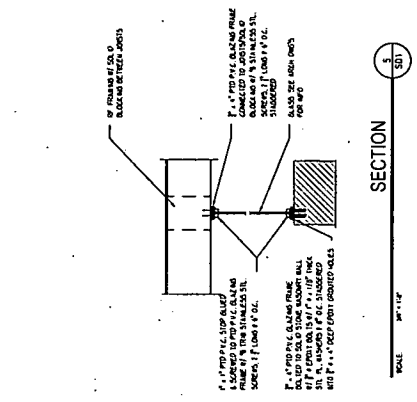
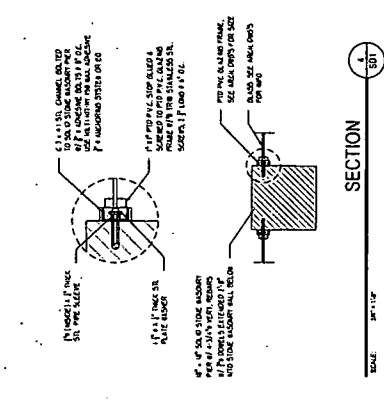
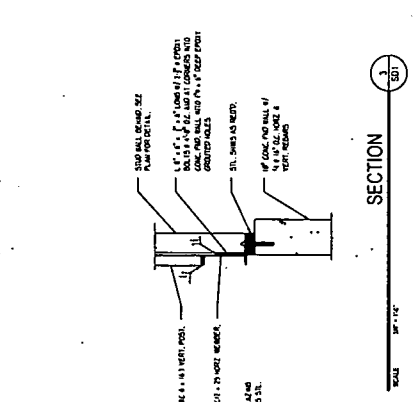
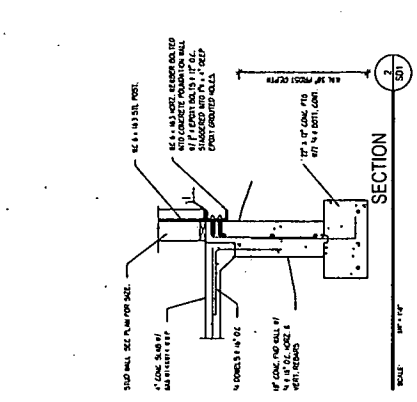
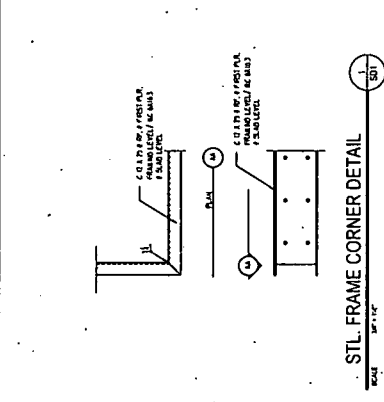
DATE: _____
PROJECT: _____
DRAWING NO: _____

DETAILS

REVISIONS	
NO.	DESCRIPTION

DATE	12-11-88
PROJECT	
DRAWING NO.	
CHECKED BY	
DESIGNED BY	
SCALE	

SET NO.	SDI
NO.	
DATE	
BY	
CHECKED BY	
SCALE	



36

HAMP PLAN

PHOTOS





5415 Mohican Road, Bethesda North view

3

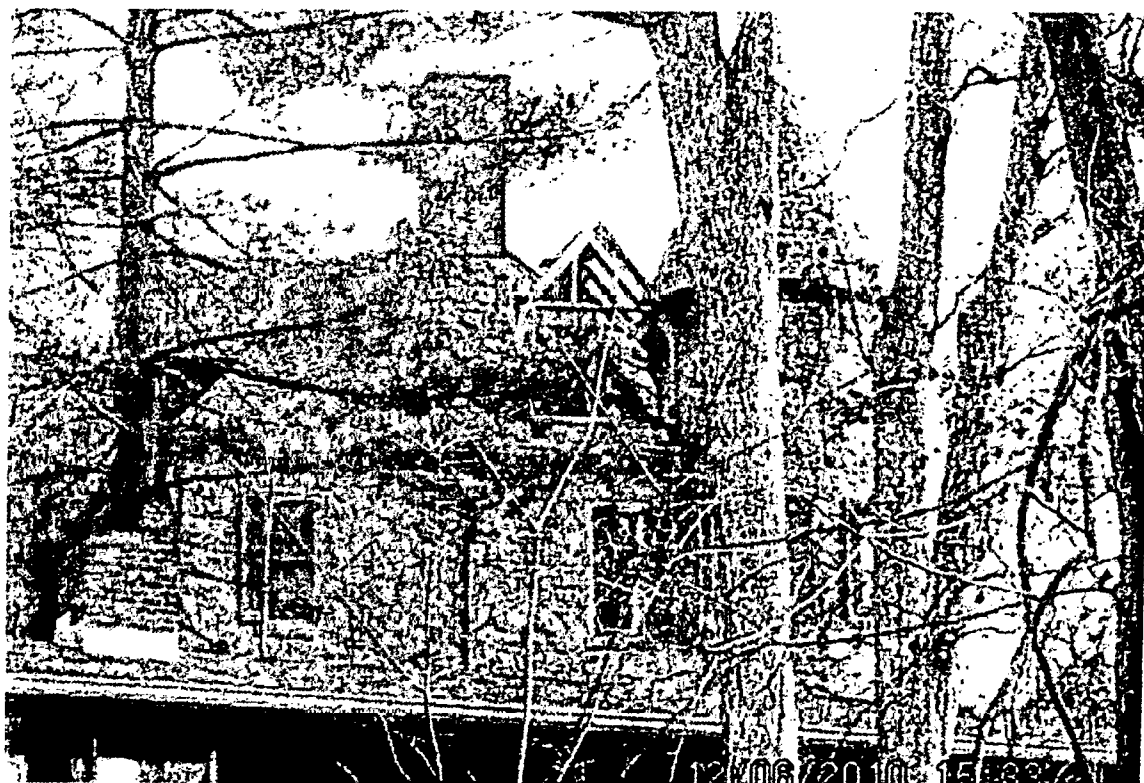


5415 Mohican Road, Bethesda East view

39



5415 Mohican Road, Bethesda

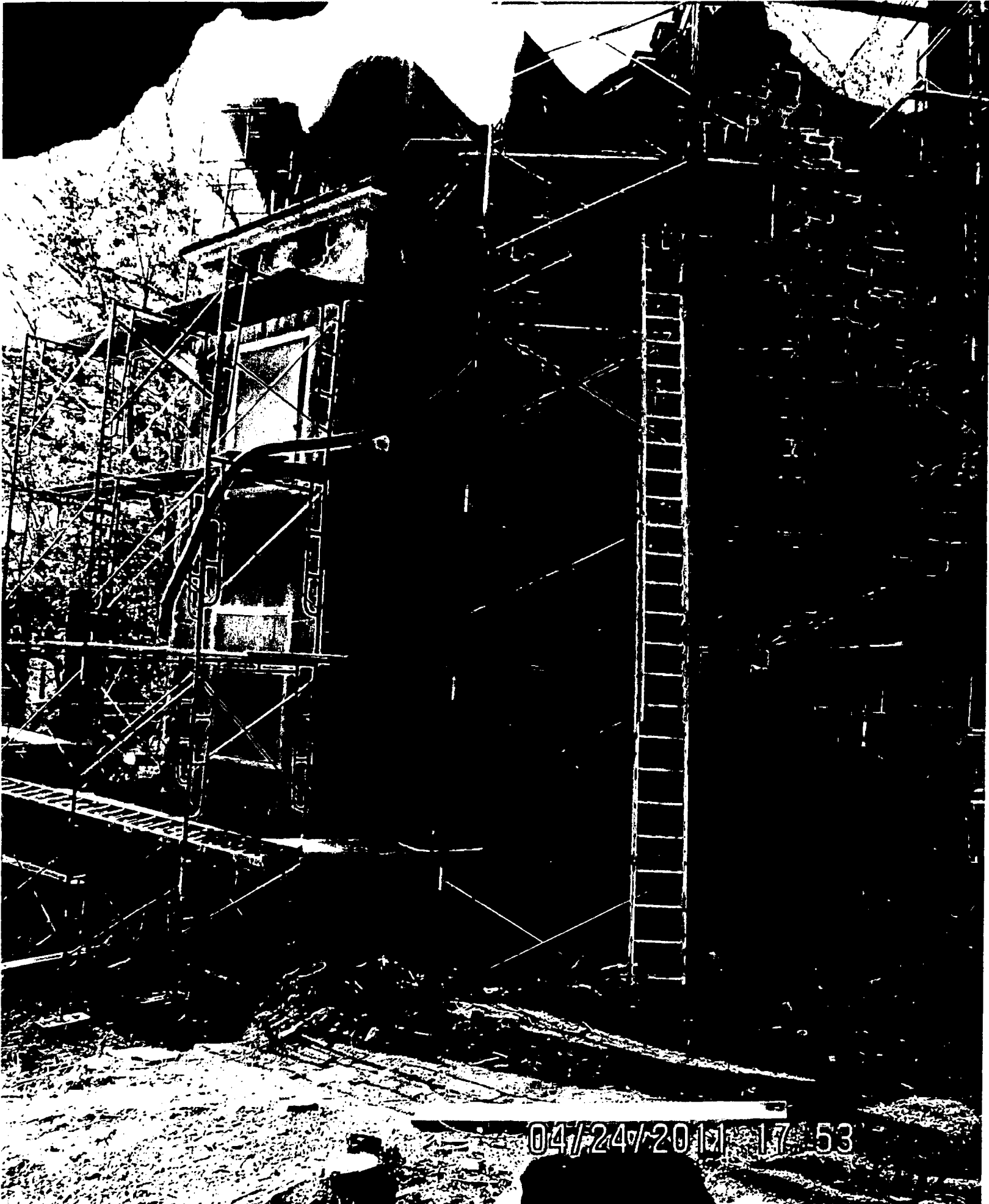


5415 Mohican Road, Bethesda

West view

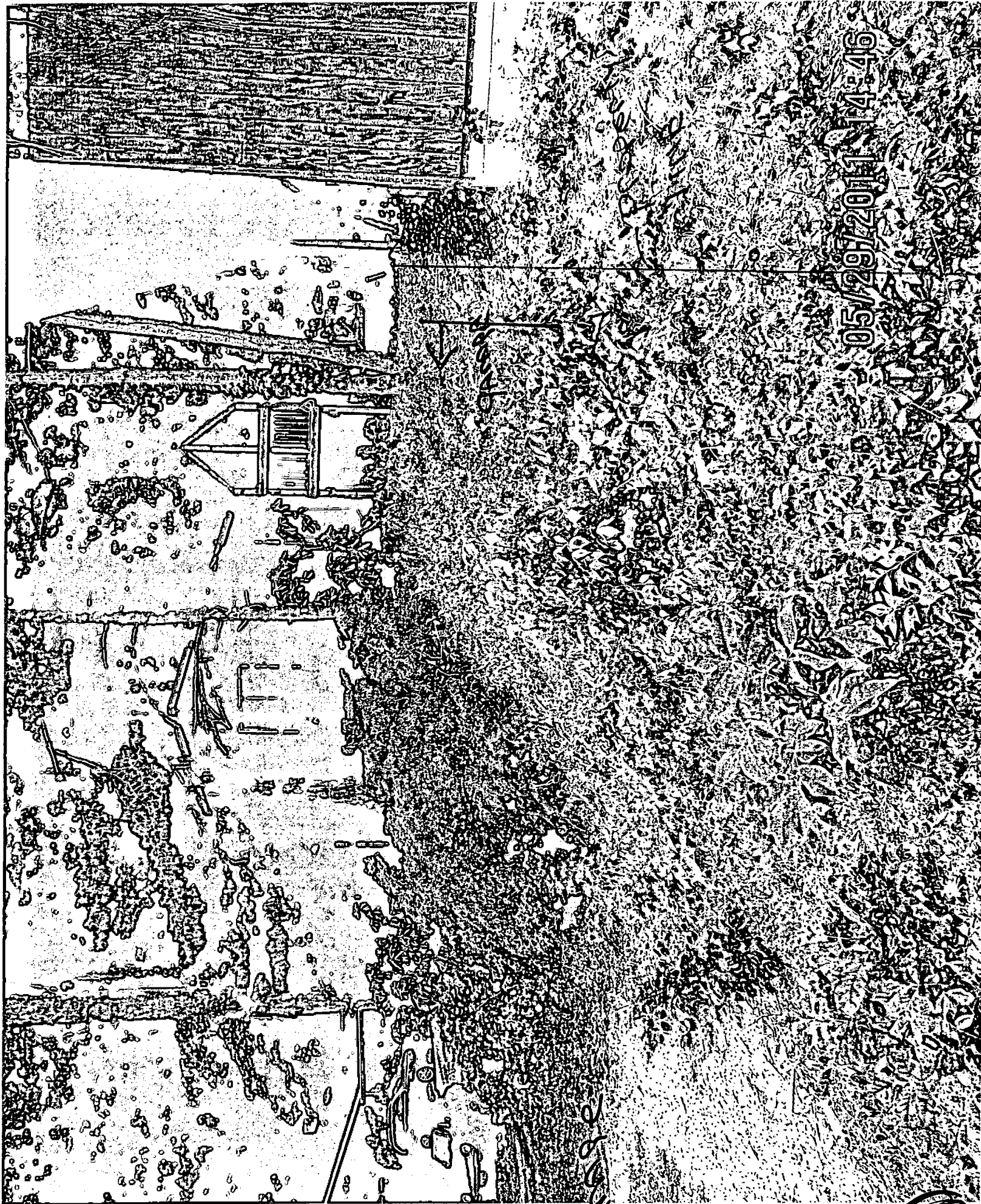
40 6

KITCHEN ADDITION



04/24/2011 17:53





05/29/2011 14:46

26902

48



05/29/2014 14:48

44

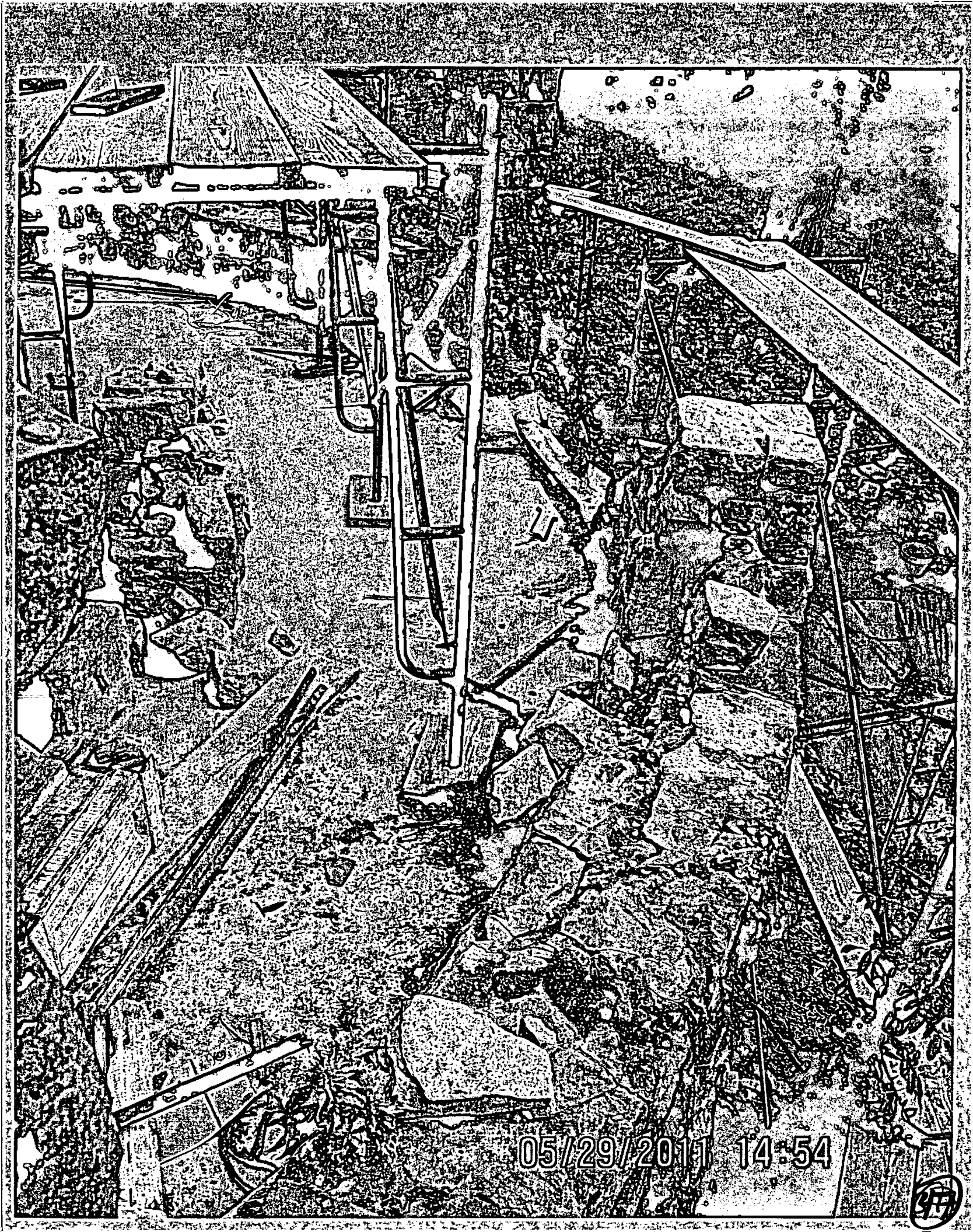


05/29/2011 14:45

STONE WALLS AT PORCH



05/29/2011 14:56



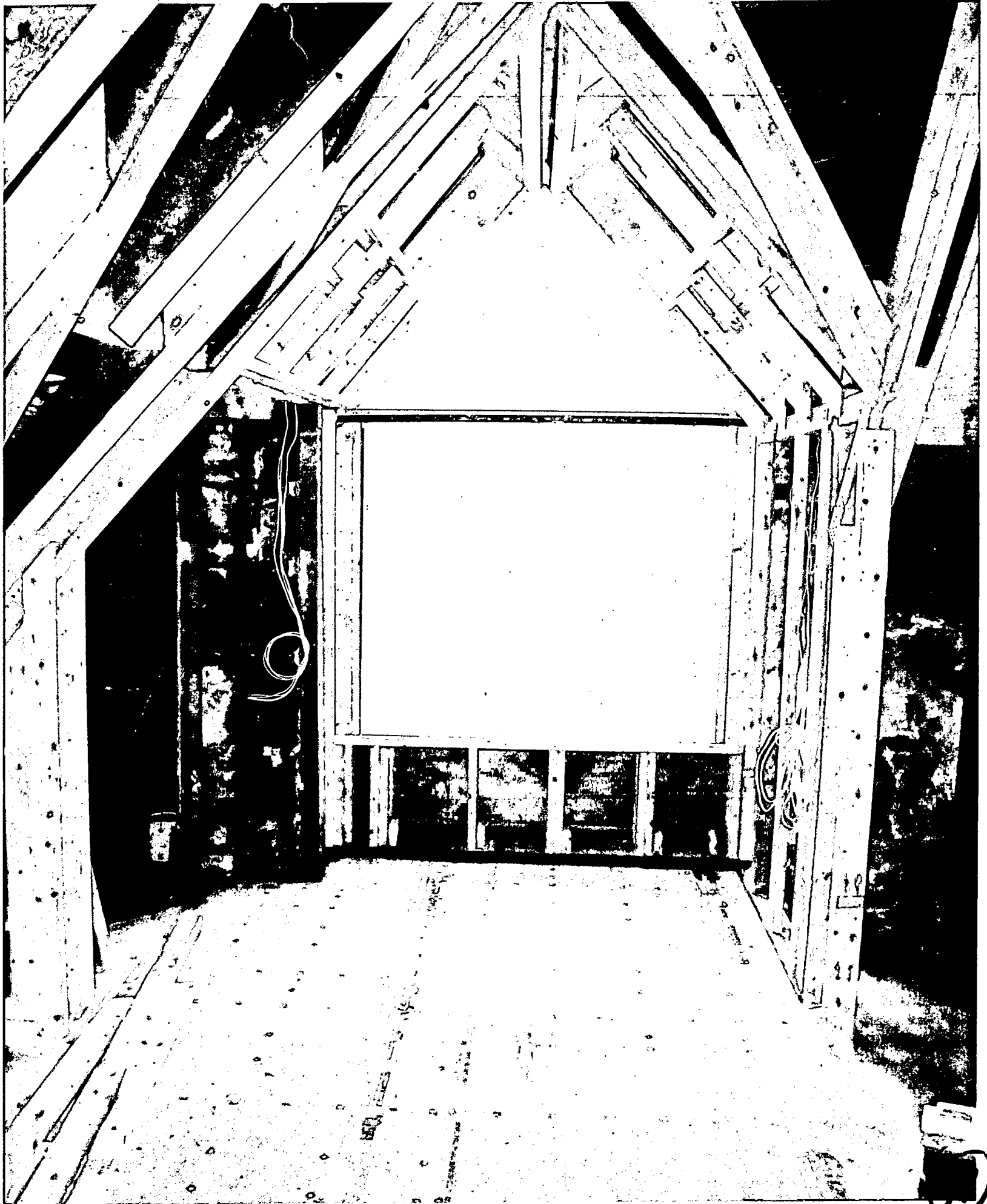
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05/29/2011 14:54





HPC MEETING TRANSCRIPT

October 12, 2011

1 MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

2

----- X

3

HISTORIC AREA WORK PERMIT - : HPC Case No. 35/36-11B

4

5807 Surrey Street, Chevy Chase : 35/165-11C

5

7819 Overhill Road, Bethesda : 37/13-11TT

34 Columbia Avenue, Takoma Park : 35/165-11C

6

7827 Hampden Lane, Bethesda : 37/03-11SS

7130 Willow Avenue, Takoma Park : 37/03-11RR

7

7123 Sycamore Avenue, Takoma Park : 23/65-11D

4 North Street, Brookeville : :

8

----- X

9

HISTORIC AREA WORK PERMIT - :

10 3922 Washington Street, Kensington:

----- X

11

PRELIMINARY CONSULTATION - :

5415 Mohican Road :

12

----- X

13

14

A meeting in the above-entitled matter was held on

15

16 October 12, 2011, commencing at 7:31 p.m., in the MRO

17

18 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland

19

20 20910, before:

21

COMMISSION CHAIRMAN

22

Leslie Miles

23

COMMISSION MEMBERS

24

William Kirwan, Vice Chair

25

Sandra Heiler

26

Jorge Rodriguez

27

Paul Treseder

28

M'Lisa Whitney

29

John Jessen

30

Craig Swift

Deposition Services, Inc.

12321 Middlebrook Road, Suite 210

Germantown, MD 20874

Tel: (301) 881-3344 Fax: (301) 881-3338

info@DepositionServices.com www.DepositionServices.com

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ALSO PRESENT:

Josh Silver

Anne Fothergill

APPEARANCES

STATEMENT OF:

PAGE

Peter Kenny

5

Ross McNair

14

1 that if there is an easement, it would not be on the plat,
2 it would be a -- it would look like your deed.

3 MR. KENNY: Okay.

4 MS. MILES: It would be text.

5 MR. KENNY: Okay, thank you.

6 MS. MILES: You're welcome.

7 MR. KENNY: Should I turn this off?

8 MS. MILES: Thank you.

9 Next we're going to consider a preliminary
10 consultation for 5415 Mohican Road, the Baltzley Castle. Do
11 we have a staff report?

12 MR. SILVER: Yes, we do. I'm not going to go
13 through the background section of this. I think it's pretty
14 detailed in the staff report. If there is something that
15 some of you would like me to go through in the background
16 section, please ask me after the staff report. I'm going to
17 go right into the proposal section.

18 So, everything that's in the proposal remains
19 largely the same in terms of the goals of the project;
20 number one being a kitchen addition, number two being the
21 installation of the glass in the front porch, the third item
22 is the replacement of the glass dormer, and construction of
23 a garage, which in this case, it's a two car detached garage
24 with a single car port, unlike before when it was a
25 significantly larger sized garage. Two additional items

1 that have been added to the proposal as this project
2 continues to get fleshed out by the applicant, are the
3 installation of the geothermal wells and the generation,
4 which are both shown on the Site Plan for the project.

5 Staff would like to just say, as the staff report
6 does say, is that they would just like to commend the
7 applicant's ongoing rehabilitation efforts at his site visit
8 on September 30th and was struck at the repointing job that
9 was done at the property, it was quite amazing; some of the
10 nicest that I've seen, and they continue to do, you know,
11 the HPC approved roof replacement which also looks quite
12 nice and some of the slates are being salvaged where
13 feasible, which was the applicant's intent and what the
14 information was conveyed to the Commission at that time.

15 I'm in support of the proposal as submitted at
16 this conceptual stage of the second preliminary stage; that
17 removal of the one story side addition is something that the
18 Commission had given the applicant the green light to at the
19 first preliminary to accommodate a more harmonious side
20 addition there versus trying to integrate the existing,
21 what's referred to in a designation as a lean-to addition,
22 with something that's new there.

23 I don't really have any additional comments about
24 the side addition. I will just say that, you know, it is
25 sensitive to the site. I think it is consistent with the

54

1 guidelines. It certainly has a contemporary expression
2 which is sort, at one end, the preservation spectrum verses
3 the first preliminary that it was sort of somewhat
4 contemporary but a little bit too compatible, perhaps, with
5 the stone work that was proposed and so staff is generally
6 supportive of that two-story addition. We would like to see
7 some more details as the project goes on.

8 I remain supportive of the front porch,
9 installation of the non-reflective glass, and the openings.
10 The applicant has provided a detail of that installation
11 method, which I know the Commission had a number of
12 questions last time, and I think that he's got his head
13 wrapped around it better as well now. And, I think that it
14 still remains -- allows that front porch to be used as a
15 functional living space and is consistent with the Secretary
16 of Interior standards.

17 The glass dormer replacement, I'm not going to
18 comment on; that was given, I believe, a unanimous support
19 for its replacement there. It was determined that, yes, it
20 is damaged and it needed to be replaced, there was water
21 infiltration.

22 I think the part of the project that has changed
23 the most, as well as the addition is the two car, one car
24 carport detached garage. There was some discussion last
25 time about how the -- there was an issue with the setback I

1 believe has been resolved. There was some issue with some
2 of the sight lines on the adjacent property. I think that
3 this design that is, you know, associates itself with the
4 side addition, which was also recommended by the Commission,
5 that the addition and the garage agree in terms of their
6 style is more successful in sort of conveying a lower
7 perceived scale that is lower.

8 And then lastly, the geothermal wells and
9 generator installation, I have no issues with those. I
10 think they'll have negligible impact on the setting. The
11 staff report has three items that the HPC should provide the
12 applicant on guidance with. One is the construction of the
13 two-story side addition, the front porch alteration, the
14 glass installation, and construction of the two car detached
15 garage with the carport. Staff is recommending that the
16 applicants make revisions to the plans based on the comments
17 tonight and return for a Historic Work Permit.

18 I'll quickly go through these slides. That's the
19 castle. These are slightly outdated. It looks a bit
20 different out there these days but nonetheless. That's the
21 lean-to addition that would be removed where the side
22 addition would go. The addition area, just to give a sense
23 of some of the grayed, knowing what the existing conditions
24 are there and how that addition will work in to this change
25 of topography. I know there was some discussion last time

1 about a garage. As you can see on the right photo, there's
2 that, I think its T1-11 plywood, but that gable garage
3 there, that's on the separate, not for discussion tonight.

4 Front porch conditions, I don't think I included
5 this photo the last time, but I hope you understand a little
6 bit about the construction that's there. Again, these are
7 from November of 2010, but still sort of the glass would be
8 going into that opening. Glass dormer, garage location,
9 that's the R.A. Charles property on the right of the photo
10 in the back on a separate lot. And, some progress photos;
11 there's that fine repointing job that I referred to and some
12 of the ongoing, the roof repairs. It's not a very close
13 shot but you can see some of that; and that's all I have.

14 MS. MILES: Thank you, Josh. Does anyone have any
15 questions for staff?

16 Okay, Mr. McNair, would you like to make a
17 presentation or respond to questions?

18 MR. MCNAIR: Hi. What we've had to do was address
19 all of the comments from the last time. We've -- the
20 kitchen addition is a unified structure, flat roof. It is a
21 flat seam comparable -- I think there was some concern about
22 a standing seam and so what we got to do is a flat roof.
23 The -- I know that there was a lot of question on trying to
24 enclose this glass in this front porch. The way that we're
25 proposing to do that is take something that's like a five

1 quarter by three and a half and with that thickness I'll be
2 able to scallop the bottom edge so that it fits the stone
3 and then that'll give me a left side base and a right side
4 and then we use a three quarter by three quarter stock feed,
5 put the glass in, and then have a set feed. So if it's --
6 the method to adhere the glass is really very minimal. Then
7 when you come around to this side is where you have the
8 stairs, where you have the door that goes in. It's also
9 very simple structure that the glass will come around, then
10 we'll use a tubular steel, something -- it's about an inch
11 and a half by six inches or inch and a half by eight inches,
12 depending on what I need just to clear the stone because the
13 stone scallops out as it goes down, and then we would just
14 notch the steel so it conforms to the shape of the stone,
15 and then we'd have a three quarter by three quarter set feed
16 on that and then set the glass in. And then, that would
17 come across, have a fixed panel, and then the operating door
18 would have the five quarter by three and a half inch trim
19 that goes on the wall and then the operating door would
20 attach to that. There'd be a threshold that you wouldn't be
21 able to see and a similar detail at the ceiling so that the
22 door can close and be fairly airtight, but all of that would
23 be occurring behind -- there's kind of a, there's a drop --
24 there's a drop beam that you really don't see right there
25 because that's all fallen down, so you wouldn't see the very

1 thin air gap, air ceiling method on that.

2 The garage is a two -- is a two bay garage with a
3 separate open carport. It's all flat roof. I think the
4 design of the garage and the design of the kitchen tend to
5 blend in and not as pronounced. We pulled the kitchen
6 addition back from the squared part of the power.

7 With the garage, the elevation from the finished
8 gravel to the top elevation on the -- where the slope is
9 nine foot, six inches. So, what we were trying to do with
10 the kitchen addition is have it so that it would align with
11 the crenelations on the front porch. There's a, there's a
12 main structure and then you have kind of like the teeth,
13 sort of the little, I'm not sure what you call them, but the
14 little teeth that come up.

15 MS. MILES: The ziggurat effect there?

16 MR. MCNAIR: Excuse me?

17 MS. MILES: The ziggurat effect?

18 MR. MCNAIR: Yes. So what we would try and do is
19 have it so that the kitchen addition aligned with the bottom
20 of that, which puts it about a foot, foot and a half below
21 the sill level of the windows. There was a comment to try
22 and have things match in scale with some of the existing
23 structure that was there with the (indiscernible). So, I
24 think we -- I think we've tried to present something that
25 ya'll would approve.

1 MS. MILES: Can I just ask you, I don't think you
2 identified yourself, actually, for the record if you don't
3 mind.

4 MR. MCNAIR: Oh, sorry, Ross McNair.

5 MS. MILES: Thank you. Can I just ask you a quick
6 question? I wasn't sure about this. It looks like not, but
7 in the proposed kitchen addition, are you proposing to cut
8 any holes into the existing stone?

9 MR. MCNAIR: No. There's an existing door that --
10 right now the lean to, as everybody keeps calling it,
11 there's a door that comes in here and then as soon as you
12 clear the fireplace then there's a door that goes into the
13 structure so it has a three foot wide door there now.

14 MR. SILVER: That's shown on the floor plan in
15 here.

16 MS. MILES: I thought so but I wanted to be
17 completely sure. Okay. Does anyone else have any questions
18 for the applicant?

19 MR. TRESEDER: I have a question for him regarding
20 the garage. You have the design where the carport with
21 slight separation from the main structure. Was that in
22 response to the Commission's request or was that something
23 that you sort of came up? It looks like you might have
24 responded to a staff or commission request.

25 MR. MCNAIR: It follows what the code requirements

1 are. You have to have one structure if you're going to be
2 within five feet of the property line needs to be 24 feet.
3 So, if you separate it by one inch, six inches, eight
4 inches, a foot, then you can have two structures.

5 MR. TRESEDER: Okay, so you're responding to the
6 zoning issues, not the comments we made?

7 MR. SILVER: Commissioner Treseder, I think with
8 the applicant's desire to have a slightly larger garage when
9 he was here for the first preliminary consultation, there
10 was some loose discussion about ways to still kind of get
11 the space needs that he was after but make it a little bit
12 smaller or more opened. So, a little bit of both, to answer
13 your question.

14 MR. TRESEDER: Thanks.

15 MS. MILES: No other questions for the applicant?
16 Thank you.

17 MR. RODRIGUEZ: Yes, let me try to understand all
18 he said about the glass. You said that the glass is going
19 to be put on a mount and that it's going to be attached to
20 the backside of the pillars. Is that what I understood?
21 It's like a C-channel that gets attached to the backside of
22 the stone, the pillars or --

23 MR. MCNAIR: The -- we're talking about the --

24 MR. RODRIGUEZ: The porch, the round porch
25 enclosure.

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1 MR. MCNAIR: Where the -- well, what I have to do
2 in order -- where the door panel goes is I have to come off
3 the low wall of the stone wall. So --

4 MR. RODRIGUEZ: And I understand the door. What I
5 am asking is the other three panels that enclosed, how are
6 they attached to the masonry?

7 MR. MCNAIR: Oh, that five quarter by three and a
8 half inch?

9 MR. RODRIGUEZ: Uh-huh.

10 MR. MCNAIR: I -- we can attach it with some
11 screws. I can attach it with --

12 MR. SILVER: May I interrupt? I'm sorry. On Page
13 25, there is a dimension for a PVC glazing frame,
14 Commissioner Rodriguez, I would refer to that if that's what
15 you're -- I think what you're asking is how is this glass
16 going to sit in these openings, am I understanding you
17 correctly?

18 MR. RODRIGUEZ: Yeah, I'm more curious about how
19 the five quarters by four inch PVC glazing frames gets
20 attached to the masonry.

21 MR. MCNAIR: We can attach it with screws. We can
22 attach it with a silicon sealant.

23 MR. RODRIGUEZ: Thank you.

24 MS. MILES: Any other questions for the applicant?

25 MR. TRESEDER: I guess I have one more question.

1 On Circle 23 you have given us an isometric of the system
2 you're proposing for the addition and I just wonder, what
3 you're proposing, is this a historical system with fixed
4 glazing panels, is that what this represents?

5 MR. MCNAIR: No. I've gone to a company called
6 Bent Glass. They're just going to provide the bent glass
7 and the nine-sixteenth safety glass. It gets mounted into a
8 frame that we're building onsite.

9 MR. TRESEDER: No, I'm sorry, I'm talking about
10 something else now. I'm past the curved glass. I'm looking
11 at your isometric of the section for needs of the kitchen,
12 not the porch.

13 MR. MCNAIR: Okay.

14 MR. TRESEDER: Okay? And what you've given us
15 looks a lot like a store front system and I was just
16 wondering, is that what you're proposing or is it going to
17 built up out of wood and glass?

18 MR. MCNAIR: The structuring is going to be a
19 conventionally framed addition with the -- and as an
20 architectural feature there's a C channel that gets put at
21 the top above the windows or right at the roof line.

22 MR. TRESEDER: I see that, Uh-huh.

23 MR. MCNAIR: So that's just an applied see
24 channel.

25 MR. TRESEDER: Okay. But the glazing system you

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1 show is just going to be built up out of millwork or some
2 sort?

3 MR. MCNAIR: Correct.

4 MR. TRESEDER: Okay, and will all those panels be
5 transparent or some planning to be opaque?

6 MR. MCNAIR: The lower ones at the kitchen
7 cabinets would be -- have opaque.

8 MR. MCNAIR: Okay, thank you.

9 MR. RODRIGUEZ: Last question, sorry. So the
10 structure for the addition is a post and beam structure,
11 like there is wooden poles that it gets infilled with these
12 frames?

13 MR. MCNAIR: Correct.

14 MS. MILES: If there are no other questions, I'm
15 going to ask for comments and thoughts on the proposal and
16 we'll start at my left. Commissioner Jessen, do you have
17 any thoughts?

18 MR. JESSEN: I do. I'd like to thank you. I
19 think you've done a really good job at responding to
20 comments, particularly to the things that I was focused on
21 before which was really the addition and the garage. You
22 mentioned that the top of the kitchen addition would fall in
23 line with the bottom of the crenellation, the teeth if you
24 will, I think that's very important that it doesn't rise
25 above that, okay, and, you know, the roof line that you have

1 drawn here is very thin. Are you confident that you can
2 achieve that thin profile?

3 MR. MCNAIR: Yes. The span is 13 feet.

4 MR. JESSEN: Uh-huh.

5 MR. MCNAIR: So that would probably -- it'd
6 probably be about ten inches.

7 MR. JESSEN: Uh-huh. I think that this is much
8 more successful than the previous submission and I think
9 that you've done a really good job at responding to that, so
10 thank you.

11 MR. RODRIGUEZ: Yeah, I agree. I think the
12 process are more successful and, for me, I want to see the
13 details because in reality for me the stucco approach
14 depends on the details and there are the little details that
15 have to do with how you build it and there are other details
16 on how you place things and how you size elements while you
17 compare that against the main facade of the existing house.

18 So I have basically two major comments that would be my
19 recommendation to you.

20 The first one is that I think that the addition
21 shouldn't extend beyond the bump out on -- do you have the
22 plans in our permit?

23 MR. MCNAIR: I don't.

24 MR. RODRIGUEZ: Okay, so I'm going to have to use
25 my print and Circle 14. There is this bump out shown in the

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1 plan that is about, I would say probably, two feet, 18
2 inches from the face of the house. I don't think the
3 addition should go beyond that point. This shown in Circle
4 14 so leave it. So I was reacting to information that is in
5 this drawing. I don't know it is correct because when I
6 compare to these to the picture, I see that there is a
7 discrepancy in them. In general, I would recommend that the
8 addition go all the way to the face of the existing house,
9 that would be my first recommendation.

10 The second recommendation has to do when I look at
11 elevation, you have put it in Circle 20, I start noticing
12 the addition is getting extremely close to the corner of the
13 tower and I think you need to push back from the corner of
14 the tower and leave the corner of the tower to express
15 itself. So this element gets placed slightly off the edge
16 of the house, it's slightly off of the corner of the tower,
17 and I think that's an important element because that will
18 help to define the scale of this.

19 My second comment regarding this addition has to
20 do with, and this would be my recommendation, I think it's
21 very sensible to look at the crenellation, but I think that
22 the line created by the back porch groove is a lot more
23 stronger line and I think they hide where the addition,
24 should only be above the line of the roof of the porch, and
25 I'm talking about the round porch. I think that is, for me,

1 along this line from the barometric expression of these
2 elements because if anyway the crenellation reads more as a
3 volume than as a line.

4 I think you have gained and made a lot progress
5 with the garage. I think your approach with the garage is a
6 lot more successful in terms of the scale and the massing
7 and that is going to depend on the details of how the edge
8 of the roof is detailed and how these elements start
9 expressing.

10 I do have a lot of concerns about the enclosure of
11 the round porch and the concern has to do with the
12 protection of the historic fabric. When you put extensive
13 glass of that size in a facade that is facing west, that's
14 facing the river, and you have the stronger winds coming
15 from that side, you're going to have a lot of pressure on
16 the glass and that's going to be transferred to something,
17 and it's that attachment what can really create a series of
18 problems in the masonry and how will that -- because you are
19 increasing the surface and you're going to have pressure.
20 I'm sure that there is code issues that you will have to
21 resolve, how that gets attached, because the code determines
22 attachments for elements on their -- pressure, wood
23 pressure, and I think that is something that I haven't been
24 able to read clearly in the drawings that have been
25 submitted. Those would be my comments.

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1 MR. MCNAIR: Can I address that? One of the
2 reasons that that front porch failed as badly as it did, I
3 mean, we had to take it down and rebuild it; is that the
4 water was able to get in on both sides of it and then it
5 just deteriorated. By putting in the glass then we're going
6 to make it more of a water tight structure and then also by
7 having the glass on a curve, then that's going to help with
8 the deflection of the wind. It's not a big flat expense but
9 it follows the shape of the porch and that is a curve to it.

10 MR. RODRIGUEZ: I understand but the glass is
11 supported by the masonry and the pressure that the wind
12 serves over the glass is going to be transferred to the
13 masonry and what my recommend is you have to consult and be
14 sure that that detail is done properly. Otherwise, all the
15 reconstruction of the porch that you're going to do is going
16 to be cracked over time once all this pressure goes back to
17 the masonry because those pilasters weren't designed to have
18 all these loads that you are adding now. I'm no
19 construction engineer but one of our Commissioners is an
20 engineer and he probably can explain a little better than
21 I'm doing at this moment; but I think it's an issue that I
22 will definitely recommend you consider carefully because
23 it's a detail that can in the long term effect the stability
24 of the structure.

25 MR. MCNAIR: Okay.

1 MS. WHITNEY: Mr. McNair, I am supportive of this
2 application in the proposed stage that it is right now.
3 Thank you for meeting our comments and our recommendations
4 as closely as you did. I certainly appreciate that and I
5 appreciate all the work that went into it. I have actually
6 no commentary other than what staff has told you and I'm
7 quite supportive of the application and the proposal and I'm
8 looking forward to seeing a HAWP.

9 MS. HEILER: Yes, I agree that I think you've
10 responded admirably to all of the suggestions. I think this
11 is a much more approvable application. I would like to
12 repeat Commissioner Rodriguez's suggestion about aligning,
13 the roof of the kitchen with the roof of the round porch. I
14 think that is, I haven't thought of it, but it does seem
15 like it would make a small change to your design but will
16 probably make it more consistent. ~~I have no problems at all~~
17 with the design of the garage.

18 MR. KIRWAN: I too want to thank you for listening
19 at the last preliminary and really responding with a lot of
20 what we said. I echo a lot of what Commissioner Rodriguez
21 has said in regards to the offset of the addition from the
22 corners of the building in the front and from the square
23 tower piece, the side. I certainly got hung up with your
24 wall section detail and the appliqué of the steel channels
25 and what possibly might be vertical steel square pipe

1 columns supporting those channels, and I sort of turn to the
2 Secretary of Interior Standard number 9 about material
3 compatibility with the resource. And, I looked at other
4 things on this building such as the way this building sits
5 on a very heavy, solid stone base that allows the grade to
6 sort of roll against it as it needs to and that base has
7 sort of smaller punched openings relative to the larger
8 openings above, and I think the addition will be much more
9 successful if you introduce some of those stone elements in
10 to the addition. For instance, the basement level, the
11 addition, was a stone base for that addition with punched
12 windows in it. And then possibly this steel but I would
13 almost rather see stone piers sort of, you know, framing the
14 large glass openings of that addition as opposed to the
15 steel applied to the wood structure.

16 So, yeah, I think when you go back to what you
17 showed us at the first preliminary, you had some of those
18 elements, you had the stone base, you had more stone on the
19 first story; and I think what I would like to see is a
20 slight blending of these two ideas. I think there's sort of
21 a contemporary approach and a flat roof that you've taken
22 the addition to now, I think, is very successful, but I
23 think there's a little bit of the elements of that first
24 preliminary addition that would really help make this much
25 better and make it more compatible with the resource.

1 Again, this is a very important structure and I
2 think the addition, as Commissioner Rodriguez well said, the
3 devil's going to be in the details with us on a lot of these
4 things and I think those are the kind of details I'll be
5 looking for in the final HAWP for the project. You know, I
6 think when you look at that side addition you get this sort
7 of awkward stepping as the hill slips against the basement
8 level of the addition. You get whatever that material is
9 that's sort of stepping, creating that foundational wall
10 that the grade can lean up to, you know, that's just an
11 awkward detail and I think, again, I think a stone base
12 would really help the addition sort of resolve the grading
13 issues around it and make it work better with the resource.

14 MR. KIRWAN: I think the comments made about the
15 curved glass and the attachment to the piers on the front
16 porch are very good. I think, as Mr. Rodriguez said, you
17 know, that's going to be an important connection. A lot of
18 the stress of the wind loads is going to be right on that
19 joint.

20 You're also going to have to attach, whatever that
21 frame material is, is going to have to be scribed at these
22 very sort of rough, irregular stone piers; so I suspect in
23 the end there's going to be a much larger piece than five
24 quarter inch that's going to need to resolve all that
25 irregularity of the stone and give you good attachment to

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1 the stone piers. So, I think in the end, that's probably
2 going to be a heavier frame material, both to respond to the
3 structural requirements, but also just to respond to the
4 fact that you're attaching these rough stone piers. So, I
5 think it's a very important detail to look at when we see
6 this next time.

7 The garage, I think, has come a long way. I think
8 if you take some of these ideas and begin to modify the
9 details of the side addition, those details should carry
10 into the garage so that those two structures are compatible.
11 So, you know, if you end up with stone piers instead of the
12 steel appliqué, that might be a good element to bring into
13 the garage. If you stick with the steel appliqué sitting on
14 top of a stone base, maybe there's a stone base to the
15 garage that the steel than sits on. So, again, as you work
16 towards the addition in solving these issues, I would then
17 carry that into the garage, sort of as you've done begun to
18 do already; I think that's the best appropriate way to
19 handle the garage. That's it.

20 MR. MCNAIR: Can I ask for clarification? So you
21 would like to see the foundation -- so if this is going to
22 be poured concrete to apply the stone to the poured concrete
23 so that what -- because what -- I thought the last time
24 there was a -- I thought I was being directed to move away
25 from stone and not have any stone on the addition trying to

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1 have it so that it's dissimilar. But --

2 MR. KIRWAN: We may have said that. I wouldn't
3 have felt that way. I mean I think a stone veneer addition
4 is very compatible with a stone low bearing main building, I
5 mean, I think you can make those two ideas work and I think
6 actually the material compatibility really helps, as I
7 mentioned in the standard number nine. I mean, I think that
8 material compatibility helps with a very contemporary
9 addition using some of the material that's on the main
10 building and bringing that into the addition helps when the
11 stylist response is so different in the addition to the main
12 building.

13 MR. MCNAIR: Okay, so this lean to that's here has
14 two stone piers --

15 MR. KIRWAN: That's right.

16 MR. MCNAIR: -- with kind of a stone base to it.
17 Would you want to see the two on the far left and the far
18 right those being stone piers?

19 MR. KIRWAN: That's possible.

20 MR. MCNAIR: And have any exposed material be
21 stone material in wall material?

22 MR. KIRWAN: Well, I think there can be a
23 combination of wood trim in between stone piers.

24 MR. MCNAIR: Okay, so --

25 MR. SILVER: Mr. McNair, I'll go ahead and ask, I

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1 think I can help you answer that question but Commissioner
2 Kirwan is representing his, you know, opinion on this and
3 you still have three other Commissioners to hear from and
4 perhaps if there seems to be some tenor that is moving in
5 that direction, you can find out from the fellow
6 Commissioners very quickly.

7 MS. MILES: I'm just going to suggest that we go
8 around the rest of the dais and then everybody respond to
9 Commissioner Kirwan's suggestion and I am also going to ask
10 -- I'm assuming that none of you have any issues with the
11 geothermal or the generator so I assume that's not posing
12 problems. All right, if you don't mind, we'll just go
13 through and let everybody comment and then respond to
14 Commissioner Kirwan.

15 MR. TRESEDER: What I like about what you've done
16 with this is you've made the proportions of the glass, even
17 though it's a great contemporary glass curtain wall effect,
18 you picked up the proportions of the windows so in subtle
19 ways you are actually, you know, referring to the house. I
20 commend you for that.

21 I don't like the way this thing joins the house.
22 It's very abrupt the way it joins the house and I think I
23 agree with Commissioner Rodriguez about that. I would
24 suggest that perhaps one solution you might investigate is
25 some kind of small connector hyphen where this joins the

1 house to have it flow a little free of it; that might help
2 resolve some of the issues that I have and I think
3 Commissioner Rodriguez has as to how this things come right
4 to the corner of the existing house. Of course, I'm looking
5 at the picture, that's what the existing porch does too, but
6 I think this scheme would be approved with investigation of
7 how it meets the stone house and have some interest in
8 resolution of that.

9 Other than that, I think the kitchen addition is
10 satisfactory and the garage addition, I really appreciate
11 the way it picks up the design themes of the addition. I
12 think it's very unfortunate that you do have to separate off
13 the roof of the carport for zoning reasons because obviously
14 the composition would work much better if it were all
15 continuous. Other than that, I approve the design.

16 MR. SWIFT: I wasn't present at the initial
17 preliminary so I'm seeing this for the first time but I do
18 think it's a fairly successful attempt already. I do agree
19 with Commissioners that have noted the need to move the
20 kitchen walls off of the corners. In particular, I'm
21 looking at Circle 20 where the roof line extends beyond the
22 corner by a foot or two, and I don't think that works. I
23 think the roof line needs to stay inboard of the corner by
24 at least a couple inches and I think if you move that wall
25 in proportionally the way Commissioner Rodriguez mentioned,

1 one foot, six, I think that accomplishes it, but I don't
2 think it works to have the roof extending beyond that corner
3 line.

4 Personally, I kind of like the lightness of the
5 wood and steel structure. It takes away its impact on the,
6 you know, the heavy castle like structure, existing
7 structure. I'm also open to incorporating some stone to
8 tying it in. I guess either of those, again, with the
9 correct details, would probably work for me.

10 And I'll address a bit the anchorage of the glass
11 curtain wall to the masonry. I don't think on a global
12 basis you'd have a problem determining that the stone piers
13 could support some additional wind load from the glass. I
14 do think, again, it's a detail issue of making that
15 connection where you're very close to the corner of the pier
16 and, you know, one thing we want to make sure is that this
17 is a reversible addition, there's no permanent damage. Part
18 of that I think your anchors are probably going to be in
19 irregular spacing and target the mortar joints so that you
20 avoid cracking a stone with cracks that would propagate out.

21 I think some sort of screw, pre-drilled, would work for
22 that. I'm not sure what your variation, you know, how much
23 thickness you have to make up with that glazing. I am not
24 sure if you'll be able to make that work or if you'll need
25 to move to something more like steel to make the structure

1 work, but that leaves you the problem of filling in the gap.

2 But, my main comment there is that the key is to avoid
3 damaging the corner of that pier with the anchorage. You
4 may need some consultation on getting that detail right, but
5 it seems close.

6 MS. MILES: Before I make my comments, does
7 anybody want to respond to Commissioner Kirwan's suggestion?

8 MS. WHITNEY: I have a comment. We actually did
9 discuss it in the last preliminary. It's in the transcript
10 on Pages 29 and 30 and there were questions from
11 Commissioners Treseder and Miles regarding whether you could
12 quarrying additional stone for the addition or reusing stone
13 from either a retaining wall or a column, so that actually
14 was discussed that you were going to use stone for the
15 addition.

16 MS. MILES: No other questions. I just want to
17 say that was because he was proposing using it. It didn't
18 mean that I wanted him to or didn't, it was because I was
19 just responding to the proposal; but I'll save my comments
20 to when I speak.

21 Does anybody else have any response to
22 Commissioner Kirwan?

23 MR. RODRIGUEZ: Yeah. For me, it's more a matter
24 of cohesion of really comprehensive and being able to go
25 through the process so it's design exercise and it's a

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1 design exercise that means that you want this element to be
2 unitary, to read the same, and read as to an addition to the
3 house. So, that's the problem, how you do it and how you do
4 it in a way that's compatible, that is respectful, and that
5 reads some clues of the house in terms of its mass that the
6 (indiscernible) being approach could be very successful, but
7 again, a lot depends on the detail. I read, for example,
8 the Secretary of the Interior Standards in a way a little
9 different. I won't try to mimic the stone that is there.
10 If I had to introduce a material like that then I will go to
11 a completely different joinery to show that the material is
12 new, that the material has been brought and there is an
13 addition to the house that is not original, it's not part of
14 that.

15 But, that has to be done in the spirit of the
16 project. It has to be, when you look at the proportions,
17 when you look at the house, when you start selecting your
18 materials, you have to be able to make this a cohesive
19 element that is all complete by itself, and the details
20 express that clearly, so that would be my point.

21 MR. JESSEN: I would just add that I think it's a
22 valid comment and something to consider and I would be
23 opposed to introducing some stone. I also support this
24 design. I think that it stands as its own contemporary
25 addition to the building without trying to mimic,

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1 necessarily, but this clue, perhaps, a hint of the stone
2 applied could be a good idea. Ties it in. But, I would
3 just caution not to go too far. Personally, I wouldn't like
4 to see stone pillars back in here because similar to what it
5 had before, although what you had before was really two
6 additions side by side and very, very articulated. I like
7 how kind of clean and simple this is. I think maybe a hint
8 of the stone maybe at the base, maybe addressing that step
9 down condition that was pointed out before would be a good
10 idea. Perhaps, there's a small base of stone around this
11 piece. But, I do like how it stands alone, it's not trying
12 to completely mimic and I think you're bringing proportions
13 of the windows, for example, into this from the house. So,
14 there is a relationship piece. And, I also agree that if you
15 do explore that, those design concepts should also apply to
16 the garage.

17 Those are my comments.

18 MS. MILES: Okay. Well, my comments more
19 generally, first of all, I absolutely think you've come a
20 very long way and I greatly appreciate that you've been, in
21 my opinion, very responsive to the comments that we made at
22 our last preliminary. I am going to align myself with
23 Commissioner Rodriguez's comments, particularly, related to
24 aligning the roof line of the addition with the round porch
25 and ensuring that the addition does not encroach on the

1 tower or on the edge of the structure. I think those are
2 both extremely important points.

3 I don't have any strong feelings, one way or the
4 other, if you wanted to come back with some stone elements,
5 but what I was saying at the last preliminary I would echo
6 which is that I would not want to see a different stone
7 unless it could be the same in age and in character as the
8 stone that's on the house. I think it would be quite
9 jarring to see a different stone and if you can't mimic it,
10 or can't essentially duplicate it, I would really prefer
11 that it not be attempted.

12 I think that the addition looks quite
13 differentiated and yet harmonious. I agree that the
14 proportions of the windows go a long way towards achieving
15 that and I think it's a handsome addition and I think it's a
16 distinctive and interesting one.

17 As far as the garage goes, yes, it's definitely
18 improved a great deal and I agree that it should mimic the
19 addition. I would also caution -- there were some
20 perspective drawings provided by your neighbor at the last
21 preliminary and I think it would be useful, it would be,
22 from my perspective, useful to see those perspectives with
23 the new proposal to see to what degree this garage is going
24 to impact on the site and on your neighbors. So, I would
25 urge you to create and provide some data like that for your

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1 next preliminary or for your HAWP, whatever you do next.

2 And, I would absolutely caution that I could not
3 support something that would make any holes in the stone
4 walls. So, if you make any alterations, I could not support
5 that. And I gather that nobody's opposing the glass. It
6 would only be a matter of ensuring that it does not damage
7 the historic fabric in any way and that it be entirely
8 reversible and not engineering issues either and I gather
9 that the geothermal and the generator are not a problem. I
10 think otherwise you've got some pretty strong support for
11 your proposal, either as is or slightly modified. Okay? Do
12 you have any questions?

13 MR. SILVER: Staff has a question.

14 MS. MILES: Yes.

15 MR. SILVER: The staff recommended that he return
16 for a Historic Work Permit. Could you let staff know what
17 the Commission's position is on that please?

18 MS. MILES: Does anyone oppose having a HAWP at
19 the next stage?

20 I think we feel you're quite close and we would
21 like to see it go back once.

22 MR. RODRIGUEZ: Yeah, but -- well, can I add
23 something?

24 MS. MILES: Yes, please.

25 MR. RODRIGUEZ: I think it would be very important

1 for us to see the details and when I see details, the
2 construction details of how you intend to do some of these
3 things like the glass. Some of these details that really
4 tell us a story on what you're trying to do.

5 MS. MILES: Absolutely. So, that's your
6 direction, staff. Any other questions from anyone?

7 MR. SILVER: Thank you.

8 MS. MILES: You're welcome. Any other questions
9 from anyone?

10 Okay, thank you very much.

11 MR. MCNAIR: Good, thank you.

12 MS. MILES: Okay, next we have minutes, wow, way
13 back to June. We have corrected minutes for June 25th?

14 MS. FOTHERGILL: I don't have any and I guess I
15 need to know is there something that staff can be doing or
16 do we need to resend them? July 13th you can cross off,
17 those have been approved; but the others, June 22nd I
18 believe is Paul, July 27th Sandy, August 17th Jorge --
19 what's that?

20 Well, so that's what we need to know. So Kevin
21 hasn't sent you reminder emails or anything?

22 MS. MILES: No, I haven't got the minutes and I
23 haven't gotten any of your notes.

24 MS. FOTHERGILL: Okay.

25 MR. SWIFT: I don't have that excuse. I believe I

John Ross McNair
5415 Mohican Rd
Bethesda MD 20816

Luis Tapia
WSSC - Unit coordinator
14501 Sweitzer Lane
Laurel MD. 20707

Re: Fixture credit for 5415 Baltzley Rd

Dear Mr Tapia

My wife and I are in the process of restoring an historic home at 5415 Mohican Rd Bethesda MD, known as the Baltzley Castle. This structure was falling down and we received approval from the Historic commission for structural, stone and roof repairs. In order to repair the damaged floor joist we have had to remove most of the existing bathrooms. My Plumber is applying for his permit and we are being assessed SDC charges on 3 of the 5 existing bathrooms.

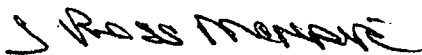
My architect has signed and sealed the as built drawings showing the locations of the 5 existing bathrooms - see attached drawings.

We have worked extensively with Montgomery County Planning Departments Historic Preservation department. Joshua Silver -Senior Planner has been to the house several times and will also verify this home had 5 bathrooms

Attached are the architectural drawing as built, the plumbing fixture count existing & new, photos of the 5 bathrooms and the plumbing permit application.

Please contact me c 301-219-0380 if you have any questions

Sincerely



J. Ross McNair

